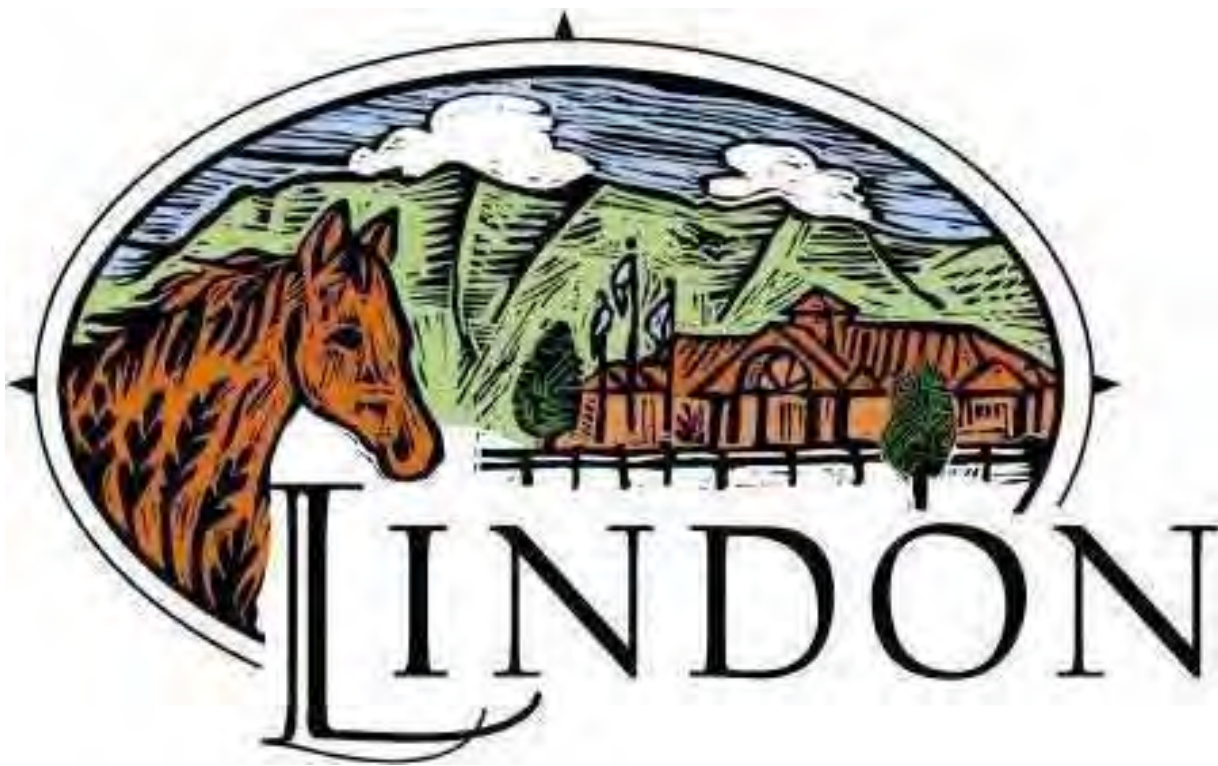


Lindon City Planning Commission Staff Report



October 12, 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, October 12, 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 9/28/2021

3. Public Comment

4. Miscellaneous Application – Swimming Pool Approval for the R-12 Hillside Overlay – 162

Denali Dr. Jeremy Fink requests approval to construct a swimming pool located at 162 Denali Drive in the R1-12 Hillside Overlay (Parcel #36:928:0040). (10 minutes)

5. Site Plan Approval – Tagg N. Go Car Wash – 310 N. State Street

Conner Atkin with Tagg N' Go requests site plan approval for the construction of a new car wash facility located at 310 N. State Street (Parcel # 14:068:0120). (15 minutes)

6. Planning Director Report

- General City Updates

Adjourn

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

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

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

Posted By: Kathryn Moosman, City Recorder

Date: 10/8/2021 **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 **September 28, 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: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Jared Schauers, Commissioner

12	<u>PRESENT</u>	<u>EXCUSED</u>
	Sharon Call, Chairperson	Scott Thompson, Commissioner
14	Rob Kallas, Commissioner	
	Mike Marchbanks, Commissioner	
16	Steven Johnson, Commissioner	
	Jared Schauers, Commissioner	
18	Renee Tribe, Commissioner	
	Mike Florence, Economic Development Director	
20	Mary Barnes, Associate Planner	
	Brian Haws, City Attorney - Remotely	
22	Kathryn Moosman, City Recorder	

24 **Special Attendee:**
25 Councilmember Vanchiere

26

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

28

29 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
30 Planning Commission meeting of September 14, 2021 were reviewed.

32 COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF
33 THE REGULAR MEETING OF SEPTEMBER 14, 2021 AS PRESENTED.
34 COMMISSIONER TRIBE SECONDED THE MOTION. ALL PRESENT VOTED IN
35 FAVOR. THE MOTION CARRIED.

36

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

40

41 **CURRENT BUSINESS** –

42

43 4. **Plat Amendment – Lindon Treasury Plat F – 102 S. 140 W.** Millhaven
44 Construction, on the behalf of Wade and Donnel Thompson, seek plat amendment
45 approval to consolidate two existing lots into one lot. This property is located in
46 the residential (R1-20) zone.

2 Mary Barnes, Associate Planner, led this agenda item by stating the applicant,
3 Millhaven Construction is requesting a plat amendment on the behalf of Wade and
4 Donnel Thompson to consolidate two existing lots into one lot. She noted Wade and
5 Donnel Thompson own both properties and want to consolidate the north property into
6 the existing south property. She noted with the proposed plat amendment for both lots,
7 the owners will be able to use their full property and build an accessory building. Ms.
8 Barnes stated Lindon City Code 17.32.070 references Utah Code for requirements
9 amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the
10 Land Use Authority (Planning Commission) to join two or more of the petitioner fee
11 owner's contiguous lots.

12 Ms. Barnes went on to explain that Wade and Donnel Thompson own the two
13 properties that are a part of the plat amendment application. The proposed plat only
14 eliminates one property line within the plat. She noted this proposed plat amendment is
15 located in the Residential R1-20 zone. She then referenced the table that reviews the
16 subdivision and lot requirements for a residential lot in the R1-20 zone.

17 Ms. Barnes indicated in regards to the easement requirement, that the applicants
18 are currently in the process of getting approval from utility companies to abandon the
19 PUE that runs straight through the plat and all other requirements are met. She noted the
20 City Engineer has completed a review of the plat and all issues have been resolved. Ms.
21 Barnes then presented an Aerial image with parcels, Proposed Plat "F", Proposed Site
22 Plan, Current Lindon Treasury Plat "A", and Current Lindon Treasury Plat "D" followed
23 by discussion. She then turned the time over to the applicant for comment.

24 Mr. Todd Trane addressed the commission at this time. Mr. Trane stated the
25 presentation covered everything well and this is pretty straightforward. This is just
26 consolidating the two parcels. He stated they have notarized approval from all utility
27 companies in regards to the easement, all but one, and that should be coming soon and
28 will be submitted to the city; they don't foresee any potential issues. Mr. Florence stated
29 the ordinance was passed by the city council.

30 Following some additional discussion, the Commission was in agreement to
31 approve this plat amendment request with the conditions as listed in the motion.

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

34
35 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
36 APPLICANTS REQUEST FOR PLAT AMENDMENT APPROVAL OF THE LINDON
37 TREASURY PLAT "F" WITH THE FOLLOWING CONDITIONS: 1. THE
38 APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL
39 TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO
40 RECORDING; 2. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE
41 THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF
42 OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL
43 ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; AND
44 3. ALL ITEMS OF THE STAFF REPORT COMMISSIONER KALLAS SECONDED
45 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL	AYE
47 COMMISSIONER MARCHBANKS	AYE
48 COMMISSIONER KALLAS	AYE

2 COMMISSIONER JOHNSON AYE
COMMISSIONER SCHAUERS AYE
4 COMMISSIONER TRIBE AYE
THE MOTION CARRIED UNANIMOUSLY

6

5. **Petition of Relief for Reduction in Water Shares** – Millhaven Construction
8 request a recommendation to the Lindon City Council for a petition of relief for
providing the full amount of water shares or fee in lieu of shares for the property
10 located at 578 N. 800 E.

14 Mike Florence, Planning Director, led this agenda item by explaining the planning
commission recently approved the property in question for a minor subdivision and gave
16 a Hillside Exemption. He noted now the applicants are petitioning for a relief of turning
in all of the required water shares or paying a fee in lieu of shares since not all of the
18 property can be irrigated.

Mr. Florence stated when the planning commission approved the hillside
20 exemption on July 13, 2021 the applicants' presented a grading plan that showed the
different slopes of the property. He pointed out that the Hillside ordinance prohibits
22 development on slopes in excess of 30%. He explained due to the potential for increased
erosion from slope saturation on hillside greater than 40% the applicants will not be
24 landscaping or irrigating these areas. He noted the property is 4.47 acres and areas with a
slope of 40% or greater are approximately 1.74 acres. Mr. Florence stated the applicants
26 are now requesting a relief of turning in water shares or paying a fee in lieu of shares for
the 1.74 acres; the applicants will be turning shares or paying the fee in lieu of shares for
28 the remaining 2.73 acres. He added the city engineer has reviewed the applicants petition
and agrees that the area should not be irrigated.

Mr. Florence indicated for this petition the planning commission will be making a
30 recommendation to the city council on whether to grant the relief petition or not. He
indicated for water shares, the city culinary and irrigation system is based of North Union
32 Shares. If a property is one acre, then a property owner turns in one share of North Union
Shares. If a property is one acre, then a property owner turns in one share of North Union
34 water (or equivalent) or pays a fee in lieu of water shares to cover the one-acre share.
Water shares are turned into the City when property is subdivided or when residents want
36 to connect to secondary irrigation.

Mr. Florence went on to say the city engineer and the planning department have
38 required the applicants request and found that in this specific case due to the 40% slopes
of the property that the water share requirement should be modified for the property in
40 question.

Mr. Florence then presented an aerial photo, grading plan, the applicant's relief
42 petition letter, Landscape plan and the City Pressurized Irrigation System Ordinance
followed by discussion. He then turned the time over to the applicant for comment.

44 The applicant, Mr. Todd Trane stated they are asking for a recommendation to
reduce this because they feel being asked to provide the water to irrigate and then not
46 ever being able to use it does not seem fair; that is what this petition is for. He added the
client is proposing to leave the hillside as natural as possible. Mr. Florence referenced
48 the landscape plan noting if it changes, the applicant will have to come back before the
commission according to the ordinance.

2 Mr. Florence clarified the Commission is just making a recommendation to the city
council and they will have to determine whether or not to approve this request.

4 Following some additional discussion, the Commission were in agreement to
make a recommendation of approval to the city council for this request with the
6 conditions as listed in the motion.

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

10 COMMISSIONER JOHNSON MOVED TO RECOMMEND APPROVAL OF
THE APPLICANTS PETITION OF RELIEF OF WATER SHARE DEDICATION FOR
12 THE PROPERTY LOCATED AT 578 N. 800 E. WITH THE FOLLOWING
CONDITIONS: A) THE APPLICANT HAS MET THE REQUIREMENTS FOR
14 PRESENTING INFORMATION TO BE SUBMITTED WITH A RELIEF PETITION;
B) DUE TO THE 40% OR GREATER SLOPES ON THE PROPERTY AND
16 POTENTIAL FOR HILLSIDE SLIDING IF THE SLOPES BECOME SATURATED
FROM IRRIGATING, THAT THE APPLICANT NOT BE REQUIRED TO TURN IN
18 WATER SHARES OR PAY THE FEE IN LIEU OF SHARES FOR PORTIONS OF
THE PROPERTY WITH SLOPES OF 40% OR GREATER WHICH EQUALS 1.74
20 ACRES; C) THE APPLICANT WILL TURN IN WATER SHARES OR PAY THE FEE
IN LIEU OF WATER SHARES TO COVER THE REMAINING 2.73 ACRES FOR
22 THE HONEYCOMB HEIGHTS SUBDIVISION PLAT; AND D) ALL ITEMS OF THE
STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
24 THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
26 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
28 COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
30 COMMISSIONER TRIBE	AYE
THE MOTION CARRIED UNANIMOUSLY.	

