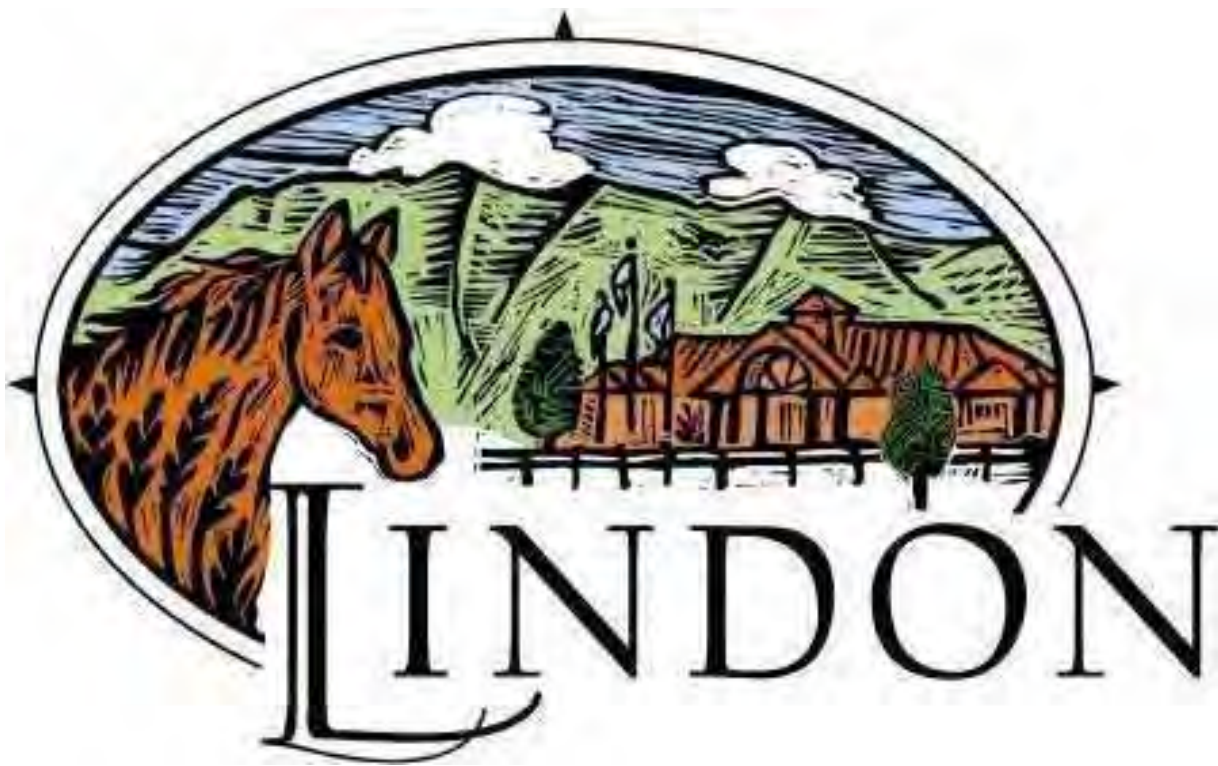


Lindon City Planning Commission Staff Report



August 17, 2021

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

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, August 17, 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



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to download agenda &
staff report materials.

1. Call to Order

2. Approval of minutes

Planning Commission 7/27/2021

3. Public Comment

4. Public hearing for a recommendation to the City Council to amend the Lindon City zoning map to Planned Residential Development Overlay for the property located at approximately 550 N. State Street and 310 W. 500 N. Elwood Holdings requests a recommendation from the Lindon City Planning Commission for a Zoning Map Amendment to the Planned Residential Development Overlay at approximately 550 N. State Street and 310 W. 500 N. (Parcel numbers 14:068:0304, 14:067:0187 (portion), 14:067:0169, 14:068:0277). (40 minutes)

5. Minor Subdivision – Lindon Self Storage Subdivision Plat “A” – Approximately 850 W. 200 S.

Lindon Self Storage, LLC is seeking minor subdivision approval for a two-lot subdivision at approximately 850 W. 200 S. and 122 S. 800 W. (Parcel Numbers 14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212, 14:065:0209) (15 minutes)

6. Site Plan Approval – Lindon Self Storage – approximately 850 W. 200 S.

Lindon Self Storage, LLC requests site plan approval for 75 storage units and accompanying office building located at approximately 850 W. 200 S. (Parcels 14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212) (15 minutes)

7. Major Subdivision – Lindon Self Storage Plat “B” and “C” – Approximately 850 W. 200 S.

Lindon Self Storage, LLC is seeking preliminary major subdivision approval for 75 storage unit commercial condominiums at approximately 850 W. 200 S. (Parcels 14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212). (15 minutes)

8. Planning Director Report

- General City Updates

9. 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: 8/13/2021 **Time:** 5:00 pm

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

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **July 27, 2021 beginning at 6:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Steve Johnson, Commissioner
10 Pledge of Allegiance: Jared Schauers, Commissioner

12 <u>PRESENT</u>	12 <u>EXCUSED</u>
13 Sharon Call, Chairperson	13 Mike Marchbanks, Commissioner
14 Rob Kallas, Commissioner	14 Renee Tribe, Commissioner
15 Steven Johnson, Commissioner	
16 Scott Thompson, Commissioner	
17 Jared Schauers, Commissioner	
18 Mike Florence, Economic Development Director	
19 Anders Bake, Associate Planner	
20 Kathryn Moosman, City Recorder	

22 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
26 Planning Commission meeting of July 13, 2021 were reviewed.

28 COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES OF
30 THE REGULAR MEETING OF JULY 13, 2021 AS PRESENTED. COMMISSIONER
KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
MOTION CARRIED.

32 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
34 audience member who wishes to address any issue not listed as an agenda item.
There were no public comments.

36 **CURRENT BUSINESS** –

38 4. **Minor Subdivision Approval – Millhaven Development – 578 N. 800 E.** The
40 applicant requests Minor Subdivision approval to consolidate the two existing
42 parcels on the property into one lot at approximately 578 N. 800 E. (Parcel
numbers: 14:074:0184, 14:072:0272)

44 Mike Florence, Planning Director led this agenda item by stating this item was
46 reviewed at the last meeting and now the applicant is back for subdivision approval. He
also made note that the flag portion is 4.27 acres which is not what is included in the staff
report. He also pointed out that all requirements are met and the setbacks are met. Mr.
48 Florence explained the applicant is seeking minor subdivision approval to create a one lot
subdivision out of two existing parcels. 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. He stated at the July 13, 2021 the planning commission reviewed and approved the hillside exemptions to construct a home on this property. Mr. Florence then read the conditions as listed in the motion.

Mr. Ernie Taylor commented his property is the lot above this proposed parcel. He asked if this is one lot and how high the house will be. The applicant confirmed it is one lot and will be a 2- story house and will be under the 35 ft. requirement and is below grade. The applicant stated they will be doing some retaining on the house side and leaving the existing retention to protect from any drainage and slough off.

Following some additional discussion, the Commission was in agreement this appears to be a pretty straightforward request. Chairperson Call pointed out the details were worked out at the last meeting and all issues appear to be resolved. The commission was in agreement this meets all requirements with no apparent concerns and were in agreement to approve with the conditions as listed in the motion.

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE 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. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

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)

Anders Bake, Associate Planner, led this agenda item by explaining for site plan approval, the planning commission will be evaluating whether the site plan meets Title

2 17 Development Regulations. He explained the applicant is seeking minor subdivision
4 approval to create one lot out of the existing parcel with ID# 14:067:0187 and a portion
6 of the parcel with ID# 14:068:0304. The applicant is proposing to construct a parking
area including proposed landscaping at 580 North State Street for the display of Low
Book Sales' vehicles followed by discussion.

8 Following some additional discussion, the Commission was in agreement this
meets all requirements and were in agreement to approve this request with the conditions
as listed in the motion.

10 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion for the minor subdivision approval.

12
14 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR MINOR SUBDIVISION APPROVAL WITH THE FOLLOWING
16 CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY
ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING
18 DOCUMENTS AND PLAT; 2. COMPLETE (OR POST AN ADEQUATE
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST
20 REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE
IMPROVEMENTS; 3. PRIOR TO PLAT RECORDING, THE APPLICANT WILL
22 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
24 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER SCHAUERS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
28 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
30 COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

32
6. Site Plan Approval – Rhino Realty, LLC – 570 N. State Street

34 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
36 of 14:068:0304)

38 Mr. Bake stated this item was presented in conjunction with the previous minor
subdivision item. He explained this site plan meets lot size requirements (residential) and
40 all other subdivision requirements. He also read the conditions as listed in the motion.

42 Mr. Bake noted the parking standards are based on the zone and the different uses
in the building and their respective square footage. The parking requirements section of
the Lindon City Code states that Automotive retail uses requires one parking stall per 250
44 square footages of the showroom and office space plus one per employee. He noted the
original Low Book Sales property meets this requirement with 181 parking stalls for sales
46 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.

2 Mr. Bake stated 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
4 and 600 North. 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
6 described. Mr. Bake indicated the Planning Commission may approve some parts of the
landscaping plan that is presented according to section 17.48.030 of the Lindon City
8 Code which states the following: *“Landscaping requirements concerning berming, trees,
and landscape materials can be changed and/or altered (with regard to location and
10 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.
12 Other landscaping layouts consistent with the Lindon commercial design standards may
also be considered by the planning commission.”*

14 Mr. Bake stated the proposed plan meets the minimum lot size requirement of one
acre with the site being 1.917 acres. He noted the City Engineer is working through
16 technical issues related to the site plan and will conduct a final review if the planning
commission grants final site plan approval.

18 Mr. Bake stated City staff believes that this development will be an amenity to
Lindon City and the additional display area will allow Low Book Sales to have the space
20 available for their business needs. He pointed out the applicant’s plan will require minor
engineering changes and several changes to the proposed landscaping. He indicated Staff
22 did send 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. He pointed out the
24 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.

26 Mr. Bake then presented an Aerial photo, Subdivision plat, Site plan and
landscaping plan followed by some general discussion. He then turned the time over to
28 the applicant for comment.

Mr. Steve Tobias spoke on the landscaping noting they have already addressed
30 lesser trees on State Street as it is their sales window. He spoke on the 20% landscaping
that they have met. He added there is not a lot of interior parking as it is not a customer-
32 based lot it is an employee lot. He pointed out trees attract birds and birds make a mess.
If they start adding more interior landscaping it makes less truck parking which increases
34 sales and therefore increases tax revenue.

Chairperson Call stated the planning commission does not have the discretion of
36 changing requirements in the ordinance on reducing the landscaping. Mr. Florence
confirmed the interior trees can go on the perimeter and the planning commission can
38 reduce the 75% requirement of the vegetation. Commissioner Thompson agreed we are
bound by the ordinance. Chairperson Call asked Mr. Tobias if they will be willing to
40 work with staff on this requirement. Mr. Tobias confirmed they will work with staff to
meet all requirements as to be in compliance. Mr. Bake then read the ordinance portion
42 on the required landscaping. Commissioner Kallas asked if there will be adequate
employee parking on site and if that requirement will be met. Mr. Tobias replied they are
44 making adjustments in phase one to accommodate all employee parking.

Following some additional discussion regarding the employee parking and the
46 landscaping requirements the Commission was in agreement to approve this request with
the added condition in the motion stating the applicant will work with staff on the
48 landscaping and in designating employee parking in accordance with Lindon City Code.

2 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion for site plan approval.

4
6 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:
8 1. AN UPDATED LANDSCAPING PLAN WILL SHOW THAT 40 SQUARE FEET
PER PARKING STALL OF INTERIOR PARKING LOT LANDSCAPING WILL BE
10 PROVIDED AND THAT 75% OF THE INTERIOR PARKING LOT LANDSCAPING
CONSISTS OF LIVING VEGETATION ACCORDING TO SECTION 17.18.085 OF
12 THE LINDON CITY CODE; 2. THE APPLICANT WILL CONTINUE TO WORK
WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE
14 ENGINEERING DOCUMENTS; 3. THE PLANS WILL MEET DEVELOPMENT
SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL;
16 4. THE APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS, IF
APPLICABLE; AND 5. THE APPLICANT WILL WORK WITH CITY STAFF IN
18 DESIGNATING EMPLOYEE PARKING ON THE SITE IN ACCORDANCE WITH
LINDON CITY CODE AND 6. ALL ITEMS OF THE STAFF REPORT.

COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS
20 RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
22 COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
24 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE

26 THE MOTION CARRIED UNANIMOUSLY.

28 **7. Site Plan Approval – Lindon Fizz - Shelby Homes – 195 N. State Street**

The applicant requests site plan approval to construct a 3-unit commercial
30 building located at 195 N. State Street. (Parcel numbers 14:069:0292)
Mr. Florence

32
Mr. Bake stated for site plan approval for this agenda item, the planning
34 commission will be evaluating whether this site plan and building meet Title 17
development regulations and commercial design standards. The applicant, who is in
36 attendance, is proposing to construct a new commercial retail building on the vacant
property at 105 North State Street.

38 Mr. Bake explained the parking standards are based on the zone and the different
uses in the building and their respective square footage. As far as staff understands, only
40 unit 1 is leased for a Fizz soda drive thru. He noted the parking requirement for an
“eating and drinking establishment” is one stall per 2 seats or one per 100 square feet of
42 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
44 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
46 proposed site plan. He noted the Landscaping Standards are met and the Site
Requirements are also met and in compliance.

2 Mr. Bake further explained the proposed plan meets the minimum lot size
requirement of 20,000 square feet and this site is 29,758 square feet. The Buildings in
4 the Commercial General zone are required to meet the Lindon Commercial Design
Standards. Under the commercial design standards, commercial development should pick
6 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
8 block building. He also referenced the standards for such a building in the Commercial
Design Standards.

10 Mr. Bake noted 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
12 plan approval. He added that City staff believes that this development will be an amenity
to Lindon City. He noted the applicant has provided a plan that will allow for the
14 development of a State Street property that has significant development difficulties due to
the properties shape and setback requirements.

16 Mr. Bake then presented an Aerial photo with zoning, Site plan, Landscaping Plan
and Building elevations followed by discussion. He then turned the time over to the
18 applicant for comment. Mr. Homes addressed the commission at this time and explained
his business model. He noted they meet the parking requirements and it will be a drive
20 thru establishment with no food sales.

Ms. Sonia Johnson, attendee, stated she lives on the residential property to the
22 south of this proposal. She asked in regards to the landscaping standards if there will be a
minimum 10 ft. landscape buffer in accordance with the city code. Mr. Bake confirmed
24 will be the 10 ft. landscape buffer. He added it will be 15ft. to the nearest parking stall
and will have a 7ft. masonry wall on the south property line (at Ms. Johnson's grade). He
26 also pointed out the City Engineer has reviewed the plans and is satisfied with the storm
retention. Mr. Florence read the code section pertaining to this issue. Chairperson Call
28 suggested adding a condition in the motion stating the applicant will continue to work
with the city engineer to make all final corrections to the engineering documents
30 including the retaining masonry wall to the south

Following some additional discussion with the applicant, the Commission was in
32 agreement all architectural requirements are met and is in compliance with the code. The
Commission agreed this will be a nice amenity to the city and were in agreement to
34 approve this request with the conditions as listed in the motion.

Chairperson Call called for any further comments or discussion from the
36 Commission. Hearing none she called for a motion.

38 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:
40 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER
TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS
42 INCLUDING MODIFCATIONS TO THE MASONRY WALL TO THE SOUTH; 2.
THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE
44 LINDON CITY DEVELOPMENT MANUAL; 3. FINAL DESIGN WILL MEET THE
COMMERCIAL DESIGN STANDARDS FOR COMMERCIAL SITES AND
46 BUILDINGS; 4. THE APPLICANT WILL COMPLY WITH ALL BONDING
REQUIREMENTS, IF APPLICABLE; AND 5. ALL ITEMS OF THE STAFF REPORT.

2 COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE

COMMISSIONER KALLAS AYE

6 COMMISSIONER JOHNSON AYE

COMMISSIONER THOMPSON AYE

8 COMMISSIONER SCHAUERS AYE

THE MOTION CARRIED UNANIMOUSLY.

10
12 **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.

18 Mr. Florence led this discussion item by stating the applicant, Matthew Pinder along with Brett Johnson (who are in attendance) are requesting a concept review to construct 3 drive-thru buildings at approximately 200 N. State Street from 20' to 8'. (Northeast corner). He noted a Concept Review allows applicants to receive planning commission general feedback and comments on proposed developments with no formal approvals or motions given.

24 Mr. Florence explained the property will be subject to the requirements of the General Commercial zone as well as the Commercial Design Standards. He noted the applicant has provided a concept site plan for the property but has not provided renderings of the proposed buildings, but they will need to meet the commercial design standards. He explained 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. He noted 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.

34 Mr. Florence indicated 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. Thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. He pointed out a planting or landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non-grass areas shall be submitted and approved by the planning director.

44 Mr. Florence went on to say 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. He pointed out that the 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. 48 No net loss of landscaping should occur with any approved alterations. He added that

2 other landscaping layouts consistent with the Lindon commercial design standards may
also be considered by the planning commission. Mr. Florence then presented an Aerial
4 Image and the Concept Site Plan followed by some general discussion. He then turned
the time over to the applicants for comment.

