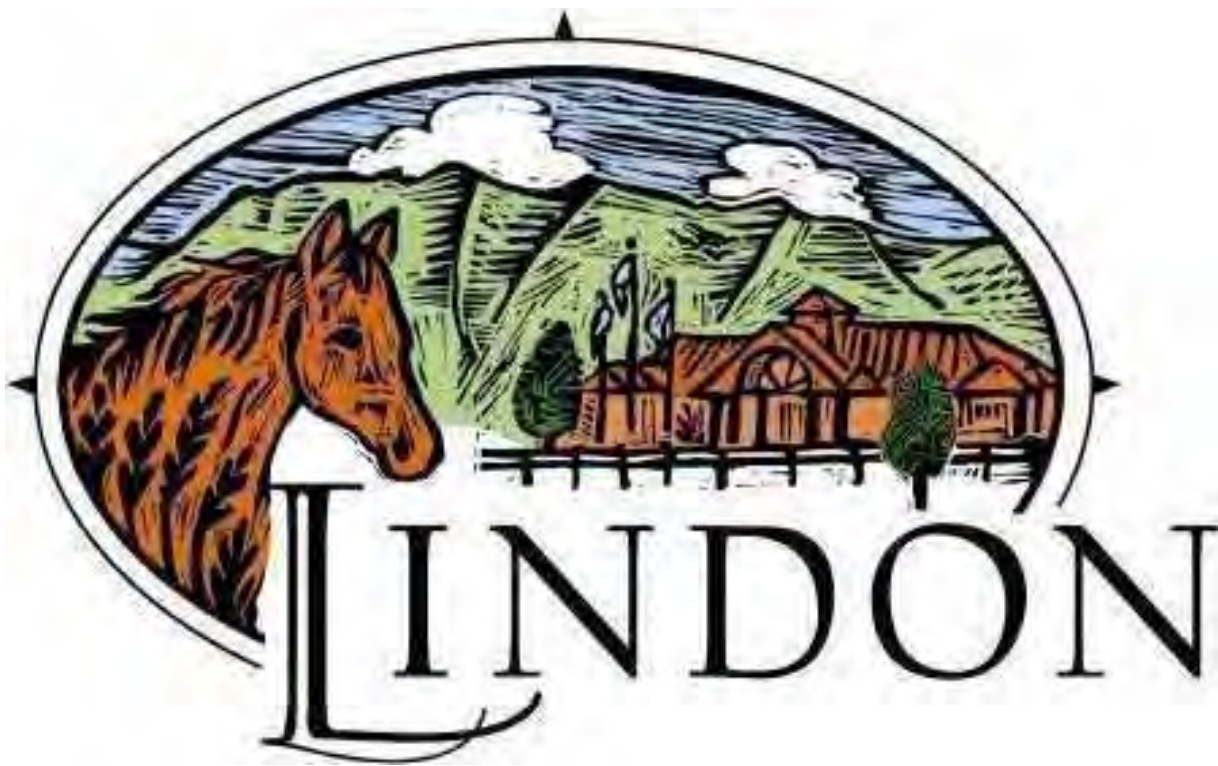


Lindon City Planning Commission Staff Report



January 11, 2022

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, January 11, 2022**, 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 11/23/2021

3. Public Comment

4. Plat Amendment Approval – Canberra Heights Plat “J” – 94 Canyon Dr and 76 S Kings Peak Dr

The applicant requests plat amendment approval to move a lot line around a tennis court. The two properties are located in the residential (R1-12) zone. (Parcel #'s: 36:928:0025, 36:808:0099. (10 minutes)

5. Amended Site Plan Approval – City Park Retail –200 N State St

The applicant requests amended site plan approval for a reduced landscaping strip due to unanticipated UDOT requirements. (Parcel #'s: 14:068:0201, 14:068:0035, 14:068:0119). (10 minutes)

6. Discussion Item – Commercial to residential setbacks

This discussion item refers to the 40 ft setback between commercial and residential uses. (15 minutes)

7. Planning Commission Chair and Vice-Chair 2022 Re-election (5 minutes)

8. 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: 1/7/2022 **Time:** 5:00 pm

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

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, November 23, 2021 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Sharon Call, Chairperson
Invocation: Mike Marchbanks, Commissioner
Pledge of Allegiance: Steven Johnson, Commissioner

PRESENT

Sharon Call, Chairperson
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Steven Johnson, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Mike Florence, Planning & Economic Development Director
Mary Barnes, Associate Planner
Kathryn Moosman, City Recorder

EXCUSED

Renee Tribe, Commissioner

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

2. APPROVAL OF MINUTES –The minutes of the regular meeting of the Planning Commission meeting of November 9, 2021 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 9, 2021 AS PRESENTED.
COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

4. Plat Amendment– Fenton/Olsen Plat “B”– 725 N and Main St

The applicant requests a plat amendment approval to move a lot line in Fenton/Olsen Plat “B” (Parcel ID# 39:321:0004, 39:321:0003).

Mary Barnes, Associate Planner, led this agenda item by stating the applicant, Deborah LaPray is in attendance and requesting a plat amendment to move a lot line 10 ft to the west. She noted the property on the left is owned by Ashley Willoughby and the property on the right is owned by Deborah and Seth LaPray and both property owners have agreed to this amended plat. She noted the existing plat was approved in October 2020.

2 Ms. Barnes indicated with this plat amendment, the future LaPray home will be
able to front on Main St instead of 725 North. She pointed out that Lindon City Code
4 17.32.070 references Utah Code for requirements amending a subdivision plat. Under
Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning
6 Commission) to adjust a lot line.

Ms. Barnes stated the Willoughby's and the LaPray's both agree with the
8 adjustment. She added that the proposed plat moves the shared lot line 10 ft to the west.
The proposed plat amendment is located in the Residential R1-20 zone. She then
10 referenced a table reviewing the subdivision and lot requirements for a residential lot in
the R1-20 zone.

Ms. Barnes went on to say that easements shall follow rear and side lot lines
12 whenever practical and shall have a minimum total width of 15 feet apportioned equally
in abutting properties. She clarified that the applicants are currently in the process of
14 receiving approval from utility companies to abandon the PUE around the existing lot
line and notify PUE companies about the new lot line. She noted that all other lot
16 requirements are met.

Ms. Barnes indicated the City Engineer has completed a review of the plat and
18 will continue to work with the applicant on any needed corrections. She then presented an
Aerial image with parcels, Proposed Plat "B" and the Current Fenton/Olsen Plat "B"
20 followed by some general discussion.

Following some additional discussion, the Commission agreed this is a pretty
22 straightforward request and were in agreement to approve this minor subdivision request
24 with the conditions as listed in the motion.

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

28 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANTS
REQUEST FOR PLAT AMENDMENT APPROVAL OF THE FENTON/OLSEN PLAT
30 "B" WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL
CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL
32 CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. THE
APPLICANT WILL OBTAIN ALL NECESSARY UTILITY NOTIFICATIONS PRIOR
34 TO FINAL PLAT APPROVAL; 3. PRIOR TO PLAT RECORDING, THE APPLICANT
WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED
36 SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN
SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT
38 ATTACHED HERETO; AND 4. ALL ITEMS OF THE STAFF REPORT.

COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
40 RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
42 COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
44 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
46 THE MOTION CARRIED UNANIMOUSLY	

5. Discussion Item– Setbacks. This discussion item refers to the 40 ft setback between commercial and residential uses.

Mike Florence, Planning Director, led this discussion item by stating Lindon City Staff wants to review the 40' setback requirement from a commercial building to a residential use or zone. He noted the Planning Commission has recently granted site plan approval for a number of developments where this setback was applicable. Mr. Florence then referenced examples of how other communities deal with setbacks for commercial buildings adjacent to residential. He pointed out the maximum height in the CG, CG-A, CG-S is 48' and the maximum height in the CG-A8 is 80.

