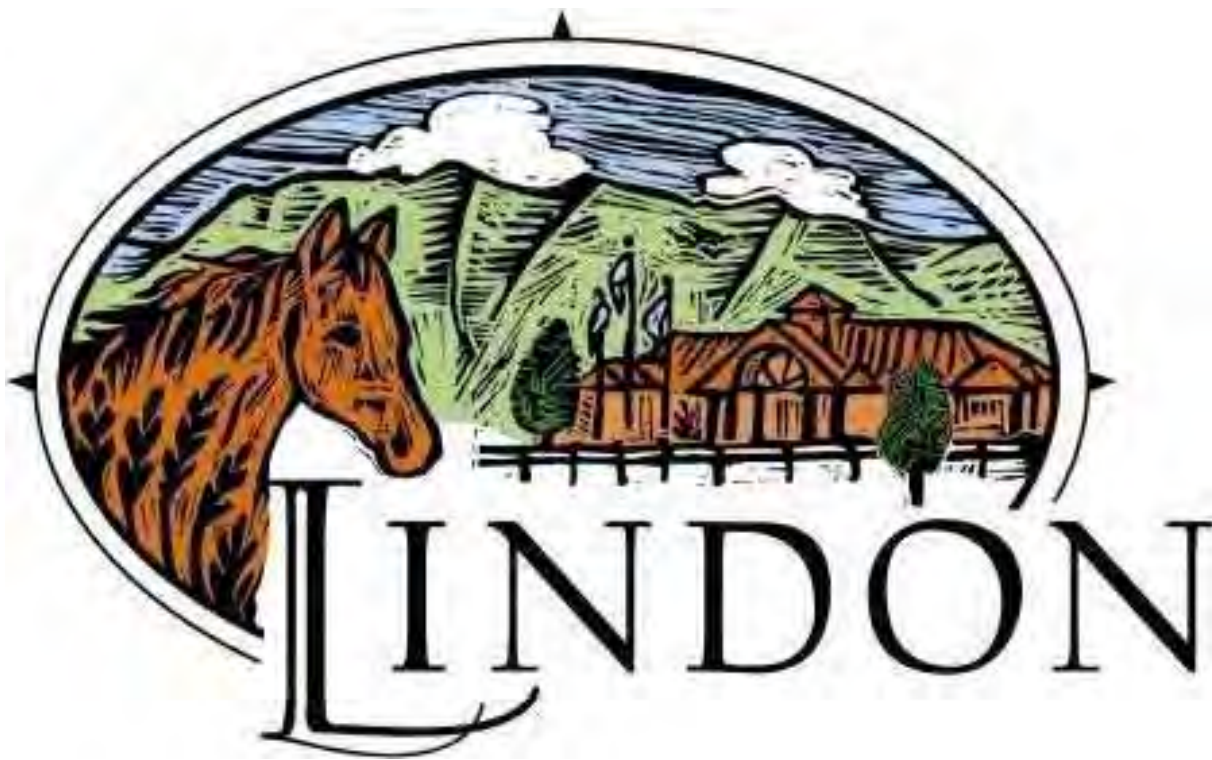


Lindon City Planning Commission Staff Report



October 8, 2019

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, October 8, 2019, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 7:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following items:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

1. Call to Order
2. Approval of minutes
Planning Commission 9/24/2019
3. Public Comment
4. Public hearing for a recommendation to the Lindon City Council to amend the Lindon City development manual regarding street cross sections.
Kirk Williamson requests Ordinance Amendment approval to amend the Lindon City Development Manual to **create a new public street cross section for Lindon's Sensitive Area District 3.**
(20 minutes)
5. Public hearing for a recommendation to amend the Lindon City zoning map from R1-20 to CG at approximately 229 W 400 N.
Colts Neck Investments, LLC requests approval for a Zoning Map Amendment to change the zoning of the property at approximately 229 W. 400 N. from Residential (R1-20) to Commercial General (CG).
Parcel #14:068:0163. (20 minutes)
6. Public meeting for an amendment to an existing Conditional Use Permit for T-Mobile at approximately 775 E 200 S.
T-Mobile requests conditional use permit approval to amend the current conditional use permit for three cell towers that are located at approximately 775 E. 200 S. The amendment would allow an increase in the height of the poles and an increased width of the extended portions. Parcel #14:073:0217
(20 minutes)
5. Public hearing for a recommendation to the Lindon City Council to amend the Lindon City Standard Land Use Table and other relative zoning codes to include medical cannabis production establishments.
Lindon City requests an amendment to the Standard Land Use Table and relative zoning codes to include Medicinal Cannabis production establishments thus, allowing the city to determine the most appropriate location for this use. (20 minutes)
7. New Business from Commissioners
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.

Notice of Meeting

Lindon City Planning Commission



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

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

Posted By: Kathryn Moosman, City Recorder

Date: 10/4/2019

Time: 5:00 pm

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

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

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **September 24, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Boy Scout

12 **PRESENT**

13 Sharon Call, Chairperson
14 Rob Kallas, Commissioner
15 Mike Marchbanks, Commissioner
16 Steven Johnson, Commissioner
17 Jared Schauers, Commissioner
18 Renee Tribe, Commissioner
19 Mike Florence, Planning Director
20 Anders Bake, Associate Planner

EXCUSED

Kathy Moosman, City Recorder
Scott Thompson, Commissioner

22 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
25 Planning Commission meeting of September 10, 2019 were reviewed.

26
27 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
28 OF THE REGULAR MEETING OF SEPTEMBER 10, 2019 AS AMENDED OR
29 CORRECTED. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL
30 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

36 **CURRENT BUSINESS** –

38 4. **Site Plan - 7th at Geneva Road— 775 N. Geneva Rd.** Axley-Way Investments,
39 LLC requests site plan approval for a 31,000 square foot commercial building in
40 the Lindon Village zone. Parcel # 14:053:0161. This item was continued from the
41 September 10, 2019 Planning Commission Meeting.

42
43 Anders Bake, Associate Planner led this discussion by stating this item was
44 continued from the previous Planning Commission meeting, held on September 10th. The
45 applicant was given the opportunity to address issues with the building materials shown
46 on the elevation renderings and provide city staff more time to review the site’s
47 landscaping plan. He noted updated building renderings and landscaping plans have been
48 submitted and are ready for Planning Commission review tonight.

2 Mr. Bake explained an updated landscaping plan has been submitted by the Steve
Davies, the applicant. He noted Mr. Davies has also worked with city staff to include a
4 park strip between Geneva road and a five-foot-wide sidewalk. The trees that are
normally required to be ten feet behind the sidewalk have been placed in this landscaping
6 strip in front of the sidewalk to provide a buffer for pedestrians on Geneva road.
Commercial landscaping standards require a 20-foot-wide and 3-foot-high landscaping
8 strip along public street frontages unless otherwise approved by the Planning
Commission. Mr. Davies is proposing a 26-foot-wide landscaping strip along Geneva
10 road that slopes downhill from the sidewalk to the parking area due to the building sitting
below the street and sidewalk grade. Additional landscaping has also been added next to
12 the east side of the building and the landscaping area at the north end of the property has
been changed from gravel to grass; all landscaping standards provided are in compliance.

14 Mr. Bake further explained that Mr. Davies updated landscaping plan includes a
sidewalk with stairs that goes through the landscaping strip along Geneva road creating a
16 pedestrian connection from the building to the sidewalk on Geneva road. This will
enhance pedestrian connectivity in the district helping it meet the standards for the
18 Lindon Village Commercial Zone.

Mr. Bake indicated Mr. Davies has also provided updated building elevation
20 renderings showing building materials and the colors that will be used. The renderings
include additional entry doors in the center of the east side of the building with a canopy
22 over them. A cornice treatment has also been added to the parapet walls of the building.
Day and night building elevation renderings have also been provided which show
24 additional lighting on the east side of the building; the lighting will be a decorative
sconce type lighting.

26 Mr. Bake went on to say the Commercial Design Standards require that the
primary building material be 85% brick, stone, or colored decorative block but also allow
28 an applicant to propose the use of innovative materials to be considered by the
commission as long as the principles of the design standards are followed. Mr. Davies is
30 proposing to use brick and concrete board form as primary materials and the secondary
material would be painted concrete at the top of the building.

32 Mr. Bake commented at the September 10th meeting, the commission seemed
supportive of the design with suggested architectural updates and changes. The
34 Commercial Design Standards also require that “the ground floor of the primary façade
shall be 60% glass fenestration at the pedestrian level.” The updated elevation renderings
36 meet this requirement and the architectural materials such as canopies and lighting
comply with Lindon’s Commercial Design Standards. Mr. Bake noted the City Engineer
38 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 tonight.

40 Mr. Bake pointed out this proposed site plan and district plan will be an important
step in the creation of a future commercial and transit center in this area. Updates to the
42 building materials and landscaping plans demonstrate how this project will meet
commercial design standards and city code requirements. He noted Mr. Davies has also
44 worked with city staff to make improvements to pedestrian safety and connectivity on
this site.

46 Mr. Bake then presented an aerial photo, district plan, landscaping plan, building
elevations, day and night building renderings and a 3D building model followed by
48 discussion. He then turned the time over to the applicant for comment.

2 Mr. Davies commented they are sensitive to the location, the concerns and desires
the commission has of this location. They have tried to respond to the commission's
4 requests and requirements as best as possible. Chairperson Call stated the commission
appreciates what they have done and they have made a great effort in addressing the
6 concerns and it appears to be a nice building.

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

10 COMMISSIONER KALLAS MADE A MOTION TO APPROVE THE
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING
12 CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY
ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING
14 DOCUMENTS; 2. THE PLANS WILL MEET OTHER RELEVANT
SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL;
16 3. FINAL DESIGN WILL MEET THE COMMERCIAL DESIGN STANDARDS; 4.
THE APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS; 5.
18 THE LANDSCAPE BERM BE ALLOWED TO BE REMOVED ALONG GENEVA
ROAD DUE TO THE SITE'S TOPOGRAPHICAL CONSTRAINTS; 6. ALL ITEMS
20 OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

30 **5. Site Plan - Lindon Harbor Plat Building 3 – 1226 W 200 S and 282 S 1250 W.**

Deny Farnworth requests site plan approval for the construction of two buildings
32 intended for light industrial uses. The property is in Lindon's Light Industrial
zone. Parcel #s 45:269:0016 and 45:269:0017.

34 Michael Florence, Planning Director, led this discussion by stating the applicant,
36 Deny Farnworth is in attendance for this agenda item. He then gave a brief overview
38 explaining for site plan approval, the planning commission will be evaluating whether the
site plan and building meet Title 17 development regulations.

40 Mr. Florence explained this property was subdivided into four lots in 1998 with
one building being constructed on the site. Mr. Farnworth now wants to construct two
42 additional buildings; the buildings will be divided into separate tenant spaces. He
indicated Mr. Farnworth received conditional use permit approval from the city council
44 for the development. He pointed out that conditional use permit approval expires after
one year if not implemented and the previous entitlements for this development have
46 expired. Since 1998 the City has changed its land development process, so for this reason
the Mr. Farnworth has now applied for site plan approval. Most of the public
48 improvements such as curb and gutter were installed with the first building. The buildings

2 will be constructed for uses allowed in the Light Industrial zone which include office,
warehouse, manufacturing, and sales.