6 The applicants explained their concept at this time noting there will be a Beans
and Brew and another soda shop involved and they are in negotiation with a potential
8 other tenant on the north. Chairperson Call expressed her concerns with cutting off 12 ft
on the side next to 200 north to allow the 3 buildings. She pointed out it is not just the
10 landscaping but the issue of giving a good setback off the street. The applicant stated
there is space for three buildings and with the land base and economics it won't work
12 with two. The applicants noted they are reallocating landscaping to other areas of the
property. They also spoke on the double drive thru areas. They have also had some
14 discussion with UDOT regarding curb cut requirements. Mr. Florence stated the City
Engineer does not want to approve this unless they have an access to State Street. He
16 added along with site plan approval they would also need to do a subdivision application.

Chairperson Call expressed her biggest concern is in making an exception of the
18 20 ft. on one side because of its proximity to 200 North and problems with traffic backup
and 3 businesses in that small of a property.

20 Commissioner Thompson pointed out the traffic engineer does not want to
approve unless there is access on State Street so he would suggest continuing to work
22 with UDOT. The applicant clarified the City Engineer has reservations approving without
the UDOT curb cut.

24 Commissioner Johnson expressed his personal opinion is that his is not much to
give up to get these types of businesses that will bring revenue to the city. This is an
26 interesting parcel and we have needed something at that location for a long time; this
is the concept that people are going to and he feels the issues can be mitigated in other
28 ways.

The applicants then referenced what they have done in West Haven noting they
30 look like stand-alone retail drive thru buildings; this helps to bring building costs down
and this is the way retail is going.

32 Commissioner Kallas stated his concerns with all the traffic with delivery's etc.
and cars backed up for 3 businesses coming through one drive thru with no access on
34 State Street and also the setbacks.

Chairperson Call stated she wants to make sure they have an entrance off of State
36 Street before she would consider decreasing the 20 ft. setback and to ensure that the
buildings are in compliance with the code. Commissioner Thompson stated he would
38 want to see the overall site plan with the modifications and to also see them work with
UDOT. He does not want to set a precedent to others; but he would not be a hard no.
40 Commissioner Schauers stated there has to be a better rationale and a stronger argument
than just the economics for him. Commissioner Kallas stated he agrees with
42 Commissioner Schauers and he does feel there are other options there.

There was then some additional discussion with the applicant's regarding this
44 concept review. Chairperson Call commented that she thinks the commission has given
sufficient feedback to the applicants and hopes they can get things worked out with
46 UDOT and find a way to make things work.

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

9. **New Business: Reports by Commissioners** – Chairperson Call called for any new business or reports from the Commissioners.

Chairperson Call mentioned tonight is Anders Bake last meeting with the Commission. Mr. Bake stated he and his family are moving to Texas to get his MBA at Texas A&M University. The Commission expressed their appreciation to Mr. Bake for his good works for the city stating he will be missed. Mr. Bake expressed his appreciation to the Commission and for the friendships made and for all he has learned from them. Chairperson Call also mentioned the upcoming league meetings in September in Taylorsville.

10. Planning Director Report – General City Updates.

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

ADJOURN –

COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE MEETING AT 8:05 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – August 17, 2021

Sharon Call, Chairperson

Michael Florence, Planning Director

Item: 4 **Public Hearing – Zoning Map Amendment for the Planned Residential Development Overlay** Approximately 550 N. State Street

Date: August 17, 2021

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

Applicant(s): Elwood
Holdings LLC

Property Owner: Elwood
Holdings LLC,

Parcel ID: 14:068:0304,
14:067:0187 (portion),
14:067:0169, 14:068:0277

Size: 11.48 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 approve or deny a request to amend the Lindon City Zoning Map to include the Planned Residential Development Overlay zone for the development area.

Overview

1. The applicant's previous zone amendment application was denied by the Lindon City Council on June 7, 2021.
2. Lindon City Code 17.04.090 (9) allows the planning commission and city council to consider a new application for development within six months of being denied when a substantial change of conditions has been made since the submittal of the earlier application and a new land use application is submitted.
3. Elwood Holdings LLC is proposing to develop 3.81 acres of the commercial frontage along State Street and 500 N. and 6.75 acres of residential (a combination of townhomes and detached single-family).
4. Elwood Holdings LLC has reduced the overall number of residential units/lots from 71 to 65. This is a density decrease from 9.2 units per acre to 8.47 units per acre.
 - The applicant has reduced the number of townhome units/lot from 58 to 46.
 - The applicant has increased the number of single-family home units/lots from 13 to 19.
5. The planning commission gave a recommendation on a plan that was significantly different with the number of units and development design than the plan the city council denied. The planning commission gave a recommendation on a plan with 76 units; 72 townhomes and 4 single family lots.
6. With the reduction in the number of units and the change in design of the development that the planning commission reviewed, the City feels that the intent of Lindon City Code 17.04.090(9) is being met by the substantial change in conditions. Therefore, the planning commission and city council can review a new application within the six-month denial period.
7. The Planned Residential Development Overlay Zone (ordinance section 17.76.040) requires that the following items be submitted as part of a zone map amendment application:
 - Concept site plan; building elevations; and renderings for the subject site.

Zone Map Amendment Motion

I move to recommend (*approval, denial, or continuation*) of ordinance 2021-17-O to amend the Lindon City zoning map to Planned Residential Development Overlay as identified on exhibit 6 for the properties located at approximately 550 N. State Street and 310 W. 500 N. with the following conditions:

1. To the extent allowed by law, Ellwood Holding LLC will include terms within the Conditions Covenants and Restrictions for the Development which will limit the number of residential units that can be rented out and be occupied by non-owner residents. The Applicant and the City shall work together in good faith during subdivision and site plan approval and come to an agreement as to what rental restrictions shall be most appropriate for the anticipated development; and
2. All items of the staff report

General Plan Considerations and Goals

The following General Plan and Moderate-Income Housing goals and objectives were evaluated when the city adopted the Planned Residential Development Overlay Zone but should be considered again for the proposed zoning amendment.

Land Use Considerations and goals

- The goal of housing and residential areas in Lindon City is to provide a housing and living environment that supports and complements the unique rural quality and character of Lindon City.
- Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods by avoiding encroachment of land uses which would adversely impact residential areas (i.e. increased traffic, noise, visual harmony, etc.) and by providing adequate screening and buffering of any adjacent commercial or industrial development including parking and service areas.
- Encourage creative approaches to housing development which will maintain and protect natural resources and environmental features.
- Expand the range of retail and commercial goods and services available within the community.
- Promote new office, retail, and commercial development along State Street and 700 N.
- Carefully limit any negative impact of commercial facilities on neighboring land-use areas, particularly residential development.
- The identity of Lindon should be strengthened by land uses which contribute to the unique character of the community
- The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
- Developed areas should be protected and revitalized by promoting new development and the adaptive reuse of existing community resources.
- A variety of housing types should be provided where appropriate, and innovative development patterns and building methods that will result in more affordable housing should be encouraged;
- Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural man-made buffers are not available.
- Growth should be guided to locations contiguous to existing development to provide city services and transportation in a cost-effective and efficient manner.

Moderate Income Housing Goals and Support

- Allow for alternative housing types or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.
- Evaluate whether the City would allow moderately higher density developments as part of a mixed commercial development that would be located in strategic commercial areas or centers to help with development potential.

Site Plan - 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	11.48 acres
Proposed new commercial	four new commercial buildings. 3.81 acres
Townhome project size	7.67
Number of residential units	46 townhomes and 19 single family homes
Density – shall not exceed an average density of 10 units per acre	8.47 units per acre.
State Street setback – 300’	The applicant’s proposal does encroach into the commercial setback with the access road (Elwood Place). The encroachment is approximately 33 feet. This can be approved by the City Council.
Residential building setbacks	The front and side yard setbacks appear to be met. The interior townhome units have an 8–10-foot rear yard. The rear setback requirement in the PRD ordinance is 30’. The commission seemed to be fine with the reduced rear setback for the interior townhomes only with the last proposal. The reduced setback can’t cause a net loss of overall landscape percentage.
Perimeter Fence – 7’ masonry or concrete	The site plan identifies that a 7’ masonry fence will be installed around the perimeter separating the development from both the adjoining single-family residential and new commercial.
Open Space/Landscaping – 20% common open space. The land use authority can approve private rear yard	34%. The developers plan shows both private and common open spaces.
Parking • 2 parking spaces per unit plus .5 space per unit for parking • .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 • 65 units = 130 parking spaces (2 stalls per unit) • Each unit has a two-car garage • All units can park two vehicles on the driveway • 16 off-site visitor stalls are required and the plan shows 25
Trees – planted every 30 feet when abutting single family homes	As part of the site plan approval trees will need to be planted every thirty feet on the property lines 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	The plan shows sidewalks in front of each unit and a pedestrian access to State Street.
Access and streets • 29' for public streets	The plan shows three access points to the development. One access from State Street, a second access from 500 N., and a third access from 570 N. The streets will be public and meet the minimum 29' asphalt width requirement.

Zoning – Building Requirements

The applicant has proposed both detached single-family and townhome building types for the site. The townhomes are divided into both four and five plex buildings.

Traffic Impact Study – on file

With the previous zone change the applicant provided a traffic impact study of the access points from the site. The traffic study and accompanying addendum is on file with Lindon City. The City did not request that the traffic study be updated since a lesser number of units is proposed for this development. The current design of the development is similar to what the traffic engineer used for the initial study and subsequent addendum for traffic distribution.

The report identified that with 76 units the development would generate 951 net new weekday daily trips. That breaks down to approximately 475.5 trips leaving the site and 475.5 trips returning each day. The report then broke down the highest peak times during which times the most traffic would be coming to and leaving the site. Those peak times were identified from 7:45-8:45 a.m. and 4:45-5:45 p.m. The full reports are on file with the Lindon City Planning Department.

The traffic engineer then determined that during the Peak Times the below traffic distributions would be made. The traffic distribution should be similar since the residential use still remains but with less units.

- To/from the north on Highway 89: 25% (entering the commercial section of the development on State)
- 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 Highway 89: 30%

The traffic engineer estimated with 76 units that during the peak period times, the site would generate upon completion and full occupancy; 53 net new weekday a.m. and 64 net new weekday p.m. peak hour vehicle trips. This calculation assumes approximately 4-6 a.m. peak vehicles using 570 N. and 500 N. entering and leaving the development and 4-6 p.m. peak hours using those streets.

The traffic study looked at the intersection Level of Service at four different time periods: existing, regional growth, background forecast, and analysis of future conditions. The City and Planning Commission went through this report extensively during the original application review. The traffic study and addendum are on file with the City.

Staff Analysis

As staff has reviewed the updated application from the applicant, there are significant changes in the reduction of townhomes and increase in single family homes. The project does transition better to the existing single family home neighborhood and creates a more stable neighborhood. With the decrease in units/lots, it is assumed that there will also be a subsequent decrease in the amount of traffic generated from the development.

The PRD ordinance requires that “any concept plan presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible.” The DRC Committee has reviewed the plan and the development is technically feasible. Further civil engineering plans, subdivision plats, building renderings and other technical documents will be submitted with the subdivision, site plan and conditional use permit application if the zone change is approved by the City Council.

The Planned Residential Development ordinance can be accessed with the following link:
<https://lindon.municipal.codes/Code/17.76>

Exhibits

1. Aerial photo
2. Proposed zone map amendment changes
3. General Plan Land Use Map - vicinity
4. Site plan
5. Commercial and residential renderings
6. Proposed ordinance

Exhibit 1 – Aerial Photo



Exhibit 2

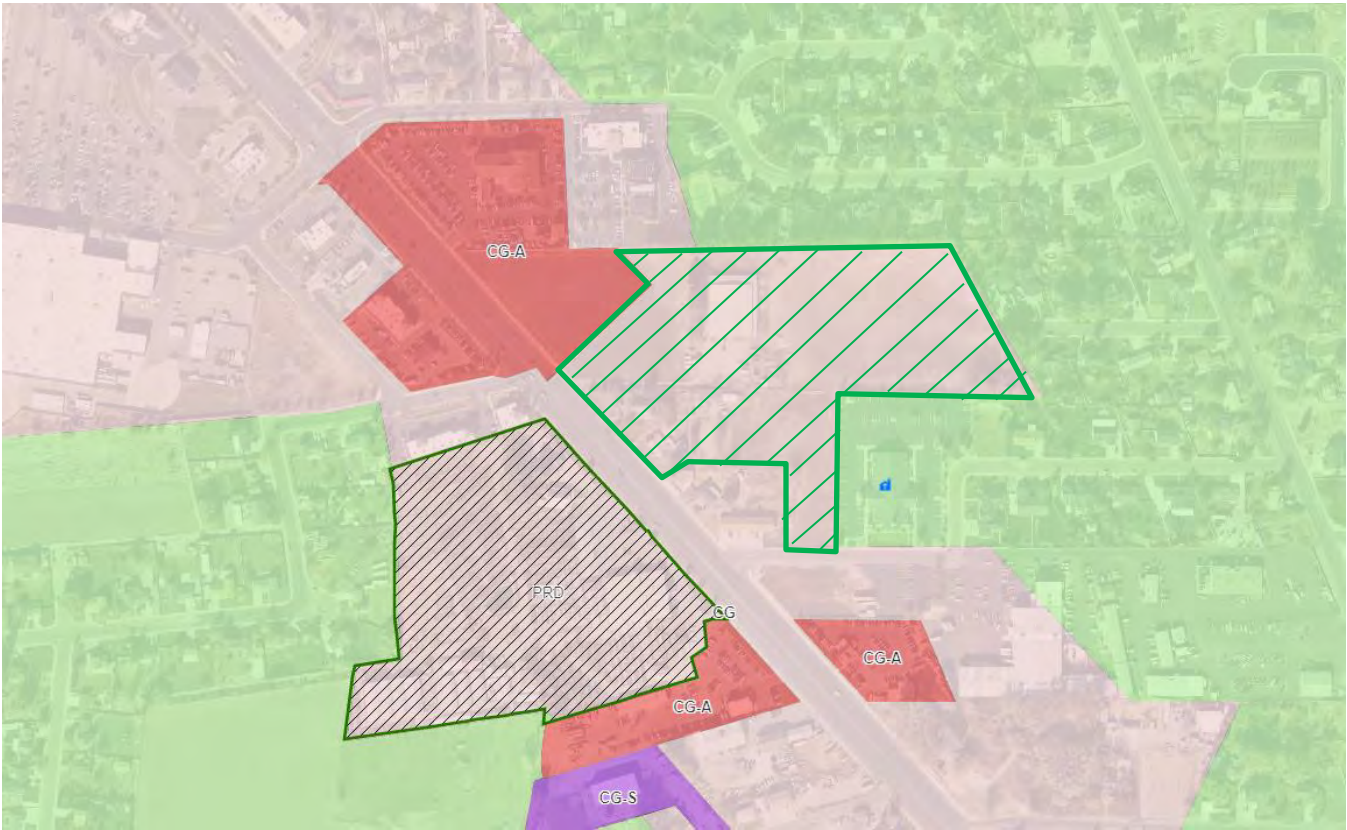
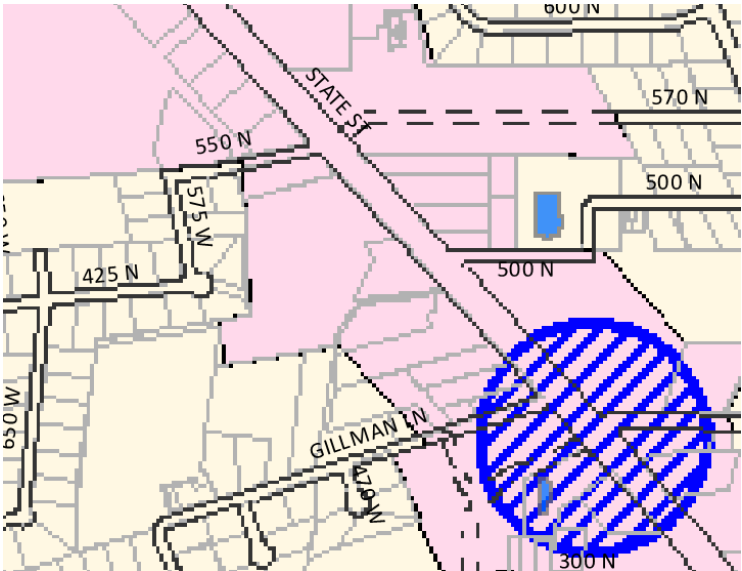
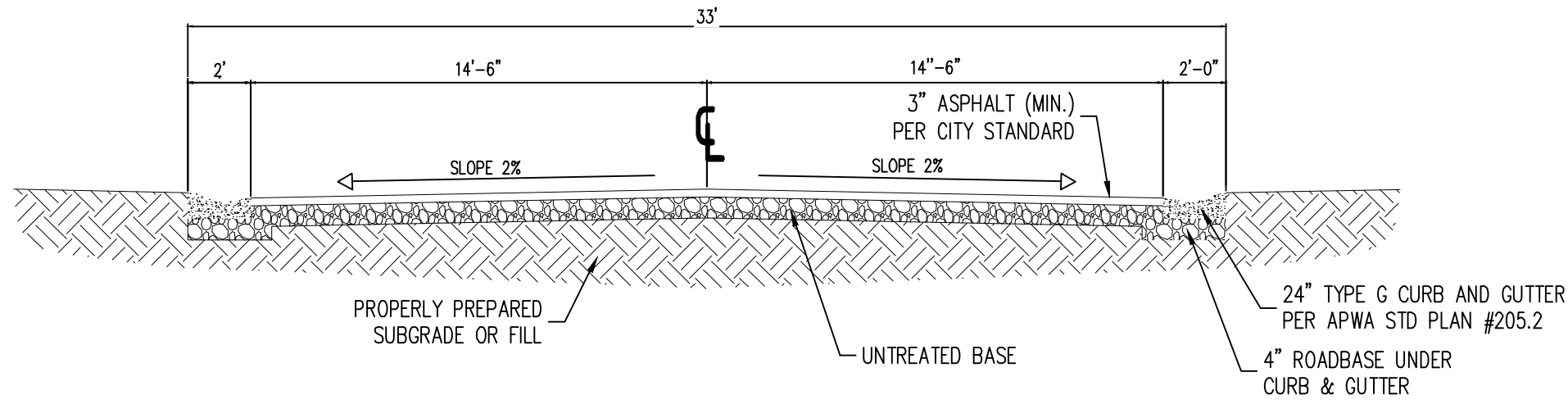