There was then some general discussion regarding the setback requirements from a commercial building to a residential use or zone.

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

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

7. Planning Director Report – General City Updates.

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

ADJOURN –

COMMISSIONER SCHAUERS MADE A MOTION TO ADJOURN THE MEETING AT 7:00 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – January 11, 2022

Sharon Call, Chairperson

Michael Florence, Planning Director

Item 4: Plat Amendment – Amended Plat “J” of Canberra Heights Subdivision at 94 Dry Canyon Dr. and 76 S. Kings Peak Dr.

Date: January 11, 2022

Applicant: Amber and Mark Newman

Presenting Staff: Mary Barnes

General Plan: Residential Low
Current Zone: Residential R1-12 and Hillside Protection Overlay

Parcel IDs: 36:928:0025, 36:808:0099, and 36:808:0099.

Type of Decision: Administrative
Council Action Required: No



OVERVIEW

Amber and Mark Newman are requesting a plat amendment to adjust two lot lines for two properties.

1. Both properties are owned by the Newmans.
2. The Lots are a part of two different Canberra Heights Plats (Plat “A” and Plat “C”). These existing plats were approved in 1999 and 2001, respectively.
3. The two lots share a tennis court that was constructed over the property line and is half on each property.
4. With this plat amendment, the Newmans will be able adjust the lot lines so there will no longer be a property line going through the tennis court.

Motion

I move to [(*approve, deny, continue*)] the applicants request for plat amendment approval of the Canberra Heights Plat “J” with the following conditions:

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

Surrounding Zoning and Land Use

North: Residential R1-12

East: Residential R1-12

South: Residential R1-12

West: Residential R1-12

Subdivision Standards

Lindon City Code 17.32.070 references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to adjust a lot line.

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

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

or amend a subdivision plat if:

(a) the petition seeks to:

- (i) join two or more of the petitioner fee owner's contiguous lots;
- (ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
- (iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;
- (iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or
- (v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:

(A) owned by the petitioner; or

(B) designated as a common area; and

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

Findings of Fact

- Amber and Mark Newman own the two properties that are a part of the plat amendment application.
- The proposed plat adjusts the shared lot lines within the plat
- No new lots are being created from this plat amendment and the lots meet minimum subdivision and zoning requirements.
- The proposed plat amendment is located in the Residential R1-12 zone. The following table reviews the subdivision and lot requirements for a residential lot in the R1-12 zone:

Required	Complaint
No single lot shall be divided by municipal or county boundary lines, roads, alleys or other lots	Yes
All residential lots shall front on a public street	Yes- the frontage will not change. 94 Dry Canyon Dr will continue to have a frontage of 123 ft, and 76 S Kings Peak Dr will continue to have a frontage of 101 ft.
Side lot lines shall be at right angles or radial to street lines, except where justified by the subdivider and approved by the Planning Commission	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties	Applicants are currently in the process of receiving approval from utility companies to abandon the PUE around the existing lot lines and notify PUE companies about the new lot line.
No lot shall be created which is more than three times as long	Yes
Minimum lot size: 12,000 square feet	Yes

Engineering Requirements

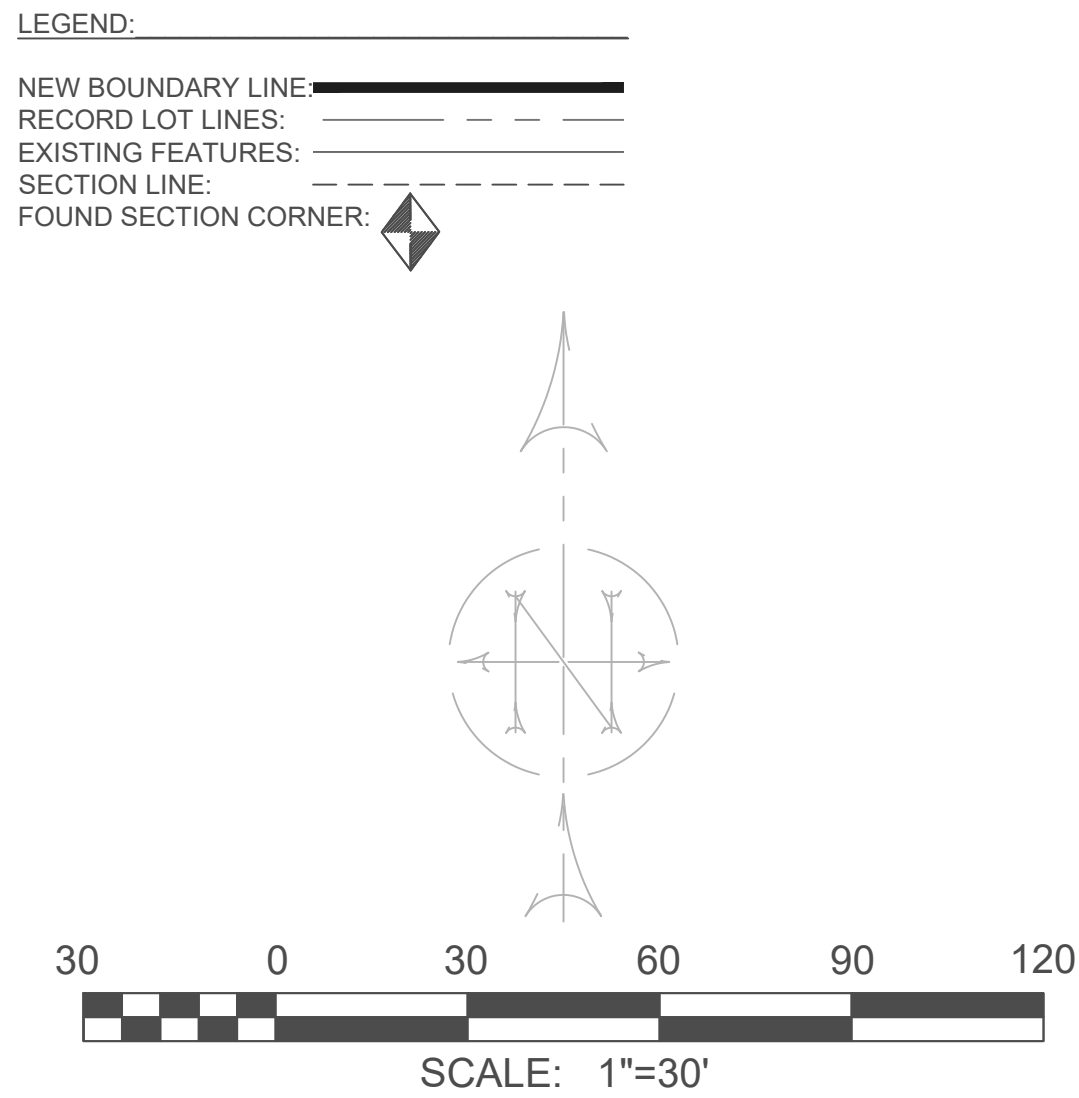
The City Engineer has completed a review of the plat and will continue to work with the applicant on any needed corrections.

Exhibits

1. Aerial image with parcels
2. Proposed Plat "J" (corrections are still in progress)
3. Current Canberra Heights Plat "A"
4. Current Canberra Heights Plat "C"



SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.



ALL POTENTIAL BUYERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTICED OF THE LONDON CITY RZ 2 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 RESTRICTION (C.C.&R'S) WHICH PROHIBITS THIS TYPE OF HOUSING IN SPECIFIC SUBDIVISIONS ARE CONSIDERED ILLEGAL AND IN VIOLATION OF LONDON CITY CODE. PLEASE CONTACT THE LONDON CITY PLANNING DEPARTMENT AT (801) 785-7687 FOR DETAILS REGARDING THIS ORDINANCE.

