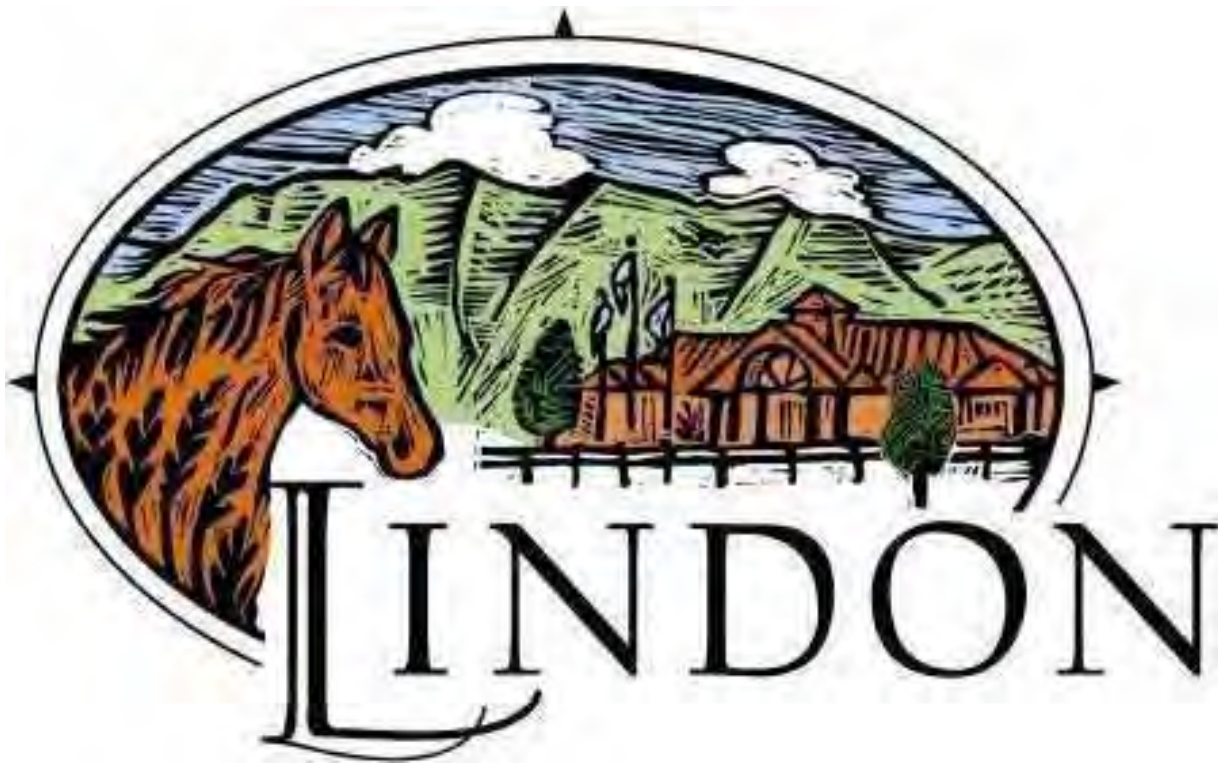


# **Lindon City Planning Commission Staff Report**



**November 9, 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, November 9, 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](http://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 10/26/2021
3. Public Comment
4. Minor Subdivision Approval – Road Dedication – 2000 W  
The applicant requests minor subdivision approval for the 2000 W. Road Dedication Plat to dedicate 1,986 sq.ft of property on 2000 W to Lindon City (Parcel ID #14:057:009). (10 minutes)
5. Minor Subdivision Approval – Aspen Ridge Plat B – Around 350 S 280 W  
The applicant requests minor subdivision approval for one single family residential lot in the Aspen Ridge Plat “B” at 350 S 280 W. (Parcel ID #17:016:0099). (10 minutes)
6. Site Plan Approval – City Park Retail – 200 N State St  
The applicant requests site plan approval for the construction of two new retail buildings at approximately 200 N State St. (Parcel #'s 14:068:0119, 14:068:0035, 14:068:0201). (20 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](http://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](http://www.lindoncity.org) websites.

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

Posted By: Kathryn Moosman, City Recorder

Date: 11/5/2021 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 **October 26, 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: Scott Thompson, Commissioner  
10 Pledge of Allegiance: Jared Schauers, Commissioner

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

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

26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
28 Planning Commission meeting of October 12, 2021 were reviewed.

30 COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF  
32 THE REGULAR MEETING OF OCTOBER 12, 2021 AS PRESENTED.  
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED  
IN FAVOR. THE MOTION CARRIED.

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

38 **CURRENT BUSINESS** –

40 4. **Conditional Use Permit – South Haven Development – 531 N. State**  
42 The applicant requests conditional use permit approval to develop a 58-unit  
townhome development at 531 N. State Street (behind Linden Nursery) (Parcel  
#’s 45:244:0003, 14:067:0140, 14:067:0057).

44 Mike Florence, Planning Director, led this agenda item by stating the planning  
46 commission will be reviewing three separate applications as part of the approval for the  
Tilia Court Townhome Development as follows: a. Conditional Use Permit – All  
48 developments in the Planned Residential Overlay Zone are considered conditional uses.

2 b. Site Plan Approval – to review the site and building elevations to comply with the  
Planned Residential Development Overlay Zone. c. Major Subdivision – preliminary  
4 approval and recommendation to the City Council to subdivide the townhome  
development into 58 individual lots.

6 Mr. Florence explained South Haven Development is proposing to develop the  
rear portion of the Linden Nursery property into a 58-unit townhome development. He  
8 noted the City Council approved the zone change to Planned Residential Development  
Overlay for this property on November 16, 2020. The proposed density is 9.49 units per  
10 acre. The proposed development will provide 214 parking stalls which include garages,  
driveways, and visitor parking with 22 off-site visitor parking stalls.

12 Mr. Florence stated the development will be accessed from two locations along  
State Street. The north access will be a public street access. For the south access, the  
14 developer is proposing to use a portion of an existing easement between Linden Nursery  
and Dastrup Auto. He noted where the easement ends, the developer will pick up the  
16 remaining area as a private street that will be maintained by the Home Owners  
Association.

18 Mr. Florence further explained the applicant has already installed a 7' pre-cast  
concrete fence adjacent to the residential and commercial uses, and as a separation  
20 between the Linden Nursery and the townhomes, the applicant is requesting to install a  
wrought iron picket fence instead of masonry or pre-cast. Mr. Florence stated the  
22 planning commission will need to give specific approval for the fence.

24 Mr. Florence went on to say the proposed development meets the landscaping  
percentage requirement of providing 20% of the site in common open space. The  
applicant is providing 30.52%. He also mentioned a couple of landscape items that are  
26 important note to the site as follows:

- The project is proposed to have both private and common open spaces
- There will be a 30' setback that is landscaped between the existing single family  
28 and the new townhomes. Trees are to be planted every 30' feet along the property  
30 line.

32 Mr. Florence stated the applicants will be installing the Lindon Standard Street  
lights as well as building lighting. He noted a photometric study was completed for the  
34 development which does not show any light spillover onto adjacent properties. Mr.  
Florence stated the applicant is also proposing to construct a monument entry sign similar  
36 to what was installed at Walker Farms and proposing that each unit will have individual  
containers

38 Mr. Florence indicated that both the public and private streets in the development  
meet the PRD Overlay standard of 29 feet of asphalt with a two-foot curb and gutter on  
40 each side. The applicant has designed the private street to public standards in hopes that  
he and Dastrup Auto can come to an agreement on road dedication. The applicant is also  
42 proposing sidewalks on one side of the street. Mr. Florence noted this design is fairly  
typical of many townhome developments and those homes that don't have a sidewalk on  
44 their side of the street have sidewalks connecting each building/driveway.

46 Mr. Florence made mention the developer has submitted HOA documents that  
staff has reviewed and are working on final revisions. He added one item of note to the  
commission is that the applicant is calling out that the HOA can allow up to 70% rental.  
48 He commented that the City is disappointed in this percentage since the developer and his

2 associates testified many times at the passing of the PRD ordinance that they were trying  
to provide housing for first time home buyers.

4 Mr. Florence explained the PRD Overlay requires that units be subdivided to  
encourage individual homeownership. City staff has reviewed the subdivision and the  
6 applicant is working on technical changes to the subdivision plat. The plat calls out  
private and common open spaces and divides the development into 58 separate lots for  
8 the townhome development.

10 Mr. Florence noted the City Engineer is working through any technical issues  
related to the civil engineering plans and will conduct a final review if the planning  
commission grants final site plan approval. Mr. Florence added City staff has reviewed  
12 the development proposal and finds that there are a few technical issues that still need to  
be resolved. He noted staff has made these conditions of approval if the planning  
14 commission feels comfortable allowing staff to finalize these plans.

16 Mr. Florence went on to say one issue that has come up with Dastrup Auto is the  
proximity of the road to the Dastrup Auto repair shop. The road looks to be about 9-10  
feet from the building. He stated the owner of Dastrup Auto is concerned about vehicles  
18 jumping the curb and either hitting the gas meter on the front side of the building or the  
office in the northeast corner of the building. Staff recommends that the developer be  
20 required to install some type of barrier or bollards to protect these areas as a condition of  
approval.

22 Mr. Florence then presented and Aerial photo, Development plans, Building  
renderings, Exterior building lighting, Subdivision plat, Pictures of the installed pre-cast  
24 fence, Entrance sign concept, and Building layout followed by discussion.

26 The applicant, Jeff Southard addressed the commission at this time. He spoke on  
the wrought iron fencing stating this type of fencing will look better and will make the  
development not feel like a compound and would be better for safety issues. He also  
28 spoke on the one change made on the west property line noting there will now be fully  
fenced yards abutting up to the neighbors back yards.

30 Commissioner Kallas commented that fencing is part of the ordinance to protect  
the residents who live in homes and questioned if future residents would choose a  
32 wrought iron fence. Mr. Southard stated they will make sure it is fully disclosed and  
confirmed he is asking for an exception to the code to have the wrought iron fence.

34 Mr. Southard stated he would be happy to explain the concept again. He noted  
there are three important issues that have affected the timeline, the sewer, storm drainage,  
36 and the easement with the neighbor in the back noting they have worked closely with the  
city engineer. Also, the road between Dastrup Auto and the property he owns. He noted  
38 he has brought his attorney to help work out the best solution with Mr. Dastrup's  
attorney. He pointed out this private access is allowed and stamped by the city attorney.

40 Mr. Haws, City Attorney stated the safety issues were raised and they rely on the  
engineers to mitigate any issues where the easement is involved. Mr. Southard stated he  
42 made sure with his engineers that the private access and the road meets all requirements  
and they have no concerns safety wise where the road is and where the curve is. He  
44 pointed out he has gone above and beyond what is required with the national guidelines  
and by the City Engineer in trying to be a good neighbor.

46 Chairperson Call brought up the fact that 70% of the units could end up as rentals  
and that gives her some concern. She also referenced the minutes from July 2020 where  
48 Mr. Southard encouraged that these units be first time home buyers, affordable housing

2 units and be owner occupied and not rentals. Mr. Southard stated they were asking for  
things that weren't approved that would have made these units a lot more affordable and  
4 it is not something they can do now as it is in the ordinance. Commissioner Kallas  
commented the commission has the desire to see these not become rentals. Chairperson  
6 Call added they had assumed this was going to be an opportunity for people to purchase  
first time homes and that was the impression that was given.

8 Chairperson Call stated this is not a public hearing but stated she would allow for  
any public comment at this time. There were several in attendance who addressed the  
10 commission as follows:

12 **Angie Neuwirth:** Ms. Neuwirth stated her one major concern is that it appears this  
parcel was broken off in the meets and bounds description instead of a doing subdivision  
14 plat and vacating the previous Lindon Nursery Plat A. This is affecting 4 different  
parcels and will create several non-conforming parcels that don't have frontage with the  
16 triangle shape and the barn etc. She also questioned if this matches with the meets and  
bounds recorded at the county. It appears the lot split seems illegal without doing all of  
18 the other steps. She is concerned how the businesses will conform to city standards once  
you create the separation with the legal road going through it. This needs to be reviewed  
20 and considered at the same time or you will be creating a big mess in regards to existing  
and future businesses. She also spoke on the fence on the north side between the red barn  
22 and the townhomes. She thinks a solid wall may block dirt from blowing through into the  
residential areas. Mr. Southard stated they are not proposing the block wall by the red  
24 barn. Ms. Neuwirth also expressed that the parking and traffic issues are also a concern.