Exhibit 3 – General Plan - Vicinity Map

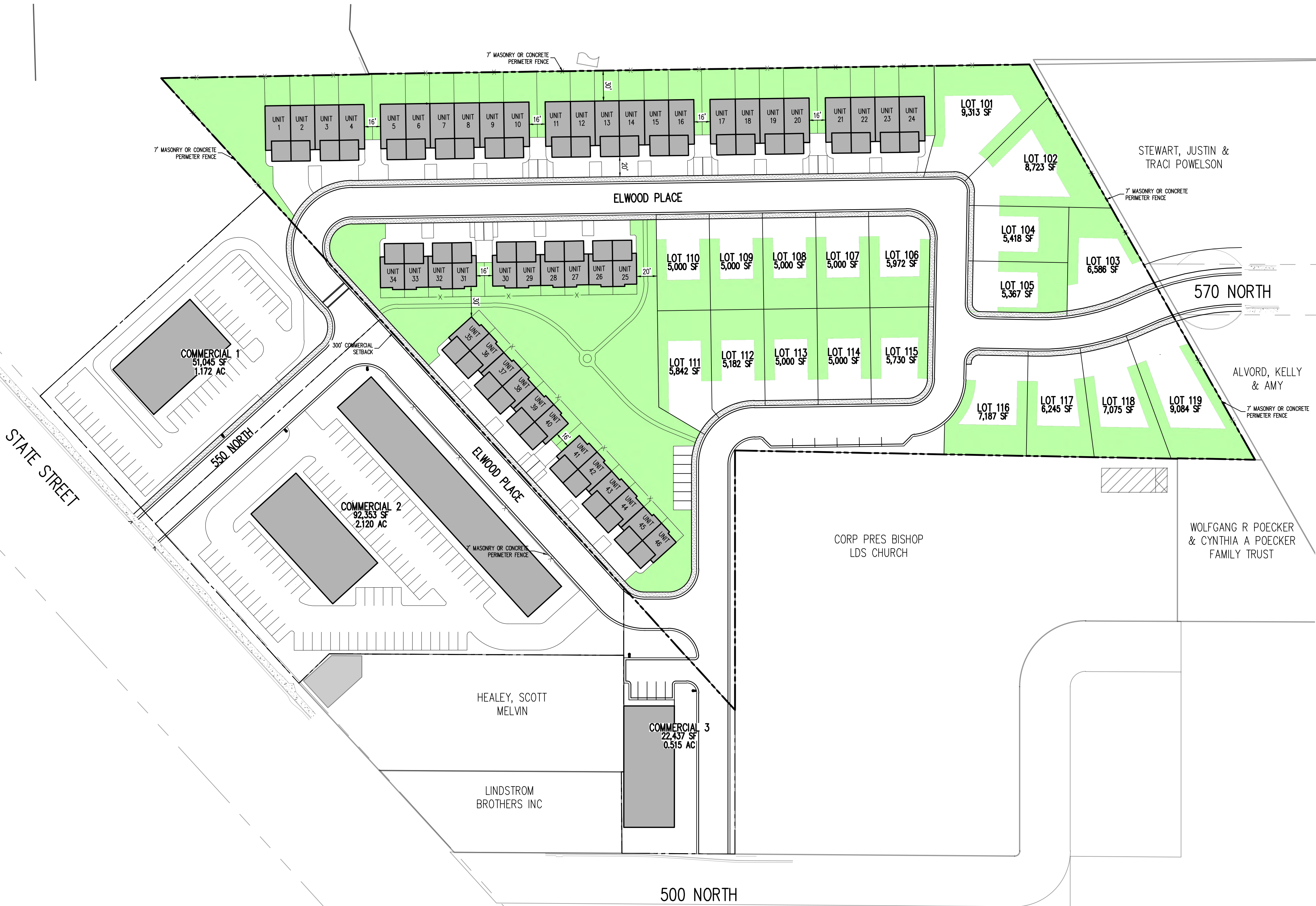




33' ROAD CROSS SECTION

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

RHINO REALTY



COMMERCIAL	
TOTAL ACREAGE:	3.81

RESIDENTIAL SITE SUMMARY		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	113,867	34.1%
BUILDINGS	89,244	26.7%
LANDSCAPING	131,125	39.2%
OPEN SPACE	121,258	36.3%
TOTAL SITE	334,236 SF 7.67 ACRE	

TOTAL UNITS: 65 (8.47 UNITS/ACRE)
TOWN HOMES: 46 UNITS
LOTS: 19 UNITS

PARKING
EACH UNITS PROVIDES 2 CAR CAR GARAGE
GUEST REQ'D: 0.5 STALLS/UNIT = 23
GUEST PROVIDED: 34 TOTAL
11 IN DRIVEWAYS (92 TOWN HOME DRIVEWAY SPOTS TOTAL)
23 OFF-STREET PARKING

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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LINDON HEIGHTS VILLAGE
CONSTRUCTION DOCUMENTS

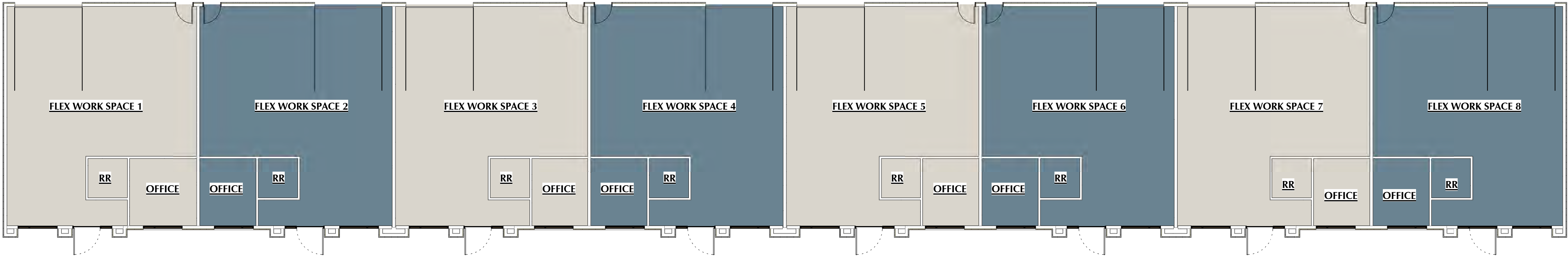
550 NORTH STATE STREET
LINDON, UT

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Project No:	ELH1.21
Drawn By:	RCL
Checked By:	BAP
Date:	05/11/2021

OVERALL SITE PLAN

DATE	ISSUE/REVISION



1 OFFICE FLEX WORKSPACE - FLOOR PLAN
A100 | SCALE: 1" = 10'-0"



2 OFFICE FLEX WORKSPACE- FRONT ELEVATION
A100 | SCALE: 1" = 10'-0"



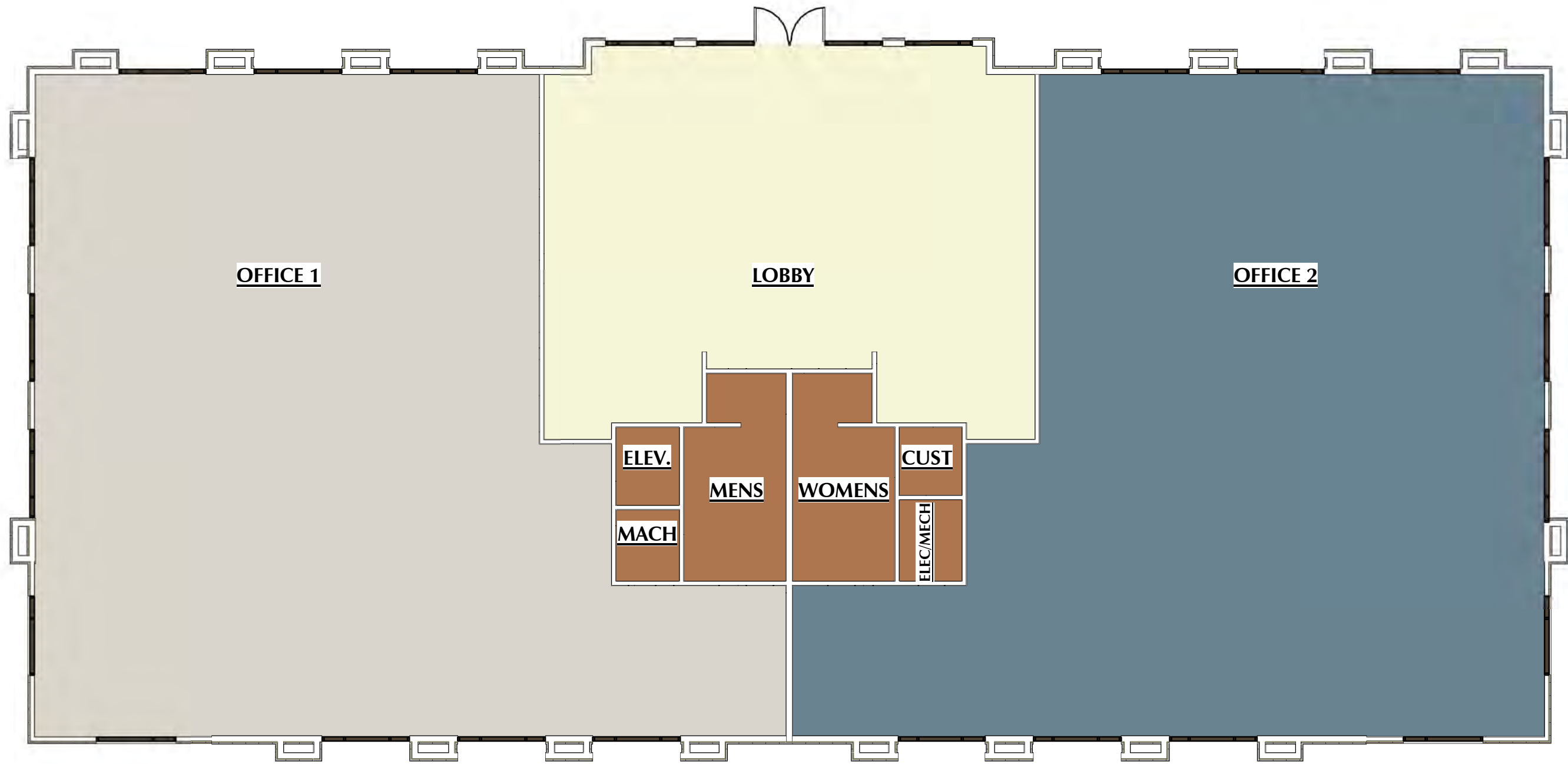
3 OFFICE FLEX WORK SPACE PERSPECTIVE
A100 | SCALE:

LINDON HEIGHTS PLAZA	PROJECT NO.	CL 21-003
	DATE	FEBRUARY 18, 2021
	PROJ. MAN.	CLL
	CHECKED BY	CLL
LINDON HEIGHTS PLAZA 550 NORTH STATE STREET LINDON, UTAH	SCHEMATIC DESIGN	
OFFICE FLEX WORK SPACE - SCHEMATIC	A100	
SHEET DESCRIPTION	SHEET NUMBER	

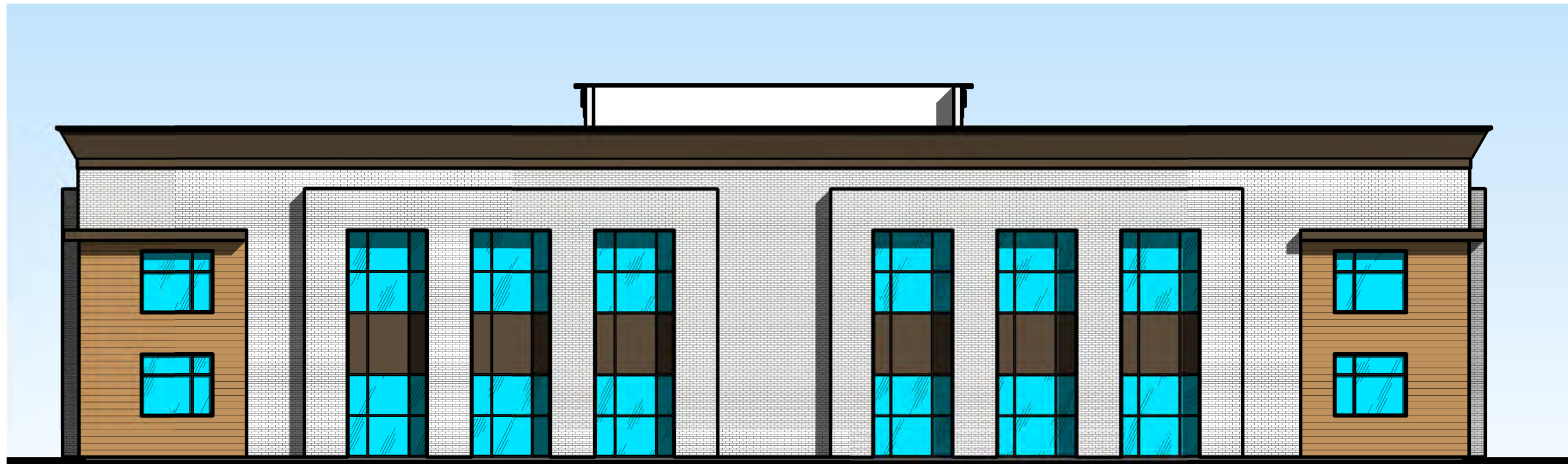
DATE	ISSUE/REVISION



4 MEDICAL OFFICE PERSPECTIVE
A101 | SCALE:



1 MEDICAL OFFICE FLOOR PLAN
A101 | SCALE: 1" = 10'-0"



3 MEDICAL OFFICE REAR ELEVATION
A101 | SCALE: 1" = 10'-0"



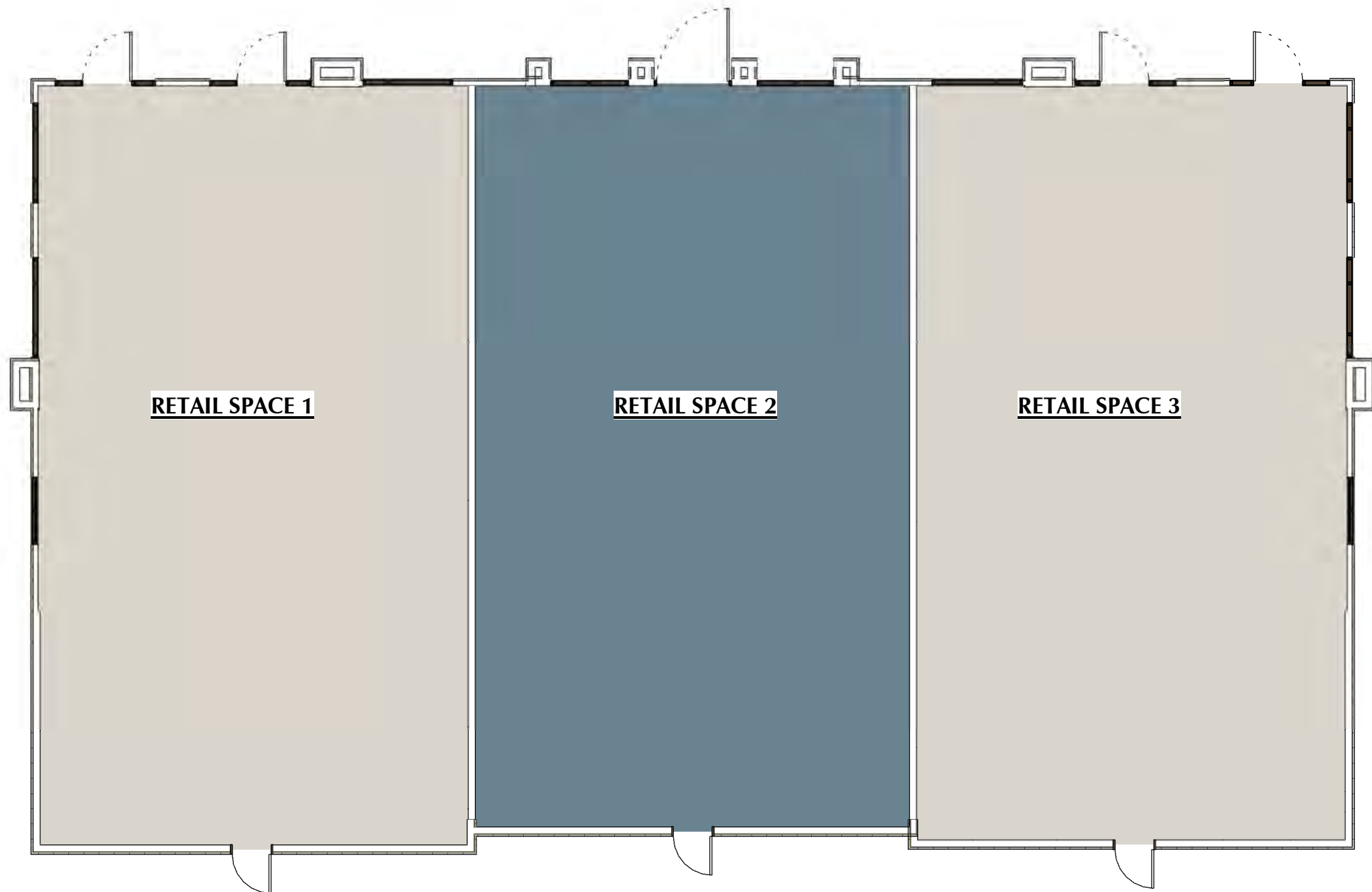
2 MEDICAL OFFICE FRONT ELEVATION
A101 | SCALE: 1" = 10'-0"