- 32
- 34 **6. Concept Review - Live Work; Adam Maher – 564 W 550 S.** Adam Maher
request concept review to construct a 20-unit mixed-use development at 564 W.
550 N. A Concept Review allows applicants to receive planning commission
36 feedback and comments on proposed developments. No formal approvals or
motions are given, but general feedback is typically provided.

38

Mr. Florence stated this item has been pulled from the agenda at the request of the
40 applicant. Chairperson Call called for any comments from the Commission. Hearing
none she moved on to the next agenda item.

- 42
- 44 **7. Public Hearing for a Recommendation to the Lindon City Council to adopt
Chapter 5.30 – Massage Establishments; Ordinance #2021-18-O.** Lindon City
requests adoption of Chapter 5.30 to establish operational qualifications for
46 massage establishments.

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

6 Mr. Florence led this agenda item by stating Lindon City is proposing to adopt a
7 Massage Establishment Ordinance that will develop minimum zoning and business
8 operating standards in regards to these establishments. He noted the proposed ordinance
9 will be a new chapter under Title 5; Business Licensing and Regulations. He pointed out
10 that some Utah County cities have recently seen an increase in illegal activities occurring
11 in massages establishments. Mr. Florence stated the Lindon City Attorney has researched
12 the best practices and minimum standards to ensure that reputable businesses can
13 successfully operate in the city. He noted massage establishments and employees are
14 generally regulated as well by the Utah Department of Professional Licensing.

15 Mr. Florence then referenced the list of general standards that are addressed in the
16 proposed ordinance as follows:

- 17 • Sets forth licensing requirements for massage establishments and/or employees.
- 18 • Develops qualifications such as age, convictions of crimes, citizenship, licensing
19 and background check.
- 20 • Massage establishments are only allowed in the CG, CG-A, CG-A8, CG-S, MC,
21 and LI zones. Massage establishments are not allowed as a home occupation.
- 22 • Massage establishments are only allowed as a secondary use that is associated and
23 operated in conjunction with at least one other permitted commercial use within
24 the zone where the application is filed and may not occupy more than 25% of the
25 total square footage of the building.
- 26 • Requires that the establishment be maintained in a sanitary condition.
- 27 • Restricts hours of operation from 10:00 p.m. to 7:00 a.m.
- 28 • Establishes prohibited acts for massage establishments.
- 29 • Establishes a procedure for denial, suspension or revocation of a license. It also
30 establishes an appeal process

31 Mr. Florence then presented the Massage Establishment Ordinance Draft followed
32 by some general discussion including secondary uses (and examples) and emergency
33 exceptions.

34 City Attorney, Brian Haws was in attendance remotely to address the commission
35 at this time. Mr. Haws explained in his 20 years at the city there have been 2 massage
36 establishments they have prosecuted and both were a home occupation (without a
37 business license). He noted we want to make sure these establishments are in appropriate
38 locations and not in residential neighborhoods. He pointed out that massage
39 establishments are the second highest purveyor of sex trafficking next to the export
40 services throughout the United States.

41 Mr. Haws stated a number of massage establishments in Utah and Utah County
42 are specifically associated with human trafficking. So, there is a strong need to make sure
43 we are regulating this so they are legitimate and above board. Mr. Haws stated they did a
44 survey when they drafted the ordinance and looked at American Fork, Pleasant Grove,
45 Orem, South Salt Lake, Salt Lake City ordinances noting this is a conglomeration from
46 the best sections of each of those city's ordinances.

2 Chairperson Call called for any further public comments. Hearing none she
called for a motion to close the public hearing.

4 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
6 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

8
10 Following some additional discussion, the Commission was in agreement to
continue this item to allow time to review the ordinance for changes including issues of,
12 secondary uses, home occupations, emergency exceptions and the possibility of allowing
some of these primary establishments under a conditional use permit. Mr. Haws
14 confirmed they will look at some options and refine the ordinance and come back to the
commission with a revised draft of the ordinance.

16 Mr. Haws clarified having this type of ordinance gives us more tools to shut down
those establishments with illegal activities occurring; we want to ensure these are
legitimate establishments. The Commission commended Mr. Haws and Mr. Florence on
18 their great work on the ordinance and agreed we are going in the right direction in what
we are trying to prevent.

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

22
24 COMMISSIONER JOHNSON MOVED TO CONTINUE ORDINANCE
AMENDMENT 2021-18 -O TO ALLOW THE CITY ATTORNEY AND STAFF TO
26 WORK ON THE ISSUES AS DISCUSSED. COMMISSIONER TRIBE SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
28 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
30 COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
32 COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

34
36 **8. New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners.

38 Commissioner Johnson spoke on the approved Norton property development. He
noted from resident feedback, there is a general feeling that the decision made by the city
40 council (and their views changed dramatically) was made by pending legal action and
those decisions and discussion was not discussed in a public meeting. Mr. Florence stated
42 that specific question was brought up at the city council meeting and was explained very
well in the meeting by Mayor Acerson and Mr. Haws to help residents understand where
44 they were coming from on this issue. He also suggested to listen to the YouTube video to
hear the actual discussion at the meeting.

46 Mr. Haws clarified we are limited to what we can discuss in relation to closed
meetings. He would point out to the citizens that 3 to 4 public meetings were held and
48 density was the main issue and the specific meeting on whether to open 570 North and

2 after that, the issue focused to density. Some of the council indicated they would feel
comfortable with the development if we got the density down to 8 units and that reflects
4 that understanding. The council felt it was best they go through a new application as to
give everyone ample time for input and discussion in an open and public meeting. He
6 clarified the council did not make any decisions in the closed meeting. The council
looked at things based on discretion (not absolute discretion) and thought it best to rehear
8 the application rather than go through the risks and costs to go through litigation. Mr.
Haws stated clearly, we cannot and did not make any decisions in that closed meeting.
10 Mr. Haws stated they discussed litigation strategy's, potential outcomes, strengths and
weaknesses in our defense and the merits of their case. He clarified these are things he is
12 not at liberty to disclose outside of that closed meeting.

Chairperson Call asked for an update on the proposed Rehabilitation Center on 200
14 South. Mr. Haws stated he spoke with their attorney and they are still in the process of
investigation and haven't submitted a new application. He indicated that some of the
16 neighbors have filed a lawsuit over the CC&R's. He pointed out the city is not involved
in this litigation as we don't know if or when they will file a new application.

18
20 **9. Planning Director Report – General City Updates.**

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

24 **ADJOURN –**

26 COMMISSIONER SCHAUERS MADE A MOTION TO ADJOURN THE
MEETING AT 7:20 PM. COMMISSIONER MARCHBANKS SECONDED THE
28 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 Approved – October 12, 2021

32
34

Sharon Call, Chairperson

36
38

Michael Florence, Planning Director

Item: 4 Building Site Approval – Aquatech Pool – 162 Denali Dr

Date: October 12, 2021

Project Address: 162 Denali Dr

Applicant: Jeremy Fink

Property Owner: Jeremy and Jenelle Fink

Current Zone: R1-12 (Residential)/
Hillside Protection District Overlay

Parcel ID: 36:928:0040

Type of Decision: Administrative

Council Action Required: No

Presenting Staff: Mary Barnes



Summary of Key Issues

- Jeremy Fink owns the home at 162 Denali Dr. and is requesting to construct a pool in his backyard.
- The property is located in the R1-12 Hillside Protection District, which calls for Planning Commission approval for accessory buildings or structures, including swimming pools (LCC 17.57.060(4)).

Overview

1. Lindon City Code Chapter 17.57.060(d) states the following:
 - a. *Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc. shall be approved by the planning commission.*
2. The average slope of the property is 20% or less
3. The city engineer has reviewed the applicants petition and finds no concerns with the proposal
4. For this building site approval, the Planning Commission is the final Land Use Authority.
5. The applicants will be providing a geo technical study to the building department for review and special inspections will be completed when the pool is constructed.

Ordinance requirements.

Title 17.57.060 Building Site Requirements

1. Each lot or parcel of land shall contain a primary building site appropriate to accommodate the primary residential structure, which building site shall be outlined on the subdivision plat. The primary building site shall include a buildable area of sufficient size to allow not less than two thousand five hundred (2,500) square feet of footprint for the residential structure, after allowing for all required setbacks, and other requirements.
2. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend closer than twenty (20) feet from the lot or parcel boundary lines, nor more than thirty (30) feet, horizontally, in front, to the rear or to the side of the proposed structure unless a greater distance is approved by the planning commission upon a showing by the developer that a greater distance will not be contrary to the purpose of this chapter.
3. The primary building site shall have a natural or manmade slope of twenty (20) percent or less.
4. *Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc., shall be approved by the planning commission.*
5. The driveway(s) to the building site shall have a maximum slope of twelve (12) percent and shall have direct access to a public street.

Staff Analysis

The city engineer and the planning department have reviewed the applicants request do not have any concern due to the relatively low slope of the property and that the applicant is working with a geo technical engineer to ensure that the area for the pool is safe.

Motion

I move to (approve, deny, or continue) the applicants request to construct a swimming pool 162 Denali Dr. in the R-12 Hillside Overlay with the following conditions:

- a) A geotechnical report by a licensed geotechnical engineer be submitted to city staff for review and approval as part of the building permit; and
- b) All items of the staff report.