4 Mr. Florence then went over the site development standards noting the required
parking is provided and in compliance. Mr. Florence indicated the site provides adequate
6 traffic circulation for customers and trucks through the site. The Light Industrial zone
requires 20% of the site be installed as landscaping and the developers plan shows 23%.
8 The applicants plan shows the 20-foot landscape strip with three planted every 30 feet on
center. He noted Mr. Farnworth will need to provide a design that shows the interior
10 landscape parking capped with landscape curbing.

12 Mr. Florence stated the site provides adequate traffic circulation for customers
and trucks through the site. The Light Industrial zone requires 20% of the site be installed
as landscaping and the developers plan shows 23%. Mr. Farnworth's plan shows the 20-
14 foot landscape strip with three planted every 30 feet on center. Mr. Farnworth will also
need to provide a design that shows the interior landscape parking capped with landscape
16 curbing; the landscaping standards provided are in compliance.

18 Mr. Florence explained the buildings in the Light Industrial zone are required to
have 25% of the exterior of all buildings covered with brick, decorative block, stucco.
The building entrances are internal to this development and this is how the project was
20 originally approved and the site designed. Mr. Farnworth is proposing to have a block
building similar in style to the existing building with sections of decorative split faced
22 block to add architectural detail. Mr. Farnworth is also proposing to install canopies over
each entryway and has also placed well-proportioned windows to increase the
24 attractiveness of the building that will enhance the back of the buildings with the same
decorative rock.

26 Mr. Florence explained the minimum development size for the Light Industrial
zone is one acre. The lots that the applicant is proposing to develop are less than the one
28 acre with Lot 16 being .72 acres and Lot 17 being .46 acres. The research that staff
conducted it appears that when these lots were approved by the City there was not a
30 minimum lot size requirement.

32 Mr. Florence noted the City Engineer is working through technical issues related
to the site plan and will conduct a final review if the planning commission grants final
site plan approval. He added for nearly 20 years the proposed lots have been used for
34 varying types of storage. Mr. Florence indicated this project will help to clean up a
prominent corner in the Light Industrial zone and will help to bring new businesses to the
36 City. There are some prior restraints with how this project was originally approved and
subdivided and staff feels Mr. Farnworth has done a great job in trying to make an
38 attractive development for the area. Mr. Florence then presented an aerial photo, building
elevations, site plan, and landscape plan followed by some general discussion. He then
40 turned the time over to Mr. Farnworth for comment.

42 Mr. Farnworth commented they tried to add more curb appeal in the past and will
basically follow the same layout as the buildings across the street that have already been
approved. Chairperson Call mentioned the 25% requirement and if that requirement is
44 met. Mr. Farnworth stated it will be all block with some split face in it so he believes it
meets or exceeds the requirement. Mr. Florence stated they will confirm the requirement
46 is met when the plans are submitted. Chairperson Call mentioned the lot size approval.
Mr. Florence stated the code requires a minimum of one acre to develop but this property
48 was subdivided in 1998, so the lots are considered legal non-conforming, so Mr.

2 Farnworth has the right to develop on those lots. He then went over the conditions of approval.

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

6
8 COMMISSIONER MARCHBANKS MADE A MOTION TO APPROVE THE
10 APPLICANT’S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING
12 CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY
14 ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING
16 DOCUMENTS; 2. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS
18 AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. THE
20 APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS IF
22 NECESSARY; 4. FINAL DESIGN WILL MEET THE TITLE 17 STANDARDS FOR
24 INDUSTRIAL BUILDINGS; 5. A FINAL LANDSCAPING PLAN WILL BE
26 SUBMITTED THAT MEETS LANDSCAPING STANDARDS OF THE LIGHT
INDUSTRIAL ZONE AND INTERNAL LANDSCAPE REQUIREMENTS; 6. ALL
ITEMS OF THE STAFF REPORT. COMMISSIONER TRIBE SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

20 CHAIRPERSON CALL AYE
22 COMMISSIONER KALLAS AYE
24 COMMISSIONER JOHNSON AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER SCHAUERS AYE
COMMISSIONER TRIBE AYE
26 THE MOTION CARRIED UNANIMOUSLY.

28 6. **A recommendation to the Lindon City Council to amend the Moderate-**
30 **Income Housing Element of the Lindon City General Plan.** Application is
32 made by Lindon City. This item was continued from the August 27, 2019
planning Commission Public Hearing.

34 Mr. Florence led this discussion by giving a brief overview of this item explaining
36 the Lindon City Moderate Income Housing Plan provides a picture into current
demographic trends and provides estimates into future housing needs as provided by the
Utah Department of Workforce Services.

38 Mr. Florence stated in 2019, the Utah Legislature passed Senate Bill 34 which
40 made changes to Utah Code 10-9a. He noted these changes required municipalities of the
first, second, third and fourth classes to develop a “plan for moderate-income housing” to
be adopted by December 1, 2019. As part of a general plan amendment cities are required
to select 3 strategies to develop moderate-income housing.

42 Mr. Florence noted since the draft that was sent to the Commission on August 27th
staff has made the following changes to the document:

- 44 • Staff modified the goals section of the plan that referred to discussing the
46 inclusion of moderate-income housing and mortgage assistance particularly for
city employees or other qualifying individuals. The goals are now more general to
48 discuss future housing options that would be targeted for any individual who
qualifies for such assistance. It appeared that the planning commission and city

2 council had concerns about calling out specific groups for housing assistance so
staff felt it would be better to modify this goal.
4 • The update to Utah Code 10-9a-403 also requires that municipalities coordinate
their General Plan Land Use and Transportation sections with expected growth
6 outlined in the Moderate-income housing element. Staff will be working to update
these two sections of the Lindon General Plan.

8
There was then some general discussion regarding the strategies to develop
10 moderate-income housing including the R2 overlay zone, accessory apartments,
demographics and things done in the past to improve moderate-income housing in the
12 city and future goals. Chairperson Call thanked Mr. Florence for his hard work on the
plan noting it is very well done and informative.

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

16
COMMISSIONER JOHNSON MADE A MOTION TO RECOMMEND
18 APPROVAL TO THE CITY COUNCIL TO AMEND THE GENERAL PLAN TO
ADOPT THE MODERATE-INCOME HOUSING PLAN. COMMISSIONER
20 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

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

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

32
Chairperson Call asked for an update on the Wild Oak Reception Center. Mr.
34 Florence stated the civil engineering plans have been approved to do site work. He noted
the applicant installed a fence without permit and the Building Official is working with
36 them and the applicant has hired a contractor to remedy the situation. The building plans
have not been approved yet but should be done within a month. Mr. Florence said staff
38 has also been working with UDOT and they are monitoring the access for safety reasons
to try to rectify the situation.

40 Commissioner Schauers asked about the storage unit issue on State Street that was
before the Commission last month. Mr. Florence stated the ball is in the applicant's court
42 and he will need to make application noting there is a lot of entitlement to get through
before approval will be granted.

44
46 6. **Planning Director Report** –
• General City Updates

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

4 **ADJOURN** –

6
8 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 8:13 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION.
10 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

12 Approved – October 8, 2019

14 _____
Sharon Call, Chairperson

16
18 _____
Michael Florence, Planning Director

Item: 4 - Ordinance Amendment Lindon City Development Manual

Date: October 8, 2019
Applicant: Kirk Williamson
Presenting Staff: Michael Florence

Type of Decision: Legislative

Council Action Required: Yes, the planning commission is the recommending body on this application.

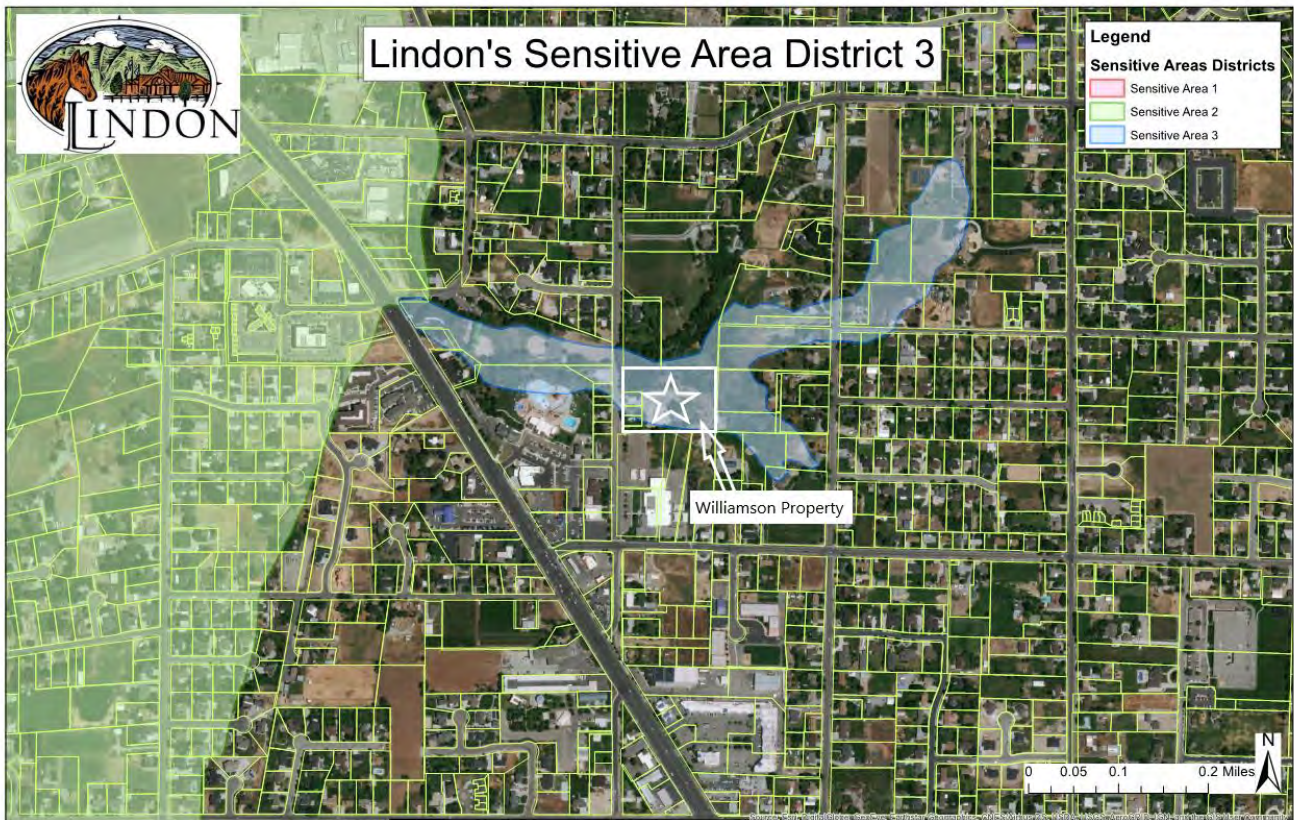
MOTION

I move to (*approve, deny, continue*) ordinance amendment 2019-15-O (or *as presented, with changes*).