LINDON HEIGHTS PLAZA	PROJECT NO.	CL 21-003
	DATE	FEBRUARY 18, 2021
	PROJ. MAN.	CLL
	CHECKED BY	CLL
LINDON HEIGHTS PLAZA 550 NORTH STATE STREET LONDON, UTAH	SCHEMATIC DESIGN	
MEDICAL OFFICE SCHEMATIC DESIGN	A101	
SHEET DESCRIPTION	SHEET NUMBER	

DATE	ISSUE/REVISION



3 RETAIL PERSPECTIVE
A102 | SCALE:



1 RETAIL - FLOOR PLAN
A102 | SCALE: 1" = 10'-0"



2 RETAIL FRONT ELEVATION
A102 | SCALE: 1" = 10'-0"

	PROJECT NO.	CL 21-003
	DATE	FEBRUARY 18, 2021
	PROJ. MAN.	CLL
	CHECKED BY	CLL
LINDON HEIGHTS PLAZA	SCHEMATIC DESIGN	
LINDON HEIGHTS PLAZA 550 NORTH STATE STREET LINDON, UTAH		
RETAIL SCHEMATIC DESIGN	A102	
SHEET DESCRIPTION	SHEET NUMBER	



The Sequoia

Elevation A



Elevation B



Elevation C



Elevation D





The Sierra

Elevation A



Elevation B



Elevation C



Elevation D





The Redwood

Elevation A



Elevation B



Elevation C



Elevation D





The Pando

Elevation A



Elevation B



ORDINANCE NO. 2021-17-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP TO INCLUDE THE PLANNED RESIDENTIAL DEVELOPMENT OVERLAY (PRD) ZONE ON PROPERTY IDENTIFIED BELOW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of providing a variety of housing types where appropriate, and innovative development patterns and building methods that will result in more affordable housing should be encouraged; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of providing transitions between different land use and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of considered density increases only upon demonstration of adequate infrastructure and resource availability; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area resident; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan to promote new office, retail, and commercial development along State Street; and

WHEREAS, the City Council finds certain changes are desirous in order to implement the City's moderate-income housing goals found in the City's general plan to allow for alternative housing types or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers; and

WHEREAS, on _____, the Planning Commission held a properly noticed public hearing to hear testimony regarding an application to amend the zoning map filed by Elwood Holdings LLC; and

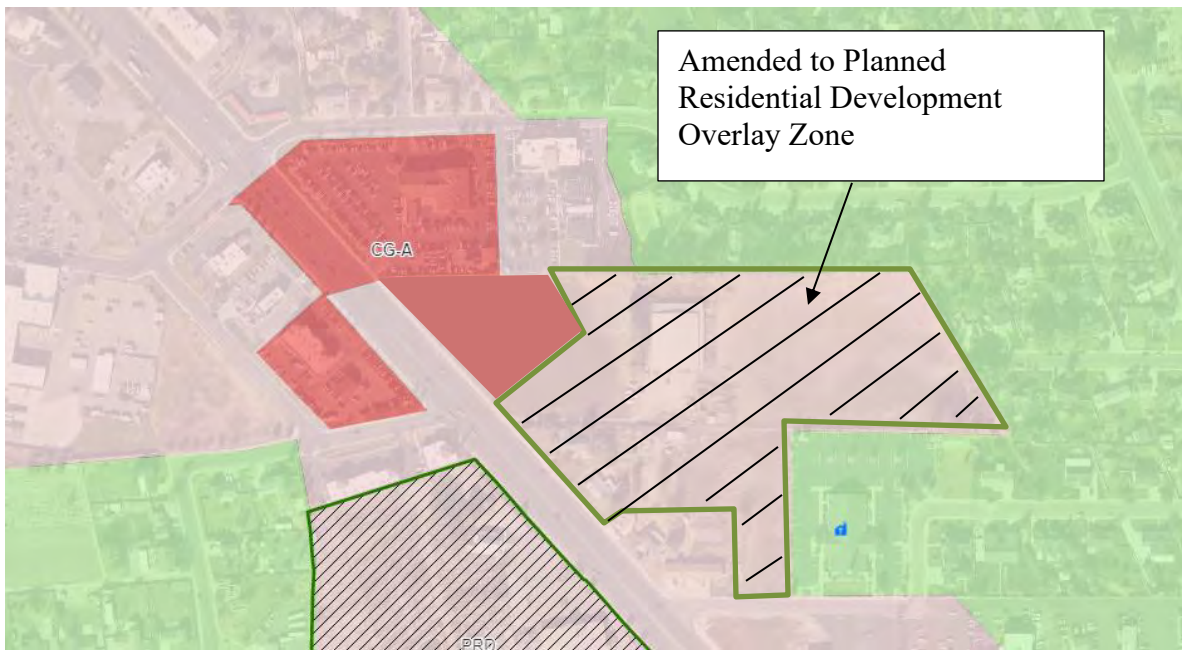
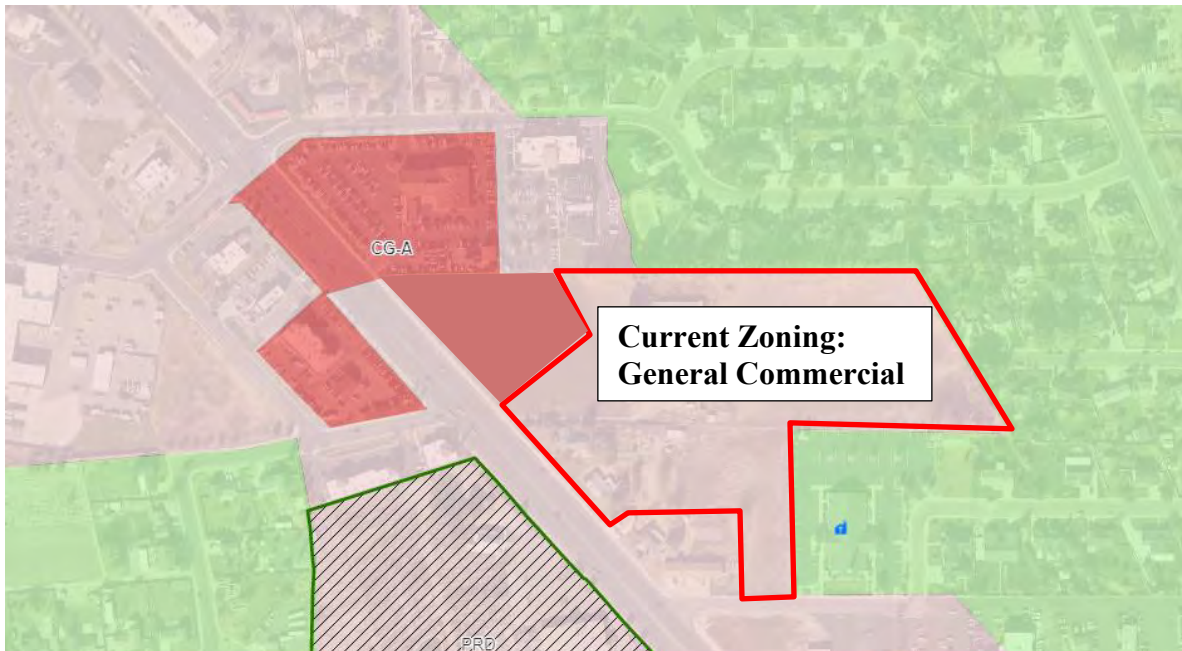
WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance and recommended that the Council adopt the recommended zone map amendment and conceptual site plan; and

WHEREAS, on _____ the City Council held a properly noticed public hearing to hear testimony regarding the zoning map amendment and received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I - Zone Map Amendment: The Lindon City Zoning Map is hereby amended as follows:

Parcel ID	Property Owner	Address
14:068:0304, 14:067:0169, 14:068:0277, and a portion of 14:067:0187	Elwood Holdings LLC	550 N. State Street and 310 W. 500 N.





SECTION II - Concept Plan Approval: The concept plan attached as Exhibit A is approved as a general layout and design of buildings, open space, parking, access and roads for the proposed development as required by Title 17.76.040. This general concept plan has been reviewed by the Lindon City Development Review Committee, Planning Commission and City Council as part of the zoning map amendment application. This general concept plan may be refined and modified through the site plan, conditional use, and subdivision approval process and in accordance with Title 17.76 – Planned Residential Development Overlay ordinance.

Section III – Severability: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION IV - Conflicting Provisions: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION V - Effective Date: This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2021

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Items: 5, 6, & 7 - Lindon Self Storage Site Plan, Minor and Major Subdivision ~ 860 West 200 South

Date: August 17, 2021

Project Address: approximately 860 West 200 South

Applicant: Lindon Self Storage

Property Owner: Lindon Self Storage LLC

General Plan: Mixed Commercial
Current Zone: Residential (R1-20)
and Light Industrial (LI)

Parcel ID: 14:065:0219, 14:065:0213,
14:065:0188, 14:065:0212, 14:065:0209
Size: 3.852 Acres

Type of Decision: Administrative
Council Action Required: Yes
(Major Subdivision)
Presenting Staff: Anders Bake



Summary of Key Issues

1. Whether to approve a request for a Site plan, Minor Subdivision, and Major Subdivision.
2. This application was reviewed by the Planning Commission on May 25, 2021 and June 22, 2021 along with an application for a Zone Map Amendment. The site plan and subdivision applications were continued by the commission due to questions about one of the property owners willingness to sign the subdivision plat.

Overview

1. The applicants and owners of the lot at 122 S. 800 W. have resolved their issues and will all sign the subdivision plat when the development project is approved.
2. In further review, the City found that that three of the storage unit buildings were within 40' of a residential property so the applicants removed three of the units and added 9 additional interior parking spaced.
3. At the June 22, 2021 planning commission meeting, the planning commission recommended approval of the zone change to the city council.
4. The proposed development received approval on May 10, 2016 for a 46-unit self-storage condominium project on the subject property. Since their original approval, the applicants' entitlements expired due to inactivity of the project. The applicant is now proposing a similar project but with additional property included to the project and 75 storage units.
5. This request consists of a minor subdivision application to consolidate existing parcels, two major subdivision condominium plats to create 72 separate storage unit condominium units, and a site plan application for the project.
6. The applicant is proposing to sale each individual storage unit. Condominium developments follow Utah Code Title 57 Chapter 8 for dividing units as well as Lindon City major subdivision requirements and processes.
7. Staff has provided three separate motions to address the applications.

Motions

Minor Subdivision Motion - Lindon Self Storage Subdivision Plat "A"

I move to (approve, deny, continue) of the applicant's request for preliminary minor subdivision approval of the Lindon Self Storage Subdivision Plat "A" with the following conditions:

1. The applicant will continue to work with city staff to make all final corrections to the plat prior to recording;
2. Prior to plat recording the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent to dedication as identified on the attached subdivision plat;
3. No parking signs be installed on the emergency access easement;
4. The plat will meet the applicable requirements as found in the Lindon City Development Manual; and
5. All items of the staff report.

Site Plan Motion

I move to (approve, deny, continue) the applicant's request for site plan approval of 72 storage units with the following conditions:

1. Site plan approval of the Lindon Self Storage unit development is conditioned upon the City Council granting an amendment to the Lindon City Zoning Map;
2. The conditions of the Lindon Self Storage Plat "A" minor subdivision and Lindon Self Storage Plats "B" and "C" be met prior to final site plan approval;
3. The emergency access easement will be surfaced with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds;
4. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
5. The plans will meet development specifications as found in the Lindon City Development Manual;
6. Due to changes in topography of the site, the measurement of the 7' masonry fence, abutting residential properties, be measured from the residential side of the fence
7. Access from 200 S. will be a paved hard surface and any damages in the access area repaired;
8. Final design will meet the Title 17 standards for industrial buildings; and
9. All items of the staff report.

Major Subdivision Motion - Lindon Self Storage Subdivision Plats "B and C"

I move to recommend (approval, denial, continuance) of the applicant's request for preliminary approval of the Lindon Self Storage Condominium Subdivision Plats "B and C" with the following conditions:

1. Preliminary approval of the Lindon Self Storage Condominium Plats "B" and "C" are conditioned upon the City Council granting an amendment to the Lindon City Zoning Map;
2. The applicant will continue to work with city staff to make all final corrections to the plat prior to recording;
3. The secondary emergency access easement will be recorded prior to the recording of the plat or included on the plat with the signature of owner's consent;
4. Prior to plat recording the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent to dedication as identified on the attached subdivision plat;
5. The plat will meet the applicable requirements as found in the Lindon City Development Manual and Utah Code Title 57 Chapter 8 for condominiums;
6. Final Covenants, Conditions and Restrictions will be recorded with the subdivision plats; and
7. All items of the staff report.

Surrounding Zoning and Land Use

North: R1-20 – Residential

East: R1-20 – Residential

South: LI – Lindon Self Storage property

West: LI – BMC truss plant

Minor Subdivision

From staff's research it appears that the applicants purchased the property at 122 S. 800 W. and then divided the property by deed in 2018. Any divisions of property that create new lots are required to seek land use approval from the City. One of the purposes of the minor subdivision is to correct this possible error of the divided property by deed. Lot 1, 122, S. 800 W., will be subdivided for the existing single-family home and lot 2 will consolidate all of the remaining parcels into another lot for the storage unit development.

Lot Requirements

Residential Requirements	Lot 1	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	25,856 sq. ft.	Yes
Minimum Lot Width: 100 feet	127 feet	Yes
Minimum Lot Depth: 100 feet	204 feet	Yes
Minimum public street frontage: 50 feet	127 feet	Yes

Light Industrial Requirements	Lot 2	Compliant with City Standards
Minimum Lot size: 1 acre	3.852 acres	Yes
Minimum Frontage: 100 feet	0 feet	No – Lot 2 does not have public street frontage. This item was previously addressed with the City to allow access.

Lot 2 does not have public street frontage but does have a 60-foot-wide access from 200 South that goes through the property at 850 W. 200 S. The property at 850 W. 200 S. meets the 100' frontage requirement. This access was previously approved by the Planning Commission and City Council in 2016. The Orem Fire Department approved the proposed access as well as an emergency access from 800 West that uses a 20' easement through the property at 136 S. 800 W. The plat dedicates 33' of Lot 1 to Lindon City for right-of-way. The City Engineering Department does not recommend installing curb, gutter and sidewalk at this time because none of the other adjacent properties on the eastside of 800 W. have these improvements.

Site Plan Development Standards

Parking

Storage units are categorized as "Business Services" and need to provide one parking stall for every 200 square feet of floor area. For this calculation only the office is considered.

Required	Provided	Compliant
Office – 1 per 200 sq. ft. of floor area (779) = 4	13	Yes
Bike stalls: 2 bicycle stalls per 50 vehicular spaces and 1 addition per 50 stalls.	2	Yes

Traffic Circulation

This site provides one easement access from 200 South that goes through the property at 850 W. 200 S. The site plan provides the turning radiuses and demonstrates that there is adequate room to drive around each of the storage unit buildings. These have been approved by the city engineering and fire departments. The site also provides an emergency access that is accessed from 136 S. 800 W. through an easement and gate. This access will be available for emergency vehicles only.

Landscaping and fencing Standards

The Lindon City Code section 17.49.060 requires that "Unless otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width shall be planted with grass and maintained in

a living, growing condition along all public street frontages.” The proposed site plan does not have public street frontage and the applicant is not proposing any landscaping on the property. The applicant has submitted a letter to the city requesting that they not be required to meet the landscaping requirements.

The Site Plan shows that a 7-foot masonry fence will be constructed along all property lines adjacent to a residential zone or a residential use as required by the City Code in the Light Industrial zone. A chain link fence will be installed along all other property lines and a gate will be installed at the property’s entrance.

Building Design and Architectural Standards

Buildings in the Light Industrial Zone are required to have an exterior with a minimum of 25% brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission.

The Office building for this project has a combination of synthetic stone siding, hardi-board siding, wood trim and fenestration.

The storage unit buildings have a combination of split face block and smooth block exterior with metal-roll up doors in the front of each building.

Development Setbacks

The buildings on the proposed site plan meet development setback requirements with a 20-foot front setback and a 40-foot building setback from surrounding residential property lines.

Engineering Requirements

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

Major Subdivision

The applicant requests approval for two major subdivision plats (Lindon Self Storage Subdivision Plat “B” and Lindon Self Storage Subdivision Plat “C”). The two plats will allow the applicant to construct the project in two phases. Each plat is a condominium plat that will allow each storage unit to be owned separately.

Required	Compliant
For condominiums, three dimensional drawings of unit areas and property surface description	Yes
Conditions, Covenants and Restrictions and bylaws for the condominium subdivision	Yes. Conditions, Covenants and Restrictions and bylaws have been submitted to the city for the condominium plats. Letters of evaluation have also been submitted by the applicant’s architect and attorney.

Staff Analysis

Staff have found that the subdivision requirements for the minor and major subdivisions are being met with technical reviews by staff remaining. The proposed site plan meets requirements for parking, building architecture, and building setbacks. The lack of public street frontage with a landscaping strip does not meet the frontage requirements for an industrial lot. However, the Planning Commission previously approved the proposed access in 2016. City staff and neighboring property owners have

concerns with the enforcement of ensuring that each separately owned storage unit is not used for activities that are not permitted for storage units.

