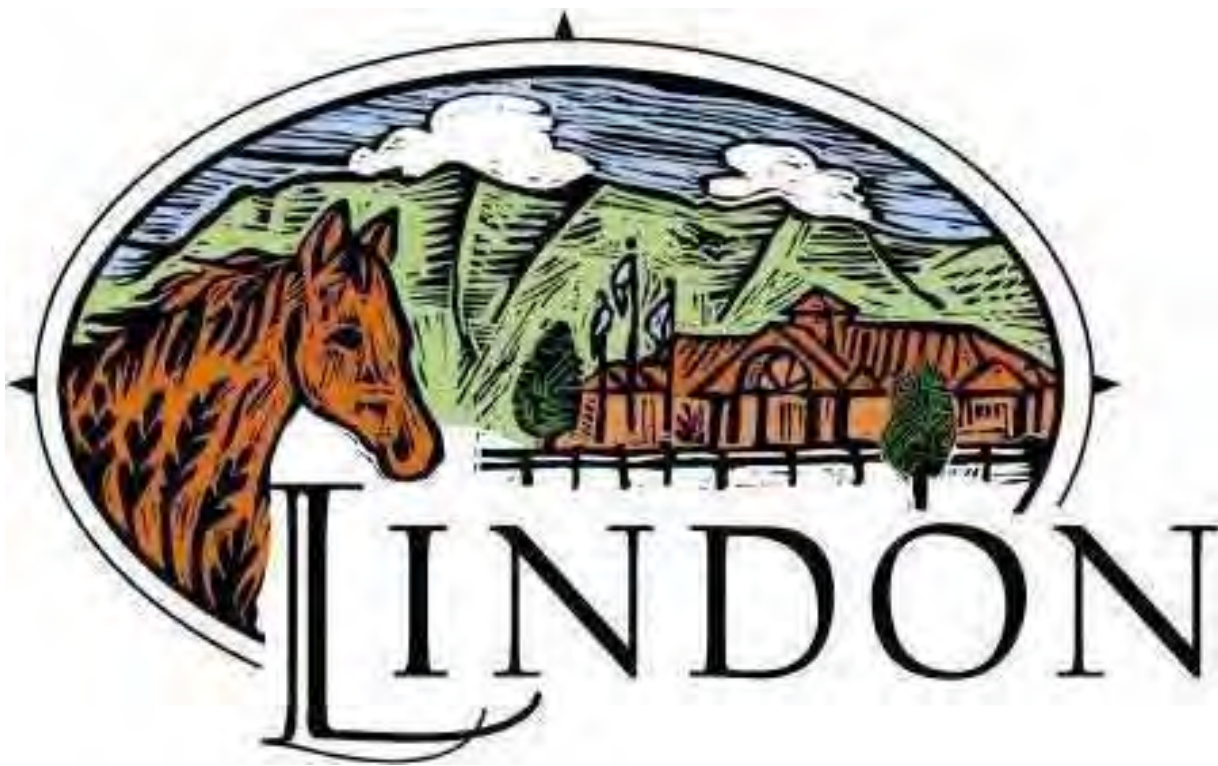


Lindon City Planning Commission Staff Report



February 28, 2023

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, February 28, 2023**, 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 1/24/2022

3. Public Comment

4. Minor Subdivision Approval – Murnin Estates Plat A – 690 N. 200 E.

The applicant requests minor subdivision approval for a two-lot subdivision for Murnin Estates Plat A at 690 N. 200 E. (Parcel ID #14:042:0195) (10 minutes)

5. Amended Site Plan Approval – Complete Restoration Garage – 1342 W. 200 S.

The applicant requests amended site plan approval to construct a new two-story accessory building, replacing the current accessory building. The lot will also be brought into substantial compliance with City Code. (Parcel ID #43:159:0001) (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. 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: 2/24/2022 **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, January 24, 2023 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: Jared Schauers, Commissioner
Pledge of Allegiance: Renee Tribe, Commissioner

PRESENT

Sharon Call, Chairperson
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Steven Johnson, Commissioner
Jared Schauers, Commissioner
Renee Tribe, Commissioner
Mike Florence, Economic Development Director
Mary Barnes, Associate Planner
Kathryn Moosman, Recorder

EXCUSED

Scott Thompson, 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 January 10, 2023 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 10, 2023 AS PRESENTED. COMMISSIONER KALLAS 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. Minor Subdivision Approval – Watson’s Cove Plat A – 282 E. 400 N.

The applicant requests minor subdivision approval for a two-lot subdivision for Watson’s Cove Plat A at 282 E. 400 N. (Parcel ID #14:071:0055)

Mary Barnes, Associate Planner, led this agenda item stating the applicant, Michael Watson (who is in attendance) is seeking minor subdivision approval to create a two-lot subdivision of which one lot will be a flag lot.

Ms. Barnes explained that Watson’s Cove Plat A will create a two-lot subdivision at 282 E 400 N, Lindon. She noted Lot 1 currently has an existing home on it, which was built in 1955

2 and the proposed lot 2 is currently vacant and is proposed as a 24,177 square foot flag lot. She
stated Mr. Watson will be putting in full street improvements along 400 North; the property
4 borders Hollow Park. She noted the lot size requirements (Residential) and the subdivision
requirements are met.

6 Ms. Barnes indicated that on the Parks, Recreation, and Trails Master Plan, it shows a
proposed trail along the south side of 400 North, therefore, the applicant is required and will be
8 putting in a 10' asphalt trail along this property. She stated staff has determined that the proposed
subdivision complies, or will be able to comply before final plat approval, with all remaining
10 land use standards. The City Engineer is addressing engineering standards and all engineering
issues will be resolved before final plat approval is granted.

12 Ms. Barnes then presented an Aerial Photo, Subdivision Plat, Road Improvements Cross
Section and the Parks, Recreation, and Trails Existing and Future Trails map followed by
14 discussion.

Jennifer Watson, resident in attendance, stated she has heard that there have been issues
16 and with noise from the pickle ball courts and asked if there have been any complaints from
neighbors about the noise. Mr. Florence confirmed there have been some in the past, but the city
18 has wrapped the courts and taken other measures to remedy the issues and they also turn off the
courts at 10 pm.

20 Following some additional discussion, the Commission were in agreement this seems to
be in compliance with code and agreed to approve this request with the conditions as listed in the
22 motion along with the additional added condition as recommended by staff.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANTS
26 REQUEST FOR MINOR SUBDIVISION APPROVAL LOCATED AT 282 E. 400 N. WITH
THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK
28 WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE
ENGINEERING DOCUMENTS AND PLAT; 2. COMPLETE (OR POST AN ADEQUATE
30 IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED
ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3.
32 PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT
MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO
34 DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE
SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND PLAT WILL MEET
36 AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE
LINDON CITY DEVELOPMENT MANUAL; 5. ALL ITEMS OF THE STAFF REPORT;
38 AND 6. THE CITY ACKNOWLEDGES THAT THERE IS A PRE-EXISTING GRADE OF 10
FT. ABOVE STREET LEVEL AND THE GRADE IS EXEMPT AS PER 17.32.320 (8) –
40 FLAG LOT SUBDIVISIONS. COMMISSIONER TRIBE SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

42 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
44 COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
46 COMMISSIONER SCHAUERS	AYE

2 COMMISSIONER TRIBE
THE MOTION CARRIED UNANIMOUSLY

AYE

- 4
- 6 **5. Site Plan Approval – Cemetery Building – 600 N. 200 E.** Lindon City requests site
plan approval for a one-story building in the Lindon City Cemetery at approximately 600
N. 200 E. This building will have a storage area, a garage, an office, and public
8 restrooms. (Parcel ID #14:071:0263, #14:071:0147)

10 Ms. Barnes also led this agenda item stating Public Works Director, Juan Garrido, is in
attendance for this item. She stated Lindon City is proposing to construct a one-story 1,900
12 square foot building on the south side of the cemetery property. This building will include an
office for city employees and record storage, indoor garage bays to store equipment and vehicles,
14 public restrooms, and two covered outdoor storage areas for materials, such as dirt. The garage
has two overhead doors, two typical doors, and a door into the office; the restrooms can
16 only be accessed from outside the building. She noted a trail is proposed that will connect the
cul-de-sac on 150 East to the cemetery and the trail will connect behind the building and will be
18 lighted to discourage any crime.

Ms. Barnes further explained the parking standards are based on the zone and the
20 different uses in the building and their respective square footage, noting there are no parking
standards in the PF zone. The primary access will be from 200 East. She noted the Public Works
22 employees will be able to park near the new building, which will leave more space for the public
to park on the cemetery roads. She added there are no landscaping standards in the PF zone.

24 Ms. Barnes explained the proposed building will be setback 247 ft from 200 E., and about
400 ft from 600 N. The building abuts a currently vacant residential lot. The building will be
26 115 ft from the nearest existing residential home and all lighting will be shielded from shining
into abutting residential properties. Ms. Barnes stated the PF zone does not have any design
28 standards or requirements, however, at least 56% of the front elevation will be concrete block
and dura rock board and batten; the roof is gabled, and the overhead doors will have windows.

30 Ms. Barnes stated 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.
32 Ms. Barnes also noted Public Works employees who are working at the cemetery need an area to
wait for funeral services to finish, store cemetery records, as well as required equipment,
34 materials and vehicles. The public restrooms will serve the public that come for funeral services
or to visit their loved ones. Ms. Barnes then presented an Aerial photo, Site plan and the building
36 elevations followed by discussion.

Following some additional discussion, the Commission were in agreement to approve this
38 site plan request for the cemetery building as recommended by staff with the conditions as listed
in the motion.

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

42 COMMISSIONER KALLAS MOVED TO APPROVE LINDON CITY'S REQUEST
FOR SITE PLAN APPROVAL FOR A CEMETERY BUILDING AT 600 N. 200 E. WITH
44 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. LIGHTING WILL NOT ENCROACH INTO THE ABUTTING RESIDENTIAL PROPERTIES; AND 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY

6. Planning Commission Chair and Vice-Chair 2023 Re-election. The Commission will elect a Chair and Vice-Chair for 2023.

At this time, the Planning Commission voted on the Chair and Vice-Chair 2023 Re-election. Following some general discussion and deliberations, the Commission were in agreement to elect Sharon Call for Planning Commission Chair and Steven Johnson for Planning Commission Vice-Chair for 2023.

COMMISSIONER JOHNSON MOVED TO ELECT SHARON CALL FOR 2023 PLANNING COMMISSION CHAIR AND STEVEN JOHNSON FOR 2023 PLANNING COMMISSION VICE CHAIR. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY

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

Commission Tribe announced they have put their home up for sale and will be moving to Benjamin. She stated she will commit to serving on the Commission through February. Commission Kallas asked about the metering on secondary water system expressing his concerns regarding notification to residents. Mr. Florence spoke on the issue noting notifications have been sent out through several different avenues.

8. Planning Director Report - General City updates. Mr. Florence gave an update on a project with Mark Weldon mentioning he is requesting a parking reduction “in lieu of the landscaping program” from 25% to 13%. Mr. Florence stated this would take an ordinance amendment.

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

6 **ADJOURN** –

8 COMMISSIONER TRIBE MADE A MOTION TO ADJOURN THE MEETING AT
7:00 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
10 IN FAVOR. THE MOTION CARRIED.

12 Approved – February 28, 2023

14
16 _____
Sharon Call, Chairperson

18
20 _____
Michael Florence
Community Development Director

Item: 4 Minor Subdivision Approval – Murnin Estates Plat A – 690 N. 200 E.