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



I, MATTHEW C. STONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7176711 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS LICENSING ACT, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED TRACTS OF LAND WHICH ARE SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND HAVE VERIFIED ALL MEASUREMENTS AND THAT IT HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE, AND IS A TRUE REPRESENTATION OF THE HEREAFTER DESCRIBED TRACTS OF LAND BASED UPON RECORDS FOUND IN THE UTAH COUNTY RECORDER AND SURVEYOR OFFICES AND AS SURVEYED ON THE GROUND..

MATT STONES
MATT STONES, PLS #7176711 (SEE SEAL BELOW)

THIS SUBDIVISION AMENDMENTS WAS DONE AT THE REQUEST OF MARK AND AMBER NEWMAN (THE PROPERTY OWNERS) THE BASIS OF BEARING FOR THIS AMENDMENT IS: NORTH 89°53'07" WEST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHERLY MOST CORNER OF LOT 16 OF CANBERRA HEIGHTS PLAT "A"; THENCE SOUTH 65°55'14" WEST 30.09 FEET ALONG THE LINE OF SAID LOT 16, THENCE NORTHER 28°37'17" WEST 130.41 FEET TO THE SOUTHEASTERLY LINE OF LOT 14 OF SAID CANBERRA HEIGHTS PLAT "A"; THENCE ALONG SAID LOT 14 NORTHER 65°54'14" EAST 30.09 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 14; THENCE ALONG THE EASTERLY LINE OF SAID LOT 14 NORTHER 28°37'17" WEST 15.05 FEET TO SOUTHERLY MOST CORNER OF LOT 28 OF CANBERRA HEIGHTS PLAT "A"; THENCE ALONG THE EASTERLY LINE OF SAID LOT 28 NORTHER 50°53'44" EAST 159.46 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KINGS PEAK DRIVE; THENCE ALONG KINGS PEAK DRIVE ON THE ARC OF A 325.20 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 111.48 FEET (CHORD BEARS SOUTH 56°52'53" WEST 120.50 FEET) TO THE NORTHERLY MOST CORNER OF LOT 26 OF CANBERRA HEIGHTS PLAT "C"; THENCE ALONG THE WESTERLY LINE OF SAID LOT 26 SOUTH 23°17'22" WEST 180.51 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 26; THENCE ALONG THE SOUTH LINE OF SAID LOT 26 NORTHER 48°06'30" EAST 196.84 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DRY CANYON DRIVE; THENCE ALONG DRY CANYON DRIVE ON THE ARC OF A 425.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 125.13 FEET (CHORD BEARS SOUTH 10°19'38" EAST 124.68 FEET) TO THE NORTHERLY CORNER OF LOT 24 CANBERRA HEIGHTS PLAT "C"; THENCE ALONG THE NORTH LINE OF SAID LOT 24 SOUTH 71°13'54" EAST 186.66 FEET TO THE EASTERLY LINE OF LOT 18 CANBERRA HEIGHTS PLAT "A"; THENCE ALONG THE EASTERLY LINE OF SAID LOT 18 NORTHER 34°04'42" WEST 210.53 FEET TO THE POINT OF BEGINNING.

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, HAVE CAUSED THE SAME TO BE AMENDED AS SHOWN ON THIS PLAT INTO AMENDED LOTS TO BE HEREAFTER KNOWN AS:

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

MARK WILLIAM NEWMAN

AMBER LYNN NEWMAN

STAT OF UTAH } S.S.
COUNTY OF UTAH }

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____,
BY _____ AND _____, WHO REPRESENTED THAT HE/SHE/ THEY IS/ARE THE
OWNER(S) OF THE ABOVE-DERIBED PROPERTY AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____

PRINT NAME OF NOTARY _____

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____.

CONDITIONS OF APPROVAL:

SHEET 1 OF 1

SOUTH 1/4 CORNER OF
SECTION 35, T5S, R2E
S. L. R. & M.

○ POINT OF INTERSECTION (PI)
 OR POINT OF CURVATURE (PC)
 C6 CURVE DATA
 --- 7.5' PUBLIC UTILITY EASEMENT ---
 ----- PRIMARY BUILDING SITE -----
 ⊕ SECTION CORNER
 ○ PROPERTY CORNER
 [Hatched Box] LOMR FLOOD ZONE
 REVISED JUNE 10, 1995

CURVE	SIZE	LENGTH	THICKNESS	CHORD	BEARING	DEL.
C4	250	287.3	14.91	282.7	88.11	38.60
C5	250	287.3	14.91	282.7	88.11	38.60
C6	150	166.0	8.26	164.7	53.96	23.51
C7	150	166.0	8.26	164.7	53.96	23.51
C8	150	166.0	8.26	164.7	53.96	23.51
C9	150	166.0	8.26	164.7	53.96	23.51
C10	150	166.0	8.26	164.7	53.96	23.51
C11	150	166.0	8.26	164.7	53.96	23.51
C12	150	166.0	8.26	164.7	53.96	23.51
C13	150	166.0	8.26	164.7	53.96	23.51
C14	150	166.0	8.26	164.7	53.96	23.51
C15	150	166.0	8.26	164.7	53.96	23.51
C16	150	166.0	8.26	164.7	53.96	23.51
C17	150	166.0	8.26	164.7	53.96	23.51
C18	150	166.0	8.26	164.7	53.96	23.51
C19	150	166.0	8.26	164.7	53.96	23.51
C20	150	166.0	8.26	164.7	53.96	23.51
C21	150	166.0	8.26	164.7	53.96	23.51
C22	150	166.0	8.26	164.7	53.96	23.51
C23	150	166.0	8.26	164.7	53.96	23.51
C24	150	166.0	8.26	164.7	53.96	23.51
C25	150	166.0	8.26	164.7	53.96	23.51
C26	150	166.0	8.26	164.7	53.96	23.51
C27	150	166.0	8.26	164.7	53.96	23.51
C28	150	166.0	8.26	164.7	53.96	23.51
C29	150	166.0	8.26	164.7	53.96	23.51
C30	150	166.0	8.26	164.7	53.96	23.51
C31	150	166.0	8.26	164.7	53.96	23.51
C32	150	166.0	8.26	164.7	53.96	23.51
C33	150	166.0	8.26	164.7	53.96	23.51
C34	150	166.0	8.26	164.7	53.96	23.51
C35	150	166.0	8.26	164.7	53.96	23.51
C36	150	166.0	8.26	164.7	53.96	23.51
C37	150	166.0	8.26	164.7	53.96	23.51
C38	150	166.0	8.26	164.7	53.96	23.51
C39	150	166.0	8.26	164.7	53.96	23.51
C40	150	166.0	8.26	164.7	53.96	23.51
C41	150	166.0	8.26	164.7	53.96	23.51
C42	150	166.0	8.26	164.7	53.96	23.51
C43	150	166.0	8.26	164.7	53.96	23.51
C44	150	166.0	8.26	164.7	53.96	23.51
C45	150	166.0	8.26	164.7	53.96	23.51
C46	150	166.0	8.26	164.7	53.96	23.51
C47	150	166.0	8.26	164.7	53.96	23.51
C48	150	166.0	8.26	164.7	53.96	23.51
C49	150	166.0	8.26	164.7	53.96	23.51
C50	150	166.0	8.26	164.7	53.96	23.51
C51	150	166.0	8.26	164.7	53.96	23.51
C52	150	166.0	8.26	164.7	53.96	23.51
C53	150	166.0	8.26	164.7	53.96	23.51
C54	150	166.0	8.26	164.7	53.96	23.51
C55	150	166.0	8.26	164.7	53.96	23.51
C56	150	166.0	8.26	164.7	53.96	23.51
C57	150	166.0	8.26	164.7	53.96	23.51
C58	150	166.0	8.26	164.7	53.96	23.51
C59	150	166.0	8.26	164.7	53.96	23.51
C60	150	166.0	8.26	164.7	53.96	23.51
C61	150	166.0	8.26	16		

I, Kenneth W. Watson, do hereby certify that I am a Registered Civil Engineer, and Land Surveyor, and that I hold certificate No. 152300/158397, as prescribed under the laws of the State of Utah. I further certify that by authority 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 CANNERRA HEIGHTS PLAT "A" SUBDIVISION, and that same has been correctly surveyed and staked on the ground as shown on this plat.