Exhibits

1. Aerial photo
2. Photos of the property, access from 200 S., access from 136 S. 800 W.
3. Minor Subdivision Lindon Self Storage Subdivision Plat "A"
4. Site Plan
5. Major Subdivision Lindon Self Storage Subdivision Plat "B"
6. Major Subdivision Lindon Self Storage Subdivision Plat "C"
7. Attorney letter
8. Architect letter
9. Landscaping letter
10. Building 1 elevation plans
11. Building 2 elevation plans

Exhibit 1 – Aerial photo



Photo of the property

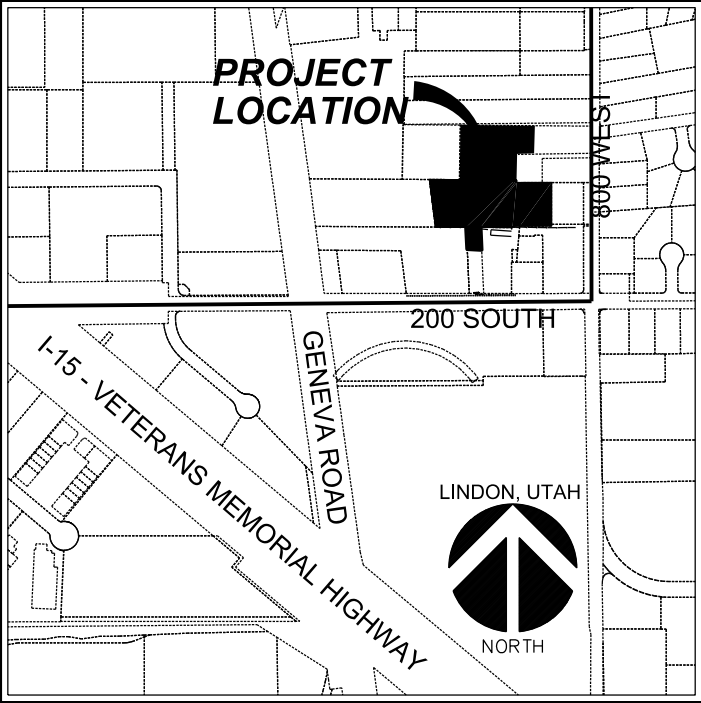


Access from 200 S.

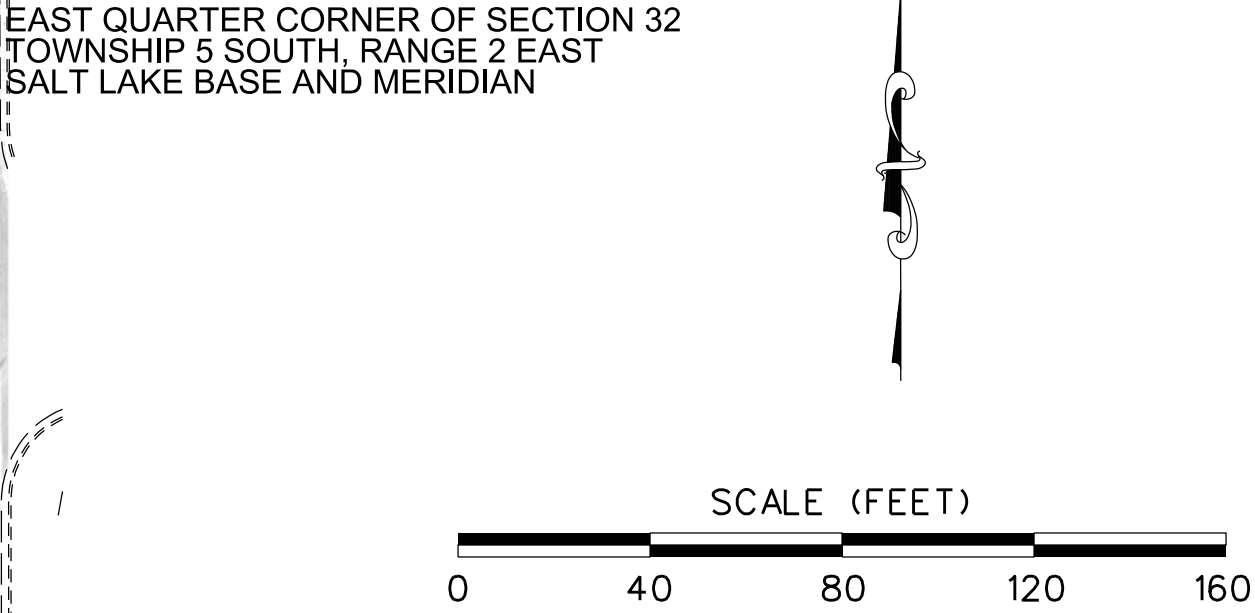
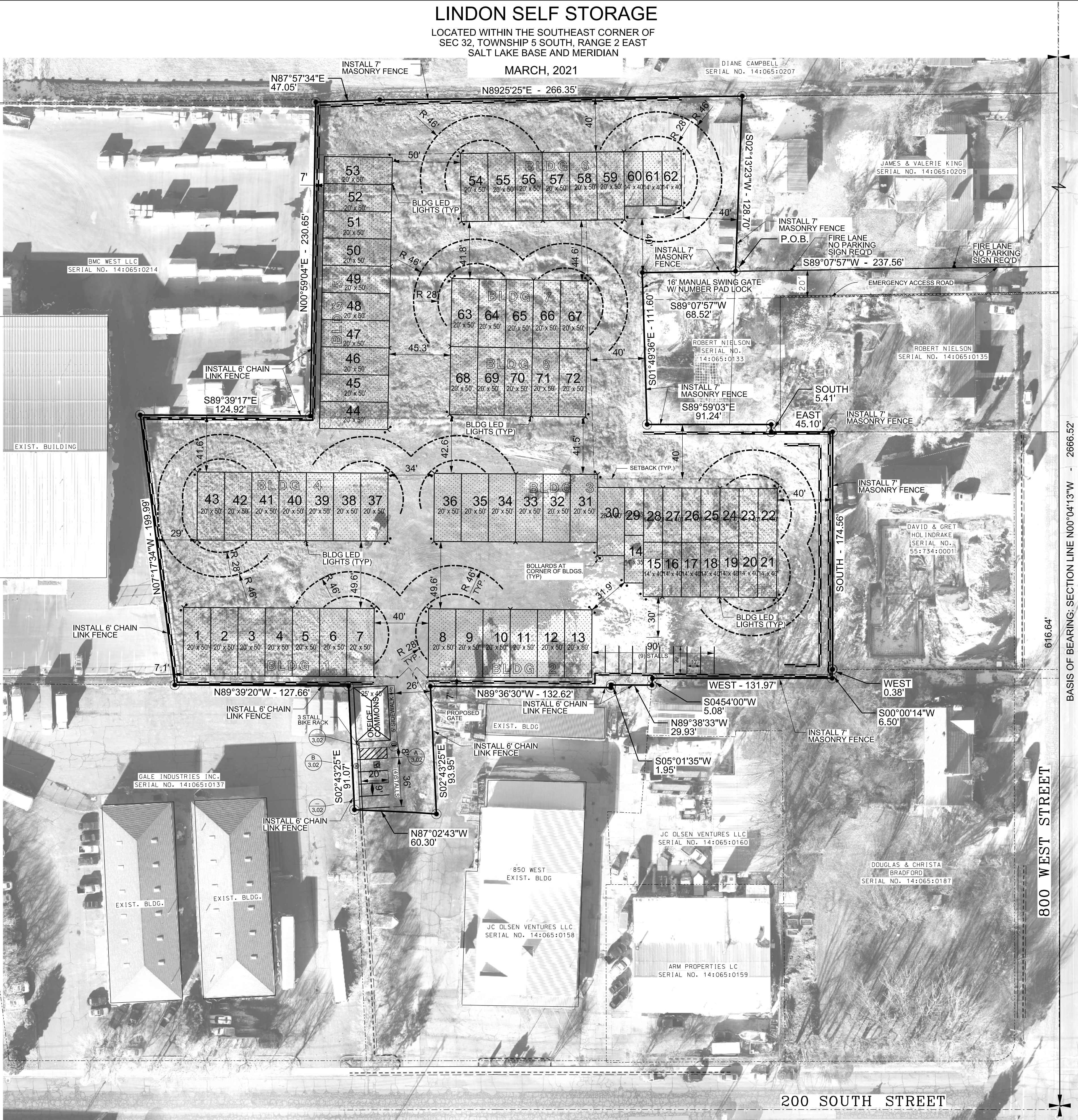


Emergency access from 800 W.





VICINITY MAP
NTS



LINDON SELF STORAGE OVERALL DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 616.64 feet and South 89°07'57" West 237.56 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°07'57" West 68.52 feet; thence South 01°49'36" East 111.60 feet; thence South 89°59'03" East 91.24 feet; thence South 5.41 feet; thence East 45.10 feet; thence South 174.56 feet; thence West 0.38 feet; thence South 00°00'14" West 6.50 feet; thence West 131.97 feet; thence South 04°54'00" West 5.08 feet; thence North 89°38'33" West 29.93 feet; thence South 05°01'35" West 1.95 feet; thence North 89°36'30" West 132.62 feet; thence South 02°43'29" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 02°43'31" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 07°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 00°59'04" East 230.65 feet to a Boundary Line Agreement Recorded as Entry No. 9283:2018, being on file with the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) North 87°57'34" East 47.05 feet; 2) North 89°25'25" East 266.35 feet; thence South 02°13'23" West 128.70 Feet to the point of beginning.
Area = 3.852 Acres (167,780 Sq. Ft.)

- NOTES:
1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA)
 2. 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.
 3. TRASH RECEPTAL TO BE RESIDENTIAL CONTAINER.
 4. DATUM USED IS NAD 27.
 5. EMERGENCY ACCESS ROAD TO BE 20' WIDE WITH 12" GRANULAR BORROW AND 8" COMPACTED ROAD BASE.

INFORMATION TABLE	
DESCRIPTION	=
TOTAL SQUARE FOOTAGE OF AREA PROPOSED	167,780 SF
LANDSCAPE AREA	0.00 SF
IMPERVIOUS AREA	167,780 SF
BUILDING SF / USE TYPE	1,000 SF / (OFFICE)
TOTAL # OF PARKING SPACES PROVIDED	13 STALLS
TOTAL # OF PARKING SPACES REQ'D (1 STALL PER 200 SF)	5 STALLS
TOTAL # OF ADA PARKING PROVIDED	1 STALLS
TOTAL # OF BIKE STALLS REQ'D (5 x .08)=	1 STALLS
TOTAL # OF BIKE STALLS PROVIDED	3 STALLS

- PRIVATE AREA
- COMMON AREA
- EMERGENCY ACCESS
- SETBACK LINE
- RETAINING WALL

OWNER:
DESERT PEAK MANAGEMENT GROUP
947 SOUTH 500 EAST, STE 100
AMERICAN FORK, UTAH 84003
TELEPHONE: (801)764-9000

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
578 E. 770 N.
OREM UT, 84097
TELEPHONE: (801) 377-1790

MW

BROWN

ENGINEERING, INC.

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER

AUG. 09, 2021

NO. 174774

MATT W. BROWN

STATE OF UTAH

LINDON SELF STORAGE

LINDON, UTAH

SITE PLAN & DIMENSION PLAN

PROJECT NO.

2019.054

SHEET NO.

1.00

LINDON SELF STORAGE SUBDIVISION
PLAT "A"

LOCATED WITHIN THE SOUHEAST QUARTER OF SEC 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

EAST QUARTER CORNER SECTION 32
TOWNSHIP 5 SOUTH RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 616.64 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°07'57" West 306.08 feet; thence South 01°49'36" East 111.60 feet; thence South 89°59'03" East 91.24 feet; thence South 5.41 feet; thence East 45.10 feet; thence South 00°00'02" West 174.56 feet; thence West 0.38 feet; thence South 00°00'14" West 6.50 feet; thence West 131.97 feet; thence South 04°54'00" West 5.08 feet; thence North 89°38'33" West 29.93 feet; thence South 05°01'35" West 1.95 feet; thence North 89°36'30" West 132.62 feet; thence South 02°43'29" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 02°43'31" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 07°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 00°59'04" East 230.65 feet to a Boundary Line Agreement Recorded as Entry No. 9283:2018, being on file with the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) North 87°57'34" East 47.05 feet; 2) North 89°25'24" East 498.75 feet; thence South 00°04'07" East 127.34 feet to the point of beginning.

Area = 4.542 Acres (197,842 Sq. Ft.)

Datum = NAD27

DATE

ROGER D. DUDLEY

(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATED THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF , A.D. 20 .

LINDON SELF STORAGE LLC

BY:

(MANAGER)

OWNER'S ACKNOWLEDGEMENT (LLC)

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20 , BY , WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE OF A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS OF LIMITED LIABILITY COMPANY.

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, 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 , A.D. 20

MAYOR

CITY ATTORNEY

ATTEST CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF , A.D. 20 , BY THE PLANNING COMMISSION

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

COUNTY RECORDER

PLAT "A"

LINDON SELF STORAGE

SUBDIVISION

LINDON CITY

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

LEGEND

AREA DEDICATED TO LINDON CITY

BOUNDARY LINE

ADJOINING PROPERTY

EASEMENTS

RIGHT OF WAY

ROAD CENTERLINE

SECTION TIE LINE

SECTION CORNER

SUBDIVISION BNDRY CORNER

SECTION QUARTER CORNER

CITY ENGINEER

CITY ENGINEER (SEE SEAL BELOW)

DATE

CONDITIONS OF APPROVAL

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY LINDON CITY.

ACCESS EASEMENT DESCRIPTION

Recorded May 2, 2012, as Entry No. 36426:2012, of Official Records more particularly described as follows:

Commencing at a point in a fence line in Lindon, Utah, which point lies South 89°42'17" West along the Section line 449.328 feet and North 35.223 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°56'10" West 60.071 feet; thence North 02°43'25" West 184.557 feet; thence South 87°02'43" East 60.296 feet; thence South 02°43'25" East 181.512 feet; to the point of beginning.

Area = 0.252 Acres (10,982 Sq. Ft.)

SOUTHEAST CORNER SECTION 32
TOWNSHIP 5 SOUTH RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

BMC WEST LLC
SERIAL NO. 14:065:0214

LOT 2
3.852 ACRES
167,780 SQ. FT.

LOT 1
0.594 ACRES
25,856 SQ. FT.

ROBERT NIELSON
SERIAL NO. 14:065:0133

ROBERT NIELSON
SERIAL NO. 14:065:0135

DAVID & GRET
HOLINDRAKE
SERIAL NO. 55:734:0001

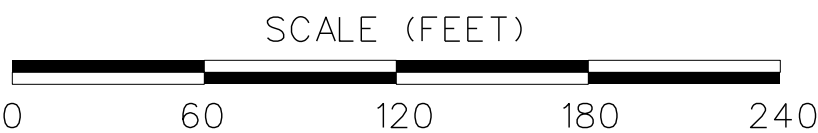
JC OLSEN VENTURES LLC
SERIAL NO. 14:065:0158