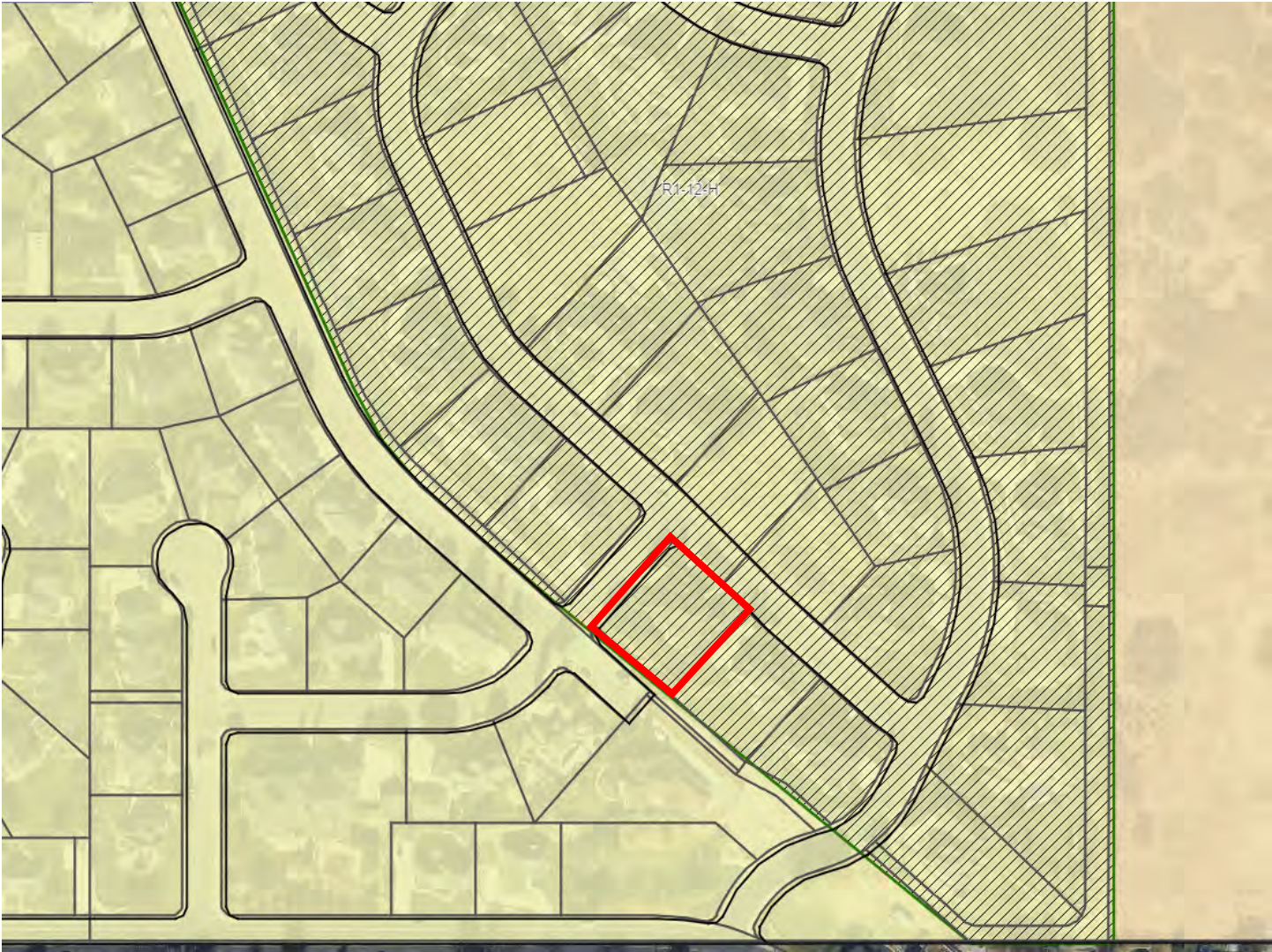
Exhibits

1. Aerial photo
2. Zoning map
3. Pool site plan
4. Pool layout

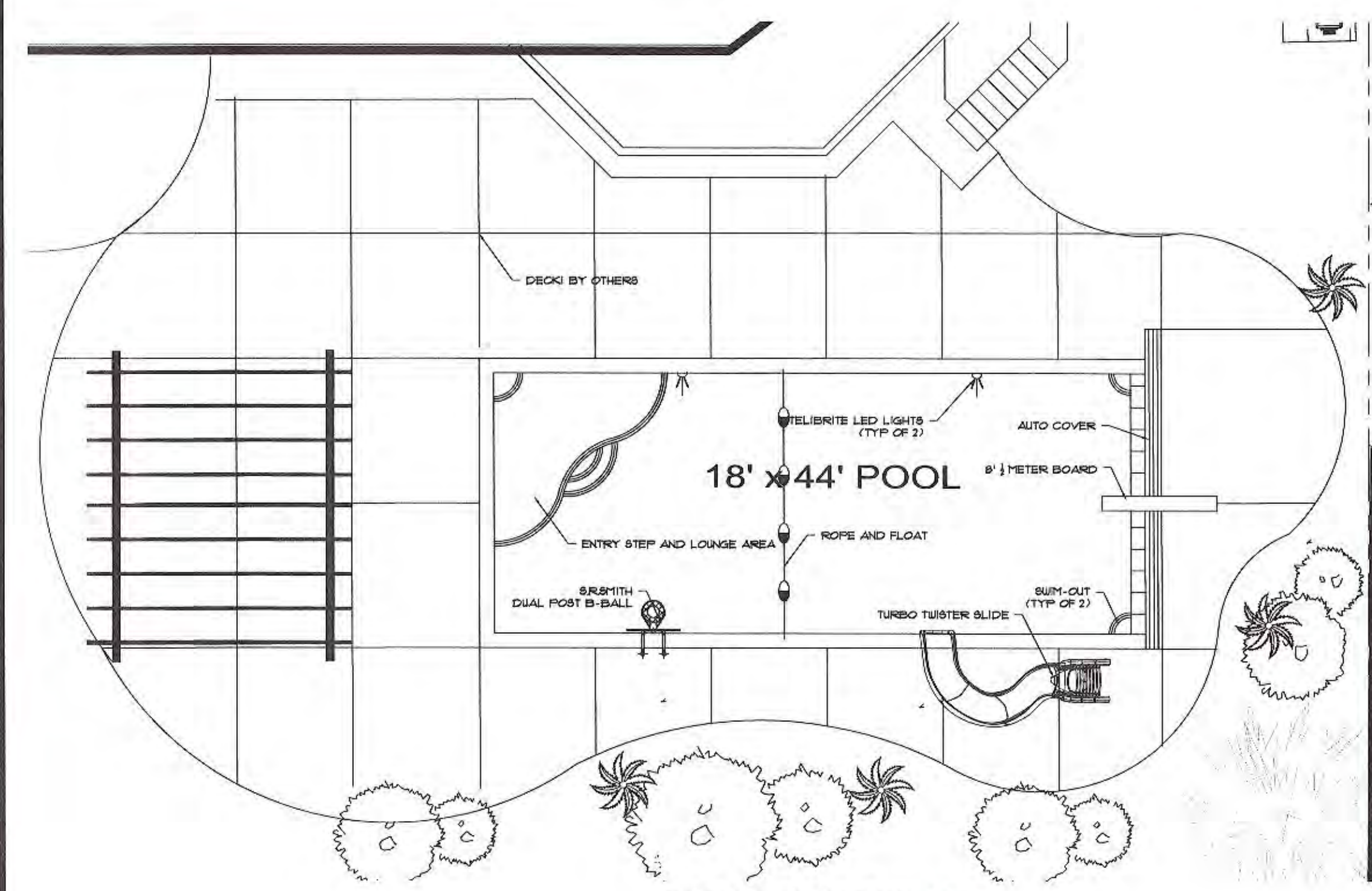
Exhibit 1



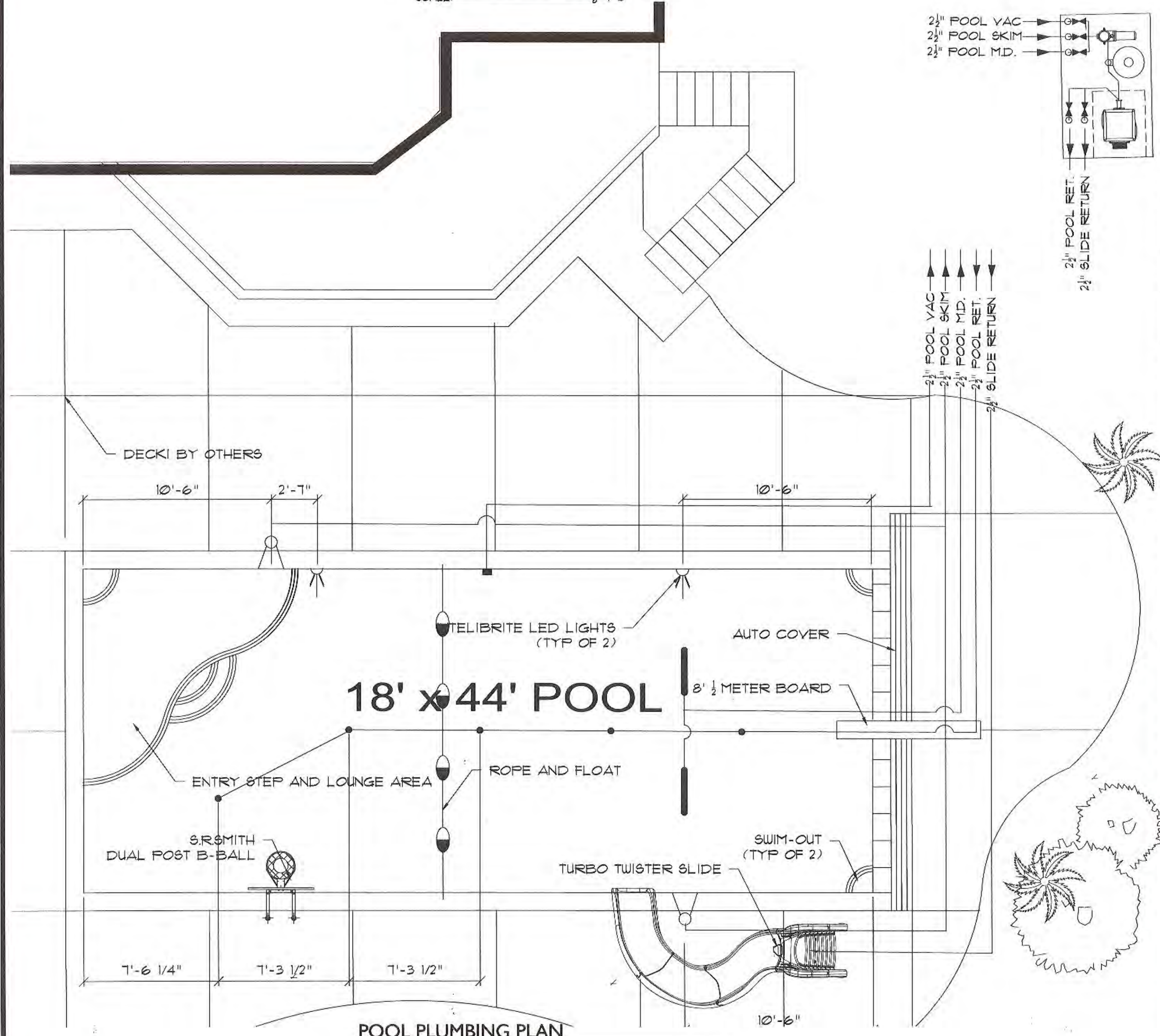
Exhibit 2



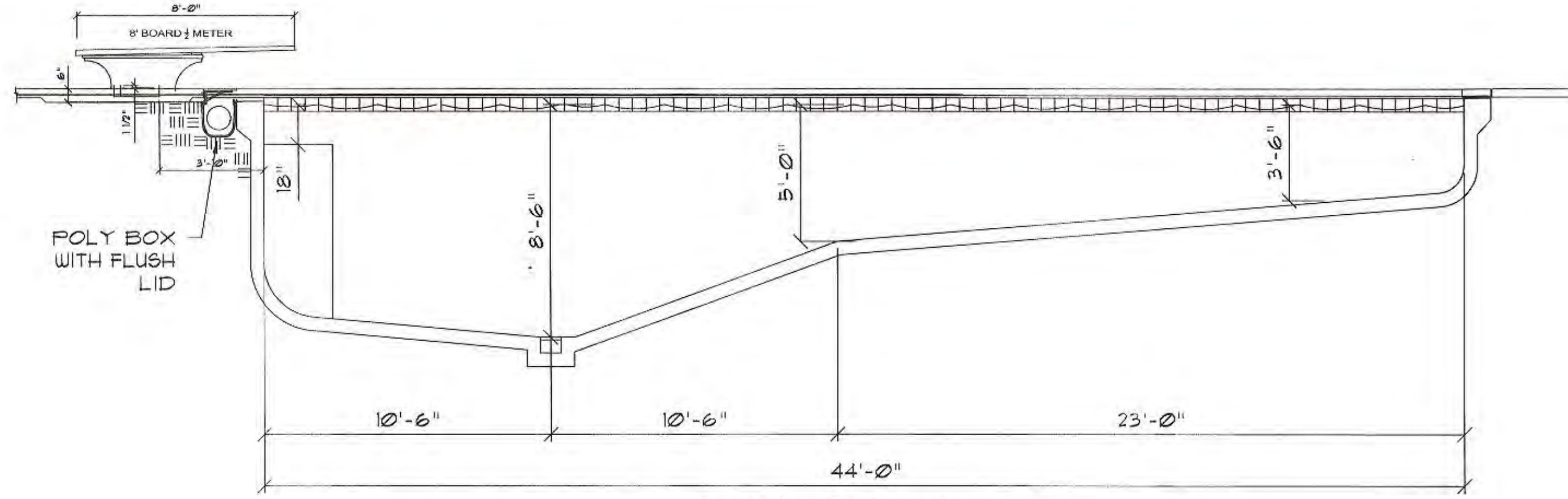




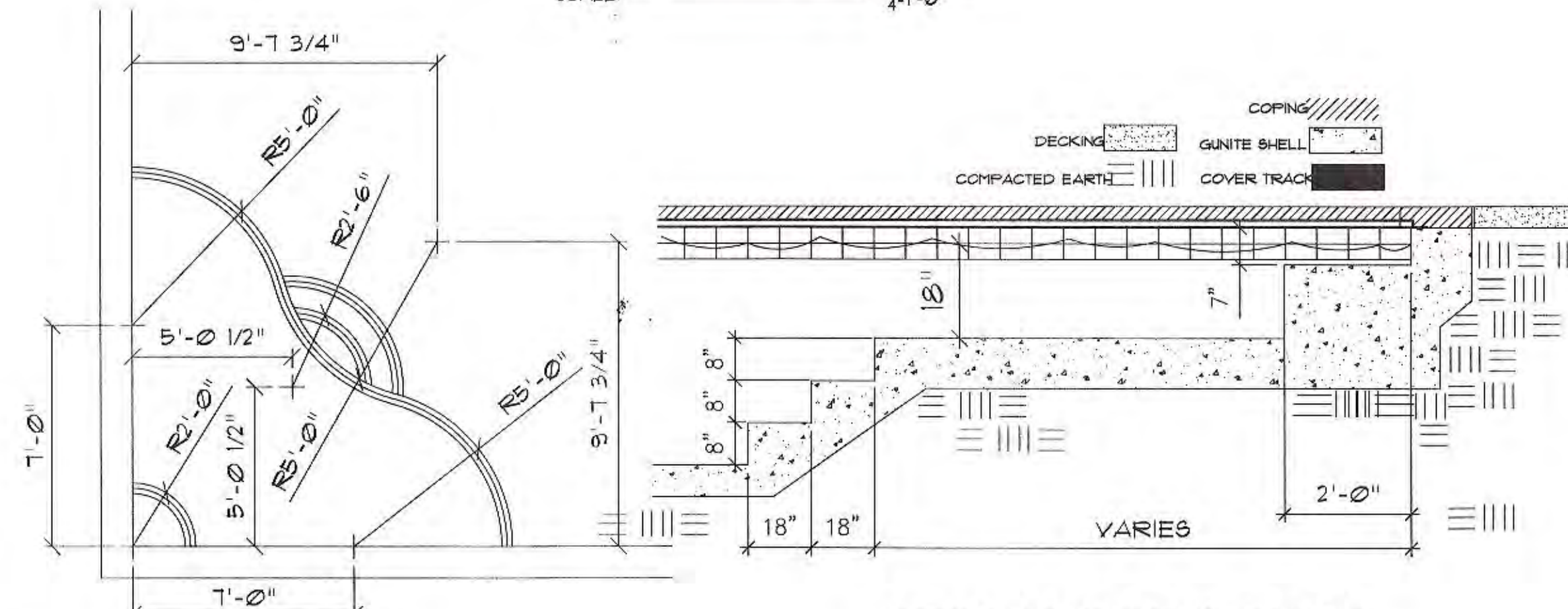
POOL LAYOUT PLAN
SCALE: 1/4" = 1'-0"



POOL PLUMBING PLAN
SCALE: 1/4" = 1'-0"

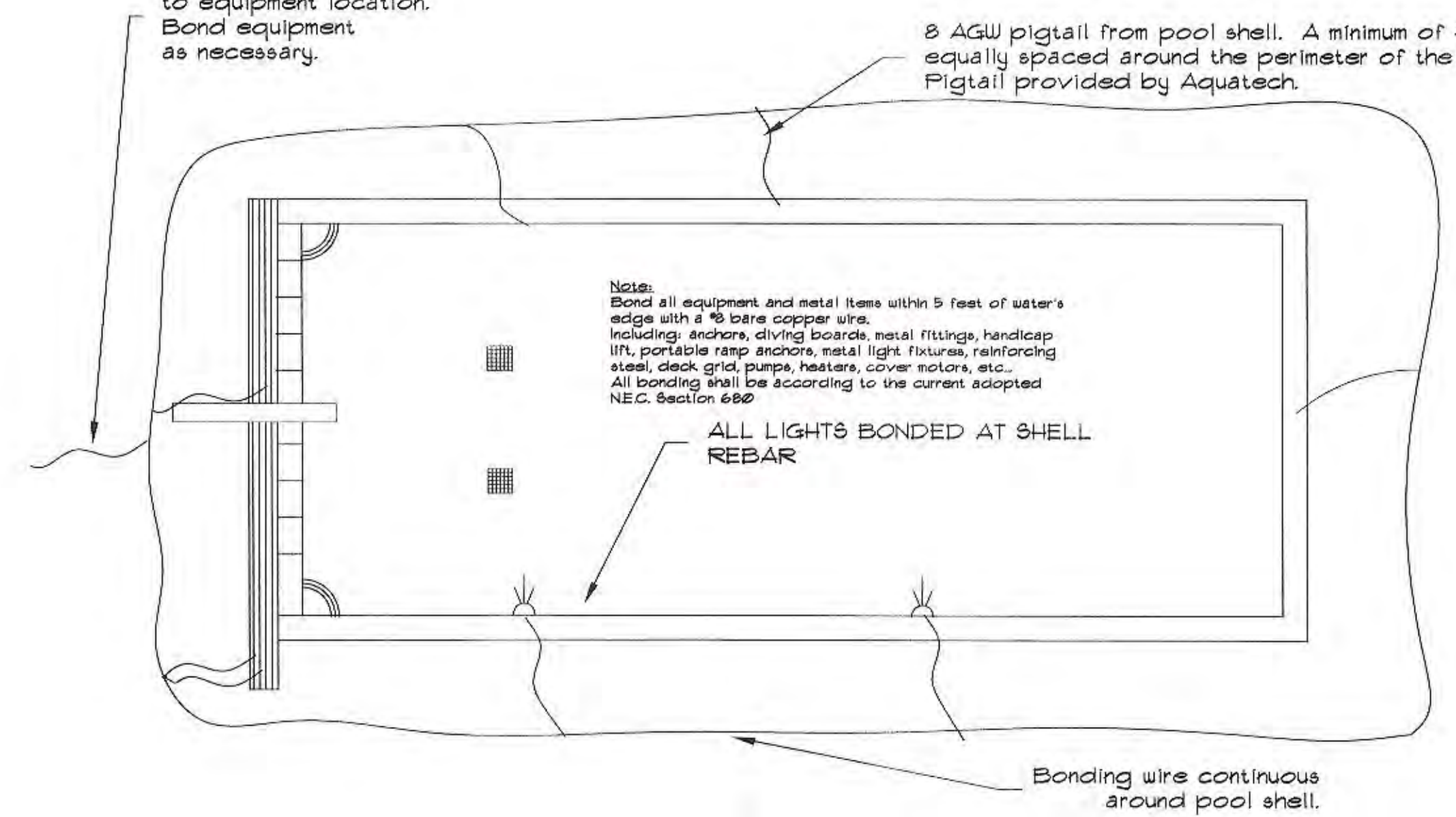


SECTION THRU POOL
SCALE: 1/4" = 1'-0"



STEP DETAILS
SCALE: NONE

SECTION THRU STEP/LOUNGE
SCALE: NONE



POOL BONDING PLAN
SCALE: 1/4" = 1'-0"

POOL DATA

PERMIT # ----
POOL SIZE: 18' x 44' DEPTHS: 3'-6" TO 8'-6"
SHAPE: RECTANGLE AREA: 132 SQ. FT.
PERIMETER: 124 LF VOLUME: 25640 GALS.

POOL FILTRATION:

■ CLEAN & CLEAR CARTRIDGE SIZE: 520 SQ. FT.

CIRCULATION PUMPS:

CIRC. PUMP: MODEL: FENTAIR V6

THREAPY JET: MODEL: _____

BLOWER: MODEL: _____

WATER FEATURE PUMP: MODEL: _____

ELECTRONIC WATER LEVEL CONTROLLER: □ NIC ■ INCL. MODELL: VOLOR

WATER PURIFICATION:

■ INTELLICHEM ■ INTELLICLOR

POOL HEATING:

■ FUEL: □ NATURAL GAS □ PROPANE TEO

MAKE & MODEL: 400/200 NT FENTAIR BTU INPUT: _____

UTILITIES:

GAS LINE: □ AQUATECH ■ OTHERS (N.I.C.) □ CHANGE ORDER

GAS CONNECTION: □ AQUATECH □ OTHERS (N.I.C.)

ELECTRICAL SUPPLY: □ AQUATECH ■ OTHERS (N.I.C.)

ELECTRICAL CONNECTION: □ AQUATECH □ OTHERS (N.I.C.)

NOTES: VENTING COMBUSTION AIR FRESH WATER (N.I.C.)

POOL FITTINGS:

MAIN OUTLET: POOL: SIZE: CHANNEL REQ'D TWO

SPA: REQ'D

SKIMMER (S): POOL: TYPE: SURFACE REQ'D TWO

SPA: REQ'D

INLETS: POOL: TYPE: FLOOR REQ'D FIVE

SPA: TYPE: REQ'D