4-6-99

DATE

Kenneth W. Watson

Kenneth W. Watson, P.E., L.S. (#158397)

[illegible]

BASIS OF BEARING From the Southeast Corner of Section 35, T-5-S, R-2-E, to the South Quarter Corner of Section 35, bearing N 89°53'07" W.

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF May, A.D. 19 99
Canberra Development Company, L.C.
 by: David J. Allen, its CEO.
 DAVID J ALLEN

59810 Reg # 8070
 RANDALL A COVINGTON
 UTAH COUNTY RECORDER
 1999 May 25 10:27 AM FEE \$5.00, BY SS
 RECORDER FOR LINDON CITY

THE CITY COUNCIL OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF Nov A.D. 1999.

Harry R. ...
J.A.C.
Gerald ...
Toby ...

ATTEST: Mark L. Clinton
CLERK/RECORDER (SEE SEAL BELOW)

APPROVED: Mark L. Clinton
CITY ENGINEER (SEE SEAL BELOW)

Cordon Duval
CITY ATTORNEY

APPROVED THIS 29th DAY OF October A.D. 19 97 BY THE UNION CITY
PLANNING COMMISSION.
 Ron K Gunderson
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

CANBERRA HEIGHTS PLAT A
LOCATED IN THE SOUTHEAST QUARTER OF SECT. 35,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M.
LINDON, UTAH COUNTY, UTAH

SCALE 1" = 80' NOTARY SEAL I hereby acknowledge before me by David J. Allen on 5/10/99 <i>David J. Allen</i>	SURVEYOR'S SEAL	CITY ENGINEER'S SEAL 	UNION CITY SEAL 
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ADDITIONAL NOTES:

NO PERMANENT STRUCTURES ARE TO BE CONSTRUCTED
WITHIN THE EXISTING SALT LAKE CITY AQUEDUCT
EASEMENT LOCATED WITHIN LOTS 1,4,5,6,7,8,9,11
AND 41 OF THIS PLAT.

A GEOTECHNICAL STUDY HAS BEEN COMPLETED FOR THIS PROJECT PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS (AGEC) DATED APRIL 3, 1997. IN ADDITION WITH A SUPPLEMENTAL LETTER TO THE REPORT DATED JANUARY 25, 1999, A SUBSEQUENT REVIEW REPORT HAS ALSO BEEN PREPARED BY THE UTAH GEOLOGICAL SURVEY DATED NOV. 20, 1998. THESE REPORTS ARE ON FILE IN THE LONDON CITY OFFICES

THE GEOTECHNICAL REPORT IDENTIFIES THE POSSIBILITY OF COLLAPSIBLE SOILS ONSITE. IT WILL BE THE RESPONSIBILITY OF EACH EACH LOT OWNER TO PROVIDE LINDON CITY WITH A WRITTEN DOCUMENTATION PREPARED BY A GEOTECHNICAL ENGINEER VERIFYING THAT FOOTING EXCAVATIONS WERE INSPECTED AND MITIGATIONS MEASURES TAKEN, WHERE NEEDED TO DEAL WITH COLLAPSIBLE SOILS.

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE _____ DAY OF _____, 19____, PERSONALLY
APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION
WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC
RESIDING IN UTAH COUNTY, STATE OF UTAH

MY COMMISSION EXPIRES:

APRIL 6, 1999

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

ALL CANBERRA HEIGHTS, PLAT A LOTS ARE SUBJECT TO LINDON CITY'S HILLSIDE PROTECTION ZONE. (SECTION 17.57 OF THE LINDON CITY CODE.)

ALL CANBERRA HEIGHTS, PLAT "A" LOTS ARE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS.

PRIMARY BUILDING SITES ARE TO BE 20 FEET FROM SIDE LOT LINES AND 30 FEET FROM FRONT AND REAR LOT LINES.

THE MAXIMUM SQUARE FOOTAGE HOME ALLOWED WITHOUT ADDITIONAL FIRE PROTECTION MEASURES BEING EMPLOYED IS 9400 S.F. (TYPE 5N CONSTRUCTION BASED ON 2500 G.P.M. FIRE FLOW WITH RESIDUAL PRESSURE AT 20 PSI.) HOMEOWNER TO VERIFY WATER PRESSURE AND FLOW RATES PRIOR TO CONSTRUCTION AND OBTAINING A BUILDING PERMIT.

* NOTE FOR LOTS 9,10 & 11:
OWNER OF LOTS 9,10 & 11 MAY BE REQUIRED TO SEWER SERVICE
TO MCKINLEY DRIVE DEPENDING ON HOUSE PLACEMENT.

ON ALL BUILDING LOTS
THE FINISH FLOOR ELEVATION SHALL BE ESTABLISHED TO PROVIDE
A "DRIVEWAY THAT SLOPES UP FROM THE BACK OF THE SIDEWALK
AT AN AVERAGE OF AT LEAST 3% FOR THE FIRST 32 FEET."

WATER SHARES TURNED IN

8070-93

SESE 35.5, 2E
71080

CANBERRA HEIGHTS PLAT C

SOUTH QUARTER CORNER OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN

9250-105

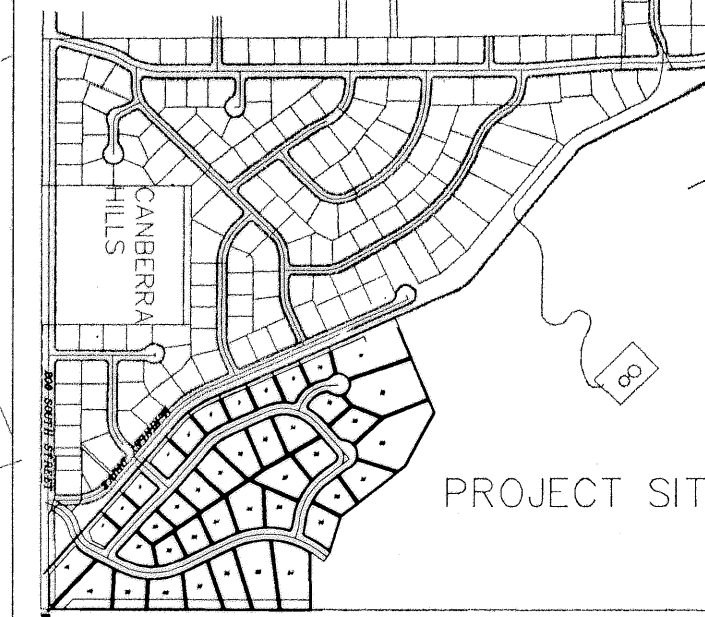
NORTH 1148.239'

CANBERRA HILLS PLAT "J"

POINT OF
BEGINNING "B"

CANBERRA HILLS PLAT "P"

SITE VICINITY MAP



PROJECT SITE

SURVEYOR'S CERTIFICATE

I, J. Michael DeMass, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 174007, as prescribed under the 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 CANBERRA HEIGHTS PLAT "C" SUBDIVISION, and that same has been correctly surveyed and staked on the ground as shown on this plat.