JC OLSEN VENTURES LLC
SERIAL NO. 14:065:0160

DOUGLAS & CHRISTA
BRADFORD
SERIAL NO. 14:065:0187

ARM PROPERTIES LC
SERIAL NO. 14:065:0159

GALE INDUSTRIES INC.
SERIAL NO. 14:065:0137

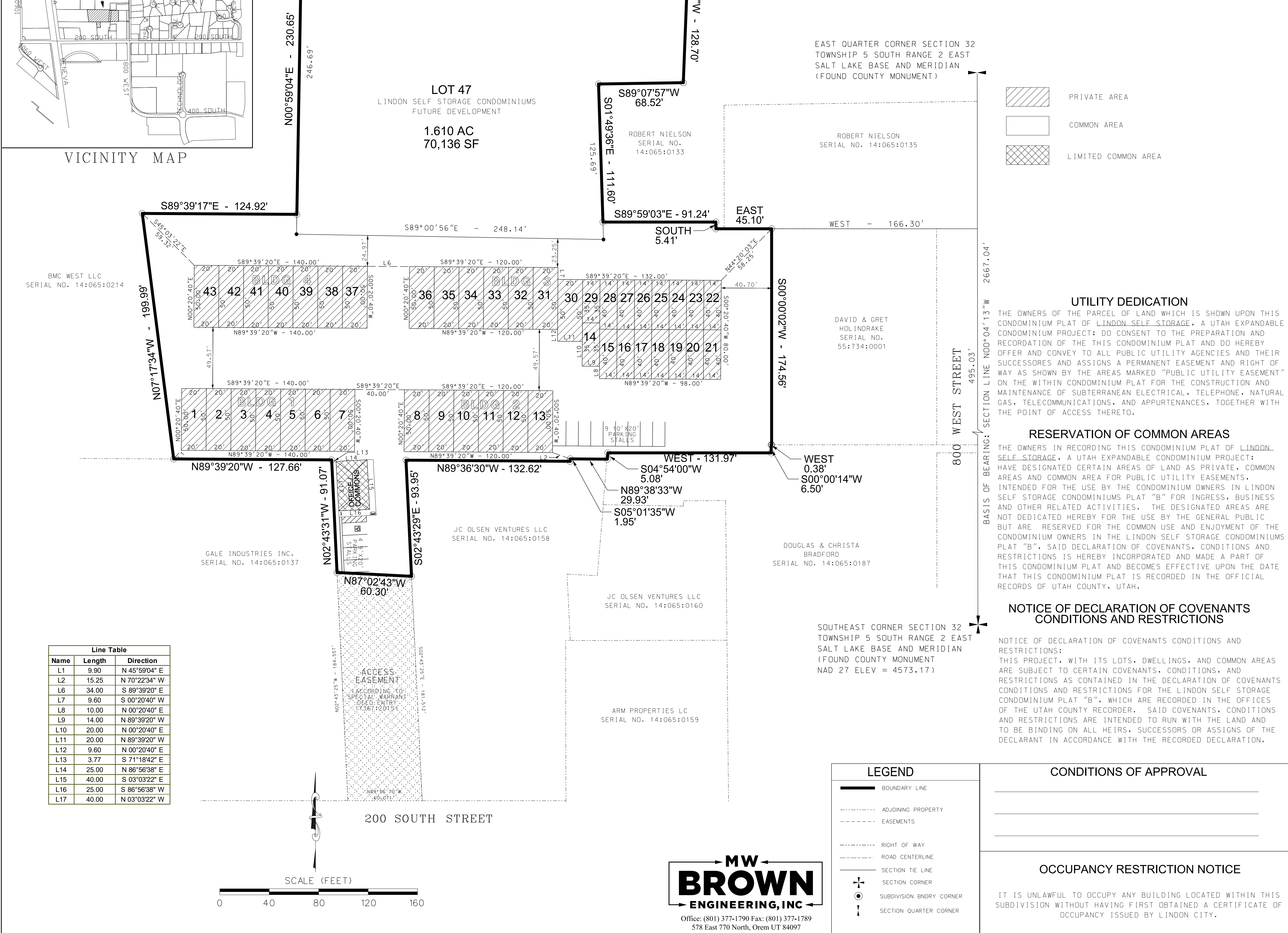


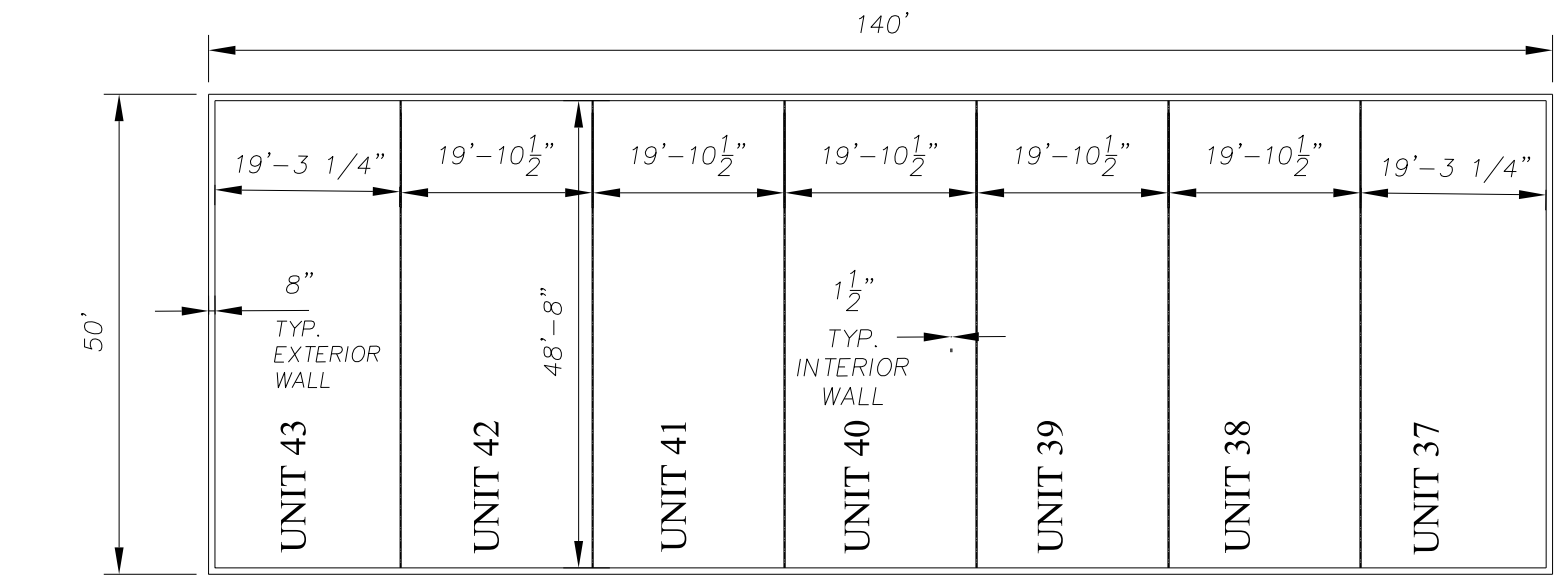


LINDON SELF STORAGE PLAT "B"

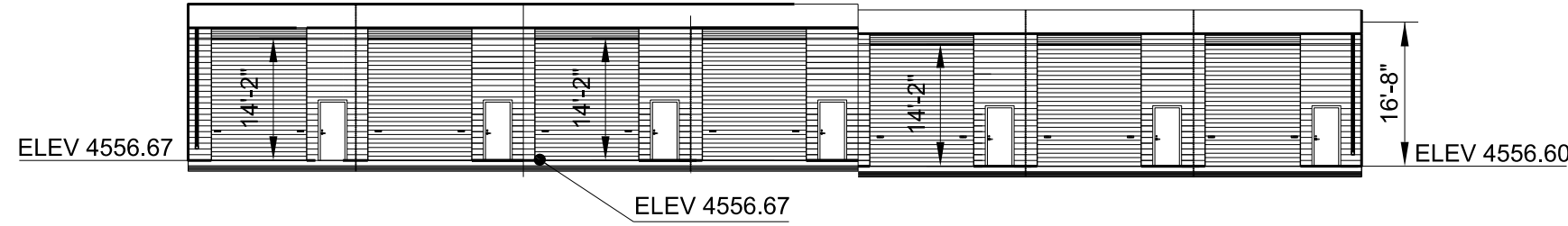
AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LOCATED WITHIN THE SOUTHEAST QUARTER OF SEC 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

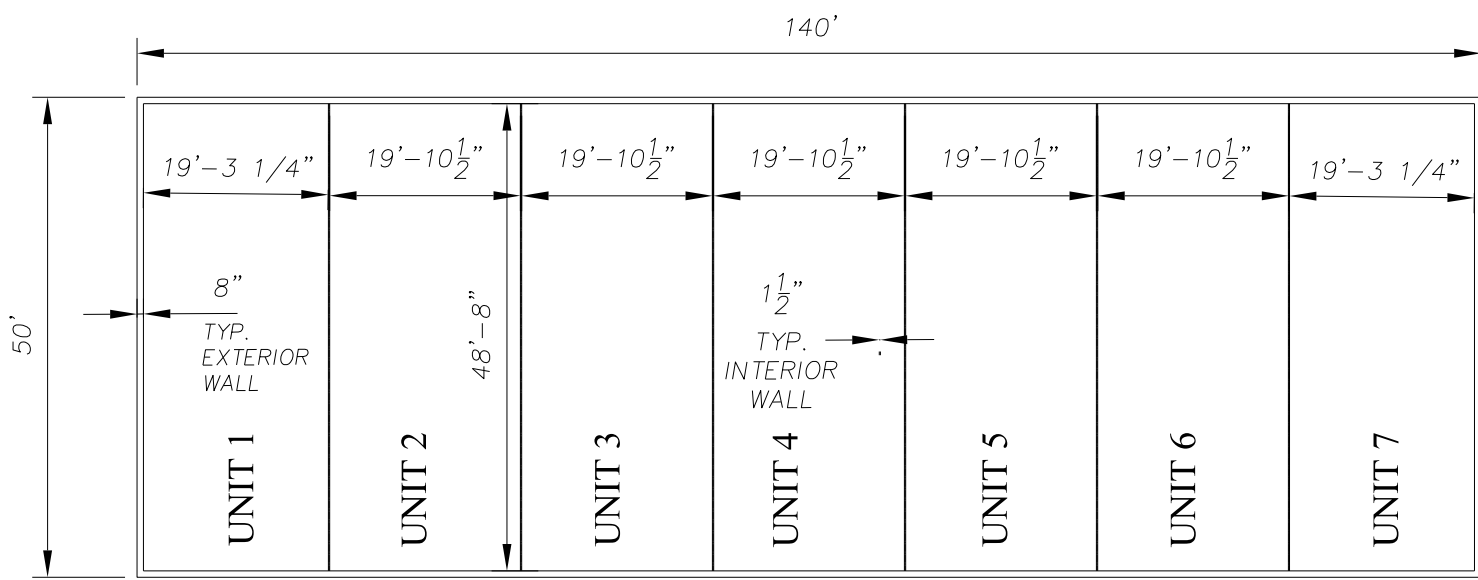




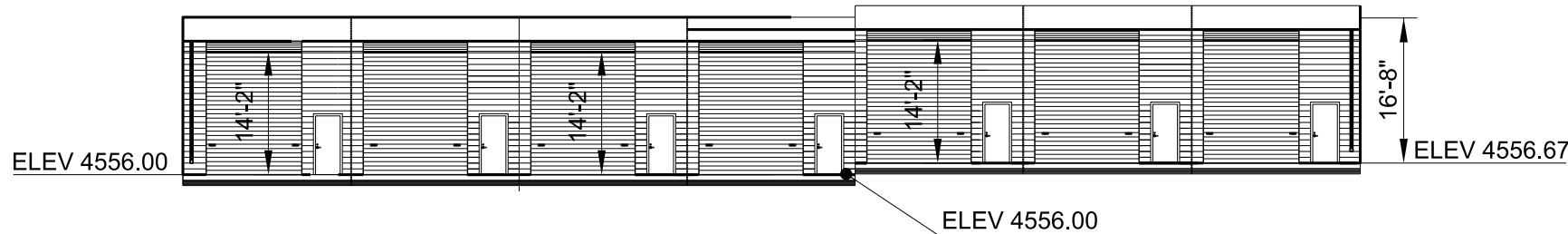
BUILDING 4



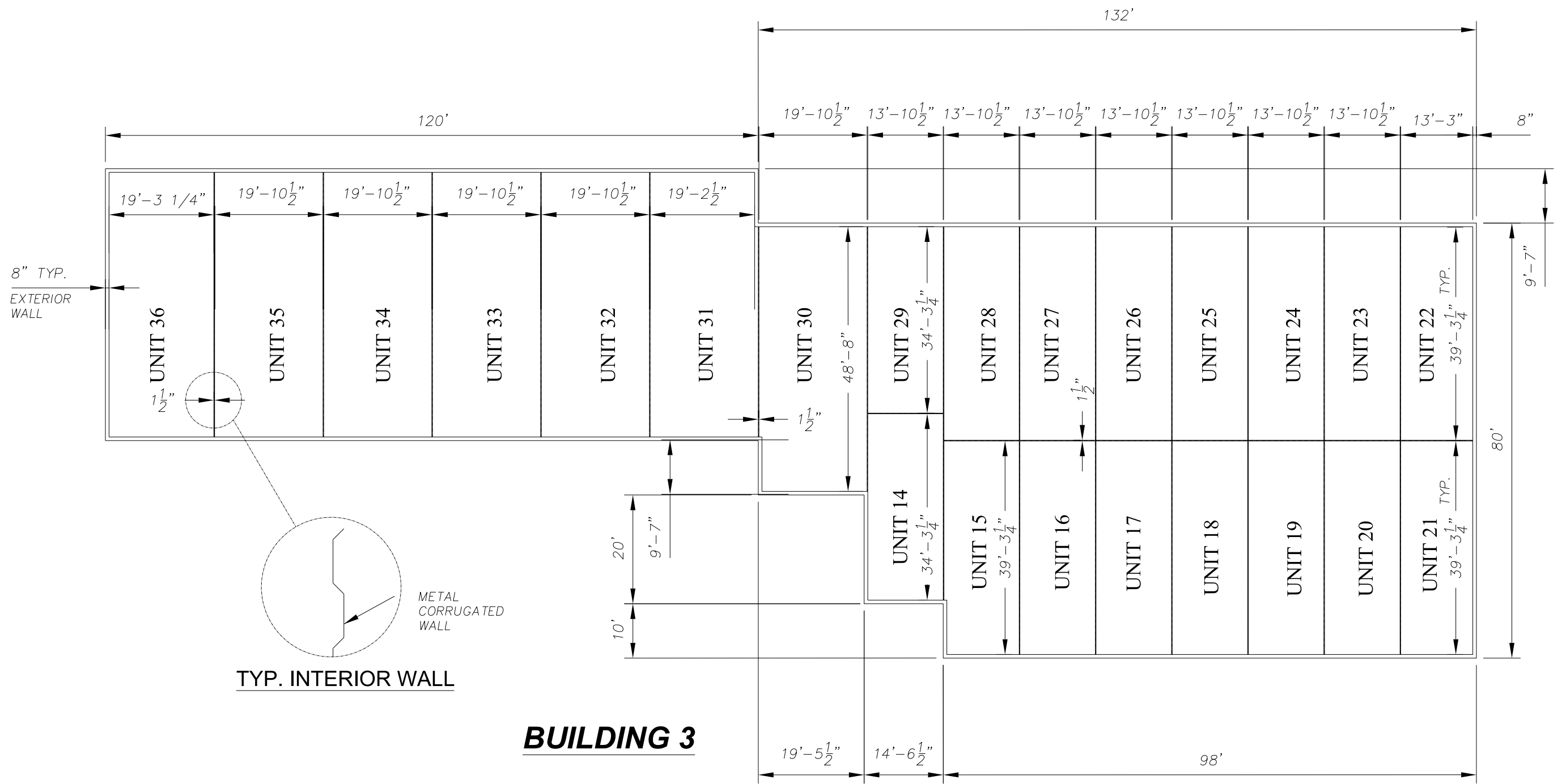
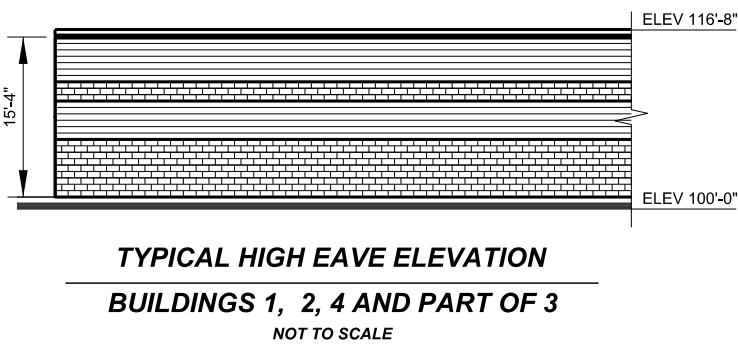
BUILDING 4 ELEVATION VIEW