VACUUM FITTINGS: □ THRU SKIMMERS ■ WALL ONE

POOL CLEANER: ■ AUTOMATIC ■ MANUAL KIT ■ REBEL

POOL PIPING:

FILTER PLANT FACE PIPING - PVC SCHEDULE 40

POOL PIPING - PVC SCHEDULE 40 (SIZE AS PER PLAN)

POOL CONTRACTOR TO IDENTIFY ALL VALVES & PIPING

POOL DECK EQUIPMENT:

DIVING BOARD (S): LENGTH: □ 6' □ 8' □ 10'

DIVING STAND (S): SIZE: □ 1/2 METER □ 3/4 METER □ OTHER

GATES: ■ DUAL POST BASKETBALL □ B-BALL ANCHORS ONLY

UMBRELLA SLEEVES WITH CAP □ REQ'D

SR SMITH ARTISAN STYLE HANDRAIL □ ANCHORS ONLY

SPA COVER: INCLUDED TYPE: _____

POOL COVER: INCLUDED TYPE: AUTOMATIC

COVER HOUSING: POLY BOX GUNITE

TYPE OF LID: □ STANDARD ■ FLUSH LID

BALK ON TRAY: □ NIC □ TRAY ONLY □ PRE-CAST

POOL LIGHTING:

UNDERWATER LIGHT (S)

POOL THREE □ 500 WATT ■ LED LIGHT □ LED WHITE ONLY

SPA □ 100 WATT □ LED LIGHT □ LED WHITE ONLY

LOW VOLTAGE LIGHT (S): QTY: --- TYPE: ---

SYSTEM CONTROLLER:

■ EASY TOUCH TO BE DETERMINED ON CHANGE ORDER

BODIES OF WATER: ■ SINGLE □ DUAL □ SEPARATE (INTELLITOUCH ONLY)

N-HOUSE REMOTE: ■ WIRED □ WIRELESS

SCREEN LOGIC: □ WIRED □ WIRELESS

POOL COPING:

■ CANTILEVER DECK STAMPED □ OTHER (N.I.C.)

POOL DECKING:

□ BOMANITE □ STAMPED □ BRUSHED CONCRETE ■ OTHER (N.I.C.)

SQUARE FOOTAGE: BY OTHERS

DECKING AROUND POOL PERIMETER TO SLOPE 1/4"

PER FT. AWAY FROM POOL EDGE

POOL AND SPA TILE

TILE: --- SQ. FT.

TRIM TILE: --- SQ. FT.

OUTSIDE OF SPA: --- SQ. FT.

POOL FINISH:

■ WHITE PLASTER □ KRYSTAL KRETE ---

□ SUNSTONE □ QUARTZSCAPES

□ OTHER

NOTE: N.I.C. DESIGNATED MEANS NOT IN CONTRACT.

BACKWASH PUMP & PUMP PIT (IF REQUIRED) N.I.C.