DATE: 1-14-2003

J. MICHAEL DEMASS, L.S. NO. 174007

BOUNDARY DESCRIPTION

CANBERRA HEIGHTS PLAT C LEGAL DESCRIPTION

Parcel A

BEGINNING at a point located Northeasterly from the right of way line of McKinley Drive, said point being N89°53'07"W 479.333 feet and North 219.924 feet from the Southeast corner of Section 35, Township 5 South, Range 2 East, Salt Lake Base & Meridian; thence N41°53'14"E 160.135 feet; thence N47°58'40"W 103.752 feet to a 525,000 foot radius curve to the right (center bears N42°01'20"E, 525,000 feet); thence along said curve 26.26 feet; thence N64°25'02"E 159.297 feet; thence N25°34'58"W 81.588 feet to a 425,000 foot radius curve to the right (center bears N64°25'02"E, 425,000 feet); thence along said curve 287.63 feet to a 15,000 foot radius curve to the left (center bears N76°48'23"W, 15,000 feet); thence along said curve 22.96 feet to a point on a 175,000 foot radius curve to the left (center bears S15°29'55"W, 175,000 feet); thence along said curve 29.98 feet to a point on a 325,000 foot radius curve to the right (center bears N05°40'57"E, 325,000 feet); thence along said curve 99.87 feet; thence N02°44'10"W 56.906 feet to a point on 275,000 foot nontangent radius curve to the left (center bears N28°29'56"E, 275,000 feet); thence along said curve 109.51 feet to a point on a 225,000 foot radius curve to the right (center bears S05°40'57"W, 225,000 feet); thence along said curve 42.37 feet to a point on a 15,000 foot radius curve (center bears N16°28'16"E, 15,000 feet); thence along said curve 21.69 feet to a point on a 425,000 foot radius curve to the right (center bears S66°21'56"E, 425,000 feet); thence along said curve 96.01 feet; thence N36°34'41"E 45.049 feet; thence N72°19'04"W 174.148 feet; thence S27°19'34"W 157.948 feet; thence S02°44'10"E 56.906 feet; thence S23°17'22"W 256.106 feet; thence S34°04'42"E 134.927 feet; thence S41°53'14"W 193.379 feet; thence S48°06'46"E 123.524 feet to a point on a 525,000 foot radius curve to the right (center bears S41°53'14"W, 525,000 feet); thence along said curve 27.50 feet; thence S45°06'43"E 109.141 feet; thence S41°53'14"W 50.069 feet; thence N45°06'43"W 72.248 feet to a point on a 15,000 foot radius curve to the left (center bears S44°53'17"W, 15,000 feet); thence along said curve 24.39 feet; thence S41°42'30"W 137.320 feet to a point on a 15,000 foot radius curve to the left (center bears S48°17'30"E, 15,000 feet); thence along said curve 23.52 feet; thence S48°06'46"E 248.648 feet to the point of BEGINNING. Area contains 192122 sq. ft. or 4.41 acres.

Parcel B

BEGINNING at a point located N89°53'07"W 1182.436 feet and North 1148.239 feet from the Southeast corner of Section 35, Township 5 South, Range 2 East, Salt Lake Base & Meridian; thence N66°06'26"E 215.100 feet to a 125,000 foot radius nontangent curve to the left (center bears N51°55'10"E, 125,000 feet); thence along said curve 56.90 feet to a point on a 15,000 foot radius curve to the left (center bears N25°50'11"E, 15,000 feet); thence along said curve 22.63 feet to a point on a 225,000 foot radius curve to the right (center bears S60°35'14"E, 225,000 feet); thence along said curve 68.31 feet; thence N46°48'24"E 121.554 feet to a point on a 50,000 foot radius curve to the left (center bears N43°11'36"W, 50,000 feet); thence along said curve 36.92 feet to a point on a 60,000 foot radius curve to the right (center bears S85°29'44"E, 60,000 feet); thence along said curve 45.32 feet; thence N77°29'53"E 59.492 feet to a point on a 60,000 foot radius nontangent curve to the right (center bears S17°3'06"W, 60,000 feet); thence along said curve 53.58 feet to a point on a 50,000 foot radius curve to the left (center bears N68°25'57"E, 50,000 feet); thence along said curve 12.39 feet; thence S35°49'03"E 47.870 feet; thence N54°10'57"E 164.862 feet; thence N37°41'28"W 235.873 feet; thence S17°13'06"W 207.568 feet; thence S77°29'53"E 59.492 feet; thence N42°13'19"W 184.972 feet; thence S22°32'59"W 154.762 feet; thence S46°48'24"E 71.712 feet to a point on a 50,000 foot radius nontangent curve to the right (center bears S75°05'37"W, 50,000 feet); thence along said curve 43.57 feet to a point on a 50,000 foot radius curve to the left (center bears S54°58'56"E, 50,000 feet); thence along said curve 45.91 feet to a point on a 125,000 foot radius curve to the left (center bears N72°24'38"E, 125,000 feet); thence along said curve 44.70 feet; thence S66°06'26"W 51.110 feet to a point on a 175,000 foot radius nontangent curve to the right (center bears N86°01'27"E, 175,000 feet); thence along said curve 73.84 feet to a point on a 50,000 foot radius curve to the left (center bears S80°11'58"W, 50,000 feet); thence along said curve 32.38 feet to a point on a 50,000 foot radius curve to the right (center bears N43°05'55"E, 50,000 feet); thence along said curve 28.79 feet; thence S76°05'03"W 163.863 feet; thence S24°04'46"E 161.561 feet to the point of BEGINNING. Area contains 97444 sq. ft. or 2.24 acres.

ENT 96311:2001 Map B 9550
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Sep 24 11:53 AM FEE \$44.00 BY SS
RECORDED FOR LINDON CITY

BASIS OF BEARING From the Southeast Corner of Section 35, T-5-S, R-2-E, to the South Quarter Corner of Section 35, bearing N 89°53'07" W.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS PLAT, AND SUBJECT TO ANY RESTRICTIONS AND CONDITIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS CANBERRA HEIGHTS PLAT "C" AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12 DAY OF June, A.D. 2001.

Canberra Dev. Co., L.L.C. J. Michael DeMass

by: J. Michael DeMass CEO

Angelo Enterprises, a Utah Limited Liability Company

by: J. Michael DeMass, Attorney in Law

as attorneys for the above parties.

CITY COUNCIL OF LINDON CITY, UTAH, KNOWS THE 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 4th DAY OF September, A.D. 2001.

APPROVED: J. Michael DeMass

CLERK/RECORDER (SEE SEAL BELOW)

APPROVED: J. Michael DeMass

CITY ENGINEER (SEE SEAL BELOW)

APPROVED: J. Michael DeMass

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 6th DAY OF September, A.D. 2001, BY THE LINDON CITY PLANNING COMMISSION.

APPROVED: J. Michael DeMass

DIRECTOR-SECRETARY

APPROVED: J. Michael DeMass

CHAIRMAN, PLANNING COMMISSION

CANBERRA HEIGHTS PLAT C

LOCATED IN THE SOUTHEAST QUARTER OF SECT. 35, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B. & M.