26 **Devin Dastrup:** Mr. Dastrup stated there has been a misrepresentation of a conversation  
between himself and Mr. Southard. The conversation they had was that he presented to  
28 him the road layout and he essentially presented an alternative plan to deed over the  
corner pieces of their parcel for the road (he showed the diagram). He feels this has a lot  
30 of manipulation attached to it that got him frustrated. He expressed that it is ridiculous  
that he supported the development and this is what he got in return. He noted he has  
32 retained all the emails. He feels Mr. Southard acted like he could do this without his  
permission or approval and feels this violates their property rights. Mr. Dastrup also  
34 spoke on liability. If something happens on his piece of property where this easement is  
who is liable for that. Mr. Haws stated he is not in a position to say as there are a lot of  
36 hypotheticals. Mr. Dastrup stated there is every reason to come together and make this  
right; they would like a public road and more space between the shop. Mr. Dastrup added  
38 the separation of properties is a good idea.

40 **George Chingas:** Mr. Chingas stated he is the attorney for Mr. Dastrup. Mr. Chingas  
referenced a mailed letter to the planning department in regards to some concerns with  
42 the location of the access road as it relates to the repair shop at Dastrup Auto. He then  
referenced the safety concerns that are outlined in the letter provided. He explained there  
44 is a legal dispute between the two parties regarding the easement that doesn't involve the  
city and they are currently in negotiation with them. He also commented if the parties  
46 cannot come to an agreement on use of the access easement on state street what will  
happen. Mr. Haws stated the city is recognizing that this is a valid ingress egress  
48 easement.

Commissioner Johnson asked if the city has a preference on public vs. private road in this situation for maintenance etc. Mr. Haws stated from a legal perspective there is not. Mr. Florence stated from a planning perspective a public road is better as the burden is not put on the HOA. There was also some discussion on setbacks at this time.

**Sean Carson:** Mr. Carson stated everybody keeps referring to the private road like it won't get used. It will get used if it is open and it will get traveled on a regular basis. He questioned if it is a public road what are the setbacks.

**Paul Hatchett:** Mr. Hatchett stated he is a technician at Dastrup Auto and drives a lot of vehicles on and off the lot. The timing of the lights is a big issue and this would bring a lot of additional traffic. He believes putting the outlet from the subdivision so close to the property would be a problem and would cause safety issues.

**Neal Dastrup:** Mr. Dastrup asked what is the traffic flow estimates. Mr. Florence stated the City Engineer didn't require a traffic study for this development. Mr. Dastrup asked what is there to keep additional units to piggyback to the back of that development. Chairperson Call stated as far as the development that would be controlled by ordinance. Mr. Dastrup also pointed out getting on and off the street can be extremely difficult as it is a heavily populated street.

**Ed Platt:** Mr. Platt commented moving the road north and splitting their property makes no sense to them. The more you move it north the more unusable ground you create which is completely unworkable for them. He pointed out that 15 ft. they could probably make work but they would be giving up 15 ft. of ground which is a considerable amount of square footage. The agreement they have with Mr. Southard states whatever they need to put in the road they will deed back to them whatever they don't need.

Mr. Southard stated he is willing to work things out before taking any more property from the Platts as that will not work. They would like this to be a public road and noted they meet all requirements for approvals and they will plan to meet the public road requirements. Their offer to Mr. Dastrup says they will run pressurized irrigation to his property if they are willing to dedicate. The triangular pieces they are willing to give to him too which will clean up property lines and everyone will benefit. They will meet the safety requirements and they have gone above and beyond what is required. They have worked closely with staff and the attorney to make sure they are legally compliant. He noted they closed on two existing parcels, and they will clean everything up and make sure everything is as it should be at the county. He emphasized they obviously do not want anyone's safety in question. All of the engineers are saying it is safe and they will not be willing to move the road 15 ft. as Mr. Platt wants to avoid any difficult discussions. The way this is planned and designed covers everything.

Chairperson Call pointed out the commission is just dealing with the Conditional Use Permit right now. Commissioner Johnson added the commission's job is to evaluate what the elected officials have enacted into law and the commission just implements it. As a planning commission member, we try to mitigate any conditions and he feels staff has done a great job with that.

Commission Marchbanks spoke on the triangular piece asking if they should add it as a condition. Mr. Florence stated the developer will work with staff on that issue and it would be on the site plan. Commissioner Thompson commented the applicant has indicated they are willing to do additional safety measures.

Commissioner Kallas stated he thinks the 7 ft wall along the southern line should be a concrete fence to protect Dastrup Auto. They would have to have a clear view for traffic leaving Dastrup Auto and it should follow the property line with bollards or something there to protect the workers. He added a block wall following the property line would mitigate some of the safety issues.

Commissioner Schauers commented a lot of time has been spent and he thinks the issue is between the property owners and not so much in their purview as the engineers have passed off on this. He added to be good neighbors the safety issues should be mitigated and that is a valid concern. Commissioner Marchbanks stated he agrees with the comments made by the other commissioners.

Chairperson Call commented the city engineer, staff and city attorney has indicated this is in compliance and therefore the commission can't really deny it. Her hope is to have things worked out between the property owners. Mr. Florence stated the fence condition can be added to the motion to mitigate safety concerns.

Following some additional discussion, the Commission was in agreement to approve this conditional use permit request 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 MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR CONDITIONAL USE PERMIT APPROVAL TO DEVELOP A 58-UNIT RESIDENTIAL TOWNHOME DEVELOPMENT LOCATED AT APPROXIMATELY 531 N. STATE STREET WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL WORK WITH THE OWNER OF DASTRUP AUTO TO INSTALL BARRIERS OR FENCING TO PROTECT THE GAS METER AND NORTHEAST CORNER OF THE DASTRUP AUTO REPAIR BUILDING; 2. THE DELIVERY VEHICLES FOR THE LINDEN NURSERY NOT USE THE RESIDENTIAL STREETS BEHIND THE NURSERY FOR DELIVERIES OR TRAFFIC CIRCULATION; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

|                                |     |
|--------------------------------|-----|
| CHAIRPERSON CALL               | AYE |
| COMMISSIONER MARCHBANKS        | AYE |
| COMMISSIONER KALLAS            | AYE |
| COMMISSIONER JOHNSON           | AYE |
| COMMISSIONER THOMPSON          | AYE |
| COMMISSIONER SCHAUERS          | AYE |
| THE MOTION CARRIED UNANIMOUSLY |     |

##### **5. Site Plan Approval – South Haven Development – 531 N. State**

The applicant requests site plan approval to develop a 58-unit townhome development at 531 N. State Street (Parcel #'s 45:244:0003, 14:067:0140, 14:067:0057).

Mr. Florence stated this agenda item is the site plan approval for the previous discussion and presentation. At this time, he directed the commission to discuss the fencing and whether or not to require the masonry wall or approve the request for the wrought iron ornamental fence. There was then some general discussion regarding the fencing and also the setbacks.

Following some additional discussion, the Commission was in agreement to approve this site plan request with the conditions as listed in the motion including the additional condition regarding the fencing with a minimum of a 6 ft. concrete decorative fence with a clear vision allowance.

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

COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 531 N. STATE STREET WITH THE FOLLOWING CONDITIONS: 1. THE DEVELOPMENT BE ALLOWED A MINIMUM SIX (6) FOOT OR HIGHER DECORATIVE MASONRY FENCE BETWEEN THE LINDEN NURSERY AND THE TOWNHOMES WITH AN ALLOWANCE FOR CLEAR VISION; 2. THE APPLICANT WILL MEET THE ARCHITECTURAL DESIGN STANDARDS OF THE PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ZONE THAT STAFF WILL ADMINISTER 3. THE DEVELOPMENT WILL PROVIDE BOTH PASSIVE AND ACTIVE COMMON SPACES AS OUTLINED IN THE DEVELOPMENT PLAN; 4. THE REAR YARD SETBACK FOR UNITS 119 THROUGH 140 BE REDUCED TO 10 FEET; 5. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 6. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; AND 7. THE TRIANGULAR PIECE WILL BE INCLUDED IN THE DEVELOPMENT; 8. THE MASONRY FENCE WILL FOLLOW THE SOUTH PROPERTY LINE UP TO THE EAST EDGE OF THE BUILDING AND 9. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

|                         |     |
|-------------------------|-----|
| CHAIRPERSON CALL        | AYE |
| COMMISSIONER MARCHBANKS | AYE |
| COMMISSIONER KALLAS     | AYE |
| COMMISSIONER JOHNSON    | AYE |
| COMMISSIONER THOMPSON   | AYE |
| COMMISSIONER SCHAUERS   | AYE |

THE MOTION CARRIED UNANIMOUSLY.

**6. Major Subdivision Recommendation – South Haven Development – 531 N. State** The applicant requests preliminary approval and a recommendation to the city council for a 58-lot major subdivision at 531 N. State Street (Parcel #'s 45:244:0003, 14:067:0140, 14:067:0057).

2 Mr. Florence stated this item is the major subdivision approval for the previous  
agenda items discussion and presentation. He noted this will be a recommendation by the  
4 commission to the city council.

Following some additional discussion, the commission was in agreement to  
6 approve this major subdivision request with the conditions as listed in the motion.

Chairperson Call called for any comments from the commission. Hearing none  
8 she called for a motion.

10 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL  
TO THE CITY COUNCIL THE APPLICANT'S REQUEST FOR PRELIMINARY  
12 MAJOR SUBDIVISION APPROVAL FOR THE PROPERTY LOCATED AT 531  
NORTH STATE WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT  
14 WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL  
CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2.  
16 COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION  
ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ALL  
18 REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT  
RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO  
20 INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO  
DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON  
22 THE SUBDIVISION PLAT ATTACHED HERETO; 4. IF THE APPLICANT AND  
DASTRUP AUTO ARE NOT ABLE TO AGREE ON DEDICATING THE SOUTH  
24 ENTRANCE AS A PUBLIC STREET THEN AN ADDITIONAL EASEMENT WILL  
BE RECORDED PRIOR TO PLAT RECORDING THAT CREATES THE REQUIRED  
26 ACCESS WIDTH; 5. THE PLANS AND PLAT WILL MEET AND BE  
CONSTRUCTED AS PER SPECIFICATIONS AS FOUND IN THE LINDON CITY  
28 DEVELOPMENT MANUAL; 6. THE LINDON NURSERY PLAT WILL BE  
AMENDED TO BE CONSISTENT WITH THE SUBDIVISION PLAT AND 7. ALL  
30 ITEMS OF THE STAFF REPORT. COMMISSIONER KALLAS SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

|                          |     |
|--------------------------|-----|
| 32 CHAIRPERSON CALL      | AYE |
| COMMISSIONER MARCHBANKS  | AYE |
| 34 COMMISSIONER KALLAS   | AYE |
| COMMISSIONER JOHNSON     | AYE |
| 36 COMMISSIONER THOMPSON | AYE |
| COMMISSIONER SCHAUERS    | AYE |

38 THE MOTION CARRIED UNANIMOUSLY.

40 7. **New Business: Reports by Commissioners** – Chairperson Call called for any  
new business or reports from the Commissioners. There were no further  
42 comments from the Commissioners at this time.

44 8. **Planning Director Report** – General City Updates. Mr. Florence spoke on  
required online training noting it needs to be completed by December 31<sup>st</sup>  
46

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



## Item: 4 Minor Subdivision for 2000 W. Road Dedication

Date: November 9, 2021

Applicant: Daniel Thomas, St. John Properties

Presenting Staff: Michael Florence

Property Owner: Valley Grove, LLC

Project Address: Approximately  
600 N. 2000 W.