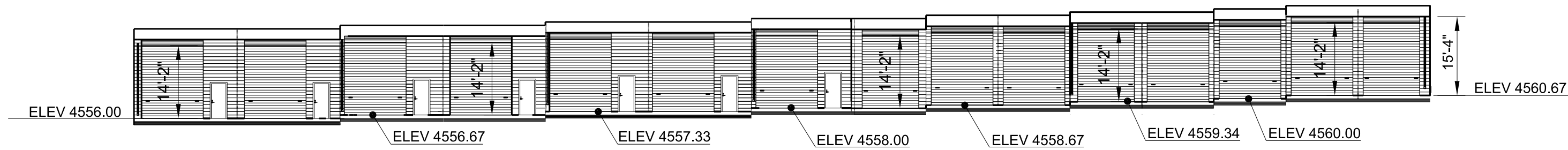
BUILDING 1



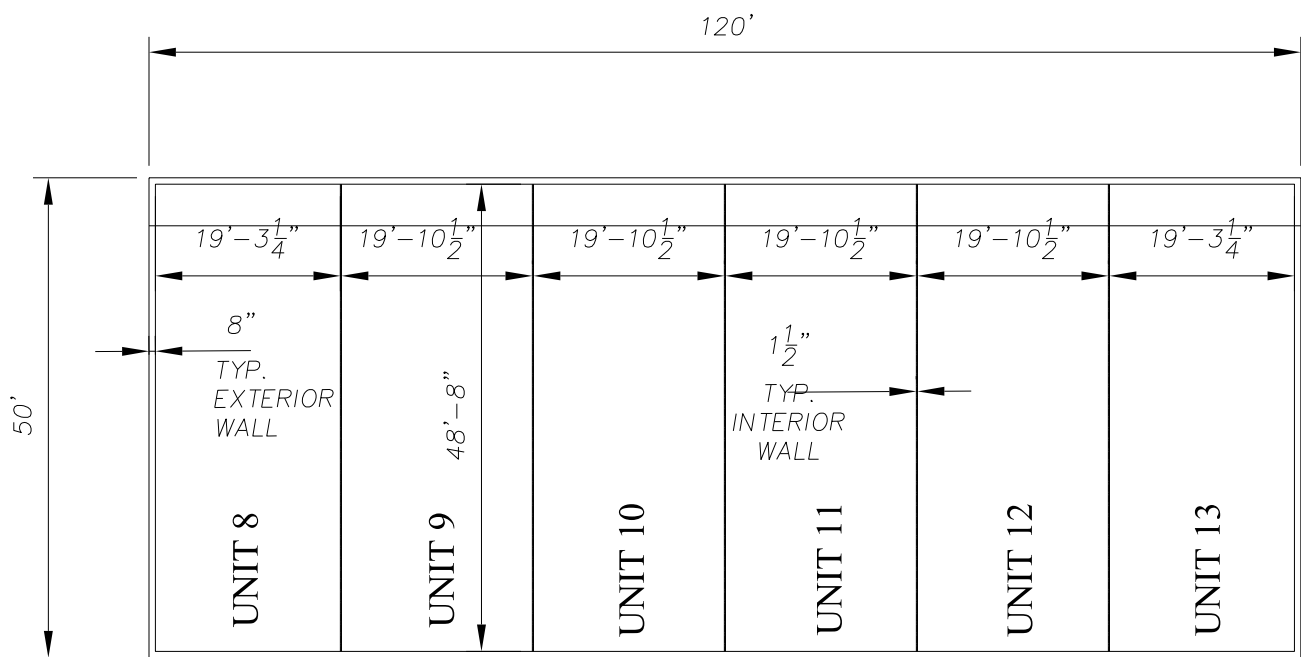
BUILDING 1 ELEVATION VIEW



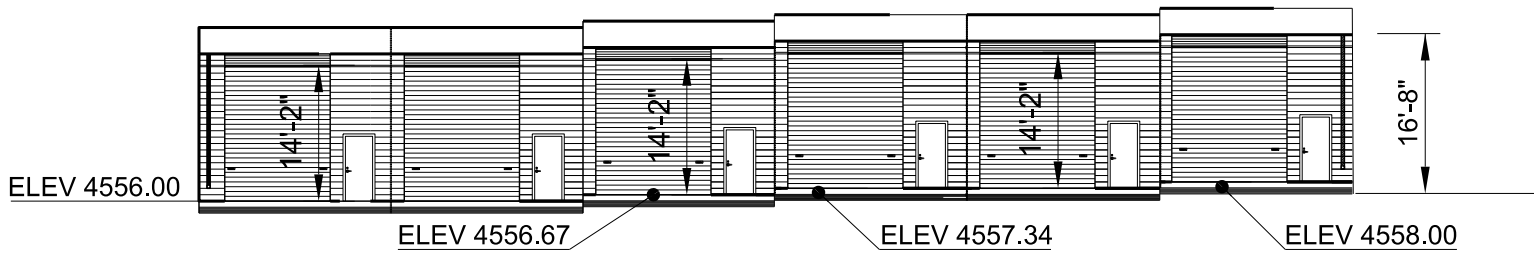
BUILDING 3



BUILDING 3 ELEVATION VIEW



BUILDING 2



BUILDING 2 ELEVATION VIEW

- NOTES:
- ALL DIMENSIONS SHOWN ARE TO THE INTERIOR WALLS. THE DIMENSIONS ARE INTENDED TO BE FROM PAINT SURFACE TO PAINT SURFACE AND FROM FLOOR TO CEILING OF EACH UNIT AS CONSTRUCTED. EXTERIOR WALLS ARE 8" THICK AND INTERIOR WALLS ARE 1-1/2" THICK AS SHOWN.
 - THE BENCHMARK IS THE SOUTHEAST CORNER OF SECTION 32 UTAH COUNTY MONUMENT ELEV = 4576.39 (NAD 27) BASED ON INFORMATION PROVIDED BY THE UTAH COUNTY SURVEYOR'S OFFICE. ADD 3.22 TO THE PROJECT DATUM TO OBTAIN THE NAVD 88 ELEVATION.



VICINITY MAP

LINDON SELF STORAGE PLAT "C"

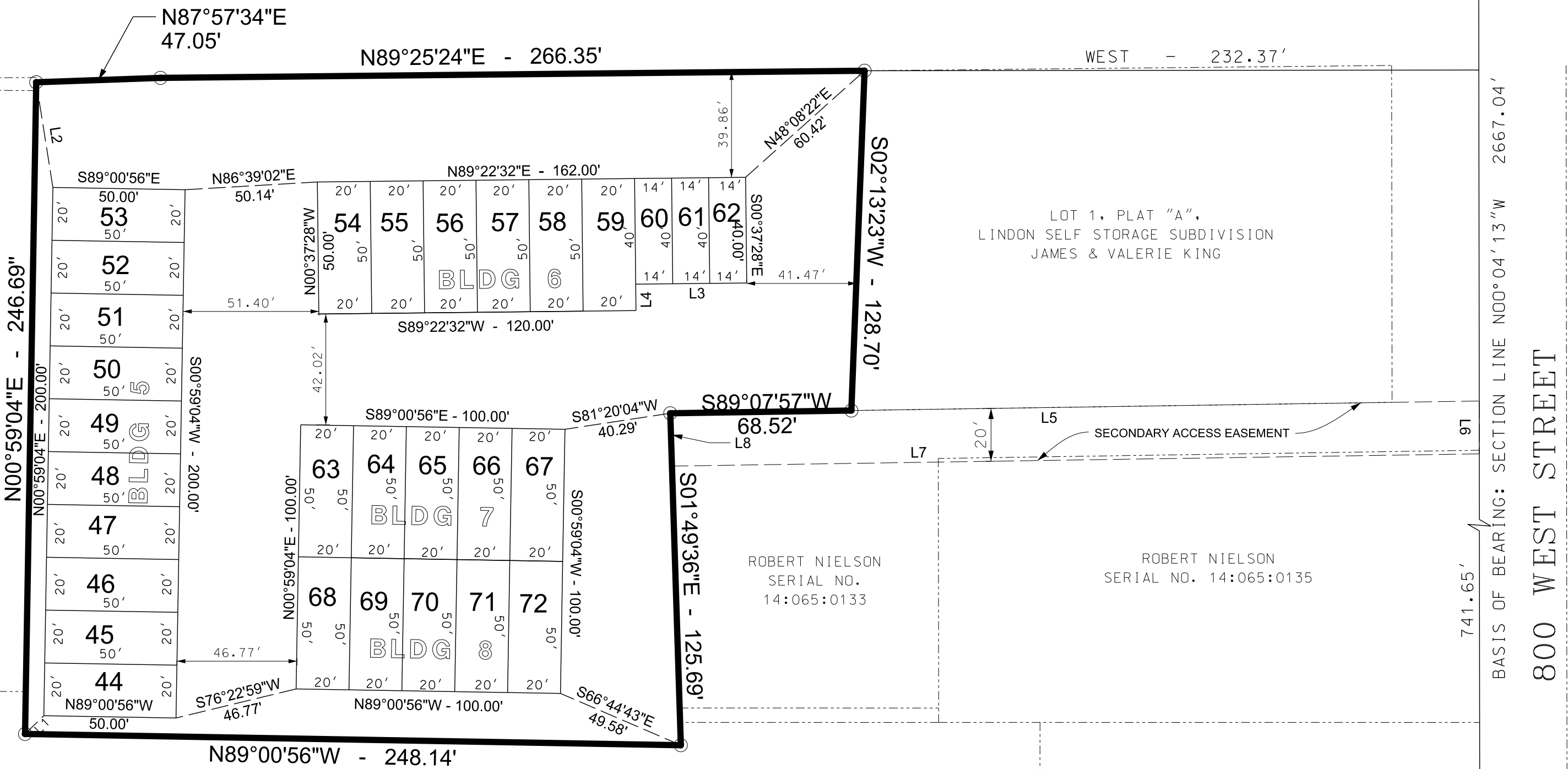
AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LOCATED WITHIN THE SOUHEAST QUARTER OF SEC 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

EAST QUARTER CORNER SECTION 32
TOWNSHIP 5 SOUTH RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

DIANE CAMPBELL
SERIAL NO. 14:065:0207

BMC WEST LLC
SERIAL NO. 14:065:0214



LINDON SELF STORAGE EXPANDABLE
UTAH CONDOMINIUM PROJECT PLAT "A"

SOUTHEAST CORNER SECTION 32
TOWNSHIP 5 SOUTH RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT
NAD 27 ELEV = 4573.17)

Line Table		
Name	Length	Direction
L1	9.90	N 45°59'04" E
L2	40.30	S 09°01'08" E
L3	42.00	S 89°22'32" W
L4	10.00	S 00°37'28" E
L5	306.08	N 89°07'57" E
L6	20.00	S 00°04'13" E
L7	305.47	S 89°07'57" W
L8	20.00	N 01°49'36" W

MW
BROWN
ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT; DO CONSENT TO THE PREPARATION AND RECORDATION OF THE THIS CONDOMINIUM PLAT AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORES AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE WITHIN CONDOMINIUM PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, TELECOMMUNICATIONS, AND APPURTENANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

THE OWNERS IN RECORDING THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT; HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE, COMMON AREAS AND COMMON AREA FOR PUBLIC UTILITY EASEMENTS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN LINDON SELF STORAGE CONDOMINIUMS PLAT "C" FOR INGRESS, BUSINESS AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN THE LINDON SELF STORAGE CONDOMINIUMS PLAT "C", SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS CONDOMINIUM PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS CONDOMINIUM PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

NOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

NOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS:
THIS PROJECT, WITH ITS LOTS, DWELLINGS, AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE LINDON SELF STORAGE CONDOMINIUM PLAT "C", WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING ON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- SECTION QUARTER CORNER

CONDITIONS OF APPROVAL

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY LINDON CITY.

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 741.65 feet and West 232.37 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 02°13'23" West 128.70 feet; thence South 89°07'57" West 68.52 feet; thence South 01°49'36" East 125.69 feet; thence North 89°00'56" West 248.14 feet; thence North 00°59'04" East 246.69 feet to a Boundary Line Agreement Recorded as Entry No. 9283:2018, being on file with the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) North 87°57'34" East 47.05 feet; 2) North 89°25'24" East 266.35 feet to the point of beginning.

Area = 1.610 Acres (70,136 Sq. Ft.) Datum = NAD27

DATE

ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATED THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20 ____.

LINDON SELF STORAGE LLC

BY: _____ (MANAGER)

OWNER'S ACKNOWLEDGEMENT (LLC)

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF _____ LIMITED LIABILITY COMPANY.

MY COMMISSION NUMBER _____

SIGNED (A NOTARY PUBLIC COMMISSIONED
IN UTAH)

MY COMMISSION EXPIRES _____

PRINT NAME OF NOTARY

ACCEPTANCE BY CITY OF LINDON

THE CITY OF LINDON, 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 _____, A.D. 20 ____

MAYOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

CITY ENGINEER

CITY ATTORNEY

ATTEST CLERK-RECORDER

COUNTY RECORDER

PLAT "C"

LINDON SELF STORAGE

AN EXPANDABLE UTAH CONDOMINIUM PROJECT
INCLUDING A VACATION AND REVISION OF LOT 47
LINDON SELF STORAGE SUBDIVISION, PLAT "B"

(SHEET 1 OF 2)

LINDON CITY UTAH COUNTY, UTAH

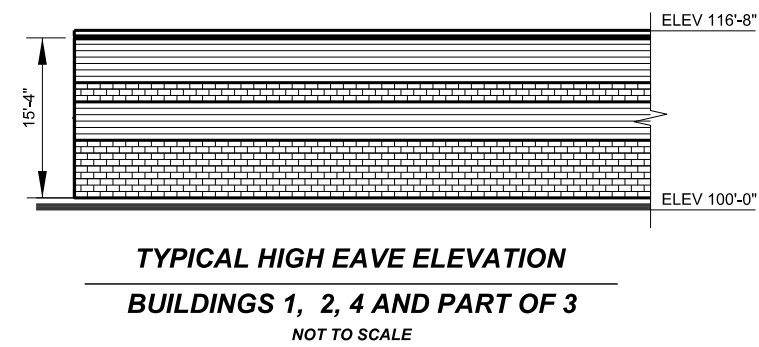
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL

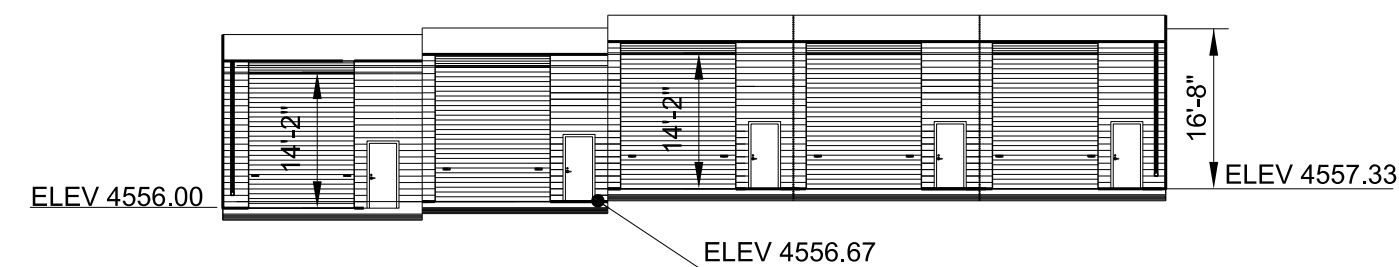
NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



1. ALL DIMENSIONS SHOWN ARE TO THE INTERIOR WALLS. THE DIMENSIONS ARE INTENDED TO BE FROM PAINT SURFACE TO PAINT SURFACE AND FROM FLOOR TO CEILING OF EACH UNIT AS CONSTRUCTED. EXTERIOR WALLS ARE 8" THICK AND INTERIOR WALLS ARE 1-1/2" THICK AS SHOWN.
2. THE BENCHMARK IS THE SOUTHEAST CORNER OF SECTION 32 UTAH COUNTY MONUMENT ELEV = 4576.39 (NAD 27) BASED ON INFORMATION PROVIDED BY THE UTAH COUNTY SURVEYOR'S OFFICE. ADD 3.22 TO THE PROJECT DATUM TO OBTAIN THE NAVD 88 ELEVATION.

[illegible]

signed _____
town _____
checked _____
oe _____

LINDON SELF STORAGE EXPANDABLE UTAH CONDOMINIUM PROJECT PLAT "C"

PROJECT NO.
2019.054

SHEET NO.
2 OF 2

MILLER | HARRISON

— LAWYERS —

ANDREW BLONQUIST

UTAH BAR NO. 15546

OFFICE: 385-269-9115

ANDREW@MILLERHARRISONLAW.COM

ADMITTED TO PRACTICE IN UTAH

November 17, 2020

Lindon City

Re: Condominium Ownership Act Compliance

To Whom It May Concern,

My firm represents Lindon Self Storage, LLC and has drafted governing documents for the Lindon Self Storage Condominium project, which includes Plats "B" and "C". At the time of this letter, the governing documents for the project include a Declaration, Bylaws, Articles of Incorporation, and a Reinvestment Fee Covenant Notice. I have reviewed all of these governing documents and the proposed plat map, and certify that they are compliant with Utah's Condominium Ownership Act, Utah's Revised Nonprofit Corporation Act, and all other aspects of Utah law as applied to the project. If you have any questions or concerns regarding this letter please contact me directly.

Sincerely,

MILLER HARRISON LLC

Andrew Blonquist

Attorney at Law



Architecture - Planning - Interior Design - Computer Visualizations

691 West 1200 North Suite 100 - Springville, Utah 84663 - Ph: (801) 373-2128

Nov. 17, 2020

Mr. Mike Florence
Planning and Economic Development Director Lindon City
100 North State Street
Lindon, Utah 84042 Lindon City

Re: Lindon Self Storage Plats "B" and "C", pages 1 and 2.

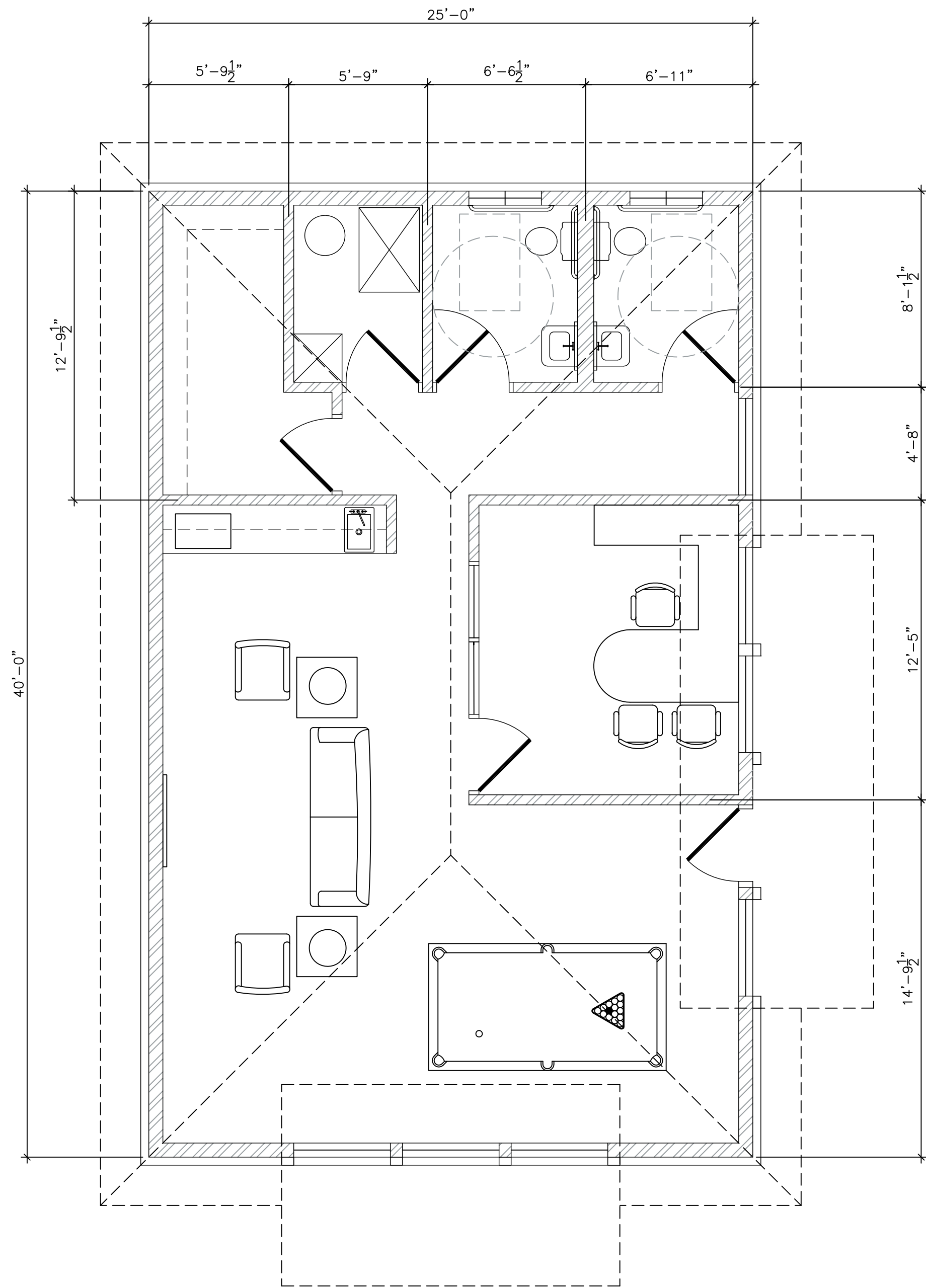
I have been asked by Ridgepoint Management LLC to prepare a letter of evaluation for creating condominium storage units on the abovementioned project in Lindon Utah.