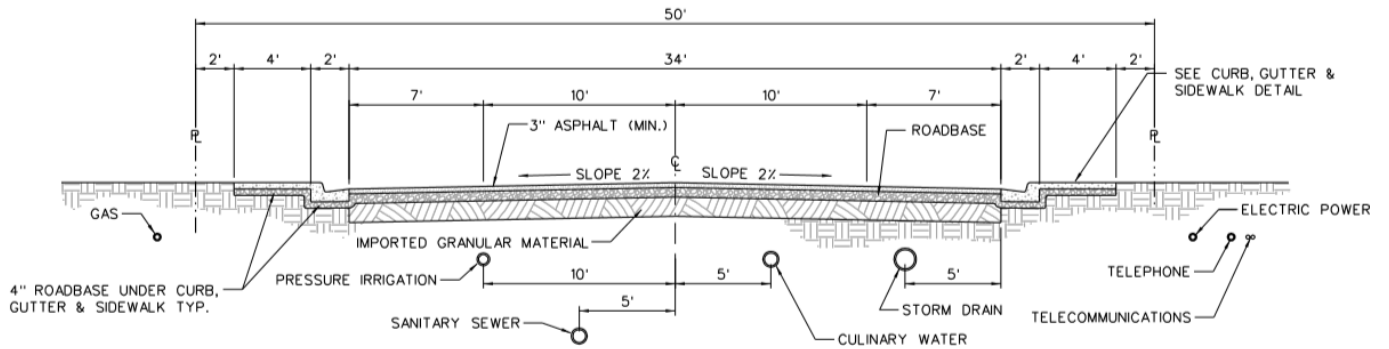
Overview:

- Kirk Williamson is proposing to amend the Lindon City Development Manual and proposes an alternative public street cross-section that would only apply to the Sensitive Area District 3 which is better known as “The Hollow” area.
- Mr. Williamson’s son-in-law recently constructed a home on this property and Mr. Williamson would like to add additional lots including a home for himself.
- Mr. Williamson and staff feel that as much land should be protected in the Hollow as possible. Therefore, an alternative road design is being proposed and an amendment to the hammerhead turnaround specifications to accomplish this petition.
- Mr. Williamson presented this item to the planning commission as a concept plan on August 27, 2019

Sensitive Area District 3



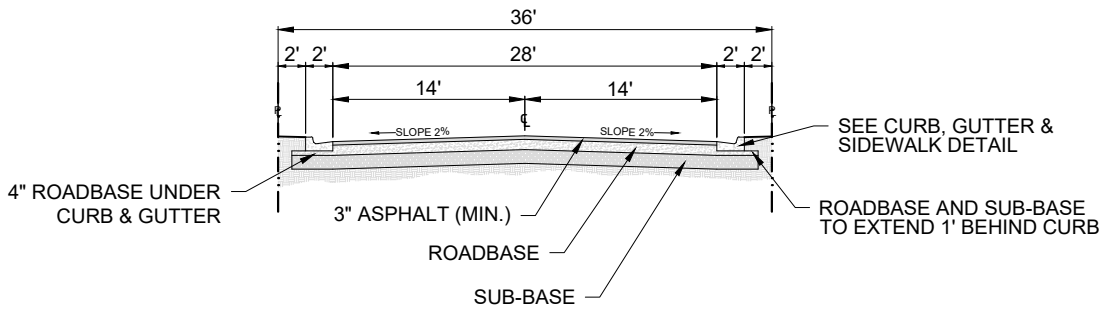
Current Street Standards



50' STREET CROSS-SECTION
LOOKING NORTH OR WEST

Proposed Street Cross Section Rendering

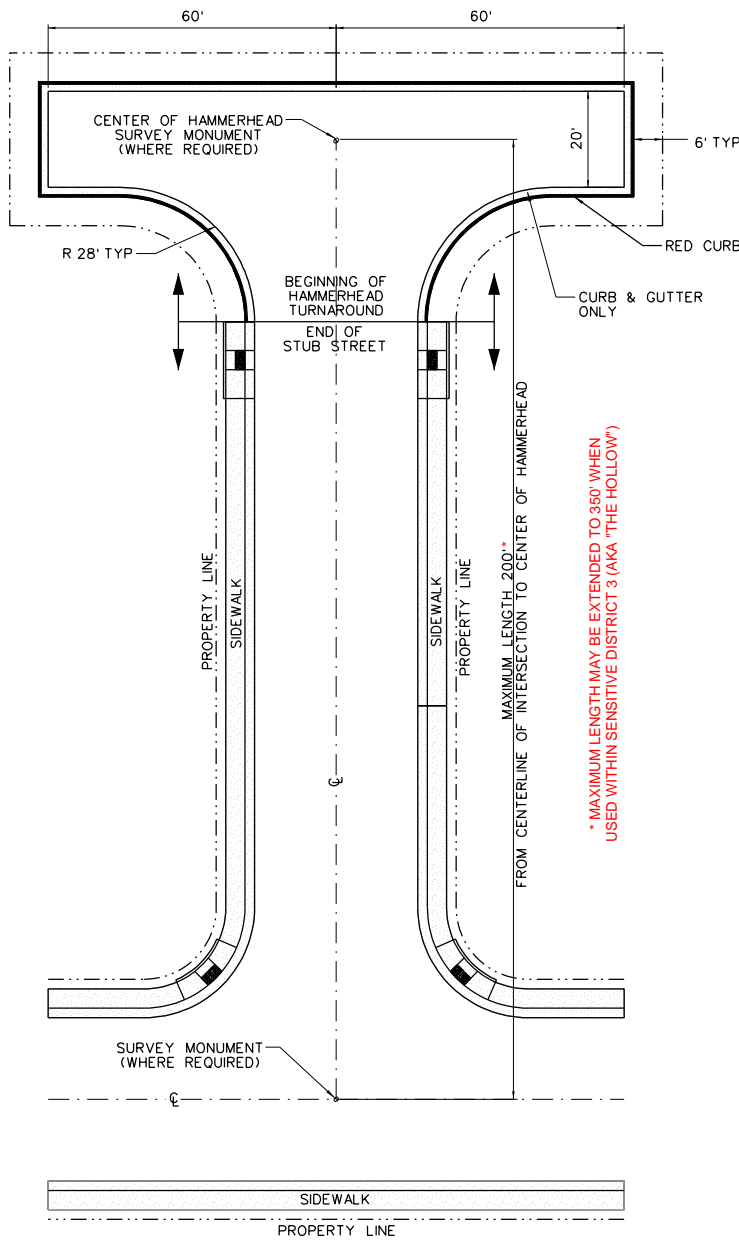




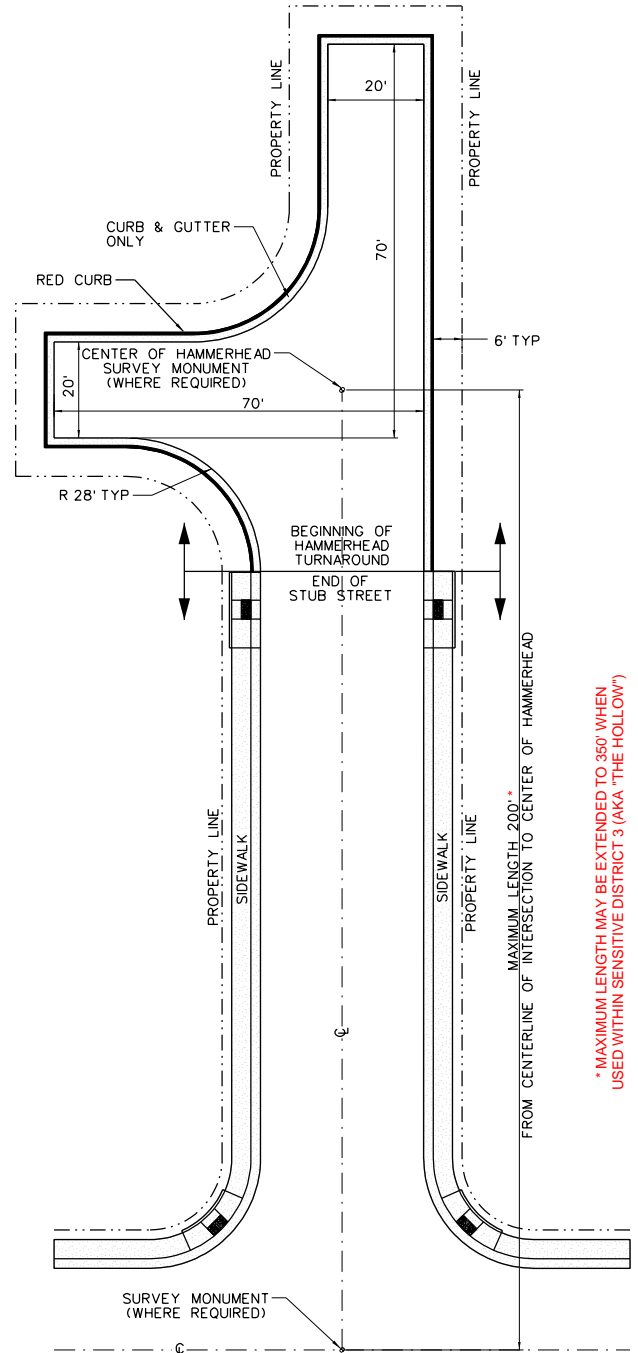
SUB-LOCAL STREET - 36' RIGHT-OF-WAY

NOTES:

1. **THIS CROSS SECTION ONLY APPLIES, AND IS ALLOWED ONLY WITHIN, SENSITIVE AREA DISTRICT 3 (AKA "THE HOLLOW").**
2. PARKING IS RESTRICTED ON AT LEAST ONE SIDE OF THE SUB-LOCAL STREET.
3. UTILITY LOCATIONS AND NOTES APPLY AS SHOWN ON THE "STANDARD STREET CROSS SECTIONS AND UTILITY LOCATIONS" STANDARD DRAWING (STD DWG #2a).
4. IMPORTED GRANULAR MATERIAL (I.E. SUB-BASE), ROADBASE, AND, WHERE NECESSARY, ASPHALT THICKNESS, WILL BE DETERMINED BY SOILS REPORT / PAVEMENT DESIGN.
5. MINIMUM OF 4" UNTREATED BASE COURSE (ROADBASE) UNDER CURB & GUTTER AND 8" UNDER STREET PAVEMENT UNLESS MORE REQUIRED BY SOILS REPORT / PAVEMENT DESIGN.
6. ROADBASE AND SUB-BASE SHALL EXTEND 1' MIN. BEHIND CURB AND GUTTER DUE TO LACK OF SIDEWALK ADJACENT TO CURB.



120' HAMMERHEAD DETAIL



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD DETAIL

HAMMERHEAD TURNAROUNDS ARE INTENDED TO BE USED ONLY IN EXCEPTIONAL CIRCUMSTANCES AND ONLY IN RESIDENTIAL LAND USE ZONES. THE FOLLOWING RESTRICTIONS APPLY TO THEIR USE:

1. HAMMERHEAD TURNAROUNDS MAY NOT BE USED IF A STANDARD CUL-DE-SAC IS FEASIBLE WHILE STILL PERMITTING CREATION OF AND ACCESS TO AT LEAST TWO LOTS THAT MEET ALL CODE CONDITIONS (LOT SIZE, FRONTAGE, ETC).
2. NO MORE THAN TWO LOTS MAY HAVE ACCESS FROM A HAMMERHEAD TURNAROUND (OR COUNT FRONTAGE FROM THE HAMMERHEAD TURNAROUND).
3. NO MORE THAN FOUR LOTS MAY ACCESS A STUB STREET WITH A HAMMERHEAD TURNAROUND (AS MEASURED FROM THE CENTER OF THE NEAREST INTERSECTION).
4. LOTS HAVING ACCESS TO THE HAMMERHEAD TURNAROUND MUST PROVIDE A MINIMUM OF 3 OFF-STREET PARKING SPACES PER DWELLING UNIT.
5. NO ON-STREET PARKING IS PERMITTED WITHIN A HAMMERHEAD TURNAROUND.
6. ONLY THOSE HAMMERHEAD TURNAROUNDS SHOWN IN THE LINDON STANDARD DETAILS MAY BE USED. THEY MUST ALSO MEET THE MINIMUM REQUIREMENTS OF THE A TURNAROUND IN APPENDIX A OF THE INTERNATIONAL FIRE CODE.
7. SIDEWALK IS OPTIONAL AROUND THE HAMMERHEAD TURNAROUND.



STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN LINDON CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF LINDON CITY, LINDON CITY CORPORATION AND J-U-B ENGINEERS CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	DESCRIPTION	BY	APPR	DATE
1	ADDED CURB RAMPS AT END OF STUB ROAD & NOTE 7	SAC	MLC	09/18/08



HAMMERHEAD TURN AROUNDS

LINDON CITY
100 NORTH STATE

STANDARD DRAWING NUMBER:	8b
CAD DWG: LC StdDwg.dgn	
PLOT SCALE:	1:000
DRAWN BY:	SAC
DESIGN BY:	MLC
CHECKED BY:	MLC
ADOPTED DATE:	10 OCT 2019

Analysis

Mr. Williamson and the City have worked for some time on a road cross-section that would meet public standards but also help to preserve property within the “Hollow” area. By making the proposed changes to the cross-section and hammerhead, Mr. Williamson will be able to “cluster” his development to preserve open areas within this sensitive land area. The City is also working with Mr. Williamson on preserving property in the bottom of the Hollow for run-off detention and this amendment would help preserve land for this purpose. If the planning commission and city council approve the new cross-section, then Mr. Williamson will return for subdivision approval.

Exhibits

Future Subdivision Proposal

Concept Staff Report from August 27, 2019

Planning Commission Meeting Minutes from August 27, 2019

The Hollows Subdivision

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	top of asphalt
	top of sidewalk
	back of top of curb
	back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement

Lindon City Center

100 North State Street
Lindon, Utah 84042
Phone (801) 785-5043

Community Development

100 North State Street
Lindon, Utah 84042
Phone (801) 785-7687
Planning Director - Hugh VanWagenen
Associate Planner - Brandon Snyder
Clerk #1 - Marcie Alphin
Clerk #2 - Cayolyn Shepherd

Emergency 911
Utah County Animal Shelter 801-785-3442

Engineering

City Engineer: Noah Gordon
646 West Center
Lindon, Utah 84042
Phone (801) 796-7954

Building Inspection

100 North State
Lindon, Utah 84042
Phone (801) 785-7687
Building Inspector- Phil Brown
Assist. Inspector - Ken Johnson

Public Works Department

946 West Center St.
Lindon, Utah 84042
Phone (801) 796-7954

Gas

Dominion Energy
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

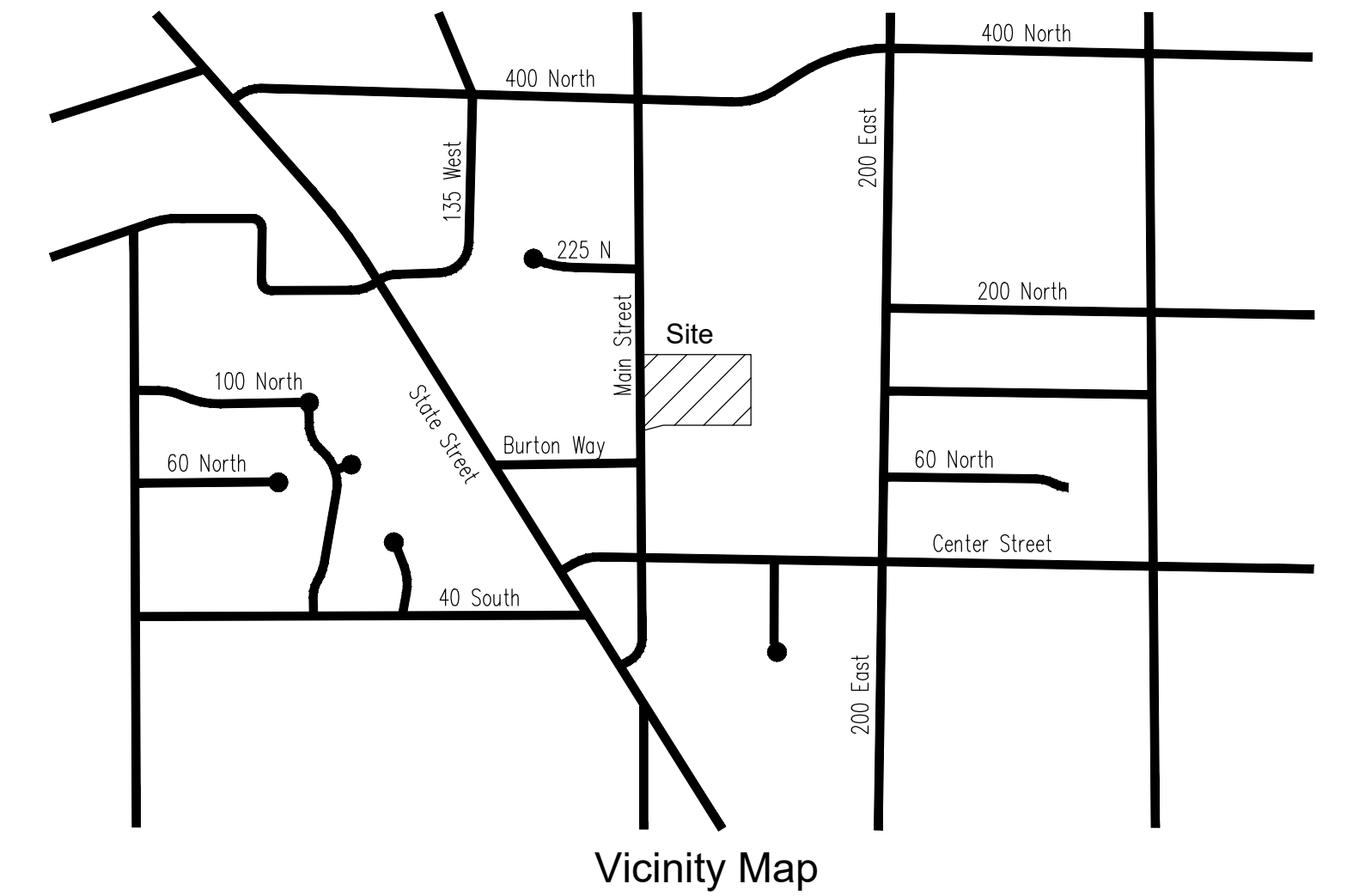
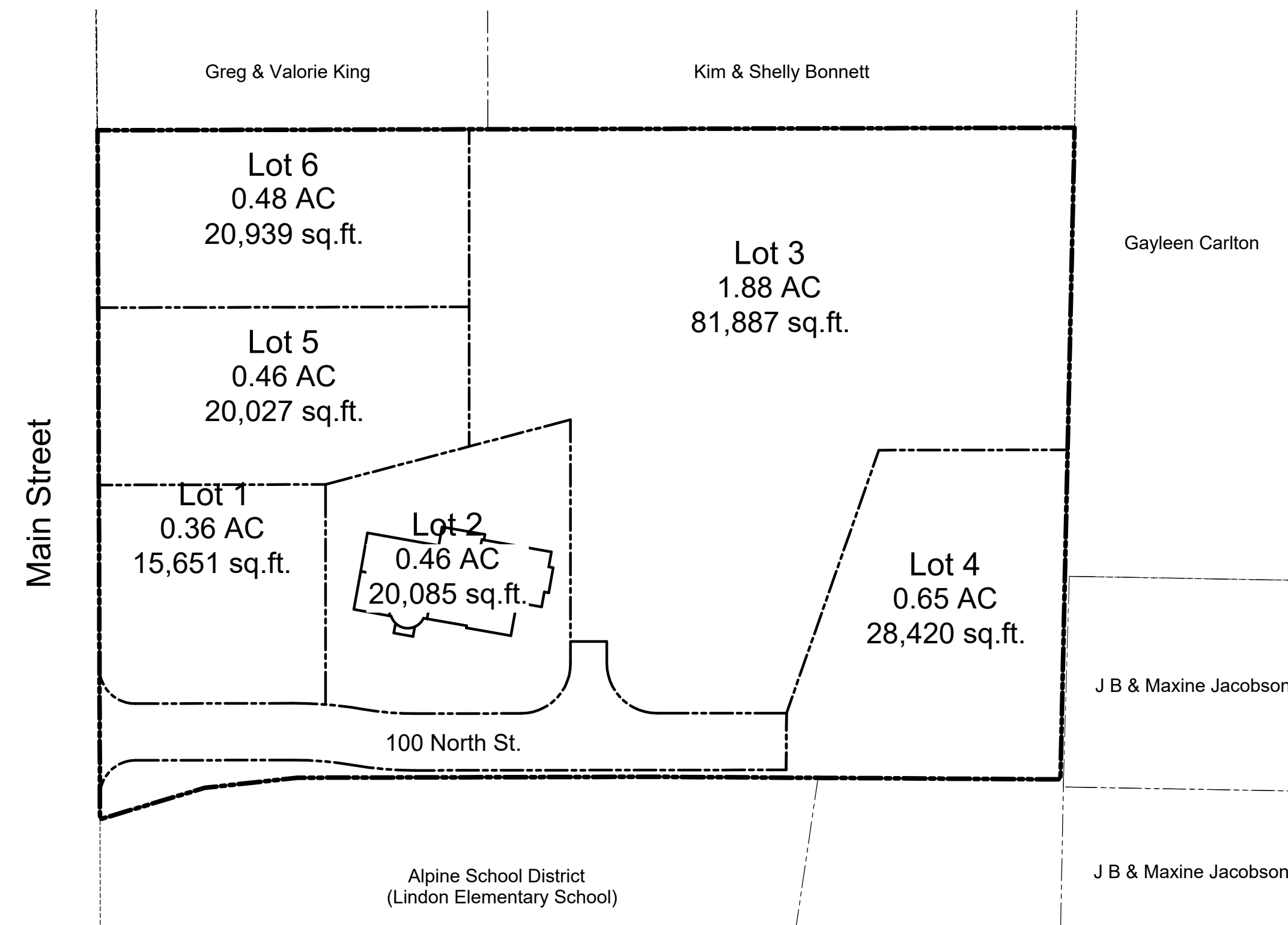
Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

CenturyLink
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887



NOTES:

- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the Lindon City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by the Lindon City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
- All signage shall comply with the requirements of the Lindon City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the Lindon City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of Lindon may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of Lindon construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Developer/Owner:

K C WEST DEVELOPMENT
%Mark McCann
195 South Geneva Rd.
Lindon, Utah 84042
801-836-6200

Engineer:

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

Site Data:

Zone = R 1-20
Total Area = 200,756 sq. ft. 4.61 acres
Total number of Lots = 6

PROPERTY DESCRIPTION

Commencing at a point located South 00'11"51" East along the Section line 14.71 feet and East 33.00 feet from the West quarter corner of Section 34, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°50'58" East 550.75 feet; thence South 01'14'28" West 367.50 feet; thence along a fence line as follows: North 89°38'01" West 133.88 feet, North 89°38'01" West 95.12 feet, South 89°50'50" West 200.96 feet, South 83°48'50" West 52.70 feet, South 73°16'44" West 61.70 feet to the Easterly Boundary of Main Street; thence North 00'11"51" East along Main Street 388.47 feet to the point of beginning.