□ REQUIRED ■ NOT REQUIRED

GENERAL NOTES

1. ENTIRE POOL AND SPA TO BE ENCLOSED WITH 6' FENCE AS PER LOCAL CITY BUILDING CODE. FENCE MUST BE IN PLACE PRIOR TO FILLING POOL. (BY OTHERS)

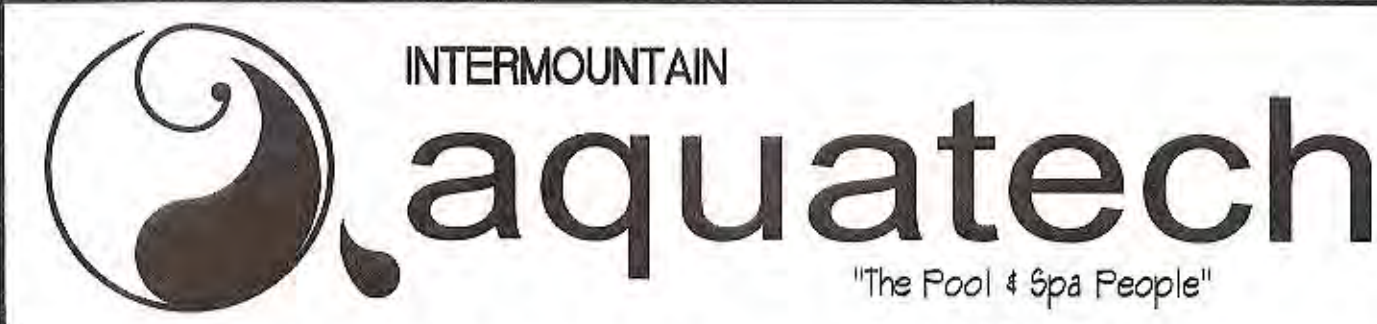
2. ALL GRADING ACCORDING TO NEC. SEC. 680 (INCL. LIGHTS, HANDRAILS, ETC.)

3. NO OUTLETS WITHIN 10' OF POOL. ALL OUTLETS 10' TO 20' FROM POOL TO BE GFI, PROTECTED BY GENERAL CONTRACTOR - (N.I.P.C.)

A Residential Pool For: _____

REVISIONS

THIS DRAWING OR BLUEPRINT IS THE PROPERTY OF AQUATECH POOLS AND MAY BE USED ONLY IN REFERENCE TO WORK PROPOSED OR CONTRACTED BY AQUATECH POOLS AND SHALL NOT BE COPIED OR OTHERWISE USED, NOR SUBMITTED TO THIRD PARTIES FOR EXAMINATION WITHOUT OUR CONSENT.



9435 SOUTH 255 WEST
SANDY, UTAH 84070
UTAH LICENCE #125127-5501

"The Pool & Spa People"

(801) 563-0120
(800) 373-0120
FAX (801) 563-0750

PROJECT: JEREMY FINK EMAIL: JFINK32@YAHOO.COM
LOCATION: 162 DENALI PLACE PHONE: 514-659-1069
CITY/STATE: LINDON / UTAH ZIP CODE: 84042
LANDSCAPER: _____
JOB SUPER: JIM CHRZ EMAIL: JIMC@AQUATECHUTAH.COM PHONE: 801-232-7685
DESIGNER: DERRICK VALDEZ EMAIL: DVALDEZ@AQUATECHUTAH.COM PHONE: (801) 554-8362
DRAWN BY: DERRICK VALDEZ DATE: 8-25-2021 SHEET

REVIEW BY: WATER DESIGN, INC. 9/14/2021
BASIS OF: Structural Design Job # 21-139125

Item: 5 Site Plan Approval – Tagg N Go – 195 North State Street

Date: October 12, 2021

Applicant: Conner Atkin

Project Address: 310 North State Street

Property Owner: Pick-A-Part Properties, LLC

General Plan: Commercial

Current Zone: Commercial General (CG)

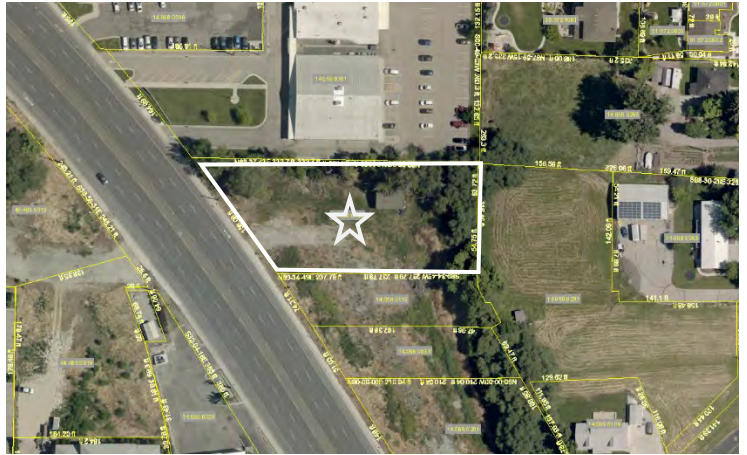
Parcel ID: 14:068:0120

Lot Size: 0.85 acres

Type of Decision: Administrative

Council Action Required: No

Presenting Staff: Mary Barnes



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 one story, 5,413 square foot, one-lane car wash with 19 vacuuming bays at 310 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 (CG) – Alpine School District facilities

East: Residential (R1-20) – Single Family Homes

South: Commercial General (CG) – Vacant Property (Future City Park retail)

West: Commercial General (CG) – Vacant Property and Taylor Drug

Site Development Standards

Parking

1. 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 office uses require one parking stall per 350 ft of office space. Tagg N Go has 655 feet of office space, and has provided 5 parking spaces, meeting the parking requirement for office use.
2. Per Lindon City's Development Manual, 1 ADA parking spot has been provided in this parking lot.
3. The proposed site plan also provides 19 vacuum bays on the property.

Traffic Circulation

Access to the subject property will be from State Street. The parking lot will be connected to the neighboring City Park Retail development, using the shared access easement in the plat approved on September 14, 2021. The applicant has worked with City Staff to provide adequate space in their parking lot for backing up out of the parking stalls.

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 at least every 30' along the landscaped berm	6 trees, each 30' apart, are provided along the State Street portion of the property.	Yes
20% of lot in landscaped open space	11,035 sq. ft. landscaping	Yes
Landscaping must be 70% vegetation and 30% other ground covers.	Current plan meets the 70% vegetation requirements	Yes

Site Requirements

- The proposed plan meets the minimum lot size requirement of 20,000 square feet. The site is 43,321 square feet.
- A 7 ft masonry wall will be constructed on the east side of the property, as required by City Code.
- Streetlights will match the current lights on State Street and be spaced 100' apart, as required by the commercial design standards.
- All building setback requirements are met.

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
Massing and Form	A significant amount of the primary ground story facade facing public streets... should be transparent glazing. The ground floor of the primary façade shall be 60% fenestration at the pedestrian level.	The street facing facade of the building is primarily stone veneer and stucco with an employee entrance, and meets the 60% fenestration requirement. The usable area of the primary façade also meets the 60% fenestration requirement. It is not feasible for a car wash to ensure 60% fenestration on the entire primary façade; therefore, the applicant has broken up the building with other assorted architectural elements.
Height and Scale/Size	Facades should be broken up every 15' to 25' with color, change of building materials, depth, height, or other	The primary façade has four total canopies/awnings, a mix of building

	architectural characteristics. Windows, doors, art or architectural detailing are all options for a blank wall.	materials, and adequate building lighting to create depth in the design. The façades are broken up every 15' to 25' with architectural characteristics. The overall height of the building is approximately 28 feet.
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 with some sloped roofing and parapet designs. The sloped roofing is compatible with the primary exterior material of the building.
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 are a combination of honed CMU, synthetic stucco, and decorative stone veneer with stone caps. Honed CMU covers 45.8% of the building, and the stone covers 19.7% for a total of 65.5% of the building. Stucco covers 27.2% of the building. The required secondary materials that are used equal less than 40%.
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 anodized aluminum, and the windows around the entrance to the building reach the ground.
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 stone veneers with stone caps around the entrance and exit of the car wash, and around other key areas of the building, such as the entrance of the office. There will also be different architectural 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.

Floodplain Approval

The property is located in flood zone A, as seen in exhibit 6. According to floodplain regulations, buildings must have a 1 ft freeboard above base flood elevation. Base flood elevation (BFE) for this site is 4645.81, therefore, the carwash will be built at a first-floor elevation (FFE) of 4646.81. According to LCC 17.62.190, the floodplain administrator reviews and makes the final decision on floodplain development permits. The floodplain administrator is the planning director (LCC 17.62.180).

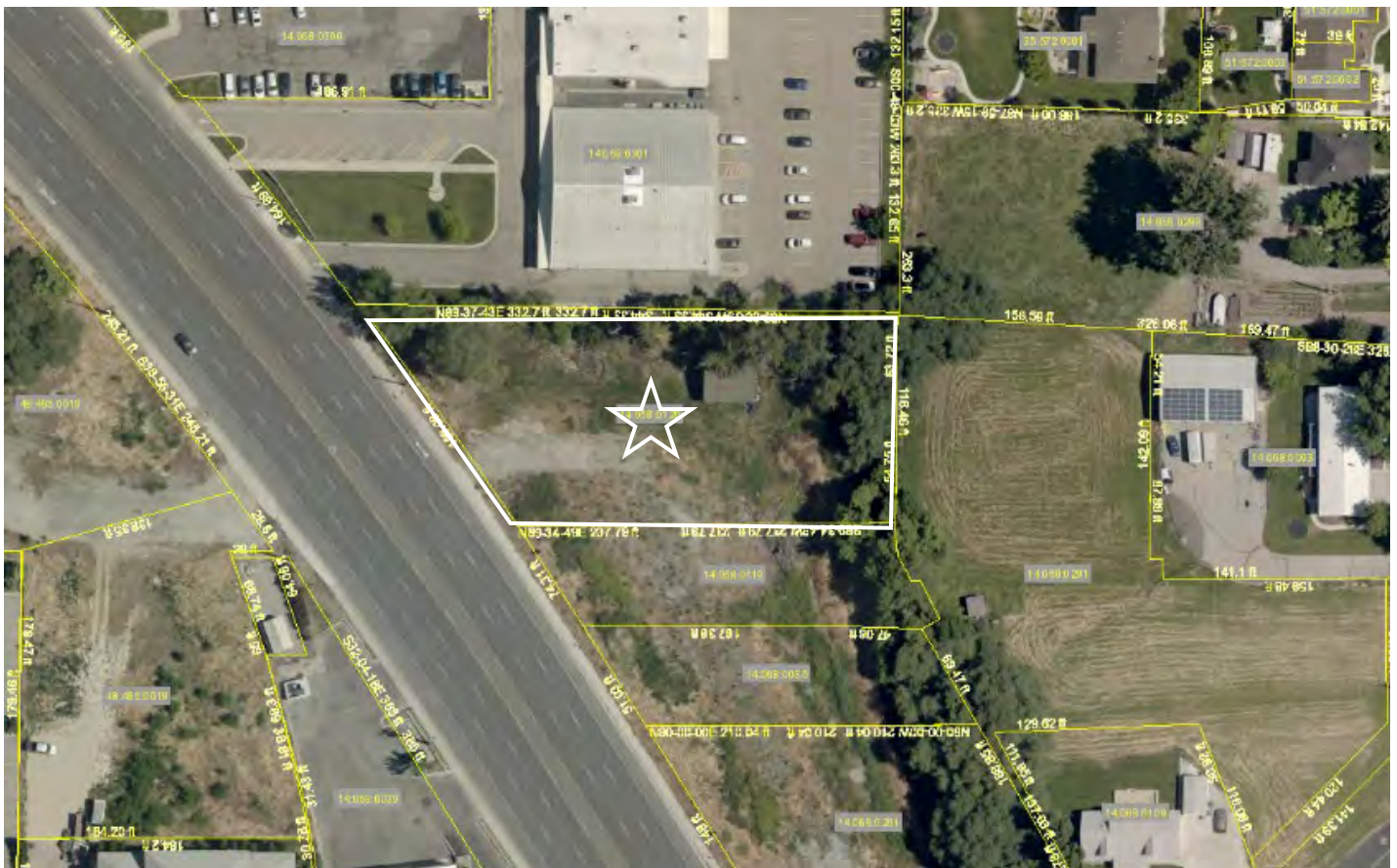
Staff Analysis

City staff believes that this development will be an amenity to Lindon City. The car wash will serve the residents of Lindon and motorists from State Street.