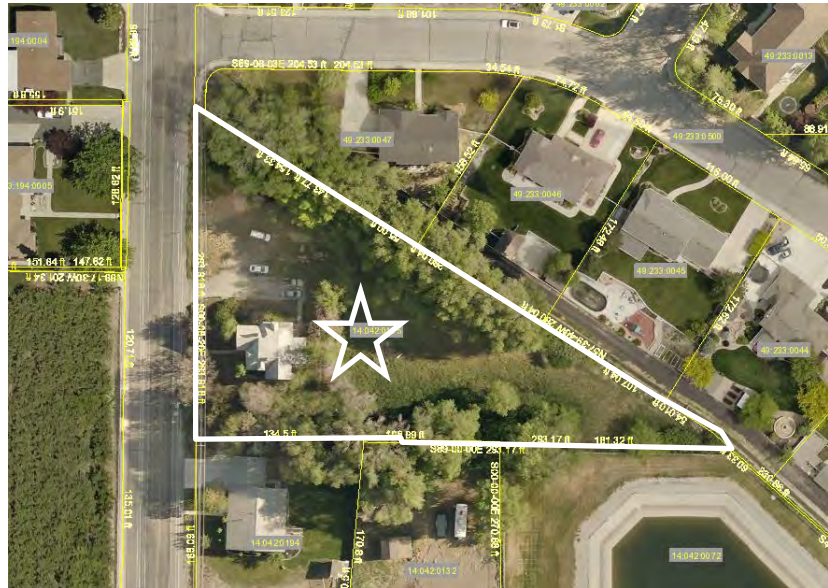
Date: February 28, 2023

Applicant: Paul Murnin
Presenting Staff: Mary Barnes

Property Owner: Paul C and April L Murnin
Project Address: 690 N. 200 E.
Parcel ID: 14:042:0195
Size: 1.33 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 a two-lot subdivision of which one lot will be a flag lot.

Overview

1. Murnin Estates Plat A will create a two-lot subdivision at 690 N. 200 E., Lindon. Lot 1 currently has an existing home on it, which was built in 1903. Proposed lot 2 is currently vacant and is proposed as a 32,808 square foot flag lot.
2. The applicant will be putting in full street improvements along 200 E.
3. This property borders one of the City's secondary water ponds.

Motion

I move to (*approve, deny, continue*) the applicant's request for minor subdivision approval located at 690 N. 200 E. 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: PF – Public Facilities and R1-20 - Residential

West: R1-20 – Residential

Lot Size Requirements (Residential)

Required	Lot 1	Lot 2	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	22,598 sq ft	32,808 sq ft	Yes
Minimum Lot Width: 100 feet	224 ft	187 ft	Yes
Minimum Lot Depth: 100 feet	115 ft	427 ft	Yes
Minimum public street frontage: 50 feet, 25 ft for a flag lot	224 ft	31 ft	Yes

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties.	Yes – Public Utility Easements are indicated along all boundary lines. The applicant is currently working to notify all PUE companies.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes.

Flag Lot Improvements

200 E has been master-planned as a minor collector with a 66' right of way. The applicant will be dedicating 2,272 sq ft within the roadway to Lindon City, and putting in curb, gutter, sidewalk, and asphalt as required in the 66' street cross-section from the Lindon Development Manual.

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

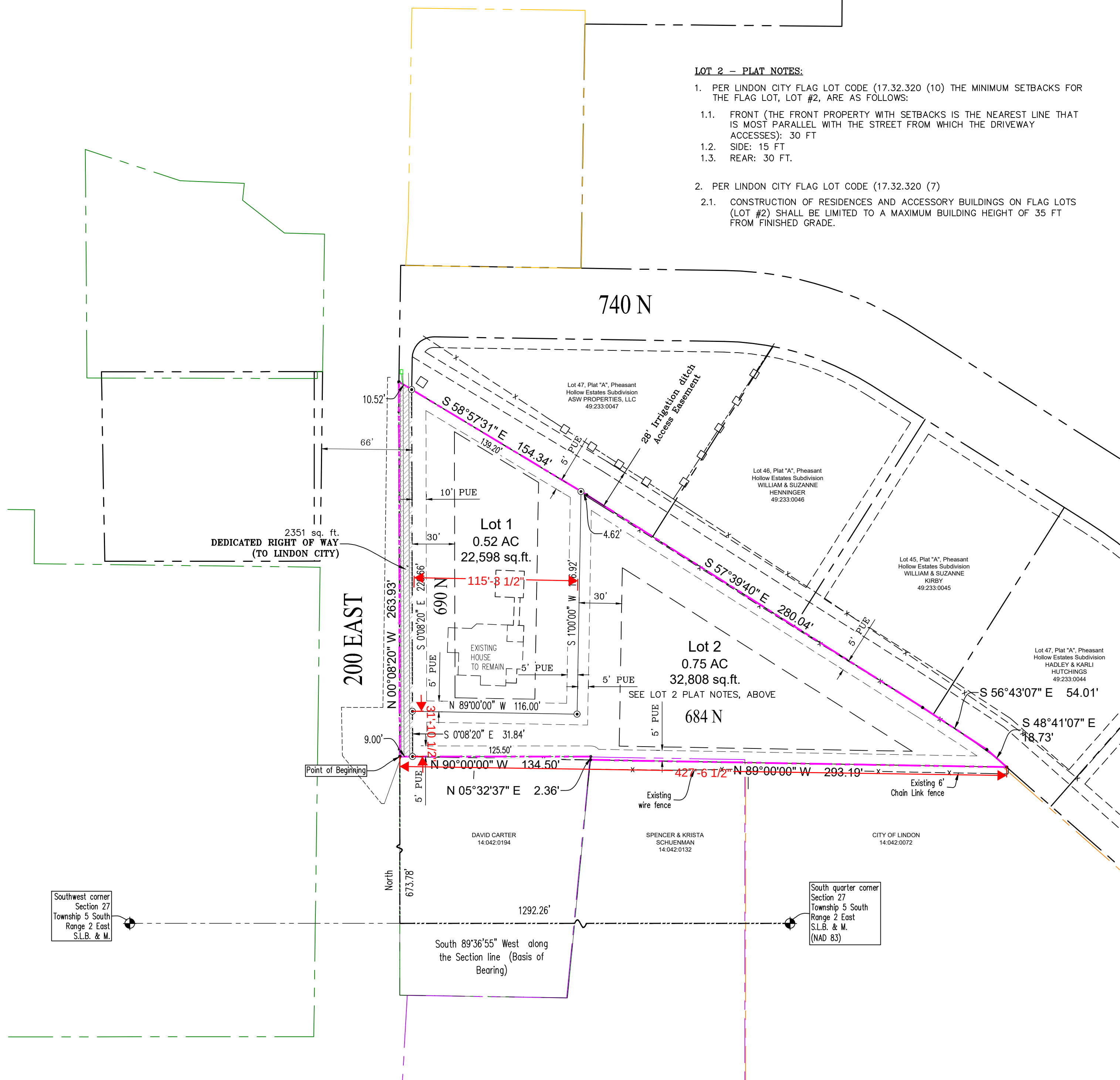
1. Aerial Photo
2. Subdivision Plat
3. Road Improvements – Cross Section

[illegible]

MURNIN ESTATES RESIDENTIAL SUBDIVISION

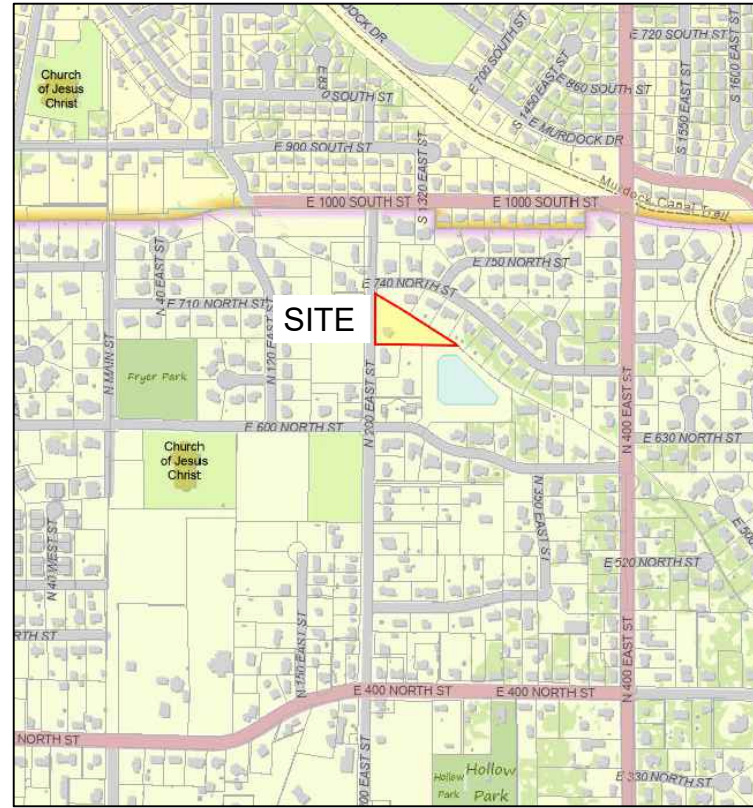
SECTION 27, TOWNSHIP 5 SOUTH, RANGE 2
EAST, SALT LAKE BASE AND MERIDIAN;

APPROX 200 EAST 700 NORTH
LONDON, UTAH 84042



LOT 2 - PLAT NOTES:

- PER LONDON CITY FLAG LOT CODE (17.32.320 (10) THE MINIMUM SETBACKS FOR THE FLAG LOT, LOT #2, ARE AS FOLLOWS:
 - FRONT (THE FRONT PROPERTY WITH SETBACKS IS THE NEAREST LINE THAT IS MOST PARALLEL WITH THE STREET FROM WHICH THE DRIVEWAY ACCESSES): 30 FT
 - SIDE: 15 FT
 - REAR: 30 FT.
- PER LONDON CITY FLAG LOT CODE (17.32.320 (7)
 - CONSTRUCTION OF RESIDENCES AND ACCESSORY BUILDINGS ON FLAG LOTS (LOT #2) SHALL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF 35 FT FROM FINISHED GRADE.



Vicinity Map

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

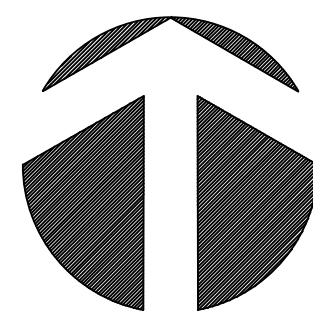
PROJECT DEVELOPER

Paul Murnin
690 N. 200 East
London, Utah 84042
801-625-9693

AREA BREAKDOWN

TOTAL PLAT ACREAGE 1.33 ACRES
TOTAL LOT ACREAGE 1.33 ACRES
AVERAGE LOT SIZE 28,967 S.F.
NUMBER OF LOTS 2

LEGEND



1" = 50'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

NOTICE OF LONDON CITY MULTIPLE FAMILY HOUSING ORDINANCE

ALL POTENTIAL BUYERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTICED OF THE LONDON 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.&R'S) WHICH PROHIBIT 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) 785-7667 FOR DETAILS REGARDING THIS ORDINANCE.

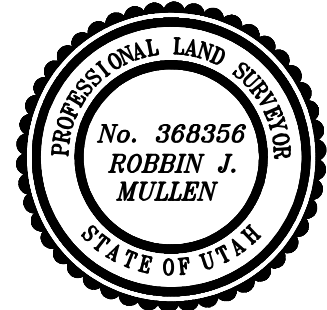
OCCUPANCY RESTRICTION NOTICE

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

CONDITIONS OF APPROVAL

A GEOTECHNICAL STUDY WAS NOT PERFORMED FOR THIS SUBDIVISION.

SURVEYOR'S SEAL



CITY RECORDER

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF UTAH PERTAINING TO PLATS AND SURVEYS.

ROBBIN J. MULLEN, P.L.S.

DATE

BOUNDARY DESCRIPTION

Commencing at a point located South 89°36'55" West along the Section line 1292.26 feet and North 673.78 feet from the South quarter corner of Section 27, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°08'20" West 263.93 feet to Plat A, Pheasant Hollow Estates; thence along Plat A, Pheasant Hollow Estates as follows: South 58°57'31" East 154.34 feet, South 57°39'40" East 280.04 feet, South 56°43'07" East 54.01 feet, South 48°41'07" East 18.73 feet; thence North 89°00'00" West 293.19 feet; thence North 05°32'37" East along a Boundary Line Agreement as shown on recorded in the office of the Utah County Recorder, Utah County, Utah as Entry No. 37751; 2015, 2.36 feet; thence North 90°00'00" West along said Boundary Line Agreement 134.50 feet to the point of beginning.

Area = 57,757 sq.ft. or 1.33 Acres

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

IN WITNESS WHEREOF: WE HAVE HERE UNTO SET OUR HANDS.