Parcel ID: Portion of 14:057:0095

Size: 1,983 square feet

Type of Decision: Administrative

Council Action Required: No



### Summary of Key Issues

1. The applicant is seeking minor subdivision approval to dedicate a portion of 2000 W. to Lindon City

### Overview

1. St. John Properties is currently constructing their Valley Grove Development in Pleasant Grove.
2. 2000 W. is a Lindon City street and to meet the 66' road width requirements the applicant is proposing to dedicate approximately 3.63' in width by 594' in length along 2000 W. to Lindon City.

### Motion

I move to (*approve, deny, continue*) the applicant's request for Minor Subdivision approval for the 2000 W. road dedication plat with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the 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. All items of the staff report.

### Surrounding Zoning & Land Use

North: Pleasant Grove

East: Mixed Commercial – Office/warehouse

South: Pleasant Grove

West: Pleasant Grove

### Street Requirements – 17.32.120

| Required                                                                            | Requirement                         | Compliant |
|-------------------------------------------------------------------------------------|-------------------------------------|-----------|
| The street layout shall conform to the City general plan and street master plan map | 66' right-of-way                    | Yes       |
| 2000 W. is identified as a Major Collector Street                                   | 66' right-of-way and 50' of Asphalt | Yes       |

### Other Requirements

1. On the westside of 2000 W. The applicant will bond with Lindon City for the road and curb and gutter improvements and Pleasant Grove City for improvements, such as sidewalk, behind the curb.

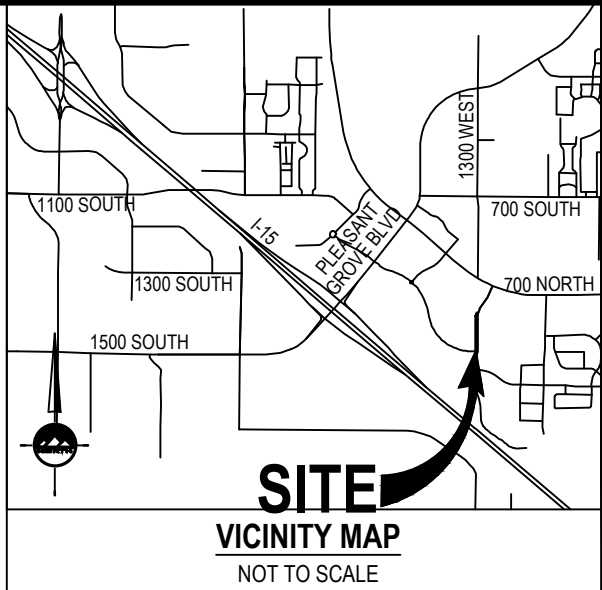
## Exhibits

1. Aerial Photo
2. Road Dedication Plat



# 2000 WEST ROAD DEDICATION PLAT

LOCATED IN THE SOUTHEAST CORNER OF SECTION 30  
TOWNSHIP 5 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
LINDON, UTAH COUNTY, UTAH



## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as 2000 WEST ROAD DEDICATION PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly Boundary Line of Valley Grove Business Park Plat 'J' Lot 23, said point also being located North 89°37'36" East 3597.10 feet along the Quarter Section line and South 2103.55 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running  
thence South 00°11'40" West 594.18 feet;  
thence North 89°50'30" West 3.63 feet to the extension of the Easterly Boundary Line of Valley Grove Business Park Plat 'J';  
thence along said Easterly Boundary Line the following three (3) courses:  
(1) North 00°00'05" East 338.10 feet;  
(2) North 00°23'23" East 210.38 feet;  
(3) Northerly 45.78 feet along the arc of a 483.00 foot radius curve to the right (center bears South 89°36'36" East and the chord bears North 03°06'18" East 45.76 feet with a central angle of 05°25'49") to the point of beginning.

Contains 1.983 Square Feet or 0.046 Acres.

DATE

PATRICK M. HARRIS  
P.L.S. 286882

## OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereafter to be known as:

## 2000 WEST ROAD DEDICATION PLAT

The undersigned owner(s) hereby dedicate to Lindon City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I / we have hereunto set my / our hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

By: DANIEL THOMAS, REGIONAL PARTNER  
VALLEY GROVE II, LLC

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ } s.s.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, DANIEL THOMAS, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_, IN SAID STATE OF \_\_\_\_\_, WHO BEING DULY SWORN, DID SAY TO ME THAT \_\_\_\_\_ HE IS THE \_\_\_\_\_ REGIONAL PARTNER \_\_\_\_\_ OF \_\_\_\_\_ VALLEY GROVE II, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

NO: \_\_\_\_\_

NOTARY PUBLIC

RESIDING IN \_\_\_\_\_ COUNTY

A NOTARY PUBLIC COMMISSION IN \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ OF \_\_\_\_\_ LINDON CITY \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED \_\_\_\_\_

CITY ENGINEER  
(SEE SEAL BELOW)

ATTEST \_\_\_\_\_

CLERK-RECORDER  
(SEE SEAL BELOW)

## 2000 WEST ROAD DEDICATION PLAT

LOCATED IN THE SOUTHEAST CORNER OF SECTION 30  
TOWNSHIP 5 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
LINDON CITY, UTAH COUNTY, UTAH

EAST QUARTER CORNER  
SECTION 30  
T5S, R2E  
SLB&M  
(FOUND BRASS CAP)

1785.32'

N 89°27'36" E - BASIS OF BEARING  
5332.47' (MEASURED)

3597.10'

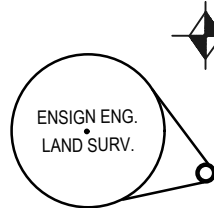
WEST QUARTER CORNER  
SECTION 30  
T5S, R2E  
SLB&M  
(FOUND BRASS CAP)

LINDON TECH CENTER  
PLAT A, LOT 1  
ENTRY NO. 53195-2015

VALLEY GROVE BUSINESS  
PARK PLAT 'J' LOT  
ENTRY NO. 56892-2018

20' SIDEWALK AND PUBLIC  
UTILITY EASEMENT  
PER VALLEY GROVE  
BUSINESS PARK PLAT 'J'  
ENTRY NO. 90495-2019

## LEGEND



SECTION CORNER

SET 5/8" REBAR WITH YELLOW  
PLASTIC CAP, OR NAIL STAMPED  
"ENSIGN ENG. & LAND SURV."

PROPERTY LINE

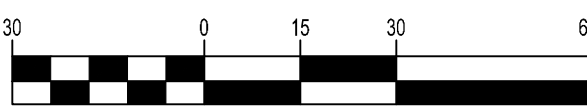
SECTION LINE

ROAD CENTER LINE

EASEMENT LINE

PLEASANT GROVE AND LINDON CITY LINE

## HORIZONTAL GRAPHIC SCALE



(IN FEET)  
HORZ: 1 inch = 30 ft.

## SHEET 1 OF 1

PROJECT NUMBER : 64050Q  
MANAGER : PMH  
DRAWN BY : SJL  
CHECKED BY : KFW  
DATE : 10/19/21



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

**LAYTON**  
Phone: 801.547.1100  
**TOOELE**  
Phone: 435.633.3350  
**CEDAR CITY**  
Phone: 435.865.1653  
**RICHFIELD**  
Phone: 435.896.2883

## CITY UTILITIES APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR OF PUBLIC WORKS

## LINDON CITY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIR, PLANNING COMMISSION

SURVEYOR'S SEAL



CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER

**DEVELOPER**  
**ST. JOHN PROPERTIES**  
1982 WEST PLEASANT GROVE BLVD, STE D  
PLEASANT GROVE, UTAH 84062  
801-535-4644

## Item: 6 Minor Subdivision Approval – Aspen Ridge Plat “B” Around 350 S. 280 W.

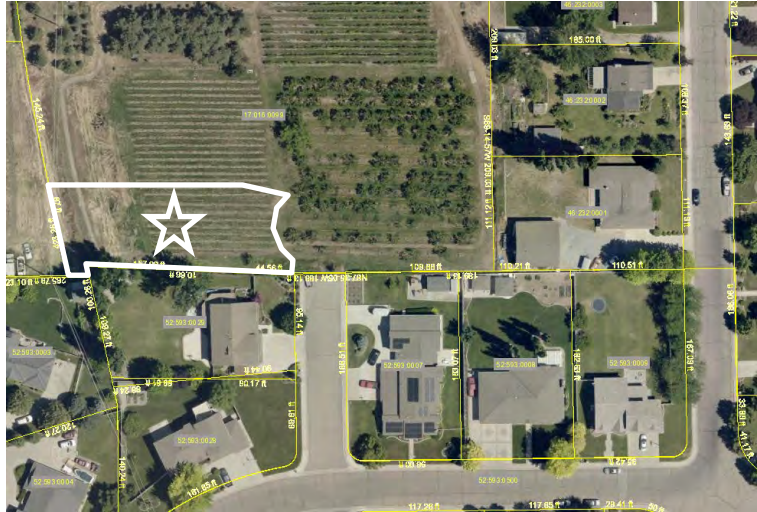
**Date:** November 9, 2021

**Applicant:** Joseph Martel  
**Presenting Staff:** Mary Barnes

**Property Owner:** Joseph &  
Barbara Martel  
**Project Address:** 350 S. 280 W.  
**Parcel ID:** 17:016:0099  
**Size:** 5.05 acres, lot 3 will be .51  
acres

**General Plan:** Residential Low  
**Current Zone:** R1-20 (Residential)

**Type of Decision:** Administrative  
**Council Action Required:** No



### Summary of Key Issues

1. The applicant is seeking minor subdivision approval to create one lot out of an existing parcel.

### Overview

1. The Aspen Ridge Subdivision Plat “C” will be creating one lot out of the property at 350 South 280 West. Lot 3 will be used for the construction of a new single-family home.
2. In order to remain in greenbelt, the applicant will be subdividing the remaining 4.54 acres, one lot at a time.

### Motion

I move to (*approve, deny, continue*) the applicant’s request for one lot minor subdivision approval located at 350 S. 280 W. 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 applicable specifications as found in the Lindon City Development Manual;
5. All items of the staff report.

### Surrounding Zoning & Land Use

North: R1-20 - Residential  
East: R1-20 - Residential  
South: R1-20 - Residential  
West: R1-20 – Residential

**Lot Size Requirements (Residential)**

| <b>Required</b>                         | <b>Lot 3</b>   | <b>Compliant with City Standards</b> |
|-----------------------------------------|----------------|--------------------------------------|
| Minimum Lot Size: 20,000 square feet    | 22,167 sq. ft. | Yes                                  |
| Minimum Lot Width: 100 feet             | 106 feet       | Yes                                  |
| Minimum Lot Depth: 100 feet             | 205 feet       | Yes                                  |
| Minimum public street frontage: 50 feet | 98 feet        | Yes                                  |