LINDON, UTAH COUNTY, UTAH

SCALE 1" = 80'

SURVEYOR'S SEAL

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

MARK L. CHRISTENSEN

STATE OF UTAH

UTAH COUNTY UTAH

CURVE DATA TABLE

CURVE	RAD	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	525,000	26.26	160.135	160.135	N41°53'14"E	160.135
C2	525,000	277.50	130.75	27.69	N64°25'02"E	159.297
C3	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C4	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C5	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C6	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C7	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C8	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C9	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C10	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C11	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C12	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C13	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C14	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C15	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C16	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C17	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C18	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C19	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C20	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C21	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C22	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C23	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C24	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C25	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C26	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C27	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C28	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C29	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C30	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C31	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C32	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C33	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C34	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C35	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C36	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C37	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C38	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C39	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C40	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C41	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C42	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C43	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C44	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C45	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C46	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C47	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C48	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C49	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C50	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C51	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C52	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C53	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C54	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C55	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
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C57	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C58	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C59	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C60	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C61	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C62	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C63	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C64	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C65	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C66	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C67	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C68	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C69	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C70	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C71	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C72	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C73	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C74	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C75	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C76	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C77	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C78	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C79	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C80	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C81	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C82	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C83	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C84	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C85	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C86	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C87	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C88	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C89	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C90	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C91	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C92	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C93	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C94	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C95	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C96	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C97	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C98	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C99	15,000	22.96	81.588	81.588	N25°34'58"W	81.588
C100	15,000	22.96	81.588	81.588	N25°34'58"W	81.588

Item 5: Amended Site Plan, City Park Retail - 200 N State St.

Date: January 7, 2022

Applicant: Worth Development

Presenting Staff: Mary Barnes

General Plan: Commercial

Current Zone: Commercial General (CG)

Property Owner: Pick-A-Part Properties

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

Type of Decision:

Administrative

Council Action Required:

No



SUMMARY OF KEY ISSUES

1. The applicant is seeking an amendment to their site plan that was approved by the planning commission on November 9, 2021.

OVERVIEW

1. Lot size: 1.07 acres.
2. The proposal is to reduce the State St landscape requirement for building A from 20 ft to 12.76 ft
3. This site received original site plan approval from the City in November 2021. Since then, UDOT has required the applicant to move the curb back 7 ft in order to widen State St and leave space for possible car stacking for the previously approved Tagg N Go car wash to the north. No other changes will be made to the site plan at this time.

MOTION

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

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The planning commission approves the reduction in landscaping from 20 feet to 12 feet for the areas adjacent to the drive-thru's and as identified on the site plan;
3. The plans will meet development specifications as found in the Lindon City Development Manual;
4. The applicant will comply with all bonding requirements, if applicable; and
5. All items of the staff report.

Surrounding Zoning and Land Use

North: 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

Development Standards

Building Design

There are no proposed changes to the buildings.

Landscaping Requirements

Requirement	Previous site plan	Amended site	Compliant?
20% of lot in landscaped open space	29.55% of the site plan is landscaping	Approximately 1,756.1 sq ft of landscaping will be lost with this road widening, which will reduce the overall landscape coverage to <u>25.79%</u> .	Yes
20-foot landscaping strip along public street frontages	Previously, the site plan met this requirement	Due to new UDOT requirements, the landscape strip is about 7' smaller in width.	No
Trees shall be planted at least every 30' along State St	8 trees, each 30' apart, are provided along the State St portion of the property.	No change	Yes
Landscaping must be 70% vegetation and 30% other ground covers.	Current plan meets the 70% vegetation requirement	No change	Yes

Engineering Requirements

The City Engineer is working through technical issues related to the civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted.

Staff Analysis

Staff believes that reducing the landscape strip is the simplest solution to the road widening problem.

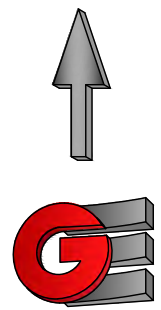
EXHIBITS

1. Aerial Photo
2. Amended site plan
3. Current site plan
4. Landscape plan





BUILDING - A
66'x25'
1,650 SQ. FT.



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 TRENCHES	
NEW SIDEWALK	
OPEN FACE CURB	

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 $\frac{1}{4}$ " VERTICAL OR $\frac{1}{2}$ " 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. MAIN SANITARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO S 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

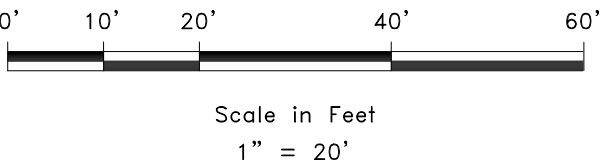
DEVELOPER - WORTH DEVELOPMENT PARTNERS
2637 N WASHINGTON BLVD #318
NORTH OGDEN, UT 84414

LINDON CITY GENERAL NOTES

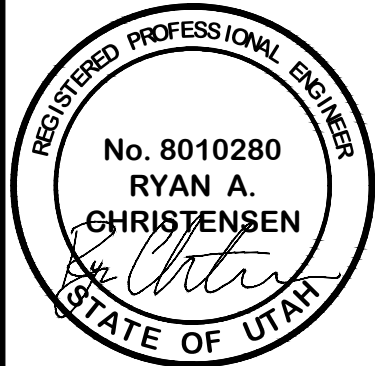
WHILE SWIG IS SHOWN ON THE SITE PLAN, SWIG IS SUBMITTING THEIR OWN SITE PLAN AND THE CITY WILL NOT GIVE SITE PLAN APPROVAL FOR SWIG AT THIS TIME