BY:

PAUL MURNIN

DATE

BY:

APRIL MURNIN

DATE

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE NELSON ACRES RESIDENTIAL SUBDIVISION PLAT.

NOTARY PUBLIC, MY COMMISSION EXPIRES:

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LONDON, 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____.

(MAYOR)

APPROVED

CITY ENGINEER (SEE SEAL)

ATTEST

CITY RECORDER (SEE SEAL)

CITY ATTORNEY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20____, BY THE LONDON CITY ATTORNEY.

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20____, BY THE LONDON CITY PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR

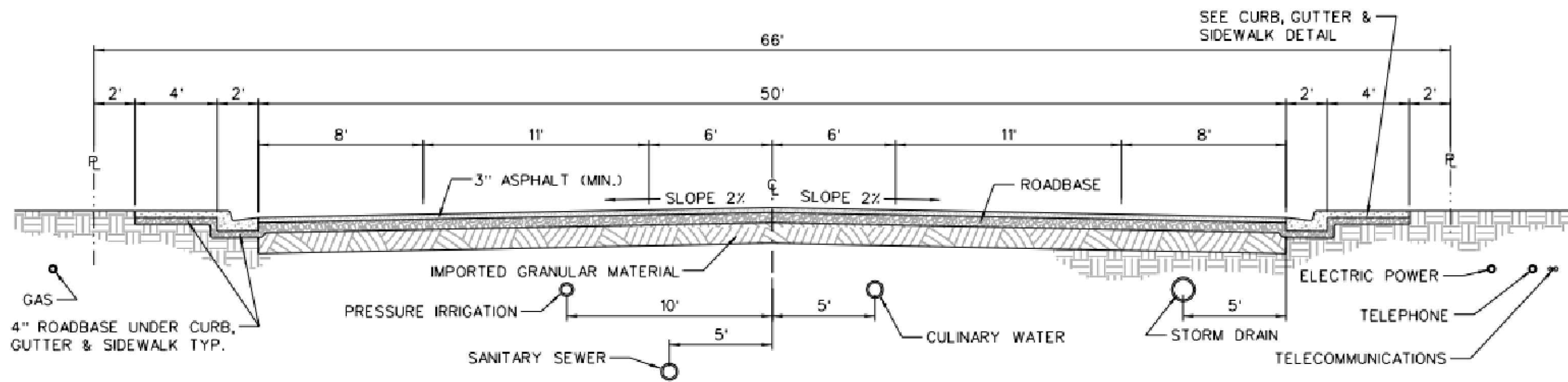
CHAIR, PLANNING COMMISSION

MURNIN ESTATES

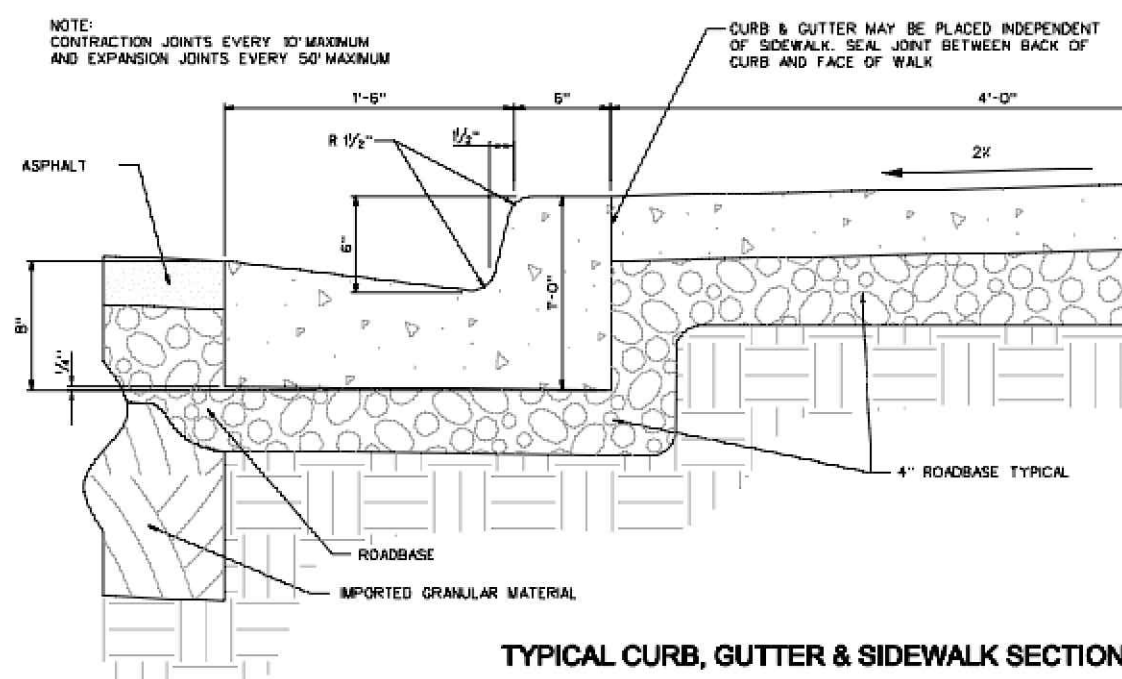
SECTION 27, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN;
APPROX 200 EAST 700 NORTH
LONDON, UTAH 84042