**Subdivision Requirements**

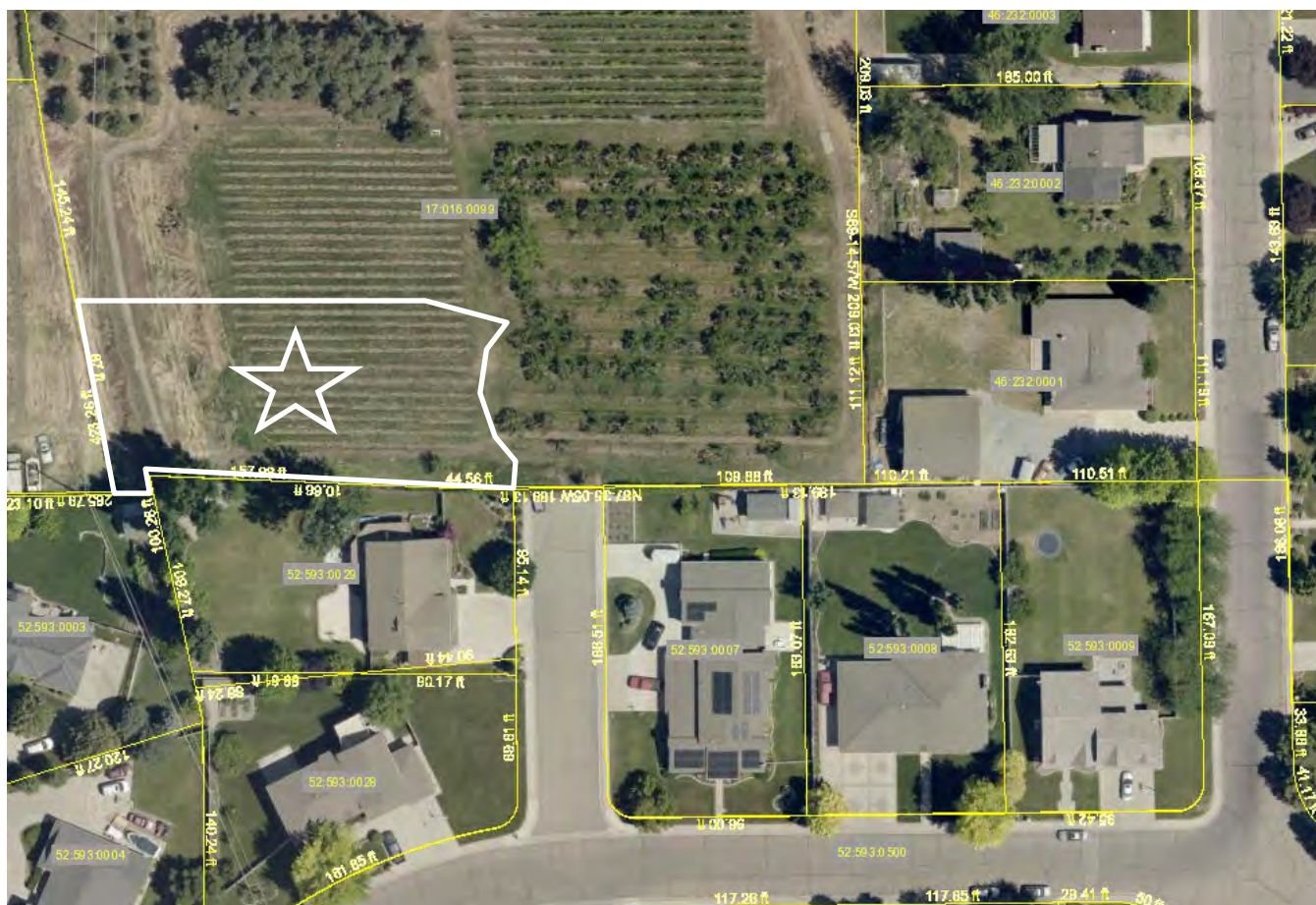
| <b>Required</b>                                                                                                                                                      | <b>Compliant</b>                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.                                                                  | <b>Yes</b>                                                                                                                                                        |
| All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.                                                        | <b>Yes-</b> The applicant will be putting in a cul-de-sac at the end of 280 West Street.                                                                          |
| Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public                                                            | <b>Yes</b> – The applicant will be constructing curb, gutter, and sidewalk in front of lot 1 and around the cul-de-sac according to Development Manual standards. |
| Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of <b>15 feet</b> apportioned equally in abutting properties. | <b>Yes</b> – Public Utility Easements are indicated along all boundary lines.                                                                                     |
| Underground utilities and piped sanitary sewerage shall be provided by the subdivider.                                                                               | <b>Yes</b> – provided as shown in engineering plans.                                                                                                              |
| No lot shall be created which is more than three times as long as it is wide.                                                                                        | <b>Yes</b>                                                                                                                                                        |

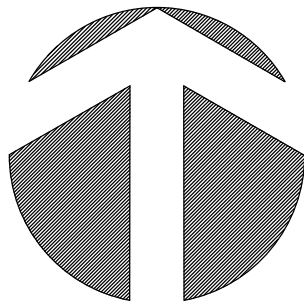
**Other Requirements**

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

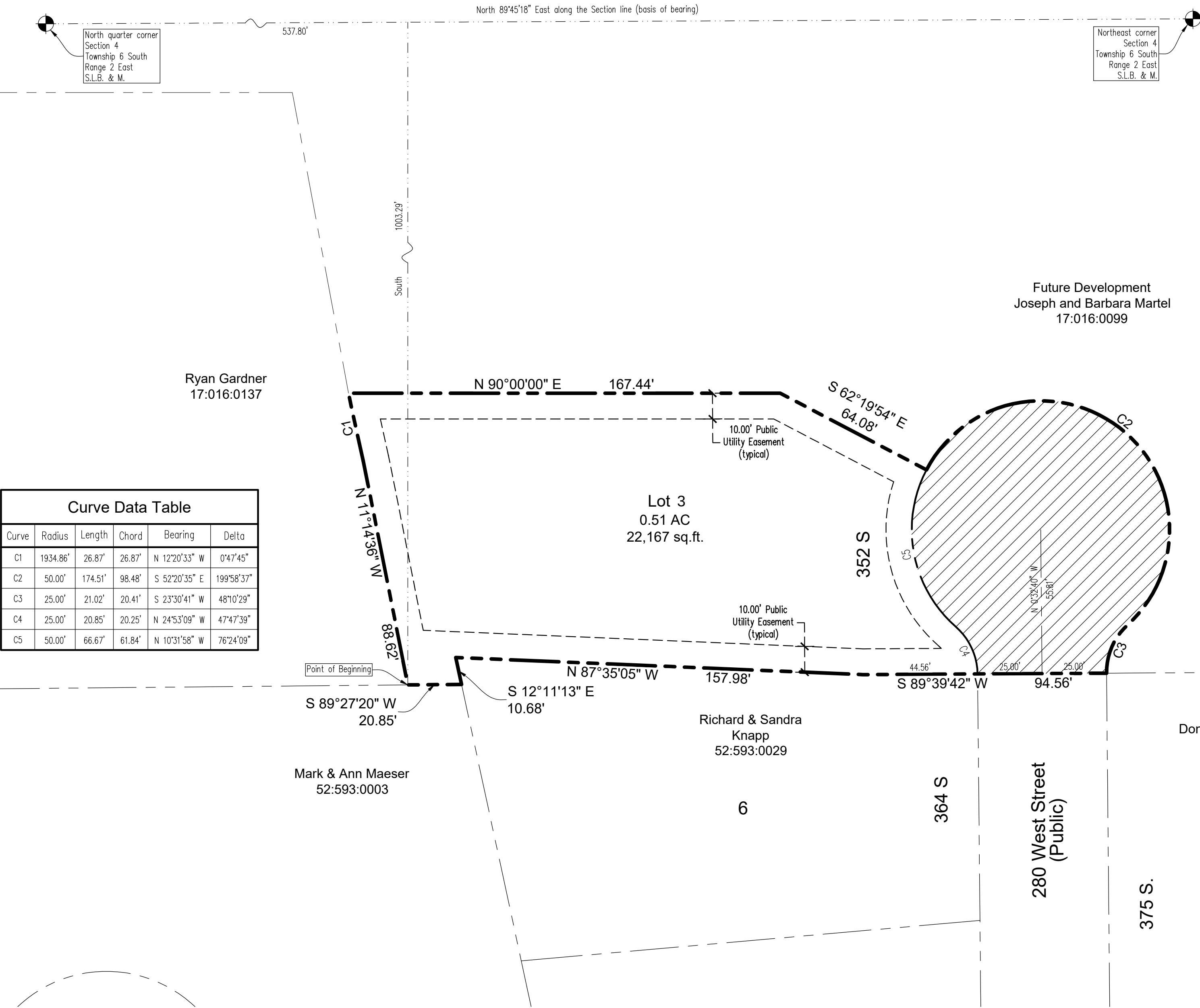
**Exhibits**

1. Aerial Photo
2. Subdivision Plat

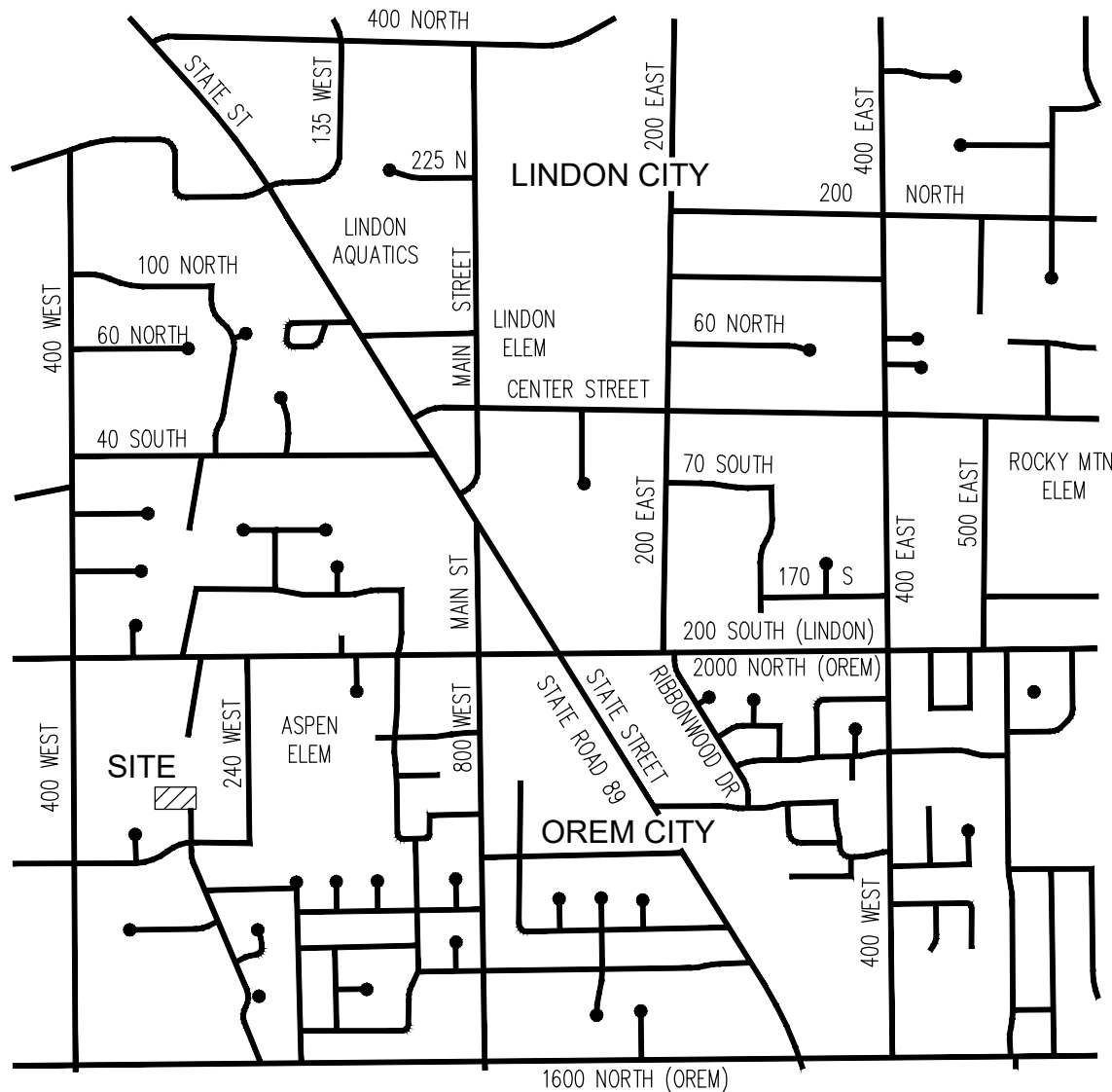




NORTH  
1" = 30'



| Curve Data Table |          |         |        |               |            |
|------------------|----------|---------|--------|---------------|------------|
| Curve            | Radius   | Length  | Chord  | Bearing       | Delta      |
| C1               | 1934.86' | 26.87'  | 26.87' | N 12°20'33" W | 0°47'45"   |
| C2               | 50.00'   | 174.51' | 98.48' | S 52°20'35" E | 199°58'37" |
| C3               | 25.00'   | 21.02'  | 20.41' | S 23°30'41" W | 48°10'29"  |
| C4               | 25.00'   | 20.85'  | 20.25' | N 24°53'09" W | 47°47'39"  |
| C5               | 50.00'   | 66.67'  | 61.84' | N 10°31'58" W | 76°24'09"  |



Vicinity Map

### Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify, that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed PLAT "C", ASPEN RIDGE. That I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

### Boundary Description

Commencing at a point located North 89°45'18" East along the Section line 537.80 feet and South 1003.29 feet from the North quarter corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 11°14'36" West 88.62 feet; thence along the arc of a 1934.86 foot radius curve to the right 26.87 feet (chord bears North 12°20'33" East 26.87 feet); thence North 90°00'00" East 167.44 feet; thence South 62°19'54" East 64.08 feet; thence along the arc of a 50.00 foot radius curve to the right 174.51 feet (chord bears South 52°20'35" East 98.48 feet); thence along the arc of a 25.00 foot radius curve to the left 21.02 feet (chord bears South 23°30'41" West 20.41 feet) to the Northerly boundary line of Plat "A" Strawberry Fields Subdivision; thence along Plat "A" Strawberry Fields Subdivision as follows: South 89°39'42" West 94.56 feet, North 87°35'05" West 157.98 feet, South 12°11'13" East 10.68 feet, South 89°27'20" West 20.85 feet to the point of beginning.