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



SITE PLAN - LOT 2 AND 3

CITY PARK RETAIL SUBDIVISION

206 N STATE ST

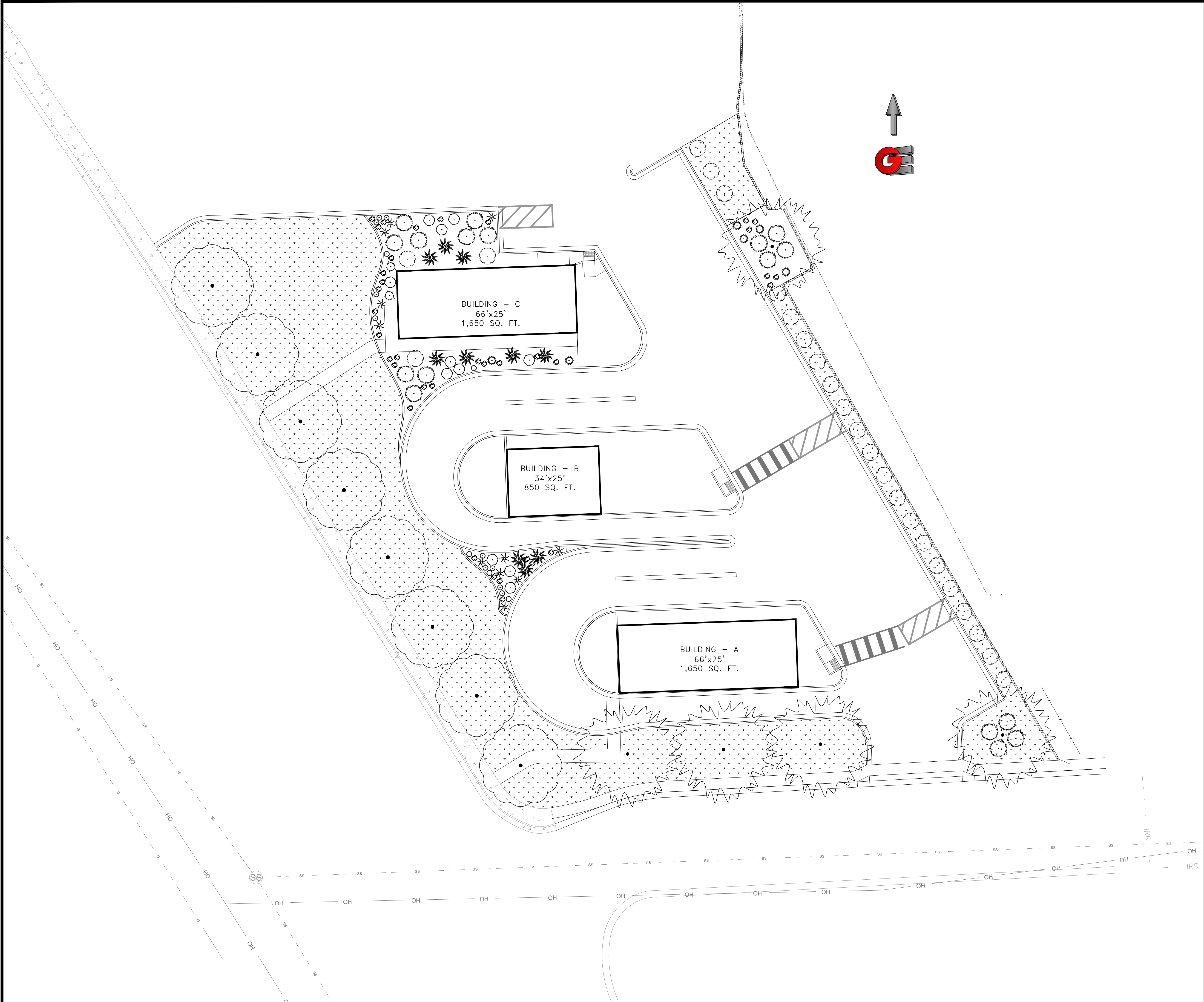
LINDON, UTAH COUNTY, UTAH

**GARDNER
ENGINEERING**
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING



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

C2



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

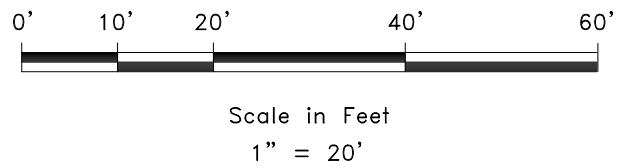
SHRUBS				
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	5 GAL	11
	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	5 GAL	17
	RHUS TYPHINA 'BALTIGER'	TIGER EYES SUMAC	5 GAL	10

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

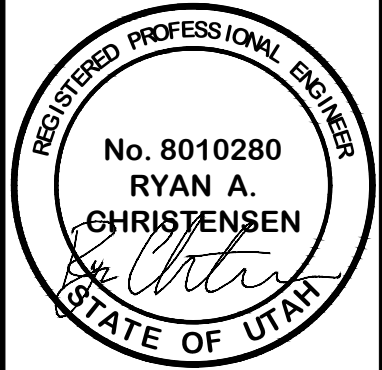
	KENTUCKY BLUE GRASS SOD	14669.99	SQFT	76%
	APACHE BROWN CHAT	270	SQFT	1%
	1' OQUIRRH MOUNTAIN COBBLE	4555.62	SQFT	23%

- 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

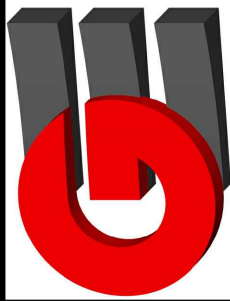
UNDERGROUND SPRINKLING TO BE DESIGNED AT A LATER DATE



REVISIONS				
DATE	DESCRIPTION	DESIGN#	DRAWN#	CHECKED



LANDSCAPE PLAN - LOT 2 AND 3
CITY PARK RETAIL SUBDIVISION
206N STATE ST
LINDON, UTAH COUNTY, UTAH



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

Item 6 – Commercial Height and Setback Discussion

Date: January 11, 2022
Applicant: Lindon City
Presenting Staff: Michael Florence & Mary Barnes
Type of Decision: None
Action Required: None

Overview

At the November 23, 2021 planning commission meeting city staff and the planning commission discussed Lindon's current commercial setback and height requirements from residential uses and zones. The commission also evaluated commercial setback requirements of other communities.

City staff has prepared, for discussion purposes only, options for amending the commercial setback requirements for when new commercial is constructed adjacent to a residential zone or use.

No action will be taken at this meeting. If the commission decides to amend Title 17.48.020, then the item will be properly noticed for a public hearing.

Staff Analysis

Current Setback Table as Found in Title 17.48.020 with Proposed Amended Language

	CG	CG-A	CG-A8	CG-S	PC-1, PC-2	LVC
Min lot size	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	1 acre	20,000 sq/ft
Front setback	20'	20'	20'	20'	30'	20'
Side or rear yard setback when adjacent to a nonresidential zone	0'	0'	0'	0'	0'	0'
Side or rear yard setback when adjacent abutting to a residential use or a residential zone. See additional height transition requirements in the following table.	~~40'~~ 20'	~~40'~~ 20'	~~40'~~ 20'	~~40'~~ 20'	~~50'~~ 20'	~~40'~~ 20'

	CG	CG-A	CG-A8	CG-S	PC-1, PC-2	LVC
Rear yard setback when abutting a residential use or a residential zone. See additional height transition requirements in the following table.	40'	40'	40'	40'	50' 40'	40'
Street side yard setback (corner lot)	20'	20'	20'	20'	30'	20'
Minimum structure height	10'	10'	10'	10'	14'	10'
Maximum structure height	48'	48'	80'	48'	48'	48'

Proposed Setback Transition Table

Setback and Height Transition Requirements for the CG, CG-A, CG-A8, CG-S, PC-1, PC-2 and LVC Zones	
Side yard setback when abutting a residential zone.	Maximum Height Requirement
20'	20'
One additional foot of building setback for every one foot in height over 20'	30'
Two additional feet of building setback for every one foot in height over 30'	48'. For the CG-A8 zone the maximum height is 80'.
Side yard setbacks shall include all fencing requirements as found in 17.48.040. In addition, a minimum 10' landscape buffer shall abut the residential use or zone. Trees shall be planted every thirty feet on center along the length of the abutting property line with the residential use or zone.	
Rear yard setback when abutting a residential zone	Maximum Height
40'	30'
Two additional feet of building setback for every one foot in height over 30'	48'. For the CG-A8 zone the maximum height is 80'.
Rear yard setbacks shall include all fencing requirements as found in 17.48.040. In addition, a minimum 10' landscape buffer shall abut the residential use or zone. Trees shall be planted every thirty feet on center along the length of the abutting property line with the residential use or zone.	