SCALE: 1" = 50 FEET

SHEET 1 OF 1

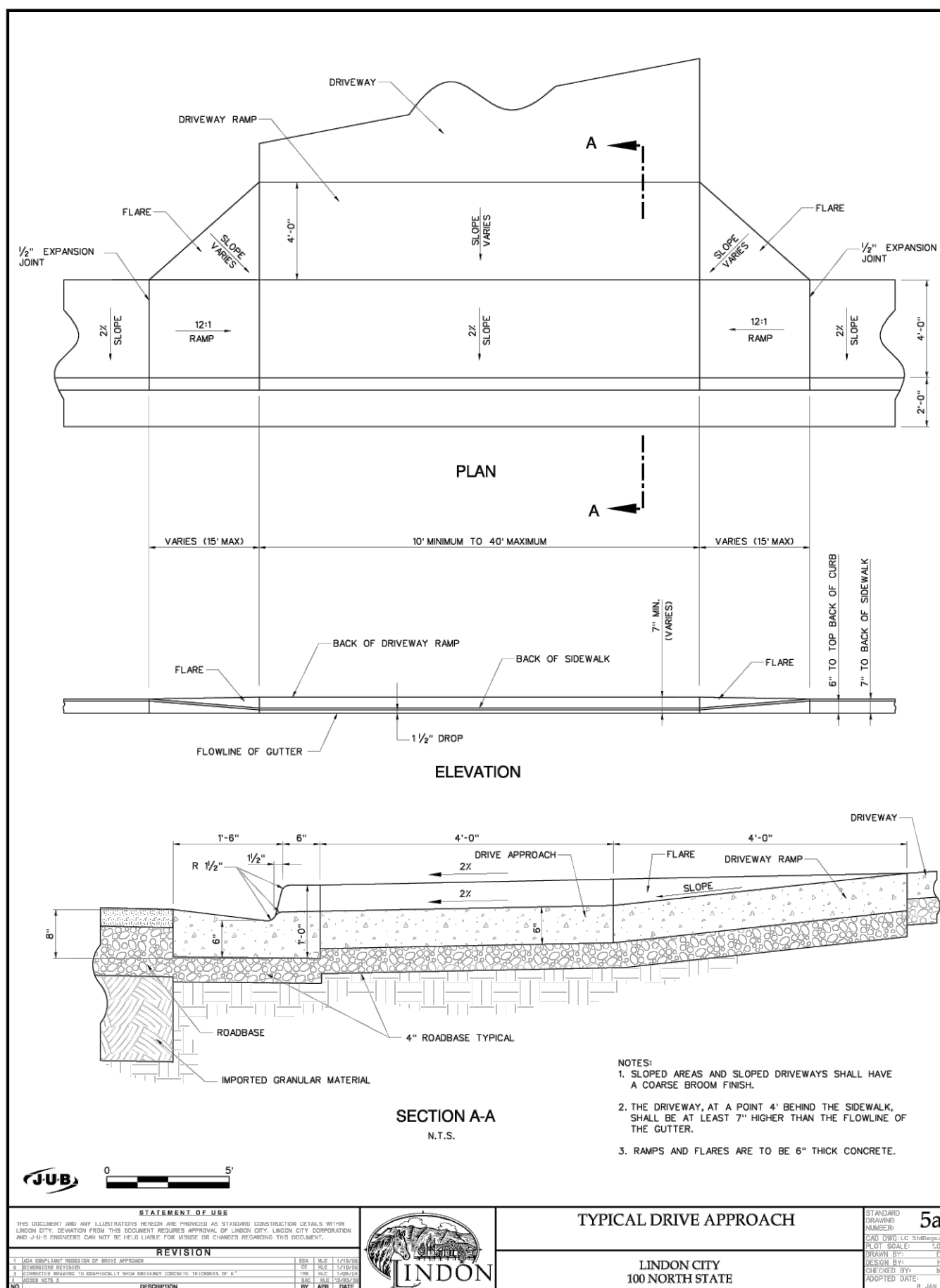


66' STREET CROSS-SECTION
LOOKING NORTH OR WEST

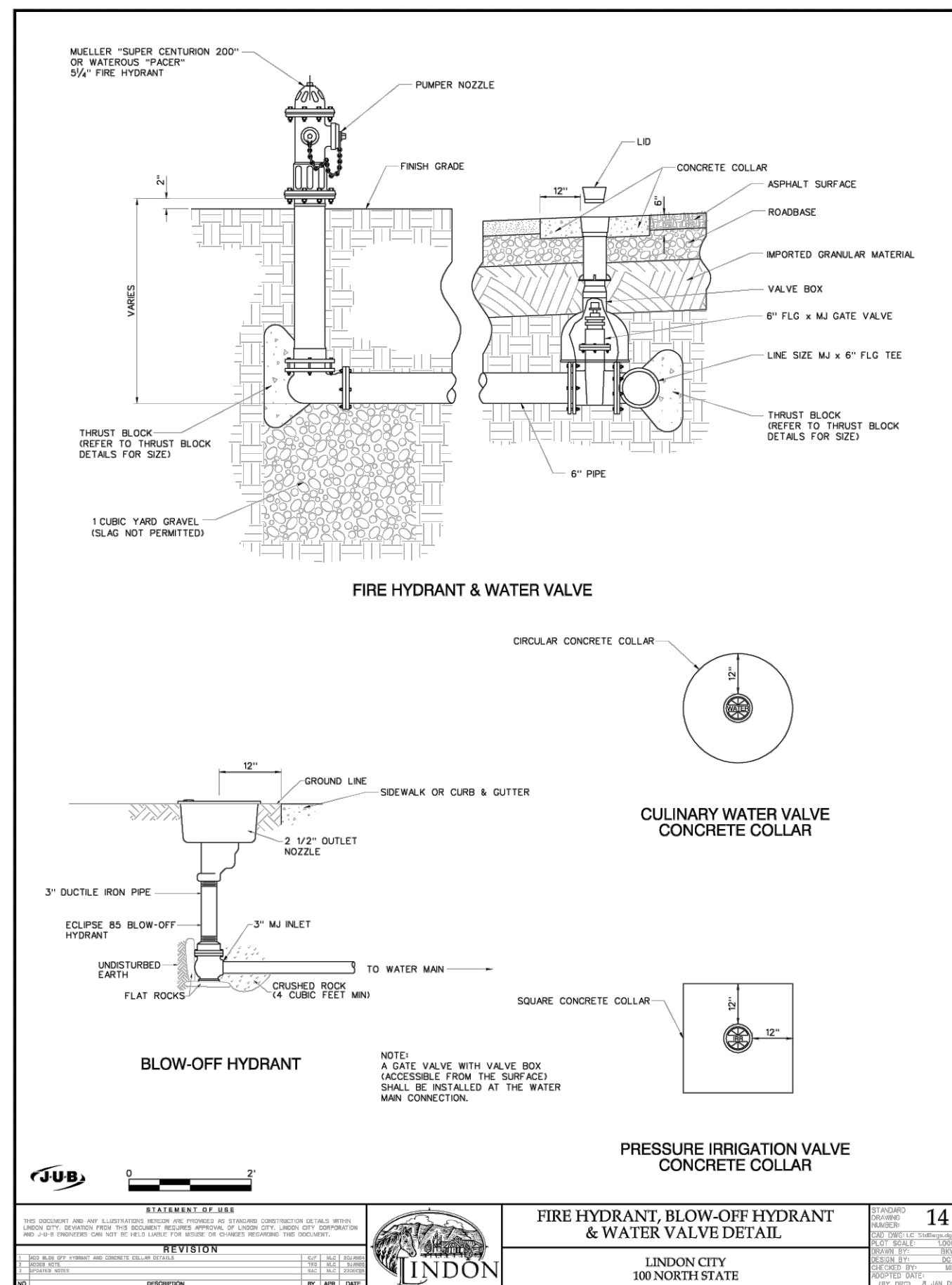


TYPICAL CURB, GUTTER & SIDEWALK SECTION

ALL DETAILS PER LINDON
CITY STANDARDS



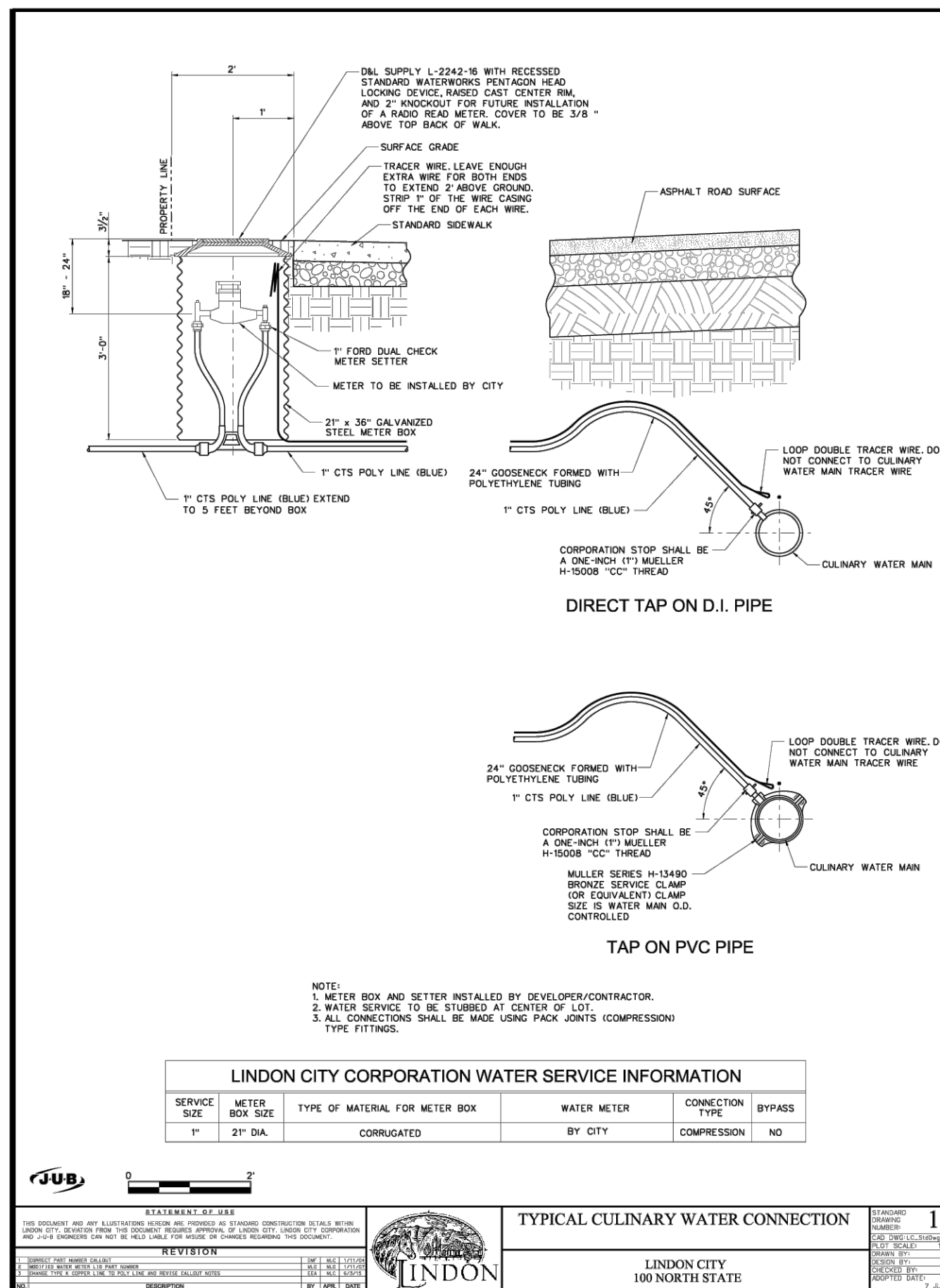
TYPICAL DRIVE APPROACH



FIRE HYDRANT & WATER VALVE

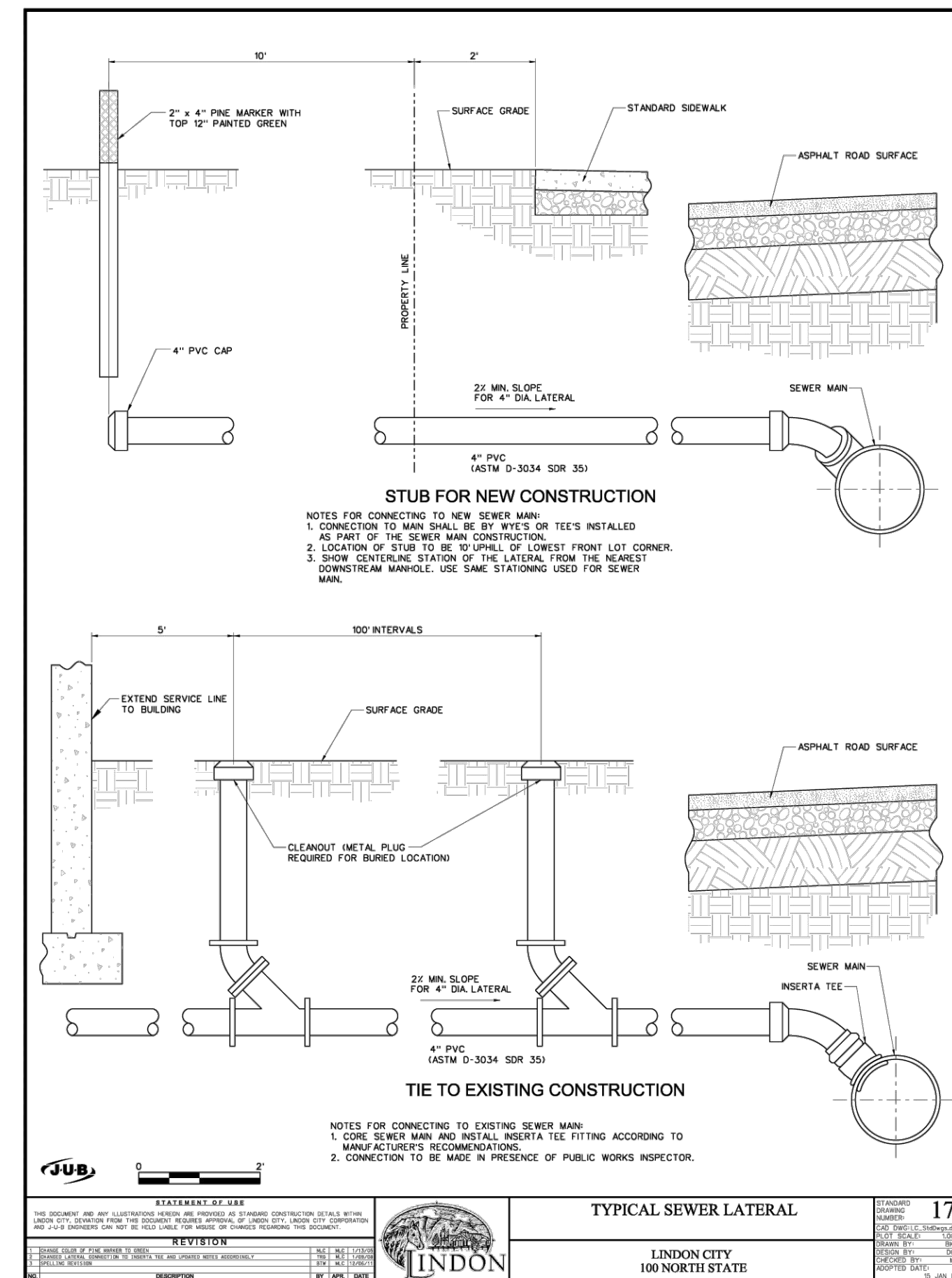
CULINARY WATER VALVE
CONCRETE COLLAR

PRESSURE IRRIGATION VALVE
CONCRETE COLLAR



LINDON CITY CORPORATION WATER SERVICE INFORMATION

SERVICE SIZE	METER BOX SIZE	TYPE OF MATERIAL FOR METER BOX	WATER METER TYPE	CONNECTION TYPE	BYPASS
1"	21" DIA.	CORRUGATED	BY CITY	COMPRESSION	NO



TYPICAL SEWER LATERAL



DATE: 2.22.2023

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

SHEET:

DT-01

Item 5: Amended Site Plan – Complete Restoration Garage – 1342 W. 200 S.

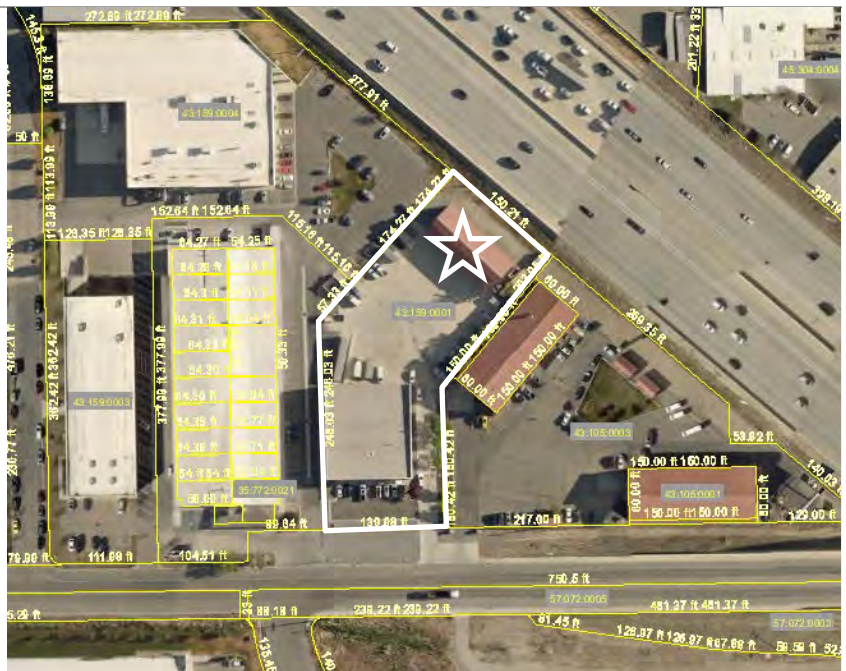
Date: February 28, 2023

Applicant: Jerry Pennock
Presenting Staff: Mary Barnes

General Plan: Light Industrial
Current Zone: Light Industrial

Property Owner: Pennock Investments LLC
Parcel ID: #43:159:0001

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

1. The applicant is requesting a site plan amendment to construct a new 9,800 sq ft two-story accessory building, replacing the current accessory building towards the back of the property.
2. According to the amended site plan code, when a new building is added to a property, the property has to come into substantial compliance with relevant city codes.

OVERVIEW

- According to our records, the original site plan was approved by the planning commission in 2004, and the front office building on this parcel was built in 2006. At that time, the current accessory building was an existing barn. In the ensuing years, the current accessory building has been converted from a barn into a storage facility for Complete Restoration. This amended site plan will replace the current accessory building with a new, larger, and improved accessory building.
- Lindon City Code 17.17.130 Amended Site Plans states that a new building or a building replacing an existing structure on a property will trigger the requirement for the property to come into substantial compliance with City Code.
- This new accessory building will have 5,817 sq ft of storage area, 2,344 sq ft of upstairs private recreation area, and 3,568 sq ft of downstairs private recreation area, including a pickleball court.