Area = 30,462 sq.ft. or 0.70 Acres

Basis of Bearing is North 89°45'18" East along the Section line from the West quarter corner to the Southwest corner of said Section 34. (NAD 27)

Date

Professional Land Surveyor  
(see seal below)

### Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above-described land hereby certifies that: owner has caused a survey to be made of said land and to be prepared for Plat C, ASPEN RIDGE SUBDIVISION. Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

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

Joseph M. Martel

Barbara A. Martel

### Acknowledgement

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number \_\_\_\_\_ Signed (a Notary Public Commissioned in Utah)

My Commission Expires \_\_\_\_\_ Print name of Notary

### Acceptance by Legislative Body

The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated hereon, and hereby accepts the dedication of all streets, easements and other parcels of land intended for perpetual use of the public this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Mayor \_\_\_\_\_ Planning Commission Chair \_\_\_\_\_

Planning Director \_\_\_\_\_ City Engineer \_\_\_\_\_

City Attorney \_\_\_\_\_ City Recorder \_\_\_\_\_

Attest

### Conditions of Approval

### Plat "B"

## Aspen Ridge Subdivsion

Lindon City, Utah County, Utah

Scale: 1" = 30 Feet

### Occupancy Restriction Notice

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

### Notice of Lindon City Housing Ordinance

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

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

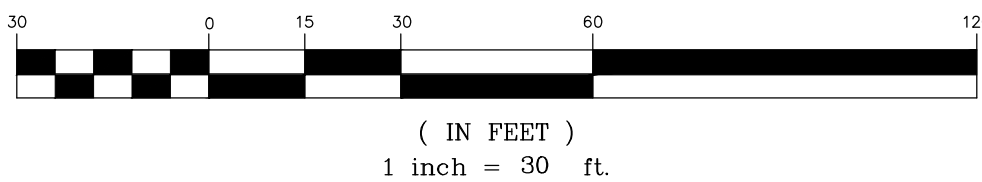
CLERK-RECORDER SEAL

COUNTY RECORDER

### Prepared by:

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

### GRAPHIC SCALE



## Item: 4 Site Plan Approval – City Park Retail – 200 North State Street

**Date:** November 5, 2021

**Applicant:** Worth Development

**Project Address:** 200 N. State Street

**Property Owner:** Pick-A-Part Properties, LLC

**General Plan:** Commercial

**Current Zone:** Commercial General (CG)

**Parcel ID:** 14:068:0201, 14:068:0035, 14:068:0119

**Lot Size:** 1.07 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 three one story commercial buildings with differing retail tenants. Details are as follows:
  - a. Building A: 1,650 sq.ft building for a Beans and Brews sit-down cafe and drive thru
  - b. Building B: 850 sq.ft building for a Swig soda store with a walk-up and a drive thru. Swig will submit a separate site plan at a later date, this site plan approval will be for building A and C. Building B is only shown for reference and will file their own site plan approval application.
  - c. Building C: 1,650 sq.ft building for a G.O.A.T. barbershop

### 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) – Future Tagg n Go

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

**South:** Commercial General (CG) – 200 N and Lindon City Park

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

### Site Development Standards

#### **Parking**

Parking standards are based on the zone and the different uses in the building and their respective square footage. The following list will explain the parking requirements for each building:'

| <b>Building</b>             | <b>Requirement</b>                                                                 | <b>Provided</b>                                                                                                                                                                                                                                                                                                                                                                | <b>Compliant?</b> |
|-----------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Building A- Beans and Brews | Eating and Drinking Establishment: 1 per 2 seats or 1 per 100 sq.ft of floor area. | Only half of building A will be for the customers, which equates to about 825 sq.ft. Therefore, the Beans and Brews has 825 sq.ft of floor area for customers, and has provided 10 parking spaces, which does meet the parking requirement.                                                                                                                                    | Yes               |
| Building B- Swig            | Eating and Drinking Establishment: 1 per 2 seats or 1 per 100 sq.ft of floor area. | According to LCC 17.18.075, the Planning Director and the City Engineer have the authority to modify the required parking spaces when appropriate to avoid unreasonably excessive parking. Swig will have no customer seating and a max of three employees at any one time. Three spaces are for employees, and the other three are for customers, with a total of six spaces. | Yes               |
| Building C- GOAT barbershop | Personal Services: 1 per 200 sq.ft of floor area                                   | Building C has provided 8 parking spaces, which does meet the parking requirements.                                                                                                                                                                                                                                                                                            | Yes               |

Per Lindon City's Development Manual, 3 ADA parking spots have been provided in this parking lot, satisfying the ADA requirements.

### **Traffic Circulation**

Access to the subject property will be from 200 N and State St through the shared access easement with the neighboring Tagg N Go development. The applicant has worked with City Staff to provide adequate space in their parking lot for backing up out of the parking stalls. Additionally, the two drive thrus meet width and access requirements.

### **Landscaping Standards**

| <b>Landscaping Standards</b>                                    | <b>Provided</b>                                                                              | <b>Compliant</b> |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------|
| 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 State Street    | 8 trees, each 30' apart, are provided along the State Street portion of the property.        | Yes              |
| 20% of lot in landscaped open space                             | 29.55% is landscaping                                                                        | Yes              |
| Landscaping must be 70% vegetation and 30% other ground covers. | Current plan meets the 70% vegetation requirements                                           | Yes              |

### **Site Requirements**

- There are two lots on this site, the north lot and the south lot. The proposed plan meets the minimum lot size requirement of 20,000 square feet, the north lot is 26,751 sq.ft, and the south lot is 20,001 sq.ft.
- A 7 ft masonry wall will be constructed on the east side of the property, as required by City Code, with a 10 ft landscaping barrier. Landscaping and trees will be planted in the barrier area.
- Streetlights will match the current lights on State Street and be spaced 100' apart, as required by the commercial design standards. Additionally, street lights will be put on 200 N.
- 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. Building A and C align with the one-part commercial block building. Below are the standards for such buildings 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 painted vertical cement board siding, cultured stone, and stucco. Additionally, it uses large display windows on the north, west, and south elevations that distinguish the façade. The primary ground story meets the 60% fenestration requirement.            |
| Height and Scale/Size                             | Facades should be broken up every 15' to 25' with color, change of building materials, depth, height, or other architectural characteristics. Windows, doors, art or architectural detailing are all options for a blank wall.                                                                                                                                                             | Every door and the drive thru window have a canopy/awning. The elevations show a mix of building materials, and adequate building lighting to create depth in the design. Every façade is broken up every 15' to 25' with architectural characteristics. The overall height of the building is approximately 16 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 no sloped roofing. However, there are cornice designs. The applicant will need to confirm parapets.                                                                                                                                                               |
| 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.<br><br>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 painted siding, stucco, and cultured stone. The street facing façade features 86% of primary building materials, which meets the requirements.                                                                                                                            |
| 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                                                                                                                                                                                               | All storefront windows are framed with aluminum, with the exception of the drive-thru window which is the typical design.                                                                                                                                                                                             |

|                                        |                                                                                                                                                                                                 |                                                                                                                                                                                                                         |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        | windows do not reach to the ground, a projecting sill should be used at the bottom.                                                                                                             |                                                                                                                                                                                                                         |
| 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 painted hardy boards to create texture and depth. Additionally, the cultured stone designs allow a unique pattern on the building. 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 7. According to floodplain regulations, buildings must have a 1 ft freeboard above base flood elevation. Further details are as follows:

- a. Base flood elevation (BFE) for building A is 4652.48, therefore, the Beans and Brews will be built at a first-floor elevation (FFE) of 4653.48.
- b. Base flood elevation (BFE) for building B is 4649.54, therefore, the Swig will be built at a first-floor elevation (FFE) of 4650.54.
- c. Base flood elevation (BFE) for building C is 4648.42, therefore, the GOAT barbershop will be built at a first-floor elevation (FFE) of 4649.42.

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**

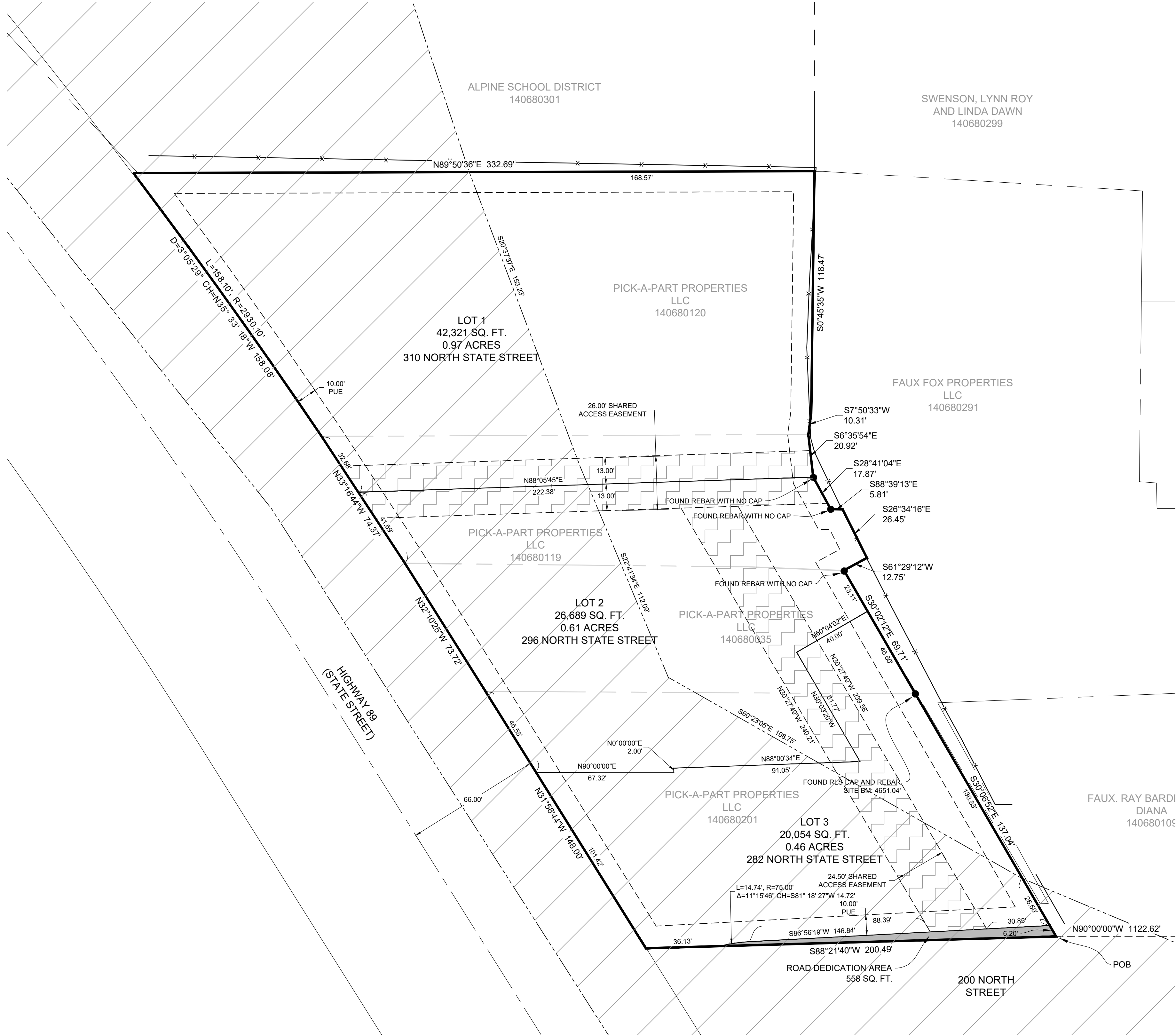
City staff believes that this development will be an amenity to Lindon City. The site will serve the residents of Lindon and people who are passing through on State St. Adding a barbershop and two eating/drinking establishments with these inviting buildings will encourage people to stop and enjoy Lindon City Park and this beautiful city.