Under the Utah Condominium Ownership Act, (Utah Title 57, Section 57-8), building shells and all common property are held and managed by a condominium association. Units defined by the shell and demising walls will have separate tax ID numbers and are owned and managed by individual owners. Each of these owners participates in the condominium association. Under the Utah Condominium Ownership Act, fire-rated separation between the individual taxable units is not required if the occupancy class aligns with the IBC 508.4 table.

My Client has hired Matt Brown with MW Brown engineering to create a condominium plat and civil drawings, which have been turned into Lindon City for review. The generated condominium plat will allow the site to be divided into the individual taxable units. The construction documents for the development will comply with IBC 2018 building code and Lindon City Standards and will be turned into the city when completed.

Please feel free to call with any questions or concerns.
Best Regards

Kevin C. Scholz, Architect, Principal, Scholz Architects



FLOOR PLAN

SCALE: 1/4" = 1'-0"



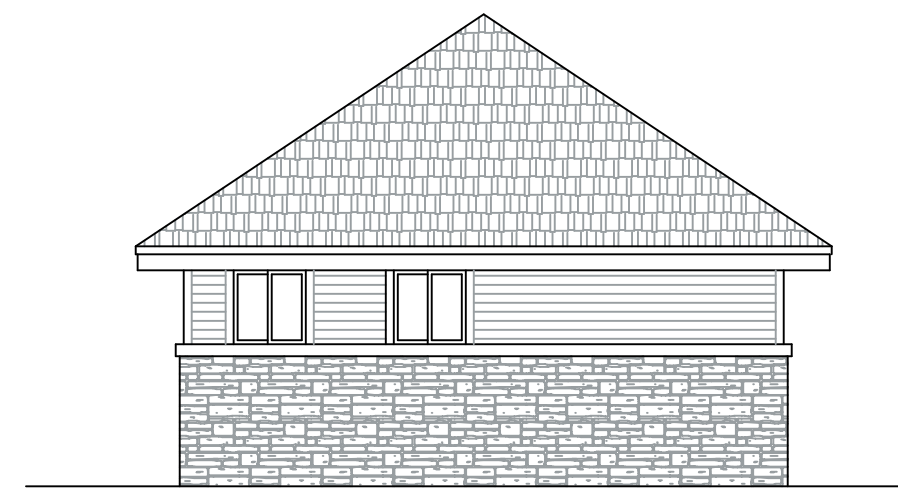
EAST ELEVATION

SCALE: 1/4" = 1'-0"



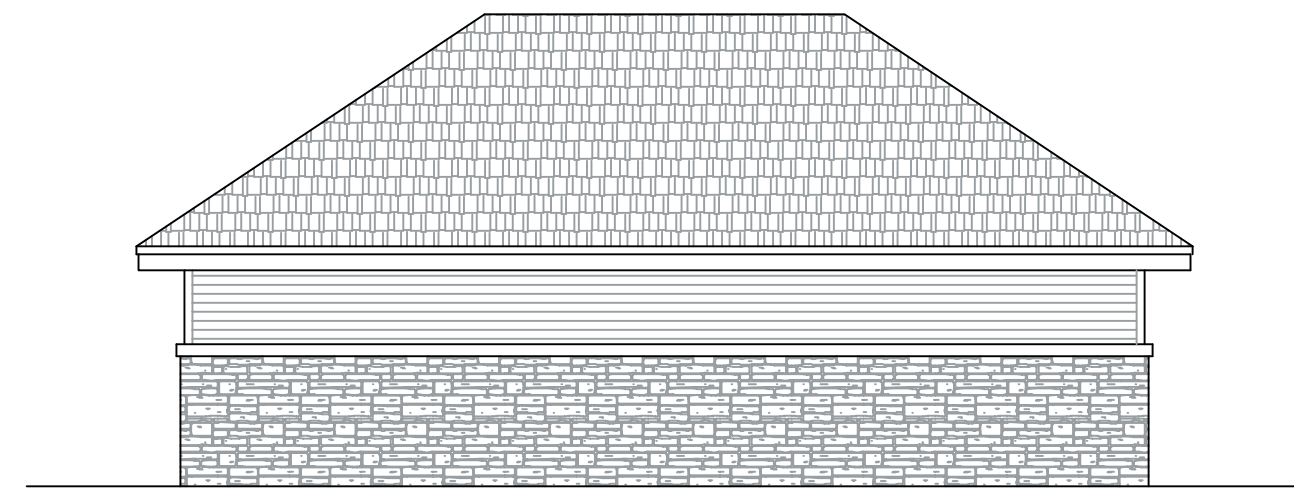
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801) 484-2046

CLUBHOUSE AND OFFICE BUILDING FOR: LINDON SELF STORAGE

LINDON, UTAH

PRELIMINARY DRAWINGS

ARCH. PROJECT NO:	XX-XXX
DATE:	11/2/16
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	
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DATE	REVISION

SHEET TITLE

A-1.00

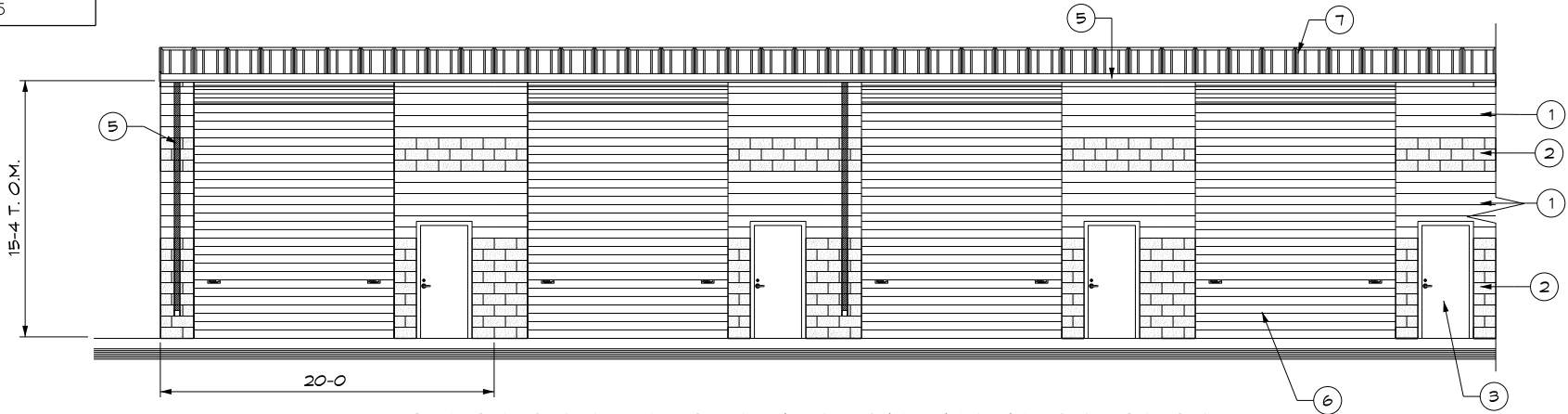
ARCHITECTURAL 1 of 1

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REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
1	ELEVATIONS	6-15	LB	TATE
2	ELEVATIONS	10-15	LB	TATE

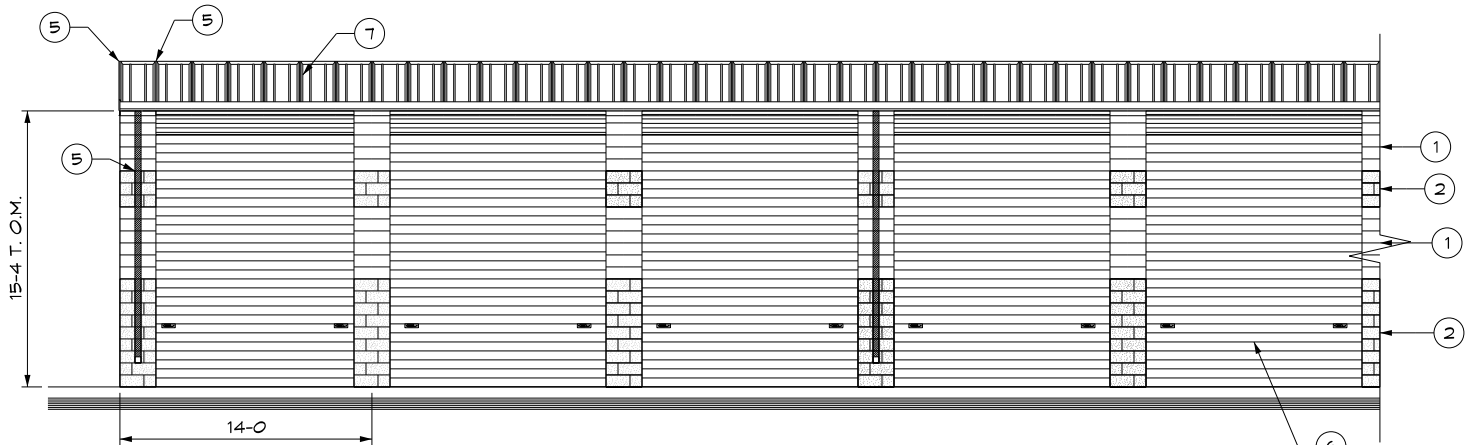
MATERIAL / FINISH COLOR

- 1. SMOOTH 8" CMU / LEHI BLOCK #26U BARK-U
- 2. SPLIT FACE 8" CMU / LEHI BLOCK #26 BARK-U
- 3. 3-0 X 7-0 HOLLOW METAL DOOR AND FRAME / SADDLE TAN
- 4. SIGNAGE / TBD
- 5. METAL FLASHING GUTTER AND DOWN SPOUTS / BURNISHED SLATE
- 6. EXTERIOR METAL-ROLL UP DOORS / SADDLE TAN
- 7. METAL STANDING SEAM ROOF DECK / GALVALUME+26GA



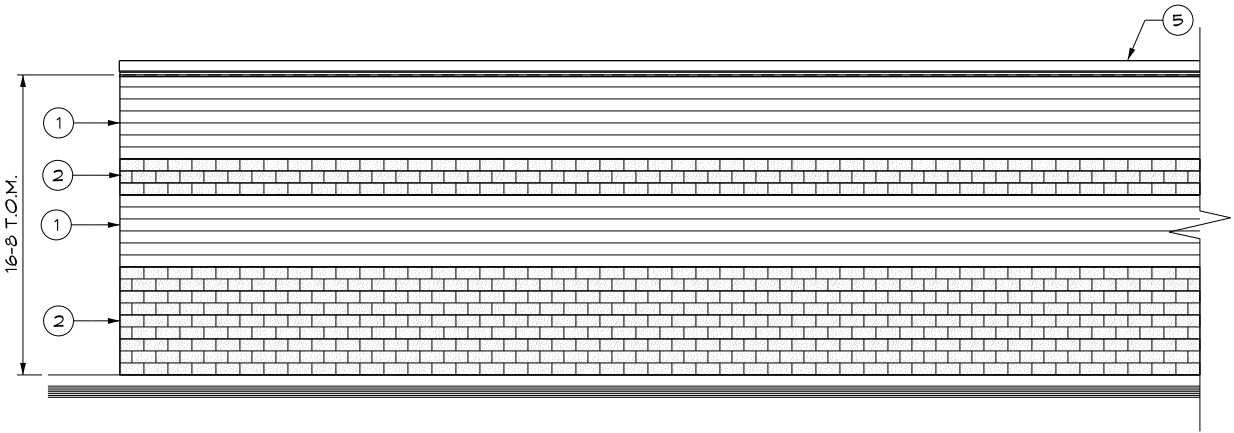
TYPICAL LOW EAVE ELEVATION

PARTIAL BUILDINGS A, B, AND C



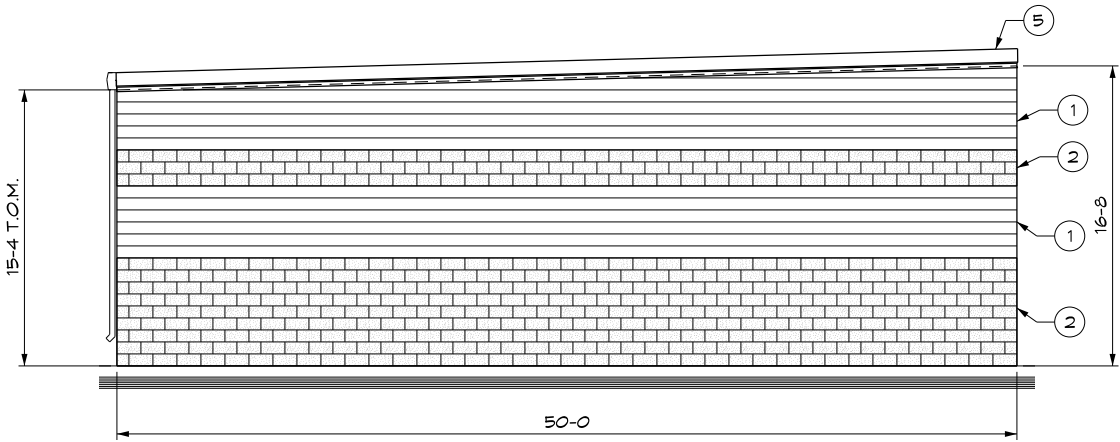
TYPICAL LOW EAVE ELEVATION

PARTIAL BUILDING A 14'-0 WIDE UNITS



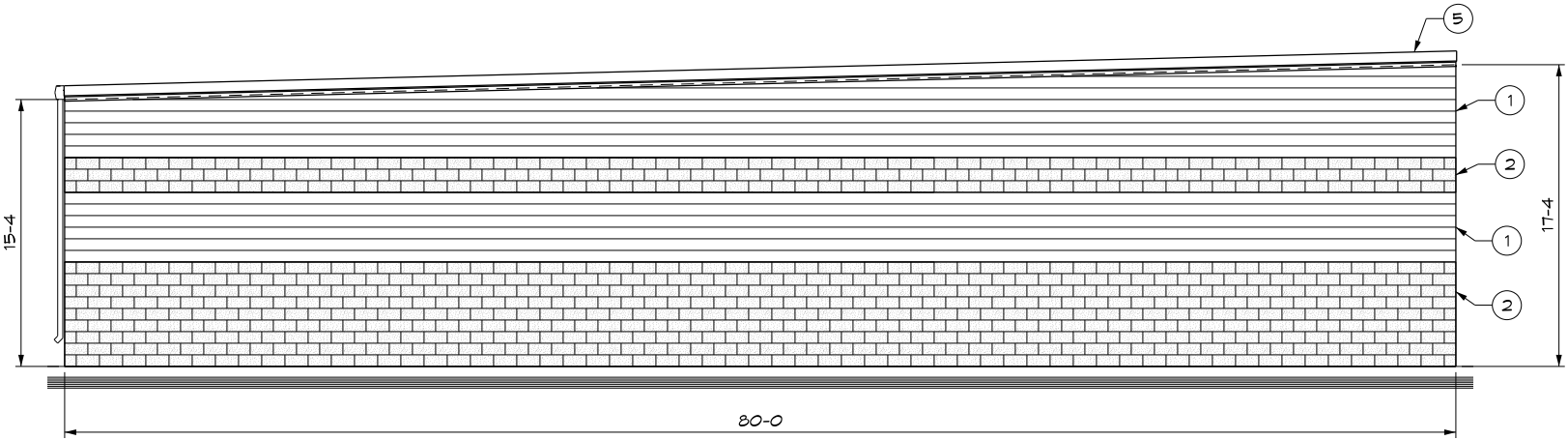
TYPICAL HIGH EAVE ELEVATION

PARTIAL BUILDINGS B, AND C



TYPICAL GABLE ELEVATION

BUILDINGS A, B, C



EAST GABLE ELEVATION

BUILDING A



DRAWN BY	TATE NIELSEN	10-15
CHECKED	TROY NIELSEN	10-15
CHECKED		
ENGINEER	LYNN BARNETT	10-15
ADDRESS:	P.O. BOX 1248 1199 S. MAIN CENTERVILLE, UT 84014	
	PHONE: (801) 294-2950 FAX: (801) 294-2939	
DO NOT SCALE DRAWING		

LINDON STORAGE
JUSTIN JOHNSTON
LINDON, UTAH

BARNETT
STRUCTURES
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ELEVATIONS

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
3/16" : 1'	D	1 OF 1	1515	ELE	2