Area = 200,756 sq. ft. or 4.61 Acres

Sheet Index

- | | |
|-----|---------------------------|
| 1.0 | Cover Sheet |
| 1.1 | General Notes |
| 2.0 | Preliminary Plat |
| 3.0 | Utility Plan |
| 4.0 | Grading and Drainage Plan |
| D-1 | Detail Sheet |

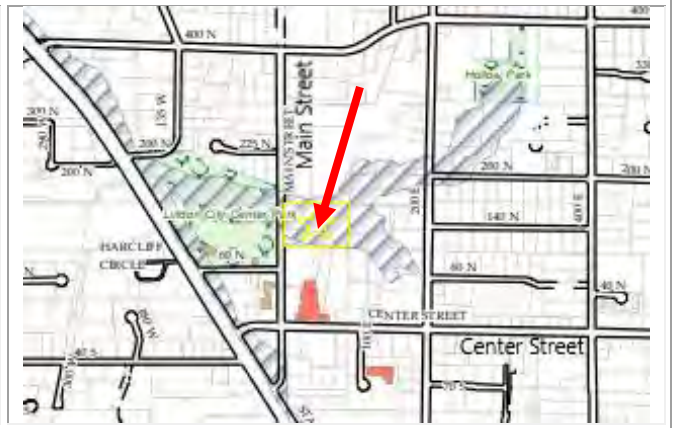
*All necessary SWPPP plans will be completed by the Accena Group following City approval and prior to pre-construction meeting.

Item: 6 Concept Review – Development Manual Amendments for the Sensitive Area District

Date: August 27, 2019

Applicant: Marc McCann and Kirk Williamson
Presenting Staff: Anders Bake

Type of Decision: None
Council Action Required: No



Summary of Key Issues

1. The applicant is requesting feedback before applying for an amendment to the Lindon City Development Manual. The Development Manual Amendment will include a new street cross section for property in the Sensitive Area District and an amendment to the Hammerhead Turn Around requirements.
2. The City does not allow for private streets so the developer and City worked on a proposed public road cross-section that reduces the right-of-way requirements of a typically public street. The proposed amendment will allow the applicant to build a public road that will serve three lots in a new subdivision and may be more compatible with the Sensitive Area.

Overview

1. The applicant would like to subdivide their property at approximately 122 N Main street to reconfigure four lots into six. Lindon City Code requires that residential lots in subdivisions front on a public street. In the proposed plans, three of the new lots will have frontage on Main Street and three will have frontage on a new public street. (see exhibit 1)
2. The applicant is **proposing modifications to the city's public street requirements** for property in the Sensitive Area District to better preserve their property. The property is located in the "**Lindon Hollow**" area.
3. The applicant is seeking concept review to discuss an amendment to the approved street cross sections in the Lindon City Development Manual. This amendment would add a new street cross section that can only be used in designated Sensitive Area Districts. It includes two fourteen-foot travel lanes with two feet of curb and gutter on both sides of the street. The curb to curb width of the street will be thirty-two feet. Sidewalks are not included and property lines will be two feet behind the curb. Parking will be permitted on one side of the street unless restricted by the City. (see exhibit 4)
4. The applicant is also seeking to discuss an amendment to the Hammerhead Turn Around regulations in the Lindon City Development Manual. Currently the use of a Hammerhead Turn Around must have a minimum length of 200 feet from the centerline of the intersection to the center of the hammerhead. The proposed amendment would increase the minimum length when used in the Sensitive Area District. The exact length will be determined when the applicant applies for an ordinance amendment to the Development Manual.
5. The city Fire Inspector has given approval for both of these concepts.

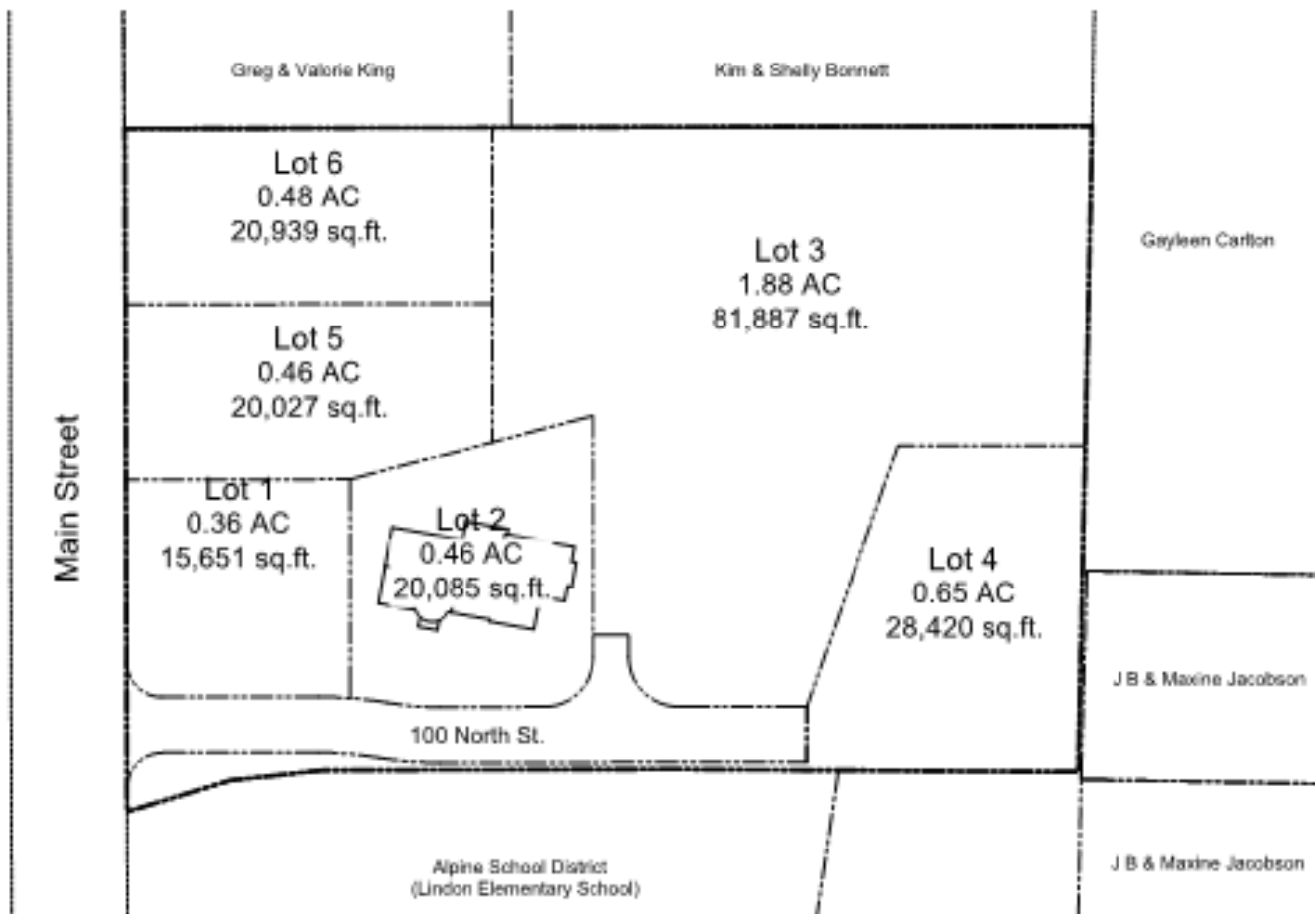
Sensitive Area District

1. The Sensitive Area District “**designates and describes those areas within the city that possess physical or environmental characteristics that require special public consideration.**”
2. The Lindon City Code places regulations on properties in the Sensitive Area District that are **intended to “permit a reasonable latitude in the use of property, while at the same time requiring design solutions which will avoid detrimental impacts on sensitive natural areas, as well as provide protection from adverse natural forces and hazards.”** One of the General Provisions for this district is to “**encouraging retention of natural landmarks, prominent natural features, wildlife habitation, and open space.**”
3. Lindon City Code (17.56.050) establishes three Sensitive Area Districts in the city. Sensitive Area District 3 includes “all property in the area commonly referred to as ‘the Hollow.’” The **applicant’s property** lies almost completely within the Sensitive Area District 3.

Exhibits

1. Proposed Lot configuration and street location
2. Lindon City Environmental Features Map
3. Proposed Sensitive Area District street cross section
4. Hammerhead Turn Around requirements with proposed changes

Proposed Lot configuration and street location



2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **August 27, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Renee Tribe, Commissioner
10 Pledge of Allegiance: Levi Nuttall, Scout Troop 1211

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

22 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
26 Planning Commission meeting of June 25, 2019 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF JUNE 25, 2019 AS PRESENTED.
30 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

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

36 **CURRENT BUSINESS** –

38 4. **Blackhurst Minor Subdivision approval – Davies Design Build. 775 North**
40 **Geneva Road.** Application for two-lot minor subdivision approval at 775 N
Geneva Road in the Lindon Village Commercial zone. (parcel #14:053:0161)

42 Anders Bake, Associate Planner, led this discussion by giving a brief overview of
44 this item explaining the applicant is seeking minor subdivision approval to split one lot
46 into two. The applicant recently purchased the property and will be returning to the
planning commission at a later meeting for commercial site plan approval. Mr. Bake
48 noted the proposed subdivision is located on a property that was formally used as a dairy
farm and residence.

2 Following discussion, Mr. Watson indicated what he is hearing is that their plan is
somewhat acceptable with questions on the number of apartments.

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

6
8 **6. Concept Review – Kirk Williamson. 114-122 N Main St. Kirk Williamson**

8 requests concept review to amend the Lindon City Development Manual to allow
for an alternative street cross-section for the Sensitive Land Overlay Zone. A
10 Concept Review allows applicants to receive Planning Commission feedback and
comments on proposed projects. No formal approvals or motions are given, but
12 general suggestions or recommendations are typically provided.

14 Chairperson Call invited the applicants, Kirk Williamson and Mark McCann
forward. Anders Bake led the discussion by giving a summary stating the applicant is
16 requesting feedback before applying for an amendment to the Lindon City Development
Manual. The Development Manual Amendment will include a new street cross section
18 for property in the Sensitive Area District and an amendment to the Hammerhead Turn
Around requirements. He noted the City does not allow for private streets so the
20 developer and City worked on a proposed public road cross-section that reduces the right-
of-way requirements of a typically public street. The proposed amendment will allow the
22 applicant to build a public road that will serve three lots in a new subdivision and may be
more compatible with the Sensitive Area.

24 Mr. Bake stated the applicant would like to subdivide their property at
approximately 122 N Main street to reconfigure four lots into six. Lindon City Code
26 requires that residential lots in subdivisions front on a public street. In the proposed plans,
three of the new lots will have frontage on Main Street and three will have frontage on a
28 new public street. The applicant is proposing modifications to the city’s public street
requirements for property in the Sensitive Area District to better preserve their property.
30 The property is located in the “Lindon Hollow” area.

32 Mr. Bake further explained the applicant is seeking concept review to discuss an
amendment to the approved street cross sections in the Lindon City Development
Manual. This amendment would add a new street cross section that can only be used in
34 designated Sensitive Area Districts. It includes two fourteen-foot travel lanes with two
feet of curb and gutter on both sides of the street. The curb to curb width of the street will
36 be thirty-two feet. He pointed out that sidewalks are not included and property lines will
be two feet behind the curb and parking will be permitted on one side of the street unless
38 restricted by the City.