MOTION

I move to (*approve, deny, continue*) the applicant's request for amended site plan approval to construct a two-story accessory building 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 exterior material design is approved as proposed and will meet the architectural building requirements in all other aspects;
4. The applicant will comply with all bonding requirements, if applicable; and
5. A demolition permit will be obtained for the existing accessory building; and
6. The landscaping plan is approved as presented; and
7. All items of the staff report.

Surrounding Zoning and Land Use

North: Light Industrial (LI) – Pharmatech parking lot and Interstate 15

East: Light Industrial (LI) – Interstate 15

South: Light Industrial (LI) – Vacant Lot and 200 S

West: Light Industrial (LI) – Brixton Heights Condos

Amended Site Plan Requirements

17.17.130 Amended Site Plans

3. Required Improvements. When a site plan is required to be brought into substantial compliance with all current city codes and ordinances, the following issues shall receive specific review.

Code Issue/Requirement	Compliant with an amended site plan?
Landscaping;	Yes. Please see the landscaping section below.
Storage and exterior displays;	Yes. This accessory building will improve the storage situation for Complete Restoration. There are no existing code issues with exterior displays on this lot, however, this new building and required landscaping will provide a more aesthetically pleasing exterior display to commuters on I-15.
Off-Street Parking;	Yes. Please see the parking section below.
Vehicular access and circulation;	Yes. Please see the traffic circulation section below.
Off-street loading and unloading;	Yes. The engineers have not found any issues with the current loading and unloading situation.
On-site surface water drainage;	The engineers have requested a Stormwater Maintenance Agreement from the applicant, which is required to be signed before a building permit is issued.
Off-site curb, gutter, and sidewalk;	Yes. The section of property next to 200 S is in the UDOT right of way. It has existing curb and gutter. No sidewalk is required in the Light Industrial area along 200 S.
Piping of irrigation ditches;	N/A. This code requirement does not apply to this project, there are no open irrigation ditches in this area.
Solid waste containers (trash enclosures);	Yes. Complete Restoration's trash enclosure is not required to match the trash enclosure specification, due to the nature of the business.
Street Lights;	Yes. UDOT has already installed a street light along 200 S.
Fencing and/or screening;	N/A. This property does not border residential; therefore, it does not have a fencing/screening requirement.
Architectural standards applicable to the zone in which the site is located;	Yes. Please see the design standards section below.

Site Development Standards

Parking

Parking standards are based on the zone and the different uses in the building and their respective square footage. Because the recreation area for the new accessory building is for Complete Restoration employees only, we have not required the parking spaces that we would usually require for a recreation use. The following list will explain the parking requirements for this property:

Required	Front office	New accessory building	Provided	Compliant
Storage: 1 space per 1,000 sq ft.	1,753 sq ft	11,747 sq ft	13,500/1000 = 13.5 parking spaces	Yes. 13 spaces are provided in the back.

Office: 1 space per 350 sq ft	1,981 sq ft	N/A	$1,981/350 = 6$ parking spaces	Yes, 9 spaces are provided in the front.
-------------------------------	-------------	-----	--------------------------------	--

In total, 20 parking spaces are required for this site, and 22 have been provided on the site. Per Lindon City's Development Manual, 1 existing ADA parking spot has been provided in the front parking lot.

Traffic Circulation

This lot has an existing access agreement and easement with the lot to the north and the lots to the east. Please see Exhibit 4, the subdivision plat, for a visual representation. Complete Restoration employees are permitted to enter into Lot 1 from 1380 W by cutting through Lot 2, 3, and 4 by way of an easement. UDOT has also provided an easement out to 200 S through their right of way. This ensures full circulation and vehicular access to the Complete Restoration property.

Landscaping Standards

The Lindon City Code section 17.49.060 governs landscaping standards for industrial zones. Currently, there is no landscaping on the site.

Landscaping Standards	Provided	Compliant
Unless otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages	The frontage portion along 200 S is owned by UDOT. The process to get a landscaping plan approved with UDOT is lengthy and complicated, and UDOT will not allow any trees. Therefore, the applicant proposed to landscape the property that is actually within the lot, which will amount to a 10 ft landscaping strip 40 ft back from 200 S.	No- See "Landscaping Strip" section for more discussion.
Thirty percent (30%) of the landscape strip may consist of decorative rock, bark, mulch, and/or other ground covers.	This landscaping strip has 70% canopy coverage, and 30% decorative rock coverage.	Yes.
Trees shall be planted thirty (30) feet on center, centered ten (10) feet from the edges of the strip.	4 Linden trees have been provided along the landscaping strip.	Yes
If not in conflict with utilities or other infrastructure, a landscape strip with a ten (10) foot minimum width running the length of frontage along Interstate 15 shall be installed and maintained in the T zone. Trees shall be planted thirty (30) feet on center in the landscape strip.	A 10 ft landscaping strip with 5 trees has been provided along I-15.	Yes

Landscaping Strip

As seen on the diagram below, UDOT's right of way runs to approximately 40 ft back from the existing curb and gutter on 200 S. Currently, to be able to put in a 20 ft landscaping strip along 200 S, the applicant would have to go through an extensive encroachment permit with UDOT, which will take a considerable amount of time and money to get approved. Additionally, UDOT does not allow trees to be planted in this right of way, due to the number of utility lines that are running through the right of way. There also is a definite possibility that this encroachment permit could get denied by UDOT.



In the 2004 planning commission meeting for the original site plan, the planning commission acknowledged the difficulty of working with UDOT on landscaping in their right of way. One of the conditions of approval for the original site plan was as follows:

- That 20-ft of landscaping, curb, and gutter be installed adjacent to the full width of frontage on 200 S with the provision that it may be reduced and credit may be given for landscaping placed in the UDOT right of way, **or** landscaping placed elsewhere on the lot in a location visible from I-15 at a minimum width to match the total square footage of the original requirement.

Staff cannot find actual landscaping plan records of what was decided, whether it was to landscape the front or focus on landscaping along I-15. Historical aerial imagery, however, shows grass planted in the entire front yard area of this lot, including the UDOT right of way. After talking to the applicant, this grass was pulled out in 2020 and the current decorative rock was put in because the grass required a large amount of water to maintain. This means that for 16 years, this property had about 5,643 sq ft of grass. There was never a landscaping strip along I-15.

Today, the applicant has proposed to landscape the front 10' of the actual Complete Restoration property, which can be seen in Exhibit 5, and in the above diagram. This landscaping would include trees and water-wise vegetation, and a small fence is proposed on the front property line. This fence will work to clearly delineate UDOT and the applicant's property.

The condition of the 2004 planning commission meeting says that if a front 20' landscaping strip is not put in, the total landscaping along I-15 must match the total square footage of the 20' frontage landscaping strip requirement. The square footage of a 20' landscaping strip would be 2,297 sq ft. This amended site plan will be adding a total of 2,661 sq ft of landscaping to the lot along I-15 and along the front of the property.

Currently, there is no landscaping on this lot. This amended site plan will be adding landscaping to an otherwise un-landscaped lot. The traditional 20' front landscaping strip area is owned by another entity that generally has not permitted landscaping in its right of way due to many reasons. This solution will ensure the landscaping code is being feasibly met, and that this lot will be substantially compliant.

Industrial Building Design and Architectural Standards

Buildings in the Light Industrial zone are required to follow the architectural standards found in LCC 17.49.070. Buildings are required to have an exterior with a minimum of 25% brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. All exterior building materials in the LI zone shall be earth-tone colors. The current office building already meets these requirements with a primarily tan-colored block façade.

1. After calculating the approximate material square footage of each side of the new accessory building, split-face block and smooth-face block make up at least 63% of the building's total façade. The block will be charcoal grey. Please see Exhibit 8 for an example.
2. In regards to the roof color, the applicant has said that the roof of the new accessory building will be painted using the same color as the current accessory building, which is a more earthy red than what is

shown on the colored elevations. Please see Exhibit 7 for pictures of the current accessory building. The blue color can also be found on Lindon's Utah Mountain Desert Color Palette.

Other Site Development Standards

The accessory building on the proposed site plan meets the development setback requirements, with a 242' setback that far exceeds the minimum 20 ft front setback.

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 amended site plan approval.

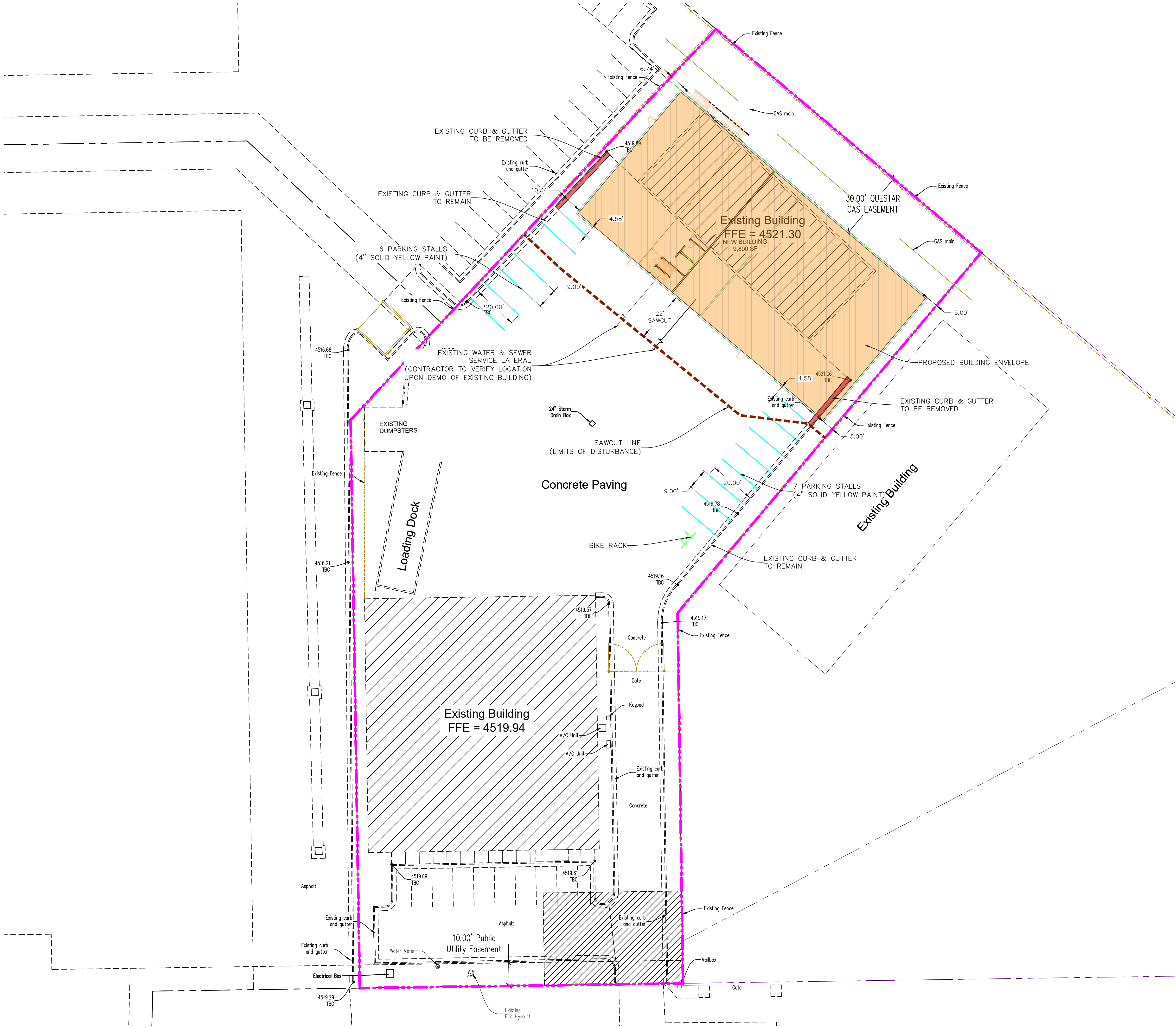
Staff Analysis

This accessory building project will provide an updated building in the light industrial area and will trigger landscaping improvements on the property. Staff believes that this project is beneficial to Lindon because it will introduce a newer, nicer-looking building onto Lindon's I-15 corridor. Additionally, it will be useful to the applicant, allowing Complete Restoration to make better use of the property.