### **Exhibits**

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



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

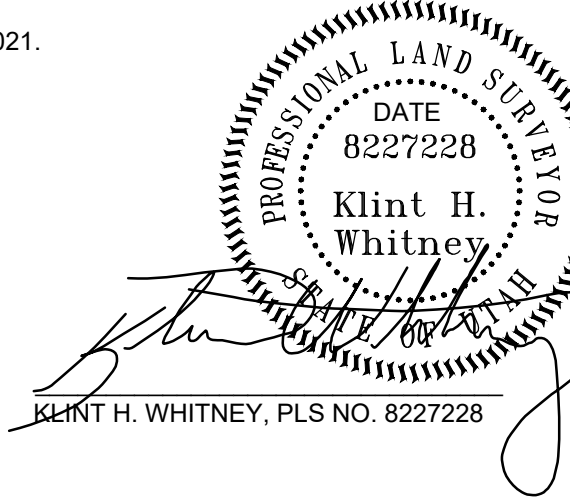
BOUNDARY DESCRIPTION

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



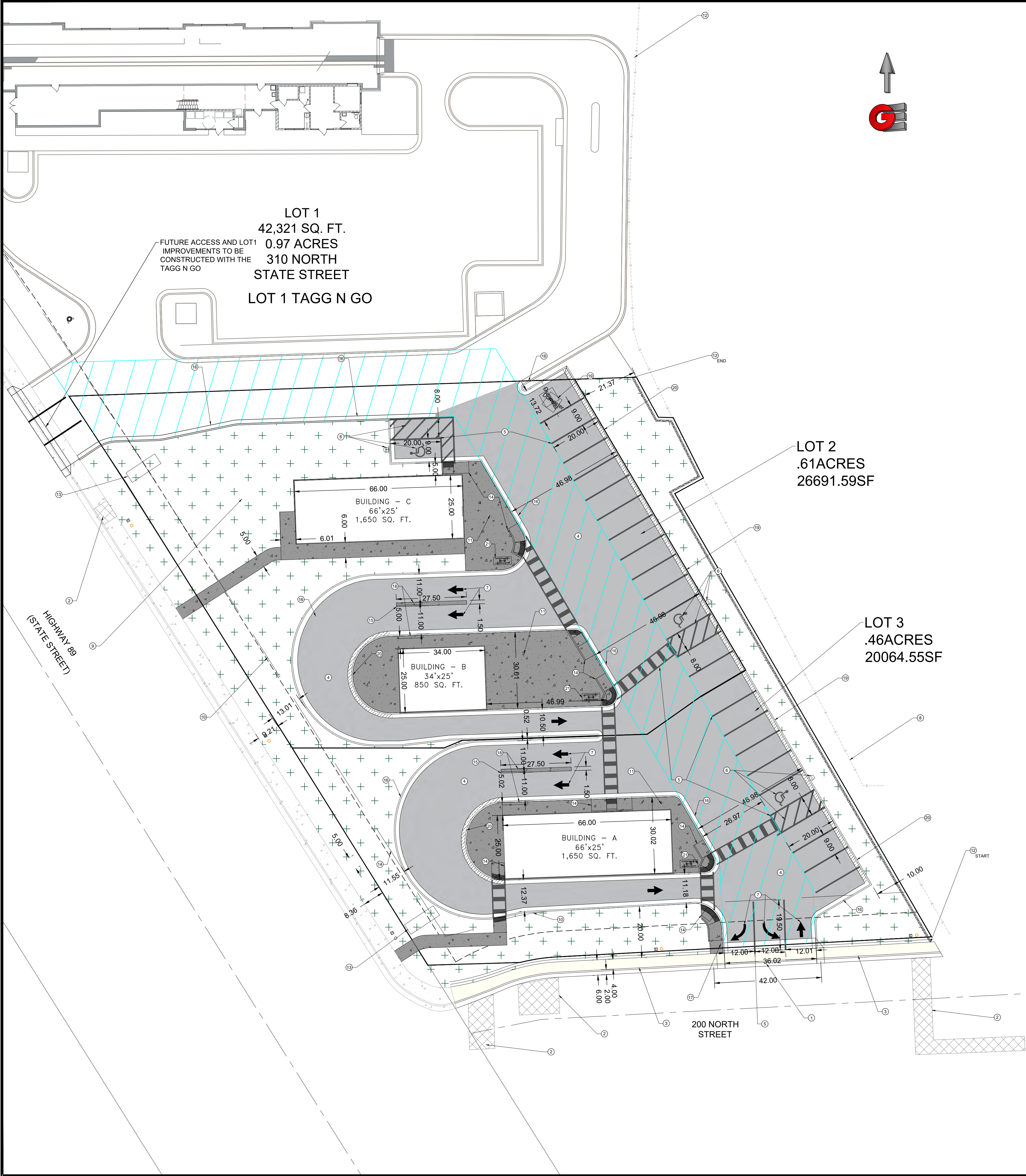
DEVELOPER:  
WORTH PARTNERS  
BRETT JONES  
801-631-9540  
2637 N WASHINGTON BLVD #318  
NORTH OGDEN, UT 84414

S1  
1

COUNTY RECORDER

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





| SITE INFORMATION |          |         |
|------------------|----------|---------|
| BUILDING         | 4150 SF  | 8.88%   |
| CONCRETE         | 8063 SF  | 17.25%  |
| ASPHALT          | 20712 SF | 44.32%  |
| LANDSCAPE        | 13812 SF | 29.55%  |
| TOTAL SITE AREA  | 46736 SF | 100.00% |
| 1.07 ACRES       |          |         |

PARKING - 24 STALLS / 3 ADA STALLS INCLUDED (SEE PARKING SHEET C3)

| LEGEND           |         |
|------------------|---------|
| BUILDING         | —       |
| SIDEWALK         | —       |
| TBC              | —       |
| PARKING STRIPING | —       |
| SETBACK          | —       |
| EASEMENT         | -----   |
| CENTERLINE       | - - - - |
| BOUNDARY         | —       |
| NEW ASPHALT      | ▬       |
| NEW CONCRETE     | ▬       |
| NEW BORDER WALL  | ▬       |
| NEW LANDSCAPING  | ▬       |
| UTILITY TRENCHS  | ▬       |
| NEW SIDEWALK     | ▬       |
| OPEN FACE CURB   | ▬       |

SITE PLAN KEYNOTES

1. INSTALL OF DRIVEWAY AND SIDEWALK ACCESS TO LINDON STANDARDS (SEE SHEET C9 DETAIL 1)
2. PROPOSED UTILITY TRENCH, RESTORED TO LINDON STANDARDS (SEE SHEET C9 DETAIL 3)
3. PROPOSED CURB AND GUTTER AND SIDEWALK (PER LINDON CITY STANDARDS, "200 NORTH ONLY", SEE SHEET C9 DETAIL 4)
4. PROPOSED ASPHALT PAVING (3" ASPHALT/ 8" BASE, SEE SHEET C9 DETAIL 5)
5. TYPICAL PARKING STRIPING 4" WHITE (TYPICAL)
6. ADA STALL, ACCESSIBILITY STRIPING, PARKING SIGN (SEE SHEET C9 DETAIL 7,8,9)
7. PARKING ARROWS (TYPICAL)
8. EX FENCE
9. PROPOSED DETENTION AND LID DETENTION (SEE SHEET C6)
10. 20FT LANDSCAPE SETBACK (PER LINDON CITY)
11. PROPOSED CONCRETE PATIO/SIDEWALK (SEE SHEET C9 DETAIL16, SHEET C10 DETAIL 1)
12. PROPOSED MASONRY BORDER WALL (PER LINDON CITY CODE 17.48.040)
13. PROPOSED MONUMENT SIGNS (PER ARCH PLANS)
14. ADA SIDEWALK RAMP (PER ADA STANDARDS, SEE SHEET C10 DETAIL 2)
15. RAISED CONCRETE ISLAND (SEE SHEET C10 DETAIL 7)
16. PROPOSED SITE 2FT STANDARD CURB AND GUTTER (SEE SHEET C9 DETAIL 6)
17. PROPOSED STOP SIGN (PER LINDON CITY)
18. PROPOSED MENU BOARDS (PER ARCH PLANS)
19. PROPOSED DUMPSTER (PER ARCH PLANS, SEE SHEET C10 DETAIL 9,10)
20. PROPOSED SITE 2FT OPEN FACE CURB AND GUTTER (SEE SHEET C9 DETAIL 6)
21. PROPOSED TWO BICYCLE RACK (SEE DETAILS)

SITE PLAN GENERAL 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 1/4" VERTICAL OR 1/2" 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. MAX LANDSCAPE AREAS TO BE IRRIGATED WILL BE 20% (PER LINDON CITY STANDARDS, PER LANDSCAPE PLAN).
12. NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING.
13. 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.

BENCHMARK - SEWER MANHOLE, ELEVATION 4651.60', GPS 40°20'31.9"N 111°43'14.2"W, SOUTHWEST SIDE OF SITE ON STATE ST.

OWNER - PICK A PART LLC, WILLIAMSON, STEVE, PO BOX 615 OREM, UT 84059

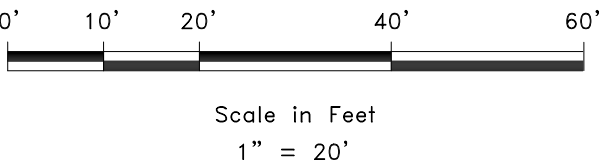
DEVELOPER - WORTH DEVELOPMENT PARTNERS  
2637 N WASHINGTON BLVD #318  
NORTH OGDEN, UT 84414

LINDON CITY GENERAL NOTES

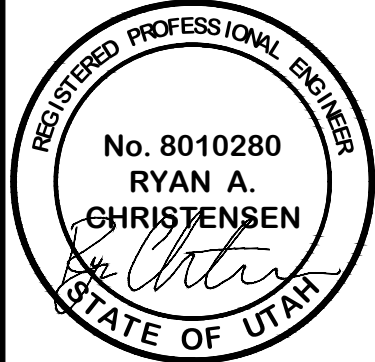
"WHILE SWIG IS SHOWN ON THE SITE PLAN, SWIG IS SUBMITTING THEIR OWN SITE PLAN AND THE CITY WILL NOT GIVE SITE PLAN APPROVAL FOR SWIG AT THIS TIME"

THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).