40 Mr. Bake further stated the applicant is also seeking to discuss an amendment to
the Hammerhead Turn Around regulations in the Lindon City Development Manual.
Currently the use of a Hammerhead Turn Around must have a minimum length of 200
42 feet from the centerline of the intersection to the center of the hammerhead. The proposed
amendment would increase the minimum length when used in the Sensitive Area District.
44 The exact length will be determined when the applicant applies for an ordinance
amendment to the Development Manual. He added the city Fire Inspector has given
46 approval for both of these concepts.

48 Mr. Bake went on to say the Sensitive Area District “designates and describes
those areas within the city that possess physical or environmental characteristics that

2 require special public consideration.” The Lindon City Code places regulations on
4 properties in the Sensitive Area District that are intended to “permit a reasonable latitude
6 in the use of property, while at the same time requiring design solutions which will avoid
8 detrimental impacts on sensitive natural areas, as well as provide protection from adverse
10 natural forces and hazards.” One of the General Provisions for this district is to
“encouraging retention of natural landmarks, prominent natural features, wildlife
habitation, and open space.” Lindon City Code (17.56.050) establishes three Sensitive
Area Districts in the city. Sensitive Area District 3 includes “all property in the area
commonly referred to as ‘the Hollow’.” The applicant’s property lies almost completely
within the Sensitive Area District 3.

12 Mr. Bake then referenced the Proposed Lot configuration and street location,
Lindon City Environmental Features Map, Proposed Sensitive Area District street cross
14 section and Hammerhead Turn Around requirements with proposed changes followed by
discussion.

16 Mr. Williamson gave a brief history noting they have spent three years discussing
this issue with the city. Their desire has been to have a private lane which most cities
18 offer. They have high ground and elevation change (sensitive areas) and their desire is to
cluster with four homes. With a typical road profile, it is so wide that the homes are
20 pushed down the hill; they have struggled with this and believe this concept is finding the
“middle road”. He added they believe this is a good compromise for them and also a
22 good thing for the city and neighboring properties.

24 Commissioner Marchbanks commented that the “hollow” has unique
circumstances, adding this accomplishes future goals as far as a storm drain management
program as the water flow should be maintained. He pointed out there are reasons to
26 move forward with something like this proposal and there is value in creating a cross
section that could be used for more than one spot in the city that would solve these issues
28 and also be built to the city’s specs and standards yet have the feel of a private lane.

30 Following some additional discussion regarding the concept plan, Chairperson
Call stated she is hearing the Planning Commission is not opposed to this and it could
work out may turn out to be a positive thing. She also suggested they go before the City
32 Council for review and consideration of this concept plan.

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

36 **7. Concept Review – Dynamic City Capital; Approximately 550-570 N State St.**

38 Dynamic City Capital requests concept review to propose an amendment to
decrease the setback requirements from a residential zone or use for storage units
40 in the Commercial Storage Zone as well as modifications to landscaping
requirements. A Concept Review allows applicants to receive Planning
42 Commission feedback and comments on proposed projects. No formal approvals
or motions are given, but general suggestions or recommendations are typically
provided.

44 Mike Florence, Planning Director, led this discussion by explaining the applicant
46 is requesting concept review feedback before applying to develop the property at 570 N.
State as a mixed commercial site for retail, office and storage units. With the 2018
48 concept plan the real estate agents for the property held a neighborhood meeting

Item: 5 Public Hearing – Zoning Map Amendment ~ 229 W 400 N

Date: October 8, 2019

Project Address: approximately
229 W 400 N

Applicant: Tim Clyde, Colts
Neck Investments

Property Owner: Colts Neck
Investments LLC

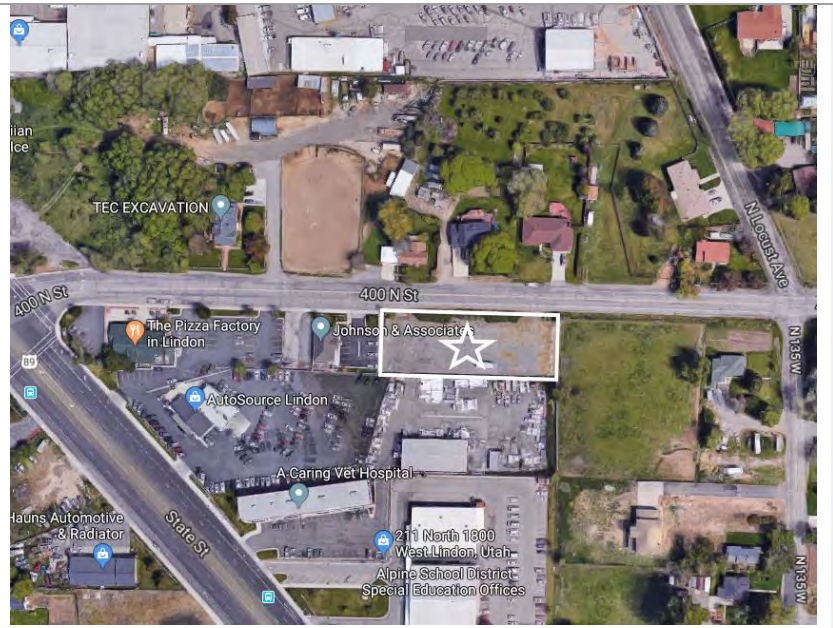
Presenting Staff: Anders Bake

General Plan: Residential Low
Current Zone: R1-20

Parcel ID: 14:068:0163

Size: 0.55 Acres

Type of Decision: Legislative
Council Action Required: Yes
Presenting Staff: Anders Bake



Summary of Key Issues

1. Whether to recommend approval of a request to change the Zoning Map designation of the subject property from R1-20 to General Commercial.

Overview

1. The applicant is requesting to rezone the subject parcel from residential (R1-20) to Commercial (CG). The purpose of the request is to allow egress of vehicle deliveries from State Street through to 400 N. The applicant owns the property directly south of the subject property that he uses to store materials for his business, Fence Specialist. Trucks coming in and out of the south property are currently required to back out of the property on to State Street which is difficult and hazardous. In order for the applicant to use the 400 N. property the subject property must be rezoned to commercial.
2. If the planning commission and city council vote to approve the rezone request then staff recommends that the approval be conditioned on curb, gutter, and sidewalk being installed along 400 N. as well as the landscaping meet city code requirements.
3. If the planning commission and city council vote to approve the rezone request the applicant will be required to come back for site plan approval from the planning commission.
4. This item was brought before the planning commission and city council in 2007 for a zone change request but was denied at that time. The City felt at that time that the property should remain residential. Attached are the meeting minutes from August and September, 2007.

Motion

I move to recommend (*approval, denial, continue*) of ordinance 2019-16-O to amend the Lindon City zoning map from R1-20 to Commercial General at approximate 229 W. 400 N. parcel number 14:068:0163 with the following condition(s):

1. The applicant be required to install curb, gutter and sidewalk along 400 N. and that the property meet all Lindon City landscaping requirements;
2. All items of the staff report

Surrounding Zoning and Land Use

North: R1-20 – residential

East: R1-20 - residential

South: CG – Fence Specialist

West: CG – Commercial building

Zoning

1. The subject parcel at approximately 229 W 400 N is currently **designated in Lindon's General Plan** as Residential Low. The General Plan states that the purpose of this category is to provide areas of low-density residential neighborhoods of essentially spacious and uncrowded character to promote the benefits of an open, rural atmosphere, and to provide for areas where large animals are permitted. Includes area typically zoned as R1-20.
2. The property is currently zoned R1-20. The Lindon City Code states that the single family residential zones (R1) are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one (1) family detached dwellings on individual lots that are separate and sheltered from non-residential uses found to be inconsistent **with traditional residential lifestyles customarily found within Lindon City's** single-family neighborhoods.
3. The proposed zone map amendment would change the zoning of this parcel to General Commercial. The Lindon City code states that the Commercial Ordinance is established to promote commercial and service uses for general community shopping. The objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located. These zones include the General Commercial Zones (CG, CG-A, CG-A8, CG-S), Lindon Village Commercial Zone and the Planned Commercial (PC-1 and PC-2) Zones. For a full list of permitted uses in these zones, refer to the Standard Land Use Table in Appendix A.

Lot Requirements (General Commercial)

1. The General Commercial Zone requires a minimum lot size of 20,000 square feet. The subject parcel meets this requirement with 24,180 square feet.

Public Hearing Notices, required per Lindon City Code section 17.14, were mailed to each affected entity and published in the Daily Herald on September 26, 2019. No public comments have been received at this time.

Exhibits

1. Aerial Photo
2. Surrounding Area Zoning Map
3. Surrounding Area General Plan Land Use Map
4. August 22, 2007 Planning Commission Minutes
5. September 28, 2007 City Council Minutes



Locust Ave

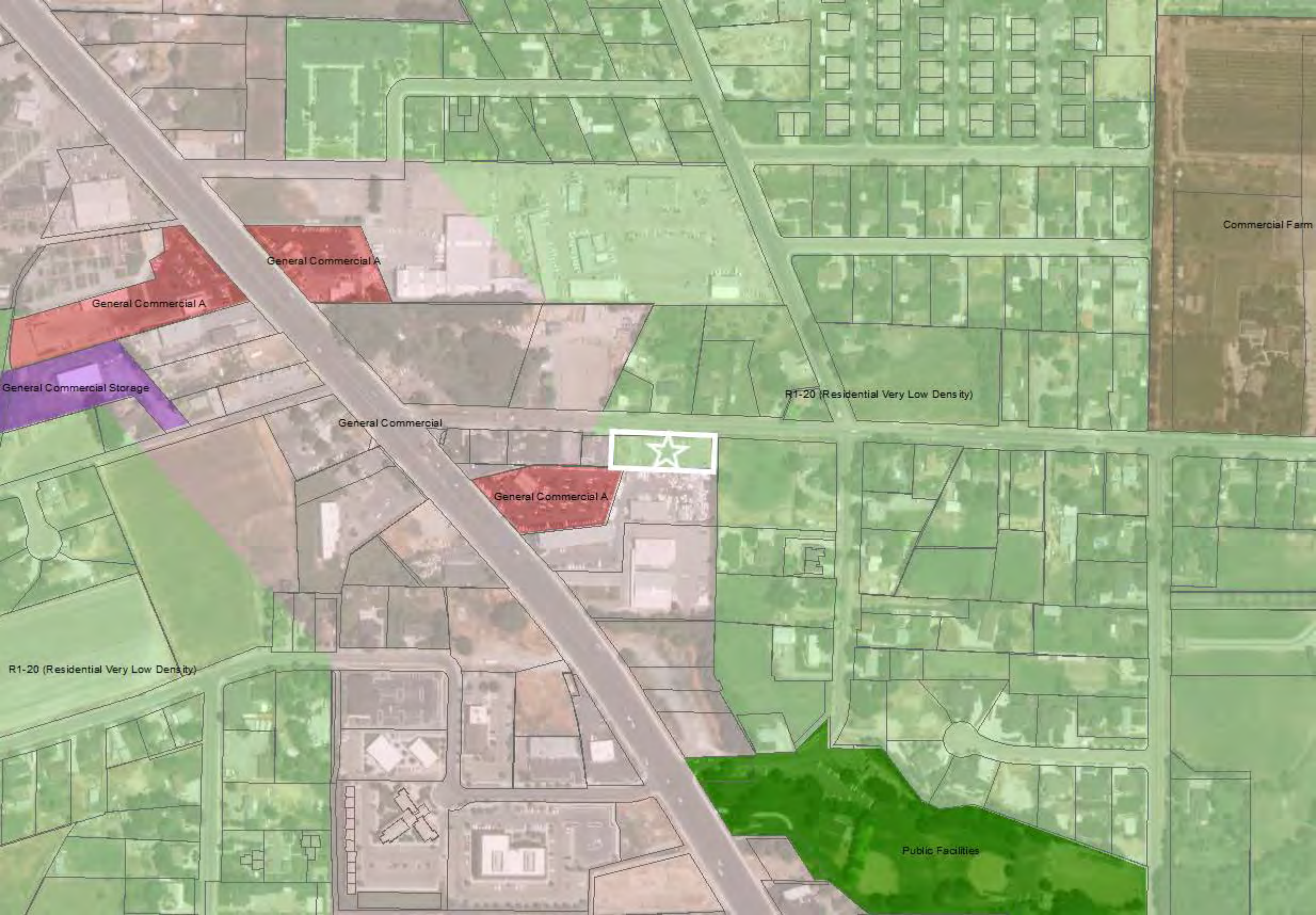
400 N



Colts Neck
Property

State St

135 W



Commercial Farm

General Commercial A

General Commercial A

General Commercial Storage

R1-20 (Residential Very Low Density)