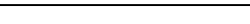
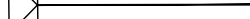
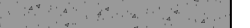
EXHIBITS

1. Aerial Map
2. Site Plan
3. Floor Plan
4. Subdivision Plat – Access Easement
5. Landscaping Plan
6. Colored Elevations
7. Current Accessory Building
8. Building Material Example
9. Original Site Plan

[illegible]



LEGEND

- | | |
|---|--|
|  | EXISTING POWER POLE |
|  | PROPOSED STREET LIGHT |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED STOP/STREET SIGN |
|  | PROPOSED WATER METER |
|  | PROPERTY BOUNDARY |
|  | CENTERLINE |
|  | RIGHT-OF-WAY LINE |
|  | LOT LINE |
|  | EDGE OF PAVEMENT |
|  | EXISTING OVER HEAD POWER |
|  | EXISTING FENCE LINE |
|  | PROPOSED STORM DRAIN W/M/H |
|  | PROPOSED SEWER W/M/H |
|  | PROPOSED CULINARY WATERLINE |
|  | PROPOSED SECONDARY WATERLINE |
|  | PROPOSED CULINARY LATERAL |
|  | PROPOSED SANITARY SEWER LATERAL |
|  | PROPOSED SECONDARY LATERAL |
|  | PROPOSED ASPHALT |
|  | PROPOSED SIDEWALK
(ALL PUBLIC SIDEWALKS TO
BE 6" CONCRETE) |

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

NOTES:

1. PROPOSED USES MUST BE CONSISTENT WITH THE PERMITTED USES OF THE CURRENT ZONE
2. THESE UNITS CANNOT BE SOLD OFF AS INDIVIDUAL UNITS BECAUSE EACH UNIT WILL REQUIRE AN INDIVIDUAL SEWER LATERALS AND SEWALYR WATER METERS IN ORDER TO DO SO.
3. IDEAL FLOOR DRAINS ARE INSTALLED IN THESE UNITS, AN OIL/WATER SEPARATOR MUST BE INSTALLED BEFORE GOING INTO THE LATERAL.
4. ALL VALVES TO BE BOLTED TO THE TEE ON CULINARY AND PI MAINS
5. ANY UNITS WITH FOOD PREP WILL REQUIRE A SEPARATE LATERAL, GREASE TRAP AND SAMPLING MANHOLE BEFORE CONNECTING TO THE SEWER SYSTEM.
6. NO FLOOR DRAINS CAN BE CONNECTED TO SEWER
7. THRUST BLOCK ALL WATER MAIN BENDS
8. NEW ROOF DRAINS -- ALL DRAIN TO LANDSCAPE



(24"x36")

SCALE 1" = 20'

(11"x17")

region Engineering
& Surveying

1776 N. State St. #11

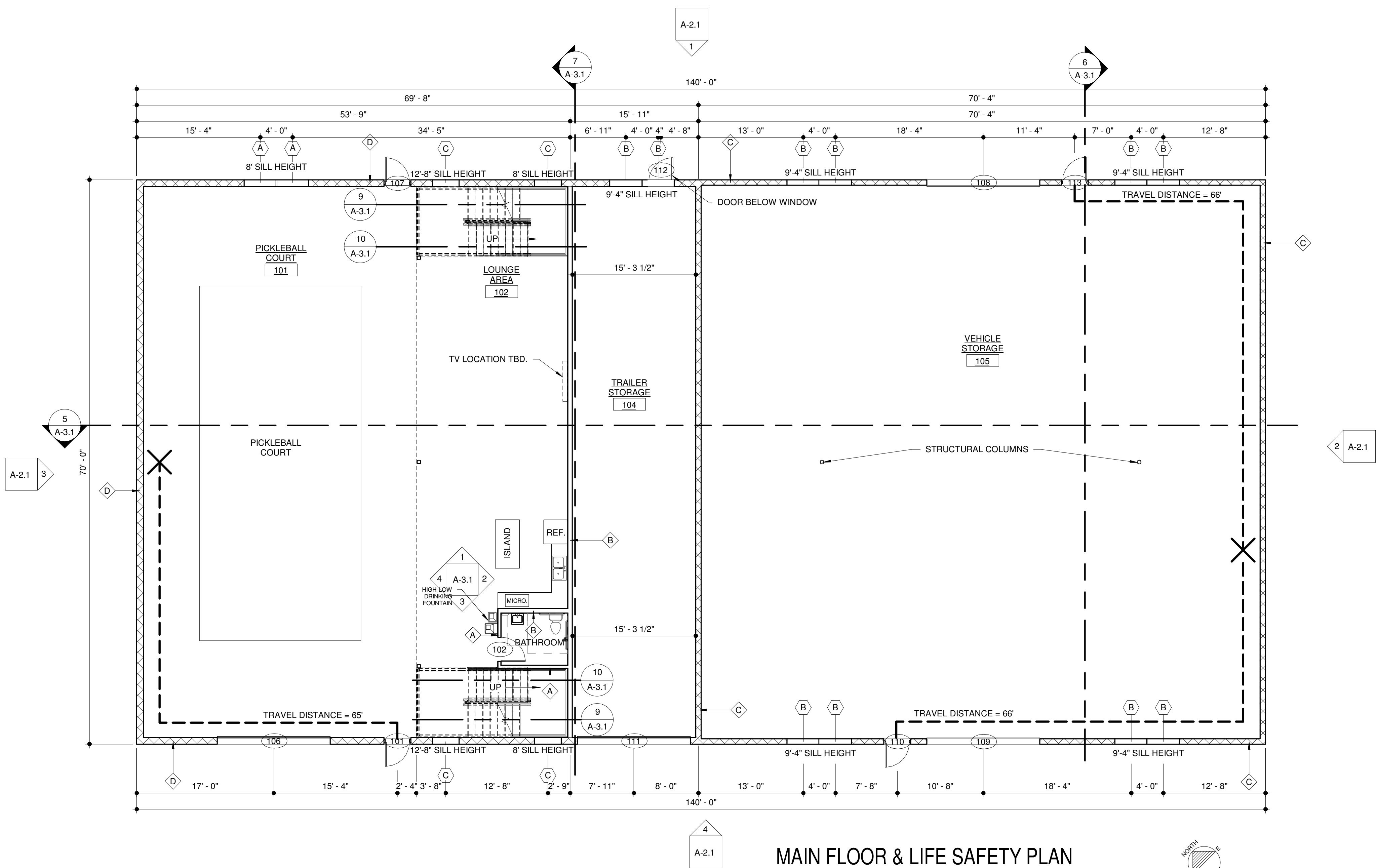
Orem, UT 8405

P: 801.376.224

regiondesignllc.com



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MAIN FLOOR & LIFE SAFETY PLAN

SCALE 1/8" = 1'-0" 9,800 SQ. FT. + 2,426 SQ. FT. MEZZANINE

SEE SHEET A-5.1 FOR DOOR, WINDOW, & WALL TYPE DETAILS

REVISIONS
DATE

ARCHITECTURAL COALITION
1991 South State Street Springville, UT 84663 PH: 801-491-0275

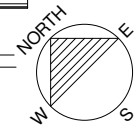
NO. 123134
GUILFORD A. BARRY
1/20/2023
STATE OF UTAH

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COMPLETE RESTORATION REMODEL
JERRY PENNOCK
1342 WEST 200 SOUTH
LINDON, UTAH

SHEET NO.
A-1.1

DATE
1/20/2023

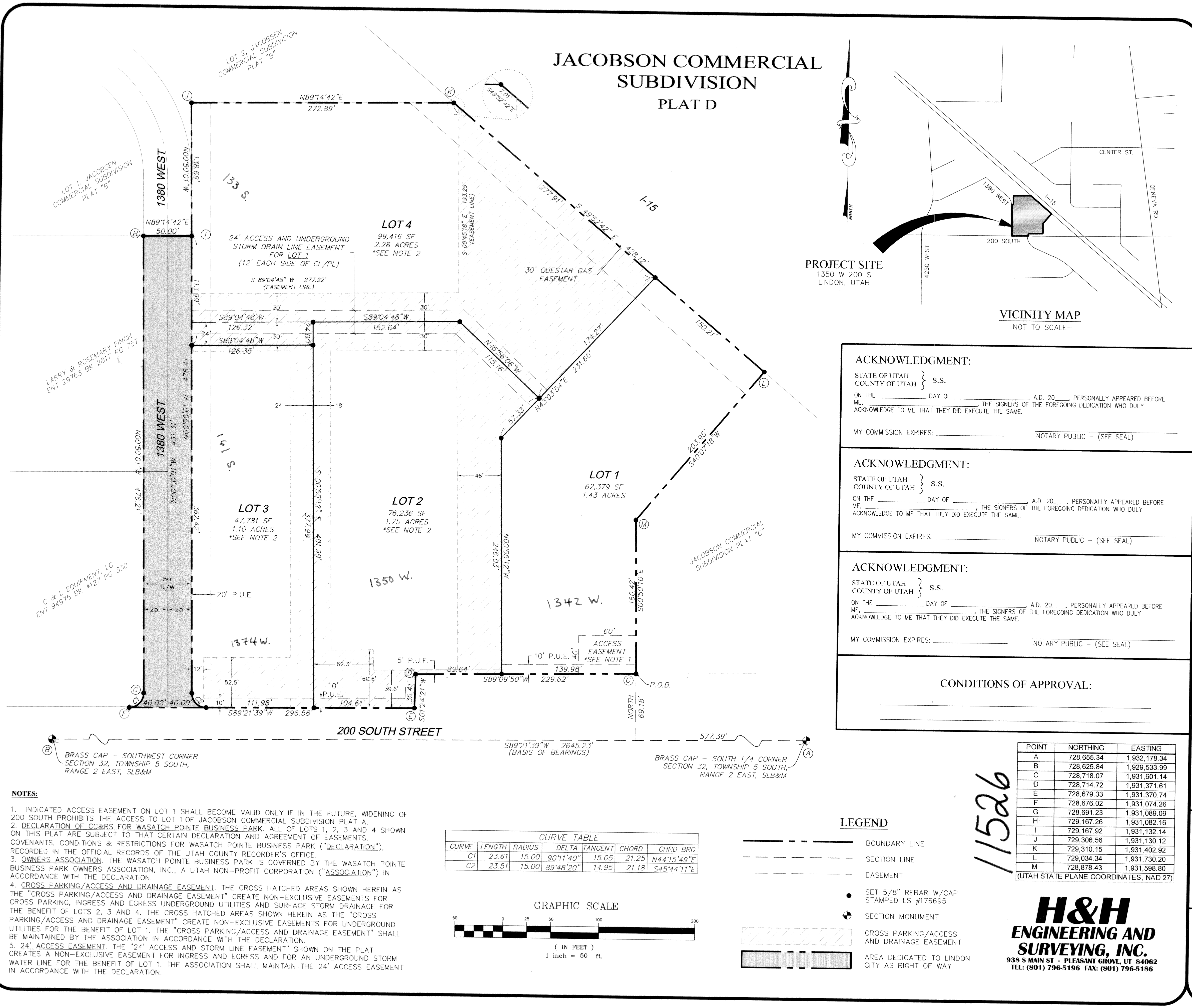


SCALE 1/8" = 1'-0"



SCALE 1/8" = 1'-0"

DATE
/20/2023



SURVEYORS CERTIFICATE:

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Victor E. Hansen
VICTOR E. HANSEN RLS 176695
Nov. 18, 2005
DATE

BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LONDON CITY, COUNTY OF UTAH, STATE OF UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 589°21'39"W 577.39 FEET ALONG THE SECTION LINE AND NORTH 69.18 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF JACOBSON COMMERCIAL SUBDIVISION, PLAT "C"; THENCE ALONG THE BOUNDARY LINE OF LOT 2, JACOBSON COMMERCIAL SUBDIVISION PLAT "A", THE FOLLOWING TWO (2) COURSES:

S89°09'50"W 229.62 FEET;
S01°24'21"W 35.41 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S89°21'39"W 296.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.61 FEET THROUGH A CENTRAL ANGLE OF 90°11'40" (CHORD BEARS N44°15'49"E 21.25 FEET); THENCE N00°50'01"W 476.21 FEET; THENCE N89°14'42"E 50.00 FEET; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 2, JACOBSON COMMERCIAL SUBDIVISION PLAT "A" THE FOLLOWING THREE (3) COURSES:

N00°50'01"W 138.69 FEET;
N89°14'42"E 272.89 FEET;
S49°52'42"E 428.12 FEET TO THE WESTERLY LINE OF SAID JACOBSON COMMERCIAL SUBDIVISION, PLAT "C"; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES:

S40°07'18"W 203.95 FEET;
S00°50'10"E 160.42 FEET TO THE POINT OF BEGINNING, CONTAINING 7.13 ACRES, MORE OR LESS.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON 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 THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS
THIS 19th DAY OF December, A.D. 2005

SUMMIT DEVELOPMENT AND MANAGEMENT, LLC BY: *Heath Johnston*
ITS: MANAGING MEMBER, HEATH JOHNSTON

P & B Retirement LLC
LARRY & ROSEMARY FINCH
AKA LARRY O. FINCH
BY: *Reginald J. Bussan*
REGINALD J. BUSSAN, MEMBER
HARRY TENCH, ROSEMARY FINCH
DUANE LONG, MEMBER

ACKNOWLEDGMENT:

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

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - (SEE SEAL)

ACKNOWLEDGMENT:

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

ON THE 19th DAY OF December, A.D. 2005, PERSONALLY APPEARED BEFORE ME, _____, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - (SEE SEAL)

ACKNOWLEDGMENT:

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

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - (SEE SEAL)

CONDITIONS OF APPROVAL:

ACCEPTANCE BY LEGISLATIVE BODY:

THE CITY COUNCIL OF THE CITY OF LONDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 16th DAY OF February, A.D. 2006.

Jeffrey Burt Mayor
David N. Carpenter
Timothy E. Burt
APPROVED *Mark L. Christensen* ATTEST *Mark L. Christensen*
ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

CITY ATTORNEY APPROVAL:

Paul Z. Z... 2-11-06
CITY ATTORNEY DATE

PLANNING COMMISSION APPROVAL:

APPROVED THIS 17th DAY OF February, A.D. 2006 BY THE LONDON CITY PLANNING COMMISSION.

Adam W. Cowie *Ann L. Oster*
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

JACOBSON COMMERCIAL SUBDIVISION PLAT D

BEING A VACATION OF LOT 2,
OF JACOBSON COMMERCIAL SUBDIVISION PLAT "A"
LONDON, UTAH COUNTY, UTAH
SOUTHWEST QUARTER SEC. 32 T5S R2E SLB&M

SURVEYOR'S SEAL
VICTOR E. HANSEN
No. 176695
STATE OF UTAH

NOTARY PUBLIC SEAL
JENNIFER BROWNING
No. 11526
STATE OF UTAH

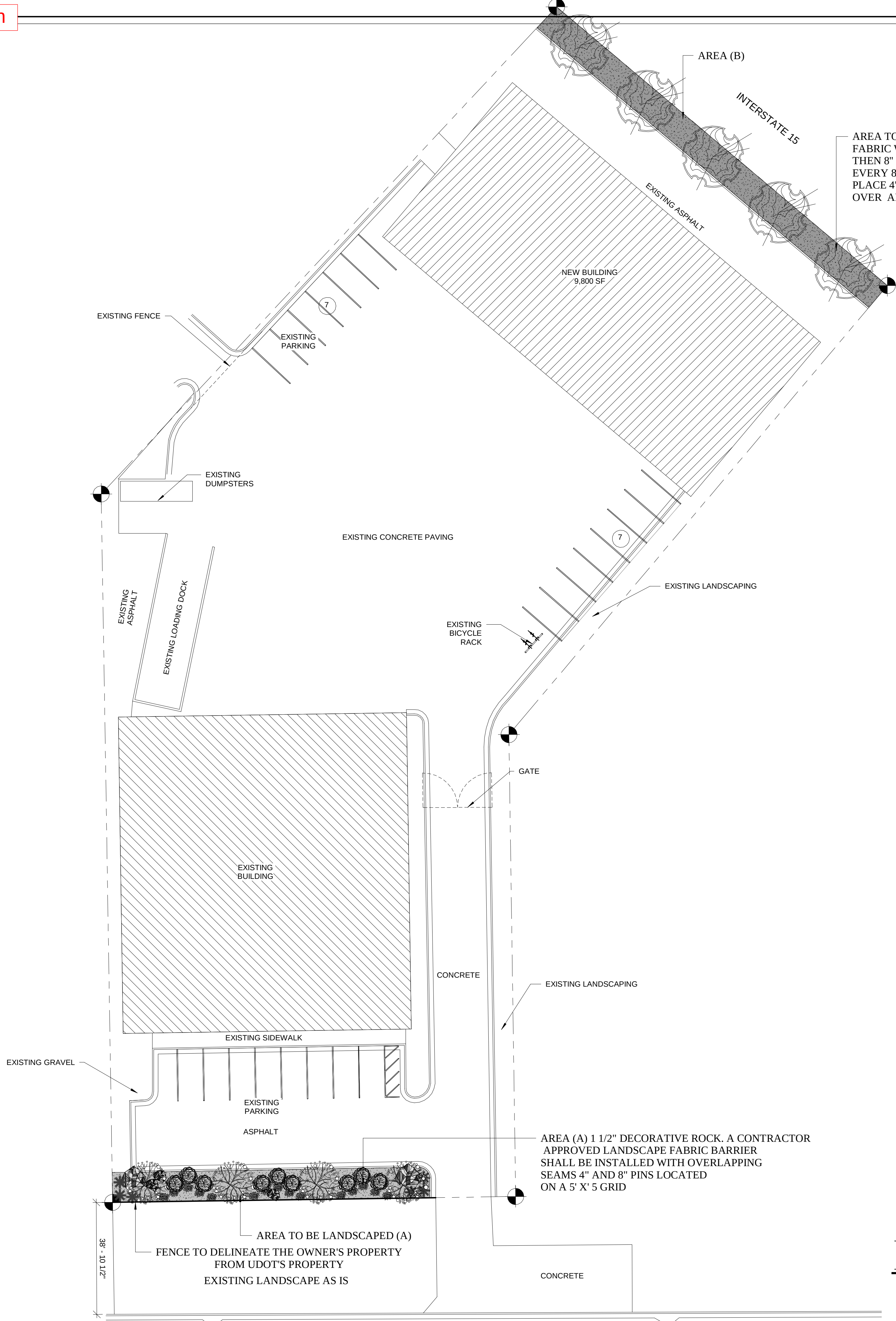
CITY-COUNTY ENGINEER SEAL
MARK L. CHRISTENSEN
No. 18031
STATE OF UTAH

CLERK-RECORDER SEAL
LONDON CITY
UTAH COUNTY UTAH

ENT # 20606
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2006 FEB 21 4:11 PM
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RECORDED FOR LONDON CITY CORPORATION

SN 1/4 SEC. 32, T5S, R2E, SLB&M TU 005 04-

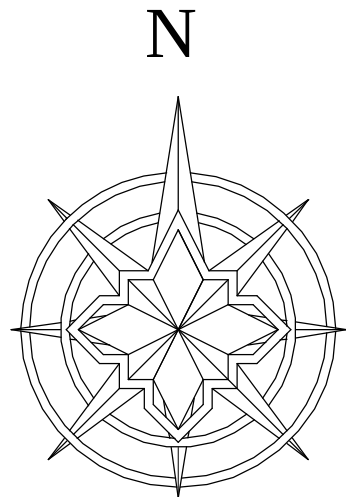
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PLANT SCHEDULE

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	CONTAINER :	QUANTITY:
	MALUS IOENSIS 'BECHTEL'	CRABAPPLE 'BECHTEL'	2 INCH CALIPER	CAGED BALL & BURLAP	(5)
	TILLA TOMENTOSA 'STERLING SILVER'	SILVER LINDEN 'STERLING SILVER'	2 INCH CALIPER	CAGED BALL & BURLAP	(4)
	DWARF MUGO PINE 'PUMILIO'	PINUS MUGO	5 GALLON CONTAINER	CAGED BALL & BURLAP	(6)
	PRUNUS CERISIFIRUS 'FLOWERING PLUMB' (FRUITLESS)	PURPLE LEAF FLOWING PLUMB	8' TO 10'	CAGED BALL & BURLAP	(9)
	LILIUM 'TIGER LEAF'	TIGER LILIY	3 GALLON CONTAINER	CAGED BALL & BURLAP	(15)

NOTE :
LINDON CITY'S LANDSCAPE ORDANANCE CALLS FOR AREA (A'S) LANDSCAPE TO HAVE 70% CANOPY COVERAGE WITH 30% MULCH OR DECORATIVE ROCK. THE OWNERS HAVE SELECTED TO USE DECORATIVE ROCK AND TO PLACE (5) BOULDERS COMPLEMENTING THE DESIRED LOOK.



NORTH ARROW
SCALE: 1" = 20'

PRELIMINARY LANDSCAPE PLAN

WEST 200 SOUTH STREET

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Street Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. BARNES
2/22/2023
STATE OF UTAH

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COMPLETE RESTORATION REMODEL

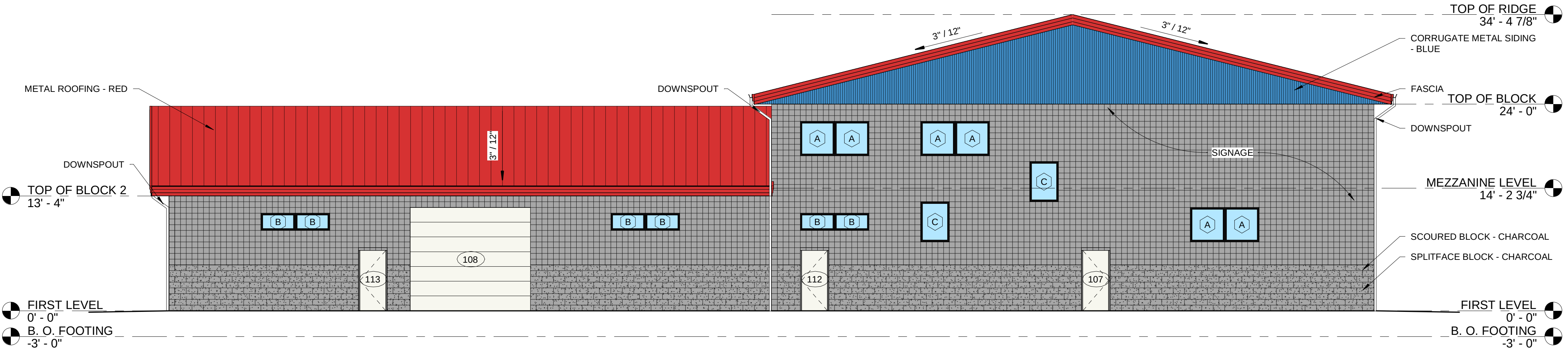
JERRY PENNOCK

LINDON, UTAH

1342 WEST 200 SOUTH

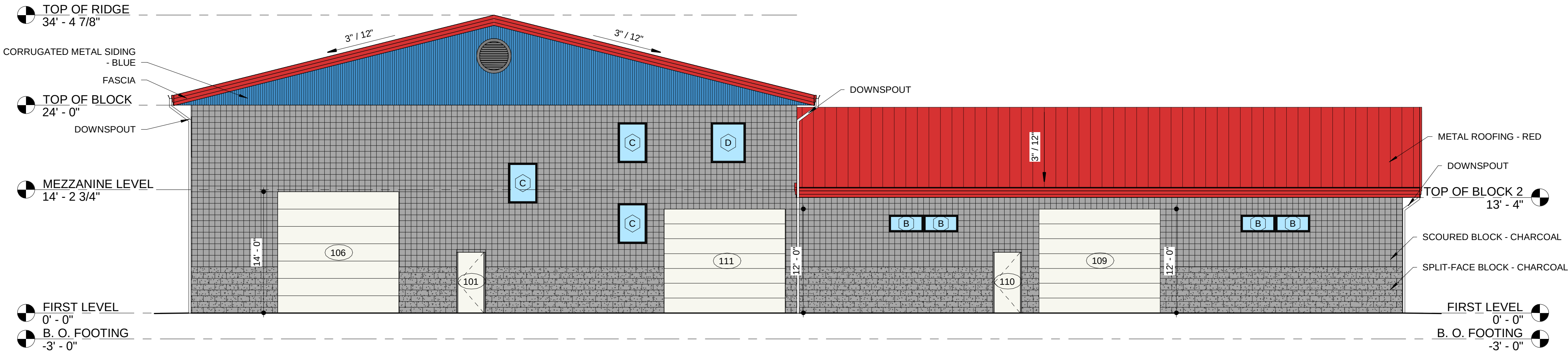
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DATE
2/22/2023