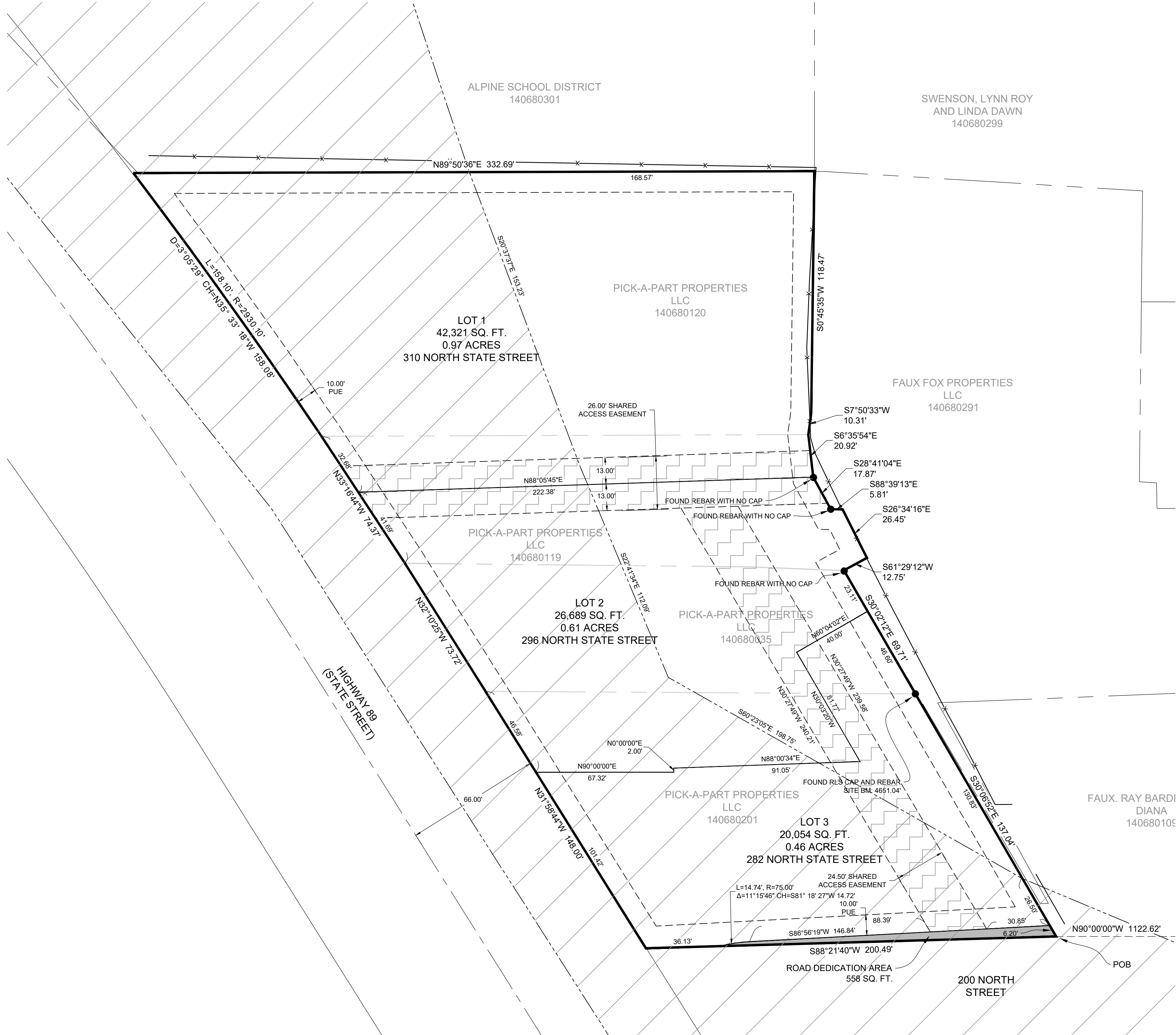
Exhibits

1. Aerial photo
2. Approved Plat
3. Landscaping Plan
4. Site plan
5. Building elevations
6. Floodplain map

Exhibit 1



CITY PARK RETAIL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
LINDON, UTAH COUNTY, UTAH



NORTHEAST CORNER
SEC. 33, T5S, R2E, SLB&M

VICINITY MAP
NOT TO SCALE



Scale in Feet
1" = 30'

LEGEND

- UTAH COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- ORIGINAL PARCEL LINE
- ROAD DEDICATION AREA
- FLOOD ZONE "A"
- SHARED ACCESS EASEMENT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH)

On this _____ day of _____, 2021, before me
A Notary Public, personally
appeared STEVE WILLIAMSON. Proved on the basis of satisfactory
evidence to be the person(s) whose name(s) (is/are) subscribed to this
instrument, and acknowledged (he/she/they) executed the same. Witness
my hand and official seal.

STAMP

NOTARY PUBLIC

EAST QUARTER CORNER
SEC. 33, T5S, R2E, SLB&M

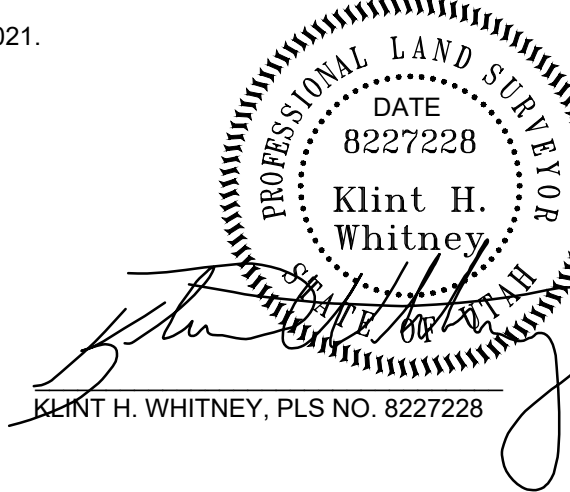
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED NORTH 0°08'57" WEST 439.94 FEET ALONG THE EAST LINE OF SAID QUARTER AND NORTH 90°00'00" WEST 1122.62 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 88°21'40" WEST 200.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOLLOWING FOUR (4) COURSES; (1) NORTH 31°58'44" WEST 148.00 FEET; (2) NORTH 32°10'25" WEST 73.72 FEET; (3) NORTH 33°16'44" WEST 74.37 FEET; (4) ALONG THE ARC OF A 2930.10 FOOT RADIUS CURVE TO THE LEFT 158.10 FEET, HAVING A CENTRAL ANGLE OF 3°05'29" WITH A CHORD BEARING NORTH 35°33'18" WEST 158.08 FEET; THENCE NORTH 89°50'36" EAST 332.69 FEET; THENCE SOUTH 0°45'35" WEST 118.47 FEET; THENCE SOUTH 7°50'33" WEST 10.31 FEET; THENCE SOUTH 6°35'54" EAST 20.92 FEET; THENCE SOUTH 28°41'04" EAST 17.87 FEET; THENCE SOUTH 88°39'13" EAST 5.81 FEET; THENCE SOUTH 26°34'16" EAST 26.45 FEET; THENCE SOUTH 61°29'12" WEST 12.75 FEET; THENCE SOUTH 30°02'12" EAST 69.71 FEET; THENCE SOUTH 30°06'52" EAST 137.04 FEET TO THE POINT OF BEGINNING. CONTAINING 89,567 SQUARE FEET OR 2.06 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS CITY PARK RETAIL SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2021.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

CITY PARK RETAIL SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO LINDON, UTAH COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY LINDON, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2021.

BY: STEVE WILLIAMSON

W.P. LINDON, LLC

BY:

RCQ, LLC

BY:

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH)

On this _____ day of _____, 2021, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of RCQ, LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH)

On this _____ day of _____, 2021, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of W.P. LINDON, LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WORTH DEVELOPMENT. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING UTAH COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°08'57" WEST UTAH COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

NOTES

- ZONE (C-G) CURRENT YARD SETBACKS: FRONT: 20 FEET; SIDE OR REAR YARD 0 FEET WHEN ADJACENT TO NONRESIDENTIAL ZONE; SIDE OR REAR YARD 40 FEET WHEN ADJACENT TO RESIDENTIAL ZONE.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SUBJECT PROPERTY ALSO FALLS IN ZONE "A" - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED. PER FEMA MAP NO. 49049C0330F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
- OCCUPANCY RESTRICTION NOTICE**
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

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 _____

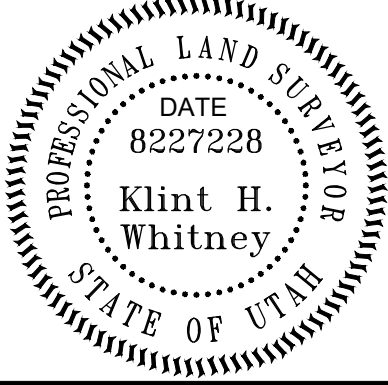
CONDITIONS OF APPROVAL

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK - RECORDER SEAL



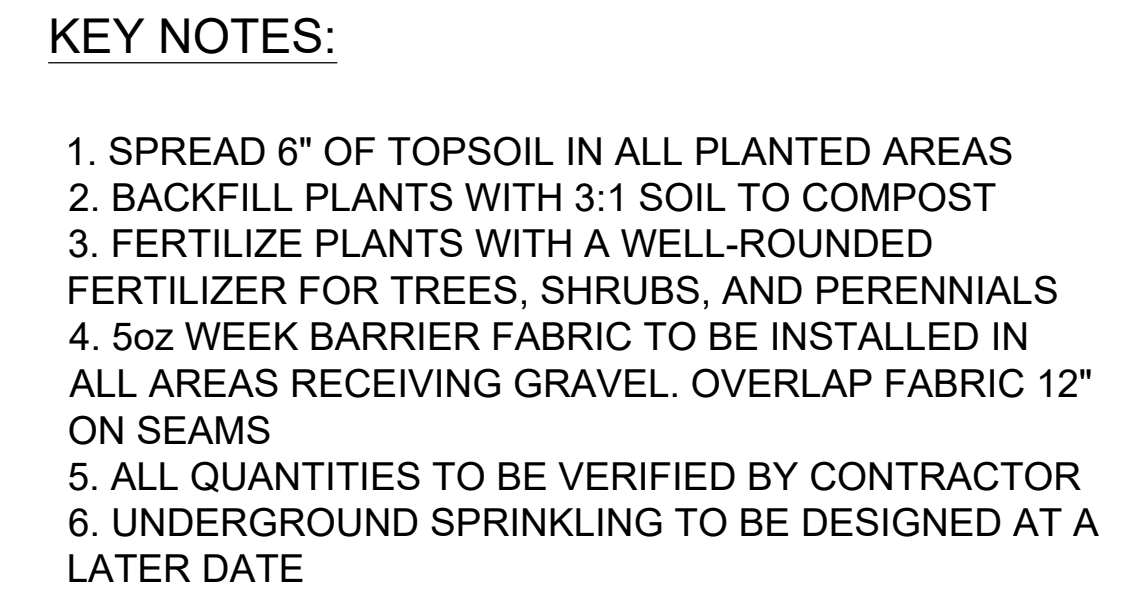
DEVELOPER:
WORTH PARTNERS
BRETT JONES
801-631-9540
2637 N WASHINGTON BLVD #318
NORTH OGDEN, UT 84414

S1
1

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

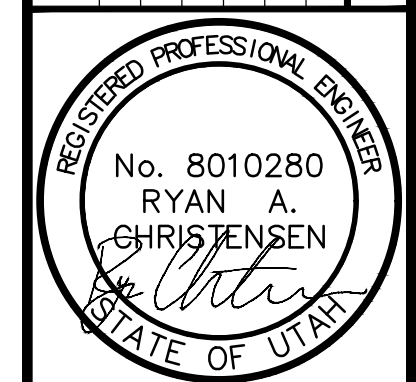




SHRUBS				
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	5 GAL	26
	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	5 GAL	12
	RHUS TYPHINA 'BAILTIGER'	TIGER EYES SUMAC	5 GAL	17
PERENNIALS				
	LA VENDULA X INTERMEDIA 'PHENOMENAL'	PHENOMENAL LAVENDER	1 GAL	4
	MISCANTHUS SINENSIS 'GRACILIMUS'	MAIDEN GRASS	1 GAL	33
	PENNISETUM ALOPECUROIDES 'FAMEN'	DWARF FOUNTAIN GRASS	1 GAL	16
	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	1 GAL	18
	2'-3' BOULDERS	BLONDE	EA	29
	KENTUCKY BLUE GRASS SOD	8.563	SQFT	77%
	1" OQUIRRH MOUNTAIN COBBLE	2.555	SQFT	23%