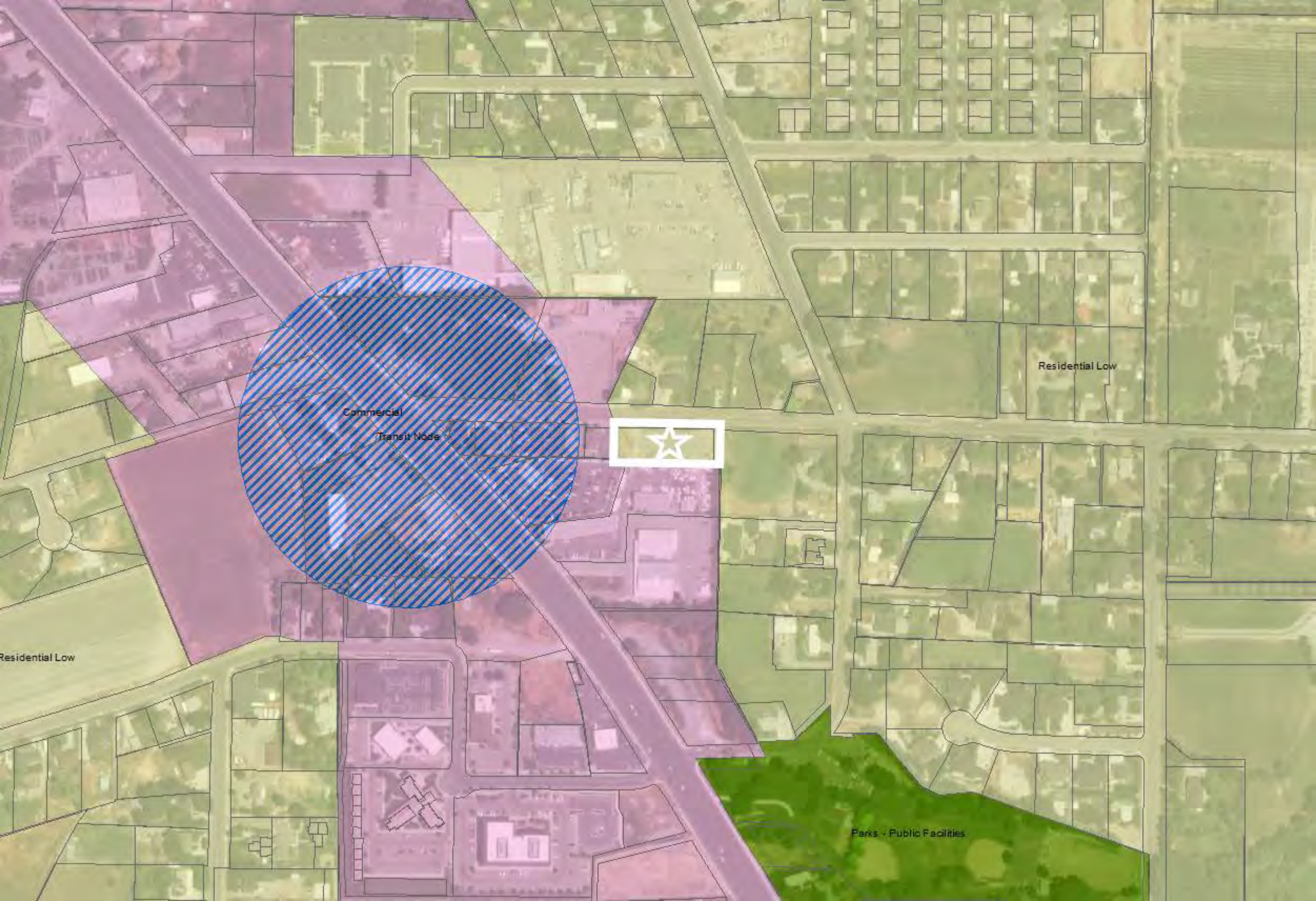
General Commercial



General Commercial A

R1-20 (Residential Very Low Density)

Public Facilities



Commercial
Transit Node



Residential Low

Residential Low

Parks - Public Facilities

COMMISSIONER GODFREY AYE
2 COMMISSIONER JOHNSON AYE
COMMISSIONER MILLER AYE
4 THE MOTION CARRIED UNANIMOUSLY.

6 2. **Public Hearing – Zoning Map Change & General Plan Amendment –**
8 **Approximately 240 West 400 North. This is a request by Tim Clyde for a Zoning**
Map change & General Plan amendment of property located at approximately 240
10 West 400 North from R1-20 (Residential Low) to CG (Commercial).
Recommendations made by the Planning Commission will be forwarded to the
12 City Council for a final decision.

14 COMMISSIONER GODFREY MOVED TO OPEN THE PUBLIC HEARING
TO CONSIDER A PROPOSED ZONE CHANGE FROM R1-20 TO CG ON THE
PROPERTY LOCATED AT APPROXIMATELY 240 WEST 400 NORTH.
16 COMMISSIONER MILLER SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

18
20 Tim Clyde was present as the representative for this application. Mr. Cowie
explained that this is a request for a zone change, and an associated change in the General
22 Plan Land Use Map from residential to commercial. Mr. Cowie stated that in recent
months, Mr. Clyde has installed slag and landscaped berms on the subject property.
24 There is some evidence that area was being used by the neighboring vinyl fence business
owned by Mr. Clyde as a turnaround and drop off area for trucks delivering fencing
26 materials. The City has asked that Mr. Clyde discontinue that use of the property until a
zone change is approved which will allow that use of the site. Mr. Cowie noted that if a
28 zone change is approved, Mr. Clyde will be required to submit a site plan for review and
approval before the use will be permitted.

30 Mr. Cowie went on to review current and historical zoning of the subject
property. He noted that it appears that the property has been partially zoned commercial
at times in the past, but that the entire parcel is shown as residential property on the 2000
32 and 2006 General Plan maps. Chairperson Peters noted that meeting minutes in 2002
show that a zone change to commercial use was recommended for approval by the
34 Planning Commission and forwarded to the City Council. The City Council sent the
request back to the Planning Commission for further review. It appears that a final
36 decision was never made regarding zoning of the property. Mr. Clyde explained that
there was some confusion regarding zoning of the property at the time, and that he made
38 a decision to not pursue the rezoning request, but completed the purchase of the property
under the current residential zoning designation.

40 Commissioner Bryner inquired as to the reason for pursuing the zone change at
this time. Mr. Clyde stated that access to the current commercial site for delivery trucks
42 is challenging, and that there may be safety concerns associated with delivery trucks
accessing State Street. He also noted that there was an elevation change between the east
44 and west end of his commercial site. A significant amount of dirt was removed to
eliminate the grade change, and the berms were installed using the dirt which was
46 removed to avoid the expense of hauling the dirt to a different location. He felt that the

2 landscaped berms provided some screening from neighboring property. He stated that
3 the requested zone change will allow easier and safer access by delivery trucks to the
4 commercial site which fronts onto State Street. Mr. Clyde noted that the 400 North
5 access will also provide additional emergency access to the site. He stated that he intends
6 to use the 400 North parcel only to access the current commercial site, and that he has no
7 plans to construct a building on the 400 North parcel. Mr. Clyde stated that he anticipates
8 moving the existing fence to north approximately 50 feet at some time in the future.

9 Chairperson Peters inquired as to whether the proposed use would be allowed in a
10 commercial zone under the Standard Land Use Table. Mr. Cowie stated that the primary
11 use is retail, and that delivery and manufacturing functions are allowed as an ancillary
12 use if it constitutes 10% or less of the overall business. Commissioner Godfrey asked the
13 applicant to discuss the manufacturing component of the business. Mr. Clyde explained
14 that most materials are prefabricated panels, but that some components, such as gates are
15 assembled on site. He stated that the manufacturing component constitutes 10% or less
16 of the overall operation of the business.

17 Mr. Cowie clarified that this request is for approval of a zone change, and is not
18 related to the specific use proposed by the applicant. He explained that any permitted
19 commercial use could locate on the site if the zone change is approved.

20 There were several neighboring residents present in the audience to address this
21 request. Chairperson Peters invited comments from residents. Mike Harper stated that
22 he is life-long resident of Lindon, and that his family has lived in this area of Lindon for
23 over 100 years. Mr. Harper expressed concern regarding the impact of past development
24 on his family. He asserted that past and future commercial development is degrading the
25 quality of life for residents of Lindon. He asserted that Mr. Clyde purchased the
26 commercial site with the knowledge that access for delivery trucks would be difficult.
27 Mr. Harper felt that while the requested zone change may be beneficial for Mr. Clyde, it
28 would have a detrimental effect on neighboring residential properties.

29 Several other residents were also present at the meeting. Extensive comments
30 were heard in which each of them expressed similar concerns to those expressed by Mr.
31 Harper relative to the impact of commercial development on residents of Lindon. They
32 specifically noted that an increase in traffic as a result of the zone change may create
33 safety issues for residential neighbors. In addition, residents expressed concern regarding
34 noise generated by the business, as well as storage on the commercial site and personal
35 conflicts they have experienced with Mr. Clyde on various occasions. Mr. Clyde stated
36 that he was unaware that noise was affecting neighbors, and that he would take
37 appropriate action to mitigate the problem. Chairperson Peters noted that any violations
38 regarding noise or storage can be addressed, and that if the business is in violation of any
39 code requirements the City has the ability to bring it into compliance. Mr. Cowie
40 commented that the City has not received any noise complaints that he is aware of.

41 Ben Nolte encouraged the Commission to consider possible options which would
42 meet the needs of all parties. He also commented that Mr. Clyde was his neighbor until
43 recently, and that he was a good neighbor. He noted that requested zone change will not
44 increase current problems relative to storage and noise at the existing commercial
45 business, and that any zoning violations can be dealt with appropriately.

46 The Commission discussed current zoning on this property and other parcels in
47 immediate area. Several Commissioners noted that the commercial zone may extend to

2 Locust Avenue at some time in the future. Commissioner Godfrey observed that it
3 would be very unlikely that a single family residence would be built on the subject
4 property due to the size of the parcel. He noted that an R2-Overlay multi family project
5 would e more likely, and may produce an equal amount of traffic to that of the proposed
6 commercial use.

7 Chairperson Peters called for further public comment or additional information
8 from residents. There was no additional comment. He called for a motion to close the
9 public hearing.