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.



| REVISIONS |             | DESCRIPTION | DATE | DESIGN# | DRAWN# | CHECKED |
|-----------|-------------|-------------|------|---------|--------|---------|
| DATE      | DESCRIPTION |             |      |         |        |         |
|           |             |             |      |         |        |         |
|           |             |             |      |         |        |         |



SITE PLAN - LOT 2 AND 3

CITY PARK RETAIL SUBDIVISION

206 N STATE ST

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

C2



PARKING EXHIBIT

BUILDING PARKING SPACES NEEDED PER CITY STANDARDS

BUILDING A= 1650SF 50% IS WAITING/SEATING AREA. 1650\*.5= 825, 825/100SF PER = 8.25 ~ 9 STALLS

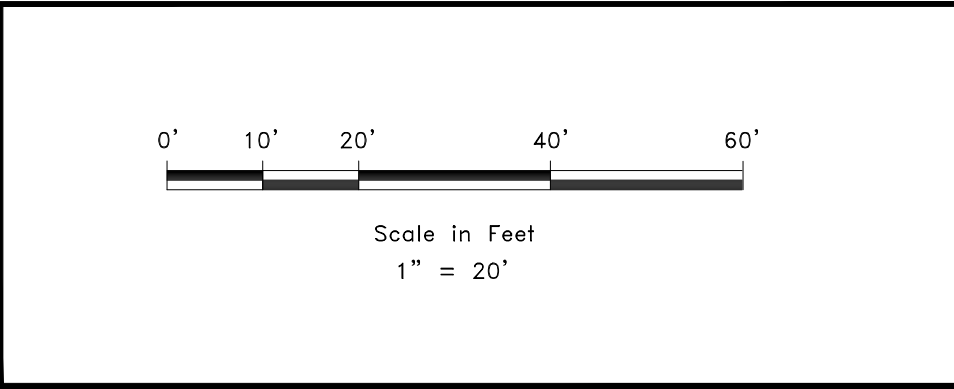
BUILDING B= NO DESIGNATED WAITING/SEATING AREA. ASSUMING 3 FOR EMPLOYEES, 3 UNASSIGNED STALLS = 6 STALLS

BUILDING C= 1650SF, 1650/200SF PER = 8.25 ~ 9 STALLS

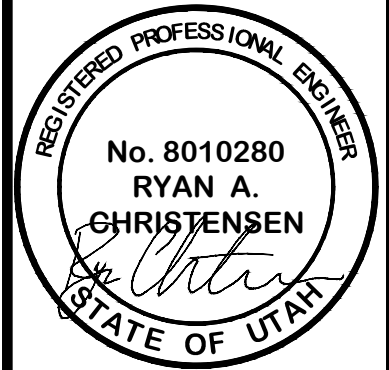
BUILDING PARKING SPACES PROVIDED

|            |                    |
|------------|--------------------|
| BUILDING A | PROVIDED 8 STALLS  |
| BUILDING B | PROVIDED 6 STALLS  |
| BUILDING C | PROVIDED 10 STALLS |

24 TOTAL STALLS / 3 ADA STALLS INCLUDED



|                 |  |                |  |            |  |           |  |                |  |
|-----------------|--|----------------|--|------------|--|-----------|--|----------------|--|
| SCALE: 1" = 20' |  | DATE: 10/25/21 |  | DESIGN: RP |  | DRAWN: RP |  | CHECKED: _____ |  |
| REVISIONS       |  | DESCRIPTION    |  |            |  |           |  |                |  |
| DATE            |  |                |  |            |  |           |  |                |  |



PARKING - LOT 2 AND 3

CITY PARK RETAIL SUBDIVISION

206 N STATE ST

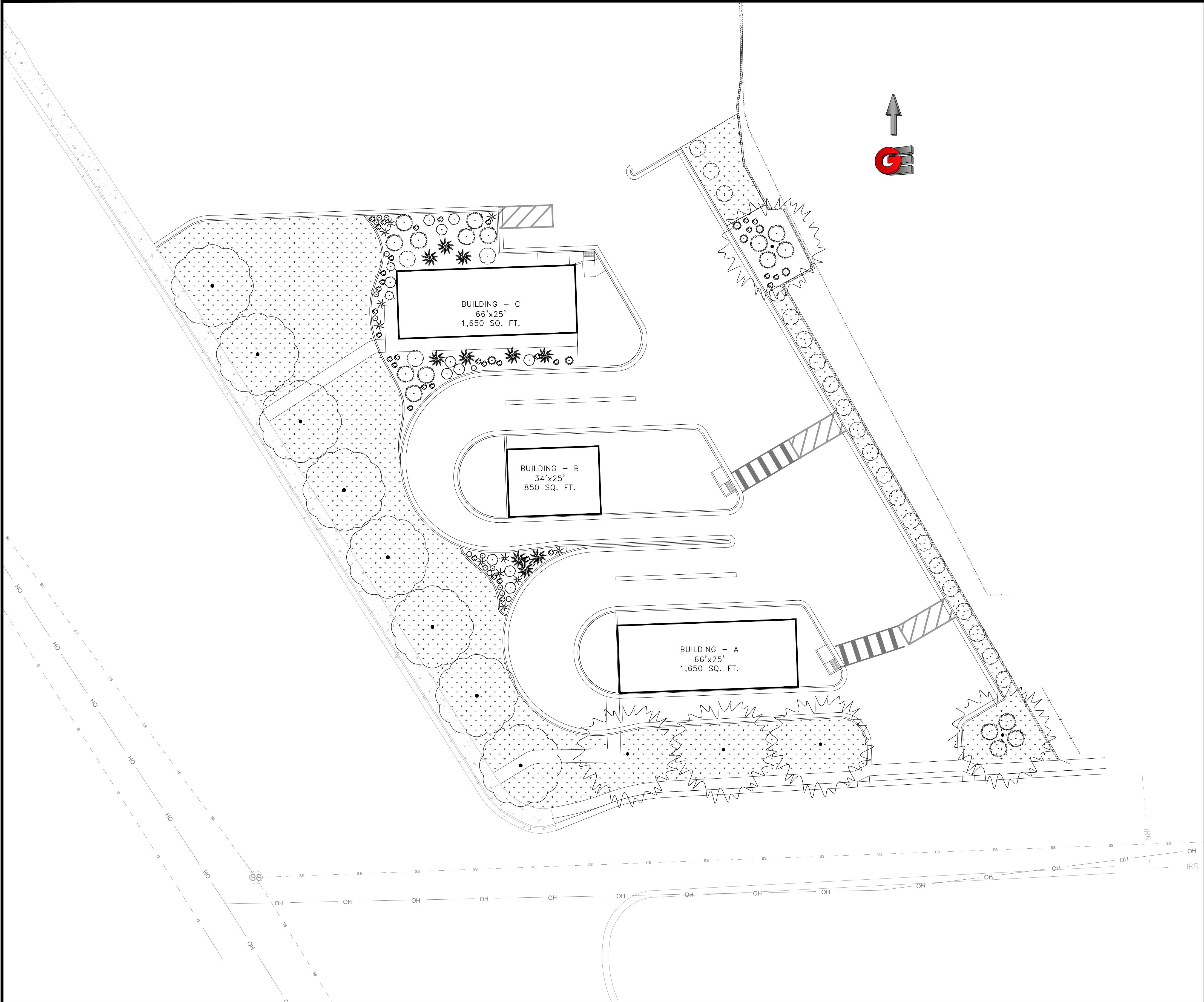
LINDON, UTAH COUNTY, UTAH

**GARDNER  
ENGINEERING**

CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

C3



| PLANT SCHEDULE |                                   |                        |      |     |
|----------------|-----------------------------------|------------------------|------|-----|
| SYMBOL         | BOTANICAL NAME                    | COMMON NAME            | SIZE | QTY |
| TREES          |                                   |                        |      |     |
|                | GLEDITSIA TRIACANTHOS 'SKYLINE'   | SKYLINE HONEYLOCUST    | 2"   | 5   |
|                | PINUS FLEXILIS                    | LIMBER PINE            | 2"   | 10  |
|                | QUERCUS x 'NADLER'                | KINDRED SPIRIT OAK     | 2"   | 24  |
|                | TILIA TOMENTOSA 'STERLING SILVER' | STERLING SILVER LINDEN | 2"   | 8   |

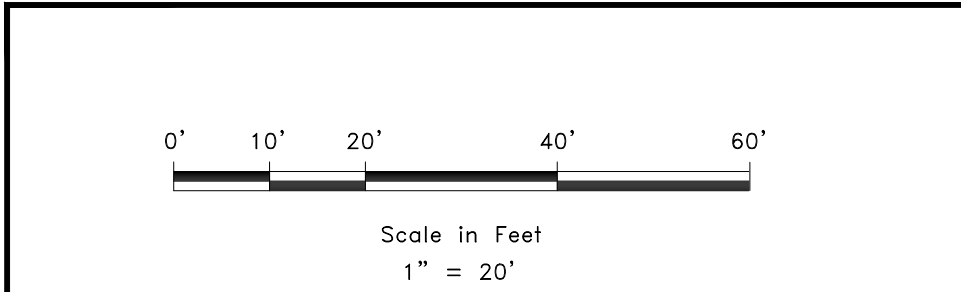
|        |                                        |                     |       |    |
|--------|----------------------------------------|---------------------|-------|----|
| SHRUBS |                                        |                     |       |    |
|        | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | BLUE MIST BLUEBEARD | 5 GAL | 11 |
|        | RHUS AROMATICA 'GROW LOW'              | GROW LOW SUMAC      | 5 GAL | 17 |
|        | RHUS TYPHINA 'BALTIGER'                | TIGER EYES SUMAC    | 5 GAL | 10 |

|            |                                     |                      |       |    |
|------------|-------------------------------------|----------------------|-------|----|
| PERENNIALS |                                     |                      |       |    |
|            | LAVENDULA X INTERMEDIA 'PHENOMENAL' | PHENOMENAL LAVENDER  | 1 GAL | 8  |
|            | MISCANTHUS SINENSIS 'GRACILLIMUS'   | MAIDEN GRASS         | 1 GAL | 6  |
|            | PENNISETUM ALOPECUROIDES 'HAAMELI'  | DWARF FOUNTAIN GRASS | 1 GAL | 15 |
|            | YUCCA FILAMENTOSA 'COLOR GUARD'     | COLOR GUARD YUCCA    | 1 GAL | 11 |

|  |                            |          |      |     |
|--|----------------------------|----------|------|-----|
|  | KENTUCKY BLUE GRASS SOD    | 14669.99 | SQFT | 76% |
|  | APACHE BROWN CHAT          | 270      | SQFT | 1%  |
|  | 1' OQUIRRH MOUNTAIN COBBLE | 4555.62  | SQFT | 23% |

- Notes
1. Spread 6" of topsoil in all planted areas
  2. Backfill plants with 3:1 soil to compost
  3. Fertilize plants with a well-rounded fertilizer for trees, shrubs, and perennials
  4. 5oz weed barrier fabric to be installed in all areas receiving gravel. Overlap fabric 12" on seams
  5. All quantities to be verified by contractor

UNDERGROUND SPRINKLING TO BE DESIGNED AT A LATER DATE



SCALE: 1" = 20'

DATE: 10/26/21

DESIGN: RF

DRAWN: RF

CHECKED:

REVISIONS

DESCRIPTION

DATE

REGISTERED PROFESSIONAL ENGINEER

No. 8010280

RYAN A. CHRISTENSEN

STATE OF UTAH

LANDSCAPE PLAN - LOT 2 AND 3

CITY PARK RETAIL SUBDIVISION

206N STATE ST

LINDON, UTAH COUNTY, UTAH

**GARDNER ENGINEERING**

CIVIL • LAND PLANNING

MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

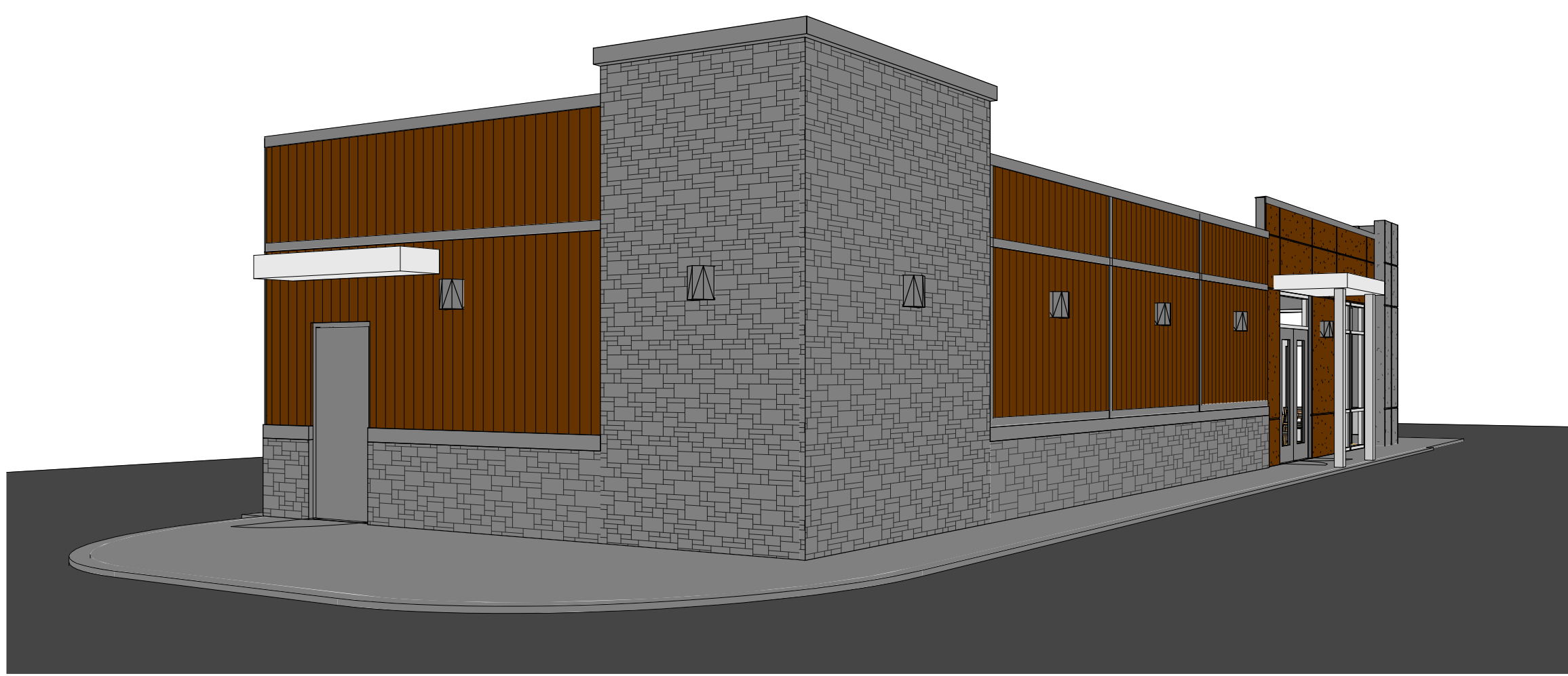
OFFICE: 801-476-0202 FAX: 801-476-0066

C11

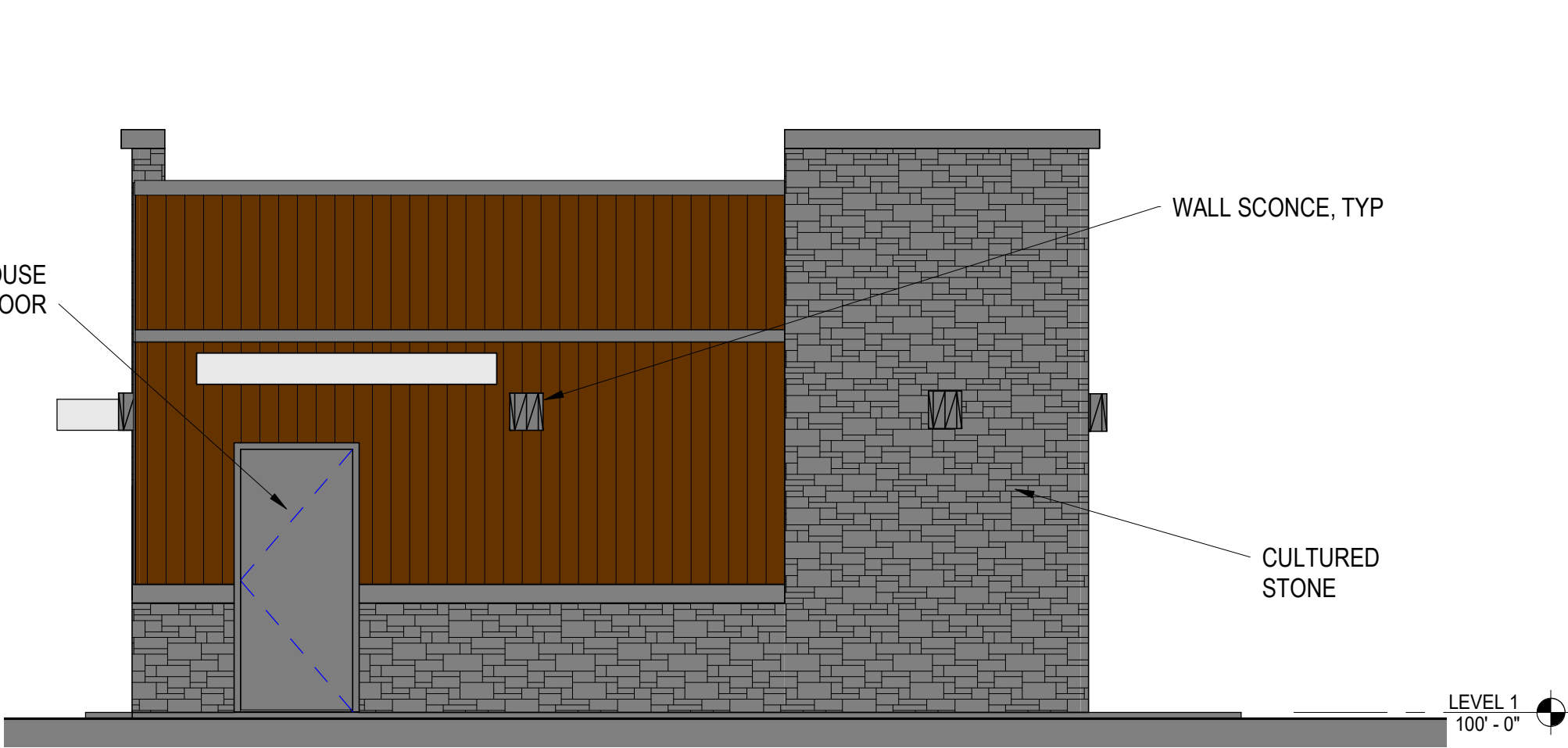
10/26/2021 7:59:09 AM



3D VIEW  
SCALE:



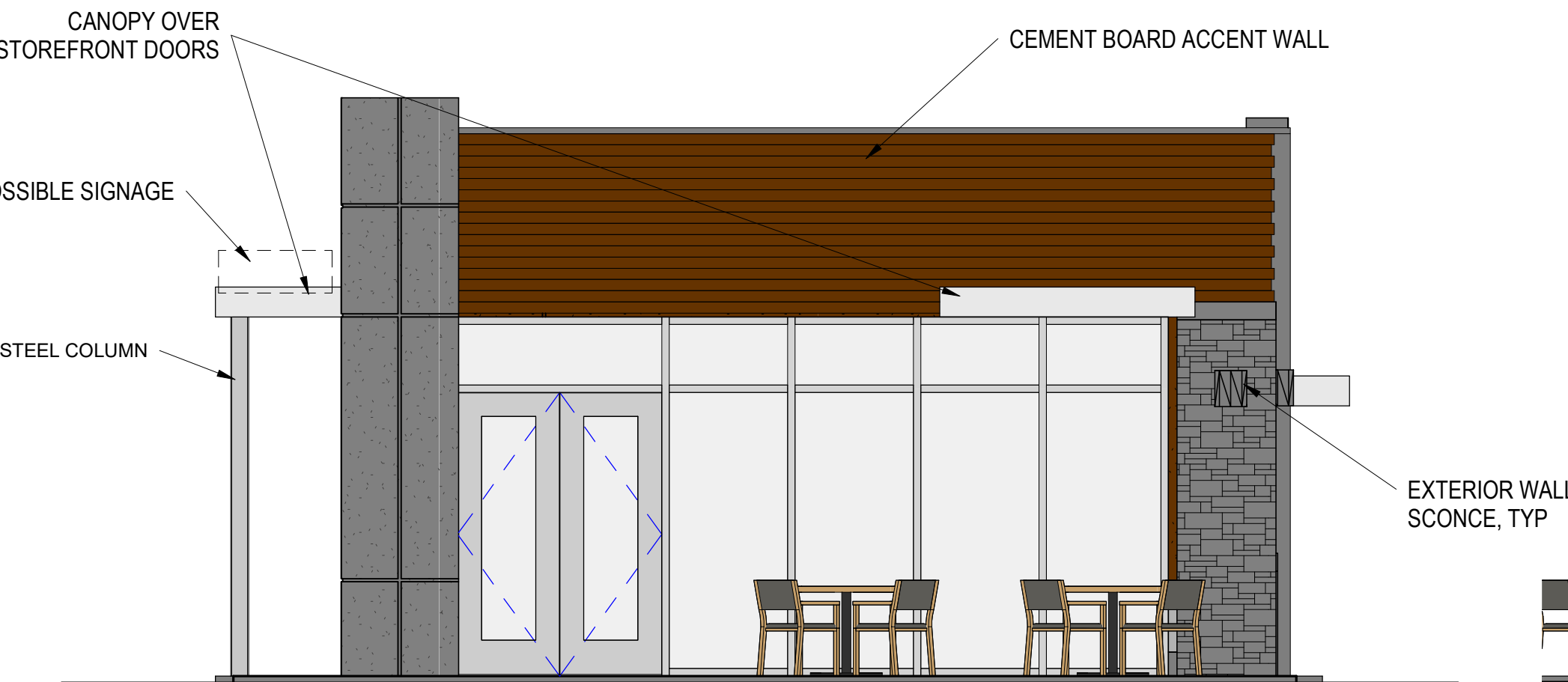
PARKING LOT ELEVATION  
SCALE:



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



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



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



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



**LEGEND**

FEMA - ZONE "A"

PROPOSED BUILDING

LOT LINE

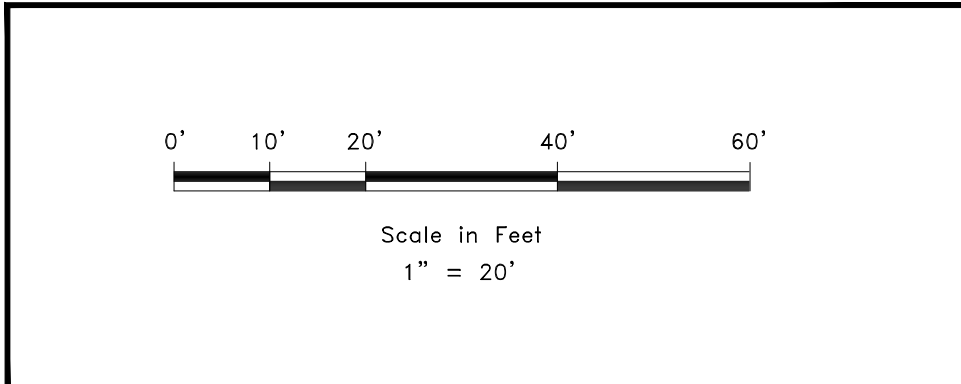
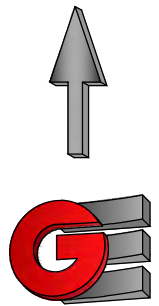
**NOTES**

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.



|                                                                                                        |  |                    |
|--------------------------------------------------------------------------------------------------------|--|--------------------|
| <b>REVISIONS</b>                                                                                       |  | <b>DESCRIPTION</b> |
| <b>DATE</b>                                                                                            |  |                    |
| SCALE: 1" = 20'                                                                                        |  | DATE: 10/1/21      |
|                                                                                                        |  | DESIGN: RC         |
|                                                                                                        |  | DRAWN: RP          |
|                                                                                                        |  | CHECKED: RC        |
| DWG: R:\2336 - WORTH DEVELOPMENT PARTNERS\1102 - LINDON UT DESIGN\DWG\LINDON - FLOOD PLAN OVERVIEW.DWG |  |                    |

BASE FLOOD ELEVATION MAP

CITY PARK RETAIL SUBDIVISION

206 N STATE ST

LINDON, UTAH COUNTY, UTAH

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