REVISIONS		SCALE	1" = 20'
DATE	DESCRIPTION	DATE	8-31-2021
		DESIGN	RC
		DRAWN	LZ
		CHECKED	RC

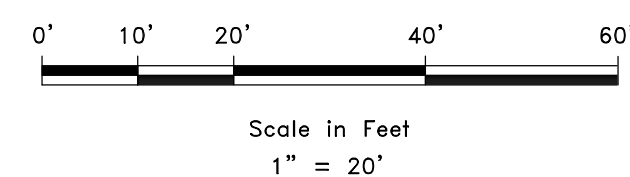
DWG. # 2311 - MURPHY UNION DESIGN (S&P) - 2/2020 - 2/2021 (REV)

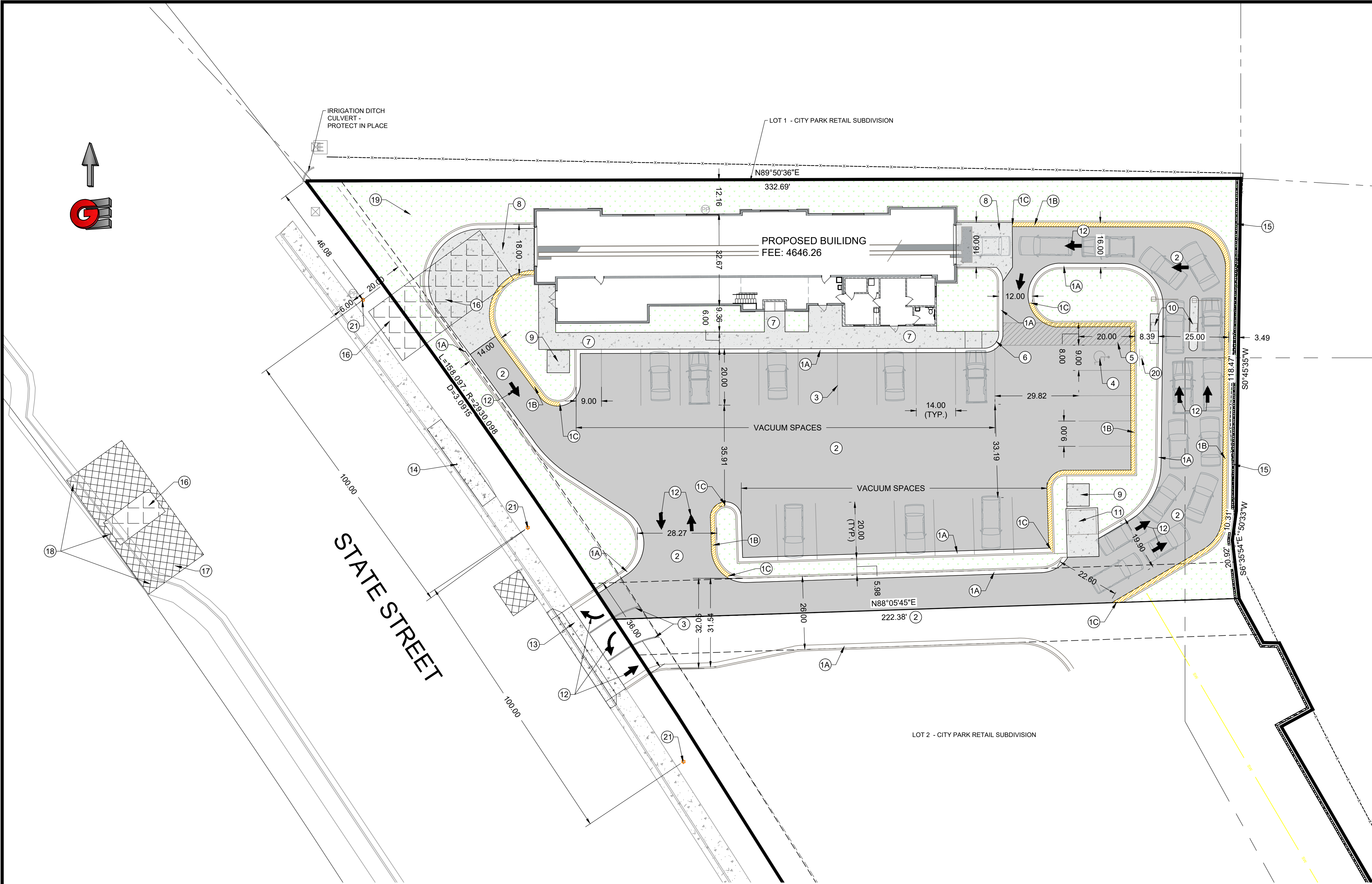


LANDSCAPING - LOT 1
TAGG-N-GO EXPRESS CARWASH
310 NORTH STATE STREET
LINDON, UTAH COUNTY, UTAH

**GARDNER
ENGINEERING**
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CE1-05





KEY NOTES:

- 1A 24" STANDARD CURB AND GUTTER (SEE DETAIL 1 ON SHEET CE2-01)
- 1B 24" OPEN FACE CURB AND GUTTER PER LINDON CITY STANDARDS (SEE DETAIL 1 ON SHEET CE2-01)
- 1C TRANSITION FROM OPEN FACE CURB TO STANDARD CURB
- 2 CONCRETE PAVING SECTION (SEE DETAIL 5 ON SHEET CE2-01) (6" CONCRETE / 6" BASE COURSE)
- 3 TYPICAL PARKING STRIPING TO BE 4" WHITE
- 4 ADA PARKING STALL (PAVEMENT MARKER AND SIGN REQUIRED - SEE DETAIL 8 ON SHEET CE2-01)
- 5 ADA "NO PARKING" PAVEMENT MARKING (SEE DETAIL 9 ON SHEET CE2-01)
- 6 ADA RAMP PER ADA STANDARDS AND GUIDELINES (SEE DETAIL 6 ON SHEET CE2-01)
- 7 CONCRETE SIDEWALK (SEE DETAIL 3 ON SHEET CE2-01)
- 8 CEMENT CONCRETE PAVEMENT SECTION (SEE DETAIL 4 ON SHEET CE2-01)
- 9 VACUUM PAD (SEE ARCHITECTURAL PLANS)
- 10 PAY STATION (SEE ARCHITECTURAL PLANS)
- 11 TRASH ENCLOSURE (SEE DETAIL 17 ON SHEET CE2-02)
- 12 STRIPING AND ARROWS PER LINDON CITY STANDARDS
- 13 INSTALL DRIVEWAY AND SIDEWALK ACCESS ONTO STATE STREET PER UDOT STANDARDS GW 3A (SEE DETAIL ON SHEET CE2-05)
- 14 REPLACEMENT OF CURB AND GUTTER SIDEWALK PER UDOT STANDARDS
- 15 7" MASONRY BOARDER WALL (PER LINDON CITY STANDARDS)
- 16 SEWER LATERAL BORING TRENCHES PER UDOT STANDARDS (SEE DETAIL ON SHEET CE2-05)
- 17 UDOT ROAD PATCH (2" MILL 20' PAST TRENCH EACH WAY, CUTS PERPENDICULAR TO LANES AND PARALLEL TO LANES AT LINE DIVIDER OR AT CENTER OF LANE, AND PATCH PER UDOT REQUIREMENTS)
- 18 REPLACE SIDEWALK AND CURB & GUTTER AS NEEDED FOR BORING SANITARY SEWER LINE.
- 19 DETENTION POND / LID
- 20 ADA SIGN (SEE DETAIL 7 ON SHEET CE2-01)
- 21 WASHINGTON POSTLITE STREET LIGHT PER CITY STANDARDS (SEE DETAIL 20 ON PAGE CE2-02). EACH LIGHT SHOULD BE SPACED 100' FROM EACH OTHER AND 3 FEET FROM BACK OF SIDEWALK

VICINITY MAP:



GENERAL SITE PLAN NOTES:

- 1. STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
- 2. ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
- 3. ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
- 4. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.
- 5. MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED ¼" VERTICAL OR ½" WHEN BEVELED. 2009 ANSI 117.303.502.5.
- 6. AISLE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS. SEE ALSO DETAIL SHEETS.
- 7. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
- 8. SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
- 9. ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- 10. ALL INLETS SHALL HAVE BICYCLE SAVE GRATES.
- 11. NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING.
- 12. PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.
- 13. CONTRACTOR SHALL COORDINATE SEWER BORING WITH LINDON CITY AND UDOT.
- 14. SEE ARCHITECTURAL PLANS FOR BUILDING PLANS AND TRENCH DRAIN WITHIN BUILDING
- 15. REFER TO ARCHITECTURAL DRAWING FOR PAY STATION, GATES, AND VACUUM SPECS
- 16. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICAN WITH DISABILITIES ACT" (ADA)
- 17. 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

SITE INFORMATION

BUILDING	5,413 SF	12.79%
CONCRETE PAVEMENT	20,248 SF	47.84%
CONCRETE	5,625 SF	13.29%
LANDSCAPING/GRAVEL	11,035 SF	26.07%
TOTAL SITE AREA:	42,321 SF	100.0%
	0.97 ACRES	

PARKING STALLS PROVIDED:	24 SPACES
ADA PARKING STALLS:	1 SPACES
VACUUM PARKING STALLS:	19 SPACES
OFFICE PARKING STALLS:	5 SPACES
-OFFICE: 655 SF	
-CARWASH/MECHANICAL: 4,758 SF	

BENCHMARK - SEWER MANHOLE, ELEVATION 4641.86'
GPS 40°20'34.53"N 111°43'16.91"W,
WEST SIDE OF SITE ON STATE ST.

OWNER - CONNER ATKIN - PO BOX 911839
ST GEORGE, UT 84791

DEVELOPER - TAGG-N-GO EXPRESS CARWASH

BUILDING	BUILDING
SIDEWALK	SIDEWALK
TBC	TBC
CONCRETE PAVEMENT	CONCRETE PAVEMENT
PARKING STRIP	PARKING STRIP
EX. SIDEWALK	EX. SIDEWALK
EX. TBC	EX. TBC
EX. ASPHALT	EX. ASPHALT
SETBACK LINE	SETBACK LINE
ADJOINER	ADJOINER
EASEMENT	EASEMENT
PARKING EASEMENT	PARKING EASEMENT
BOUNDARY LINE	BOUNDARY LINE
LOT LINE	LOT LINE
NEW CONCRETE PAVEMENT	NEW CONCRETE PAVEMENT
NEW CONCRETE	NEW CONCRETE
OPEN FACE CURB AND GUTTER	OPEN FACE CURB AND GUTTER
LANDSCAPING	LANDSCAPING
UTILITY TRENCHES	UTILITY TRENCHES
UDOT ASPHALT PATCH	UDOT ASPHALT PATCH

SCALE: 1" = 20'