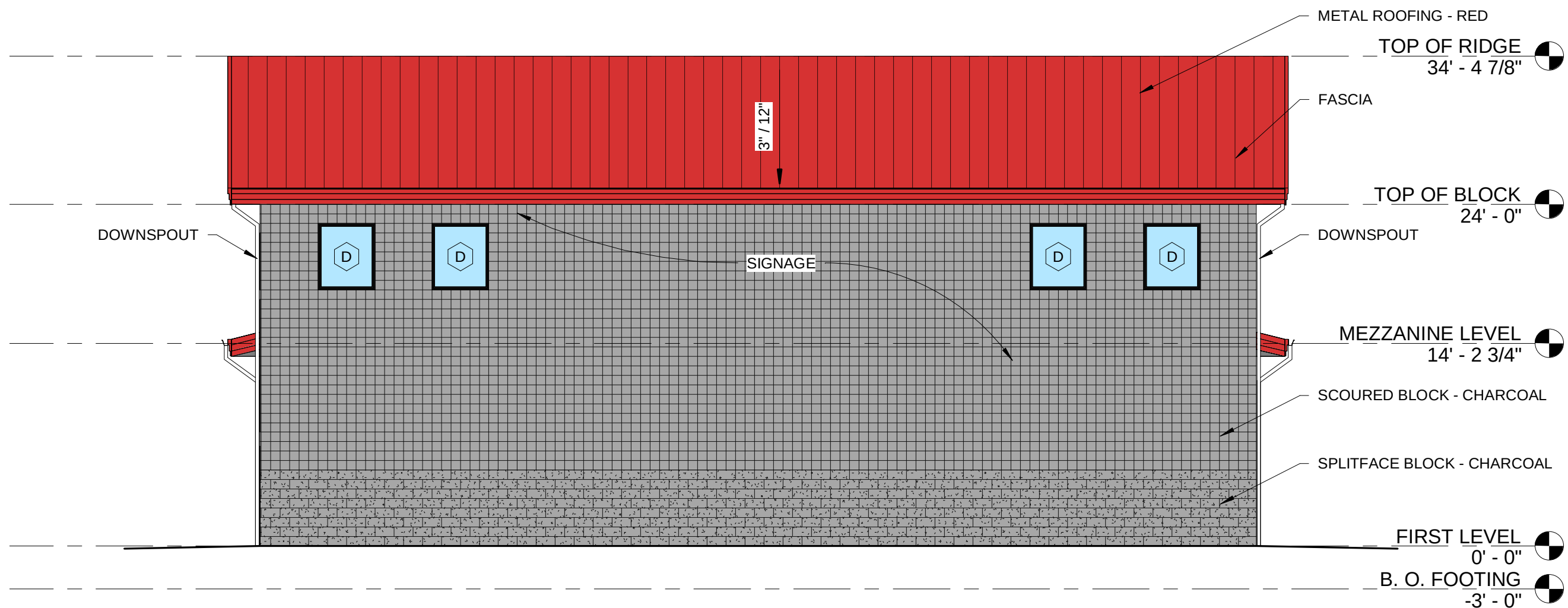
NORTHEAST ELEVATION

SCALE 1/8" = 1'-0"



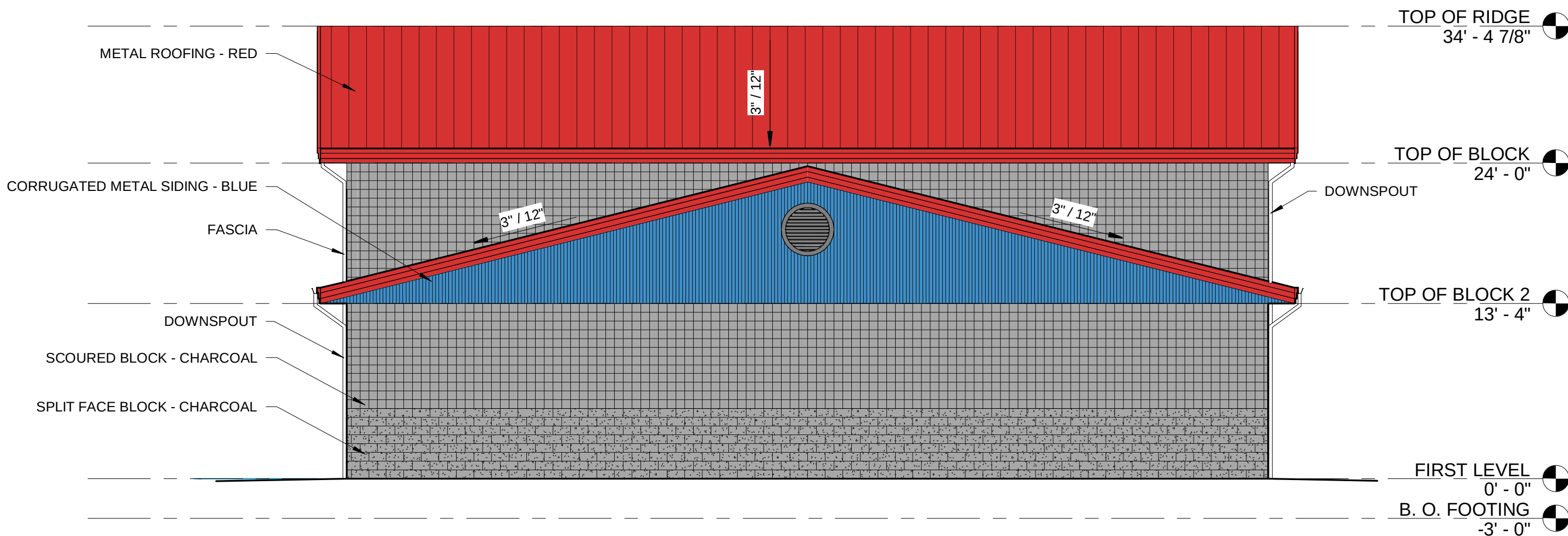
SOUTHWEST ELEVATION

SCALE 1/8" = 1'-0"



SOUTHEAST ELEVATION

SCALE 1/8" = 1'-0"



NORTHWEST ELEVATION

SCALE 1/8" = 1'-0"

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Street Springville, UT 84663 PH: 801-491-0275

NO. 123134
GUILFORD A
2/14/2023
STATE OF UTAH

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COMPLETE RESTORATION REMODEL
JERRY PENNOCK
LINDON, UTAH
1342 WEST 200 SOUTH

SHEET NO.
A-2.1
DATE
2/14/2023

Exhibit 7: Current Accessory Building



Exhibit 8: Building Material Example



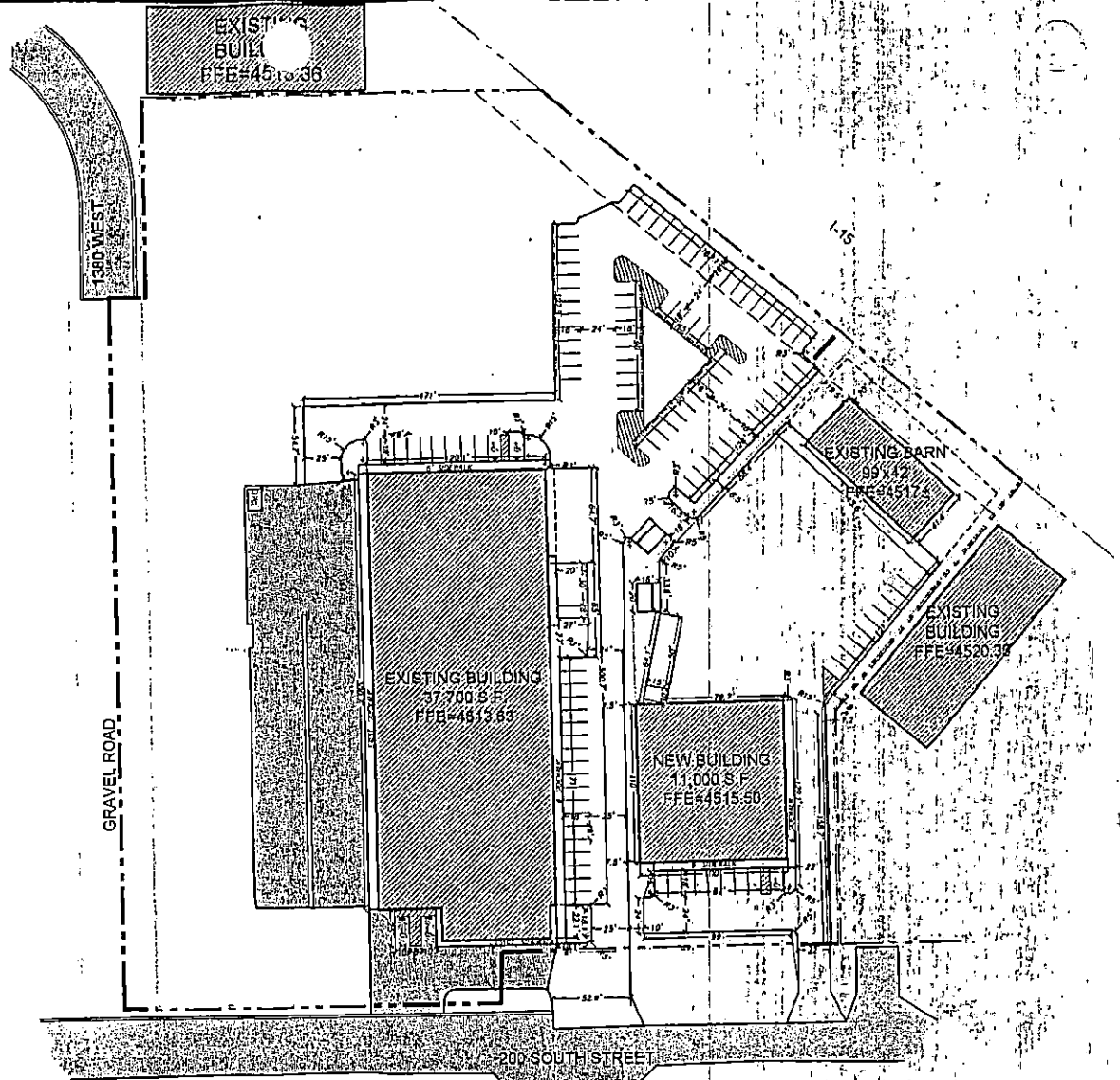
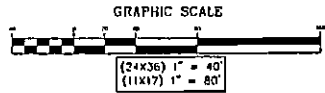
Exhibit 9: Original Site Plan

NOTES TO CONSTRUCTOR:
1) DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.



LEGEND

- PROPERTY LINE
- == STD. CURB & GUTTER
- == 6" CURB WALL
- PROPOSED PAVEMENT



DUNN
CONSTRUCTION, L.C.
85 SOUTH 1200 WEST, LONDON, UTAH 84042

THESE DRAWINGS OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR ENTERPRISE OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH DUNN CONSTRUCTION, L.C.

ENGINEERED: VEH
DRAFTED: TLM

WASATCH POINTE
BUSINESS PARK

PROJECT: Summit Truss Plant
FILE: Site Plan
FILE DATE: 18 OCT, 2004

DIMENSION
PLAN

SHEET NUMBER
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