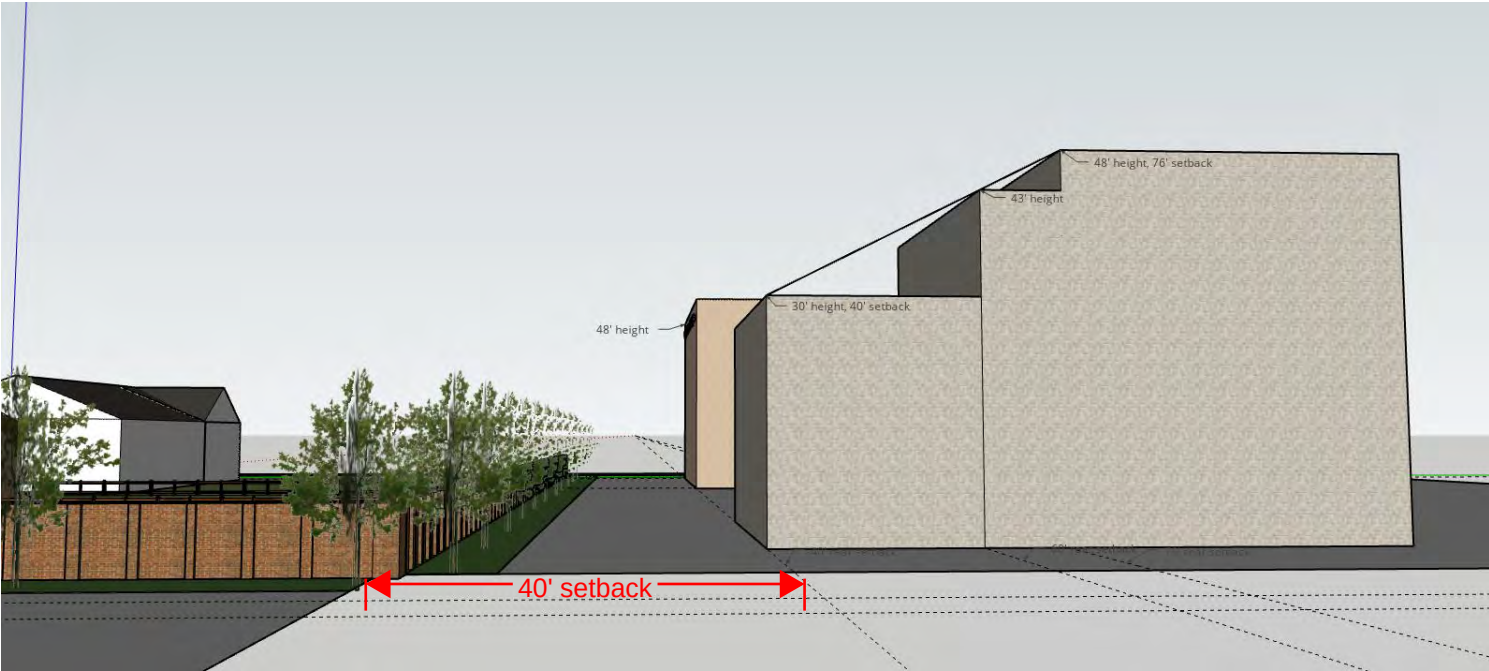
Exhibits

1. Sketch up screen shots of proposed side and rear yard setback
2. Setback/height requirements of other municipalities

Sketchup of Proposed Side Yard Setback Changes



Sketchup of Proposed Rear Yard Setback Changes



Evaluation of other Community Setback Requirements for Commercial Adjacent to Residential

Lindon City

Side or rear yard setback when adjacent to a residential use or a residential zone: 40'

Orem

10' or equal to the height of the structure from the residential property line.

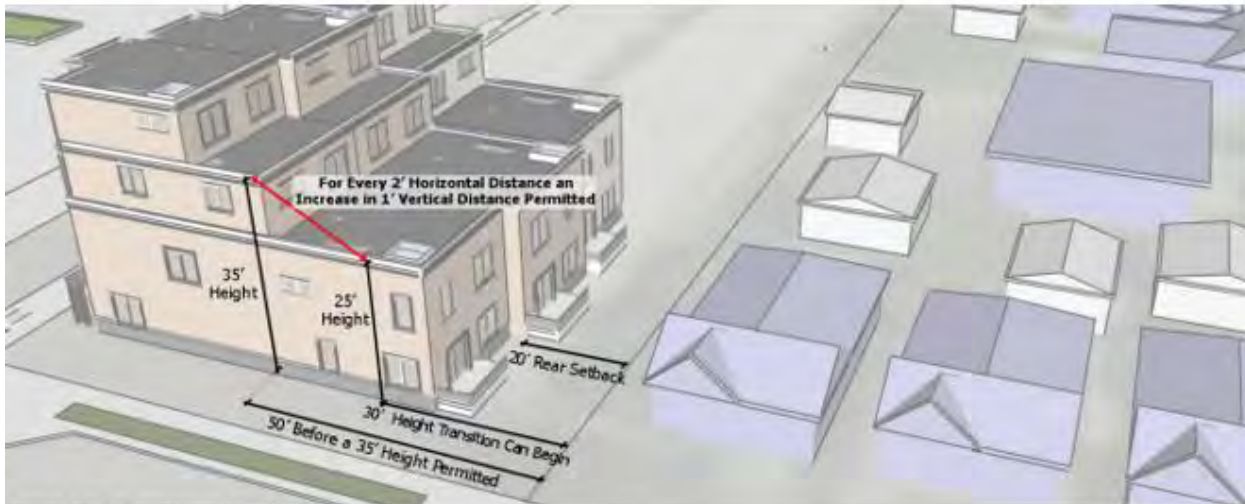
Provo

Commercial General Zone: Each lot or parcel of Land in the CG zone shall have a side yard of at least 10 feet when located adjacent to a residential zone. There shall be no rear yard requirements.

General Downtown: Buildings on properties located adjacent to a residentially zoned property shall be designed with a pitched or gabled roof where located within sixty (60) feet of an RC, R1, or PRO-R zone. Buildings or portions of buildings in the DT1 zone located adjacent to a residentially zoned property shall maintain a twenty (20) foot setback from the nearest property line of the residentially zoned property.

South Salt Lake

Transitions from Single family Homes. A 20-foot is required from the property line adjacent to a single family detached home. At 20 feet, 25-foot building height is permitted in between the property line and 30 feet. After 30 feet, every 2 feet in additional horizontal distance from the property line permits 1 foot of additional vertical building height.



Riverton

Side Yard Setbacks. When located adjacent to a residential district side yard setbacks shall be a minimum of 20 feet.

Rear Yard Setbacks. Where adjacent to residential zones, the minimum rear yard setback shall be one foot for every one foot in building height. However, there shall be a minimum setback of 15 feet, unless an access lane is planned, in which case, a minimum of 22 feet is required.

Springville

Rear Setback: 35 feet

Side Setback: 20 feet

One additional foot of setback required for each foot of height over 35' for a primary structure or 20' for an accessory structure

Farmington

The minimum side yard setback from the residential zone boundary shall be twenty feet (20') for buildings and structures twenty feet (20') or less in height. Buildings or structures over twenty feet (20') in height shall be set back an additional foot for each foot of height over twenty feet (20'). If the area of the side setback is used for parking or as a service area, a landscaped strip, not less than twenty feet (20') in width, shall be maintained along the property lines.

The minimum rear setback from residential zone boundaries shall be forty feet (40'). A landscaped strip, not less than twenty feet (20') in width, shall be maintained along the rear property line to help mitigate potential impacts to adjacent residential uses.

Spanish Fork

For commercial developments within 50' of a residential district or use:

District	Rear Setback	Side Setback	Height
C-2	0-25	0-20	35-48
S-C	0-25	0-20	35-60

Lehi

1. A landscaped buffer with a minimum width of 12 feet for all one-story buildings with a building height of 20 feet or less shall be provided. All buildings over 20 feet in height shall provide an additional one foot of buffer width to the minimum 12 feet for every one foot of additional building height. The additional buffer area for buildings over 20 feet in height may contain parking areas and drive isles as long as the minimum 12-foot landscaped buffer is maintained along the property line and the amount of hard surface is not more than 50% of the total required buffer area. The landscape buffer shall be designed and installed in a manner that is attractive and easily maintained. The buffer shall be planted with shrubs, trees, and sod, for the purpose of buffering, screening, and improving the visual quality of the site. At least 25% of the landscaping shall be evergreen. Deciduous trees shall have a minimum caliper of two inch and evergreen trees shall have a minimum height of six feet. Shrubs shall be a minimum five-gallon size.
2. The landscaped buffer requirements may be modified as deemed appropriate by the Planning Commission if the following conditions apply:
 - (a) the adjacent property owner consents in writing to the modification; and
 - (b) the adjoining property is identified on the General Plan Land Use Map as a non-residential land use designation.

MillCreek

Rear setback: 25 feet

Side setback: 10 feet

Maximum height: 35 feet if within 100 feet of a residential zone boundary