DATE: 8-31-2021

DESIGN: RC

DRAWN: LZ

CHECKED: RC

REVISIONS

DESCRIPTION

DATE

REGISTERED PROFESSIONAL ENGINEER

No. 8010280

RYAN A. CHRISTENSEN

STATE OF UTAH

SITE PLAN - LOT 1

TAGG-N-GO EXPRESS CARWASH

310 NORTH STATE STREET

LINDON, UTAH COUNTY, UTAH

GARDNER ENGINEERING

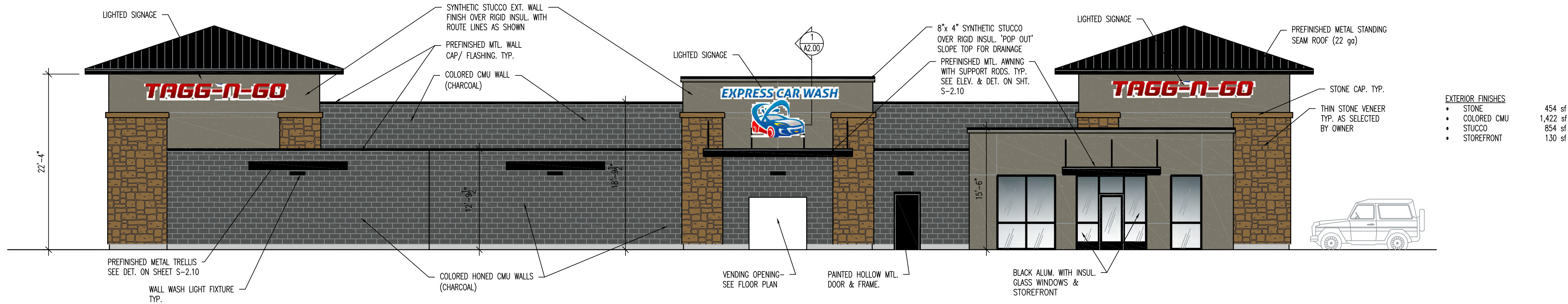
CIVIL - LAND PLANNING

MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

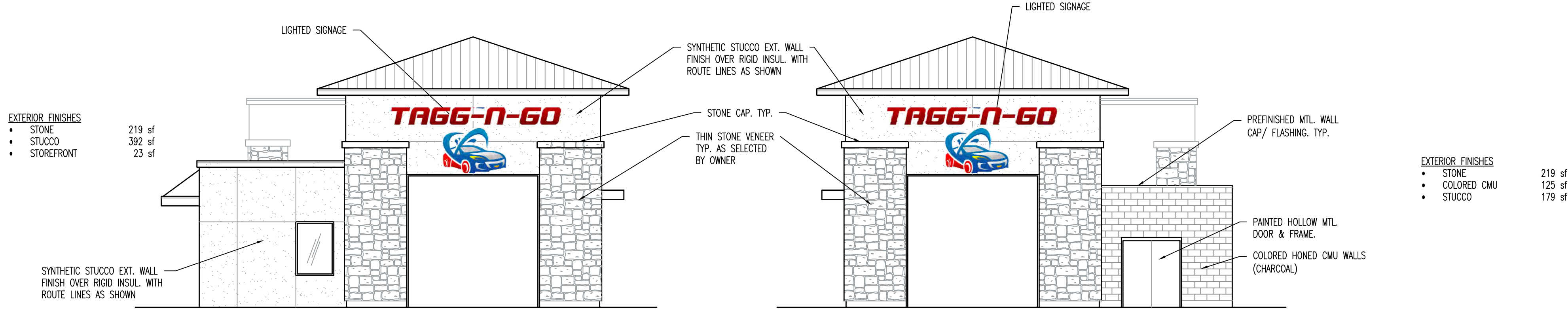
OFFICE: 801-476-0202 FAX: 801-476-0066

CE1-01



SOUTH ELEVATION

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

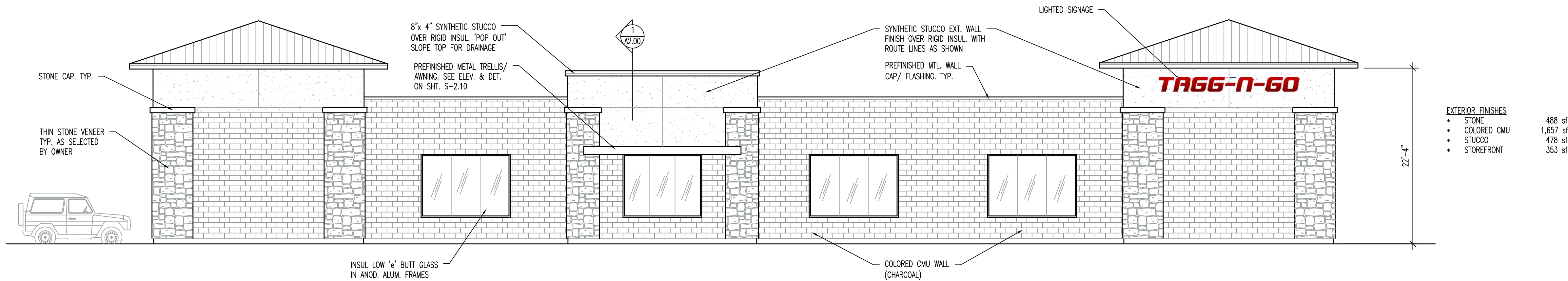


EAST ELEVATION

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

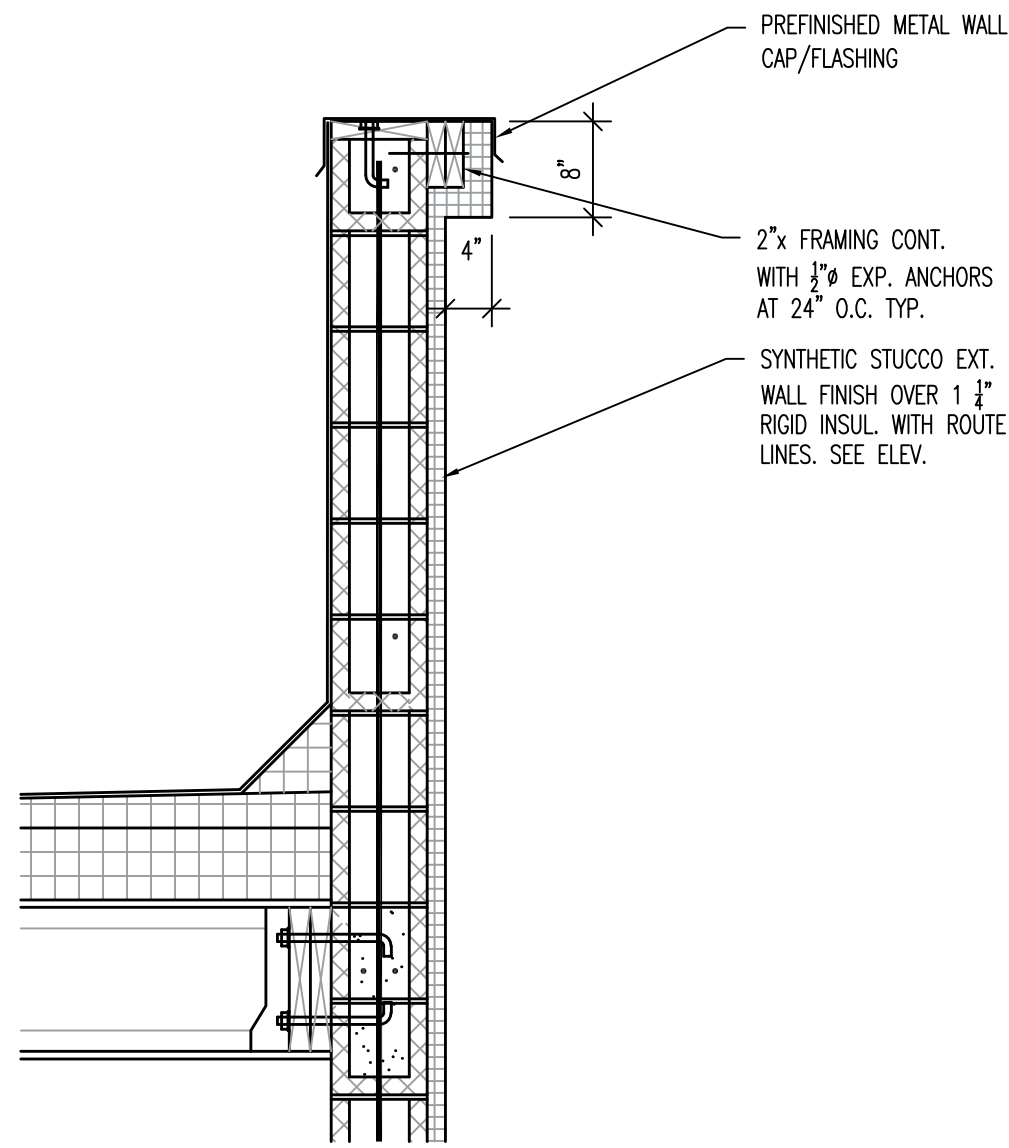
WEST ELEVATION

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



NORTH ELEVATION

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

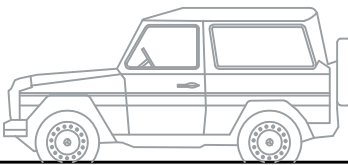


DETAIL

SCALE: 3/4" = 1'-0"

1
A-2.00

EXTERIOR FINISHES	
• STONE	454 sf
• COLORED CMU	1,422 sf
• STUCCO	854 sf
• STOREFRONT	130 sf



EXTERIOR FINISHES	
• STONE	219 sf
• COLORED CMU	125 sf
• STUCCO	179 sf

EXTERIOR FINISHES	
• STONE	488 sf
• COLORED CMU	1,657 sf
• STUCCO	478 sf
• STOREFRONT	353 sf

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-2-31 ET. SEQ. AND OTHER LAWS.

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

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

NEW TUNNEL CAR WASH BUILDING:
TAGG N GO CAR WASH

310 NORTH STATE STREET
LONDON, UTAH

BUILDING ELEVATIONS

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 2 OF 8



LEGEND

FEMA - ZONE "A" 

PROPOSED BUILDING 

LOT LINE 

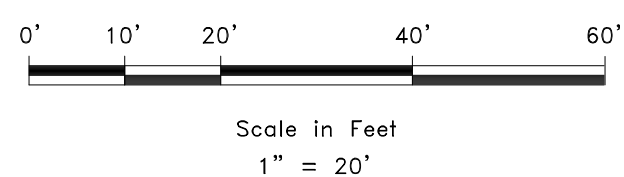
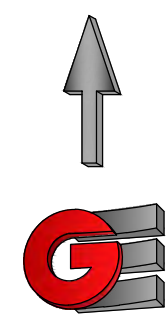
NOTES

BASE FLOOD ELEVATION (BFE) DETERMINED USING FEMA PUBLICATION "MANAGING FLOODPLAIN DEVELOPMENT IN APPROXIMATE ZONE A AREAS - A GUIDE FOR OBTAINING AND DEVELOPING BASE (100-YEAR) FLOOD ELEVATIONS"

THE SIMPLIFIED METHOD - CONTOUR INTERPOLATION WAS USED FOR DETERMINING BASE FLOOD ELEVATION. RIGHT AND LEFT SIDE ELEVATIONS ARE WITHIN ONE-HALF OF A CONTOUR INTERVAL (1 FT). BFE DETERMINED BY ADDING ONE-HALF OF A CONTOUR INTERVAL TO THE LOWEST INTERPOLATED ELEVATIONS.

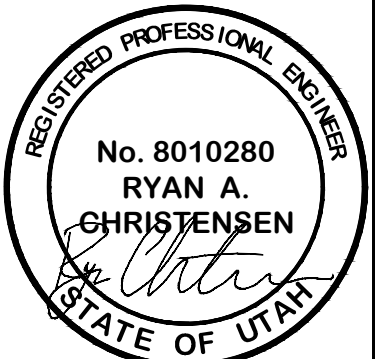
CONTOURS SHOWN ARE AT 2 FT INTERVALS

FEMA FIRM DATED 6/19/2020 WAS USED TO SCALE IN ZONE A FLOOD AREA.



REVIEWS	
DATE	DESCRIPTION
SCALE 1" = 20'	
DATE 10/1/21	
DESIGN RC	
DRAWN RP	
CHECKED RC	

DWG: 8-1258 - NORTH DEVELOPMENT PARTNERS-2192 - UNION - UTICHA/ENR/UNCL/UNEN - FLOOD PLAN OVERVIEW



BASE FLOOD ELEVATION MAP
CITY PARK RETAIL SUBDIVISION
206 N STATE ST
LINDON, UTAH COUNTY, UTAH



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