10 COMMISSIONER BRYNER MOVED TO CLOSE THE PUBLIC HEARING
11 TO CONSIDER A PROPOSED ZONE CHANGE FROM R1-20 TO CG ON THE
12 PROPERTY LOCATED AT APPROXIMATELY 240 WEST 400 NORTH.
13 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
14 IN FAVOR. THE MOTION CARRIED.

15 The Commission discussed zoning of properties in the area, and the potential for
16 additional commercial properties which may extend to Locust Avenue at some time in
17 the future. Commissioner Bean noted that appropriate barriers, such as streets or fences,
18 should separate residential and commercial zones. He also clarified that if the zone
19 change is approved, the proposed use would require site plan approval, and would have to
20 meet the requirements of the commercial zone relative to noise, storage, landscaping and
21 traffic patterns.

22 Commissioner Godfrey asked if the Planning Commission would have the
23 authority to deny the site plan for the parcel if they felt 400 North was not designed to
24 accommodate semi truck traffic. Mr. Cowie stated that a permitted use can not be denied
25 based on opinion, and that if Mr. Clyde could demonstrate that appropriate traffic
26 patterns were established the use would be allowed.

27 Commissioner Bryner noted that there are valid concerns on both sides of this
28 issue, and that a solution that will be acceptable to all parties is unlikely. Commissioner
29 Godfrey observed that the subject property, as well as other residential properties in the
30 area will most likely be zoned for commercial use at sometime in the future. He felt that
31 the request to rezone the property is a matter of timing, and that rezoning the property for
32 commercial use at this time may be premature. Commissioner Miller noted that
33 neighboring residents had presented valid concerns. He agreed that this would not be the
34 appropriate time to approve the boundary change.

35 Commissioner Johnson noted that Lindon is "not what it used to be," and that
36 growth in the community is inevitable. He felt that any concerns expressed by residents
37 regarding the proposed use could be addressed during site plan approval.

38 Chairperson Peters called for further comments or discussion. Hearing none, he
39 called for a motion.

40
41
42 COMMISSIONER GODFREY MOVED TO DENY THE 400 NORTH ZONE
43 CHANGE FROM R1-20 TO CG AND GENERAL PLAN CHANGE TO CG AND
44 RECOMMEND DENIAL TO THE CITY COUNCIL. COMMISSIONER MILLER
45 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
46 CHAIRPERSON PETERS AYE

2 COMMISSIONER ANDERSON NAY
COMMISSIONER BEAN NAY
COMMISSIONER BRYNER NAY
4 COMMISSIONER GODFREY AYE
COMMISSIONER JOHNSON NAY
6 COMMISSIONER MILLER AYE
THE MOTION FAILED (3-4).

8
10 COMMISSIONER BEAN MOVED TO CONTINUE THE 400 NORTH ZONE
CHANGE FROM R1-20 TO CG AND GENERAL PLAN CHANGE TO CG TO
12 ALLOW FURTHER DISCUSSION AND INVESTIGATION BY THE PLANNING
COMMISSION OF PROPERTY SURROUNDING THE SUBJECT AREA, AND
14 FURTHER TIME TO DETERMINE LONG RANGE ZONING PLANS FOR THE
CITY.
16 THE MOTION FAILED DUE TO LACK OF A SECOND.

18 COMMISSIONER GODFREY AGAIN SUBMITTED THE MOTION TO
DENY THE 400 NORTH ZONE CHANGE FROM R1-20 TO CG AND GENERAL
PLAN CHANGE TO CG AND RECOMMEND DENIAL TO THE CITY COUNCIL.
20 COMMISSIONER MILLER SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

22 CHAIRPERSON PETERS AYE
COMMISSIONER ANDERSON NAY
24 COMMISSIONER BEAN AYE
COMMISSIONER BRYNER NAY
26 COMMISSIONER GODFREY AYE
COMMISSIONER JOHNSON NAY
28 COMMISSIONER MILLER AYE
THE MOTION CARRIED (4-3).

30
32 This application will be forwarded to the City Council for review and a final
decision.

34 3. Concept Review – *Crestview Creek Subdivision – 270 North 200 East*. This is a
36 request by Eric Allen for review of two alternatives for a new subdivision in the
R1-20 zone on the old ‘Peacock’ property near the ‘hollow’ in Lindon. The
38 applicant desires a flag-lot alternative with 3 lots, but may also be able to remove
the existing dwelling and install a standard cul-de-sac subdivision with 4-lots. No
official motion will be made on this item.

40
42 Eric Allen was present as the representative for this Concept Review. Mr. Cowie
explained that this is a request for a concept review of a possible subdivision in the R1-20
44 zone on the former Peacock property on 200 East. He noted that the proposed
subdivision includes one existing home, and a small wetlands area within the ditch
46 boundaries. Mr. Cowie stated that Mr. Allen has submitted three design alternatives for
the subdivision. The first alternative includes a full width cul-de-sac street and four total

2. **Public Hearing – Zoning Map and General Plan Amendment.** The City Council will hear public comment and will consider approval or denial of a request to amend the zoning map and the General Plan. This request made by Tim Clyde is for consideration of a change for the property located at approximately 240 West 400 North. The requested amendment is to change the zoning map and the General Plan for this property from residential to commercial. The Planning Commission denied the request.

COUNCILMEMBER BATH MOVED TO OPEN THE PUBLIC HEARING TO CONSIDER A ZONING MAP CHANGE AND GENERAL PLAN AMENDMENT. COUNCILMEMBER BAYLESS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Tim Clyde was present as the representative for this application. Mr. Cowie reviewed this item for the Council. He stated that this is a request for a zoning and General Plan map change from residential to commercial on the subject property. He stated that Mr. Clyde's intent is to use the property as a component of the neighboring vinyl fence business to allow access to the rear of the existing site for semi truck deliveries. Mr. Cowie explained that this review is to consider the rezoning request only, and that any permitted use in the Commercial Zone could locate on the site in the future if the zoning is changed. Site plan approval will be required for use of the site to accommodate delivery trucks.

Mr. Cowie went on to review past General Plan and zoning maps. He noted that it appears that this property has been partially zoned commercial at times in the past, but that the current residential zoning has been in effect since 2000.

During Planning Commission review of this item, the Planning Commission did not reach a consensus to change the zoning or retain the current residential zoning. During discussion, some members of the Planning Commission expressed that they felt it may be reasonable to extend the commercial boundary east to Locust Avenue at some time in the future. The Planning Commission made one motion to continue the item for further review at the Planning Commission level, and one motion to deny the request and forward it to the City Council because of an inability of the Planning Commission to reach a majority vote. The Planning Commission ultimately voted to deny the request and forward it to the City Council with a vote of 4-3.

Mr. Cowie presented photographs of the site. He noted that the property to the west is under separate ownership, and that a small office building recently approved by the Planning Commission is currently under construction on that site. Mr. Cowie stated that staff is taking neutral position on this application. He explained that while rezoning the property for commercial use may be problematic in some respects, there may also be potential concerns if the property maintains residential zoning. He noted that this R2 district is not full, and that a potential R2 project on the site may create a traffic impact to surrounding residential properties. He noted that the property is approximately .59 acres.

Councilmember Anthony asked Mr. Cowie to review possible uses on the site if it is rezoned for commercial use. Mr. Cowie reiterated that any permitted commercial use shown in the Standard Land Use Table could legally locate on the site. Permitted uses

2 would include virtually any retail facility, many office type uses, medical facilities, or
3 restaurants.

4 Councilmember Bayless noted that minutes from City Council and Planning
5 Commission meetings from 2002 indicate that a rezoning request was considered at that
6 time, but minutes do not show any action being taken to approve or deny the rezoning
7 request. Mr. Cowie stated that the final disposition of that request is not documented, but
8 that it is assumed that the application was withdrawn.

9 Mr. Cowie presented an overhead map which reviewed the zoning history of the
10 site from 1968 until the present. He noted that the site was zoned almost entirely
11 commercial on the 1995 General Plan maps. Councilmember Carpenter noted that the
12 property to the south and the west of this site is currently zoned commercial. He inquired
13 as to whether there are any plans for other neighboring residential properties to be zoned
14 for commercial use. Mr. Cowie reviewed neighboring uses, including the Alpine School
15 District property located to the north of this site, a riding arena, and several vacant lots.
16 He stated that adjacent properties to the north and the east are generally residential uses.

17 Councilmember Hatch invited comments from residents present at the meeting to
18 address the Council regarding this application. Mike Harper commented that he lives
19 across 400 North to the north of this site. Mr. Harper stated that he has lived in that
20 location for 28 years, and that his family has lived in Lindon for 100 years. Mr. Harper
21 observed that when he built his home in that location, the residential zone extended to
22 State Street, but that over time commercial properties have encroached into residential
23 areas. He expressed concern regarding the impact of commercial development on
24 residential properties in Lindon. He asserted that commercial development adjacent to
25 residential properties may negatively impact the value of the residential property.

26 Mr. Harper stated that Mr. Clyde initially intended to purchase and develop the
27 subject property as part of the vinyl fence business located on State Street, but decided
28 not to include this parcel when it was determined at that time that the property was zoned
29 for residential use. He asserted that Mr. Clyde bought the property for the existing vinyl
30 fence business with the knowledge that access to the site would be difficult, and that Mr.
31 Clyde later purchased the subject property with the knowledge that it was zoned for
32 residential use.

33 Mr. Harper observed that the existing vinyl fence business was approved by the
34 City with the stipulation that the use would not be a manufacturing use. He asserted that
35 manufacturing is being done on the site. He also expressed concern regarding other
36 apparent code violations, including stacking of stored materials above the fence line. Mr.
37 Harper commented that violations have been reported to the City by neighboring property
38 owners, and that it appears that no action has been taken by the City to bring the site into
39 compliance with code requirements. Mr. Cowie explained that neighbors filed
40 complaints with the City by e-mail on approximately September 5th, but that the e-mails
41 were not received by the City due to a malfunction in the City e-mail service at that time.

42 Mr. Harper stated that he recognizes that the area will likely be rezoned for
43 commercial use at some time in the future. He commented that ongoing zone changes
44 have made him feel that he is "fighting to keep a place to live," and that he can not
45 replace his home anywhere else in Lindon. He felt that if the requested rezoning is
46 allowed, the value and use of his property will be negatively impacted. Mr. Harper
commented on fencing requirements between commercial and residential properties. He

2 asserted that Mr. Clyde indicated to him during initial development of the vinyl fence
business that he would install some type of barrier fence, but that only minimal fencing
was installed.

4 Neighboring property owner, Alejandro Gomez approached the Council. Mr.
Gomez presented his comments using a Power Point presentation. He stated that he was
6 present at the meeting to express his views on this request, and to persuade the Council to
deny the request or to approve the request with specific conditions to protect neighboring
8 property owners. He stated that it is not his intent to imply that Mr. Clyde is not a good
person, nor is it his intent to fight against progress in the community or make the City
10 unfriendly to businesses.

12 Mr. Gomez stated that he has lived in his current home on 400 North for
approximately three months. He presented photographs of his previous home, which was
located in a cul-de-sac in Orem. The photographs showed a commercial building which
14 was constructed adjacent to the back yard of the Orem home. Mr. Gomez asserted that he
has been unable to sell the property due to the location of the large commercial structure
16 which is visible from the backyard.

18 Mr. Gomez explained that prior to purchasing his current home in Lindon, he
inquired as to the zoning of the property across the street, and was informed that the
property was zoned for residential use. He explained that he moved from his home in
20 Orem to escape the situation of living next to commercial development, and that this
requested zone change will open the door to other commercial uses.

22 Mr. Gomez went on to show photographs of views from residential properties in
Lindon which are not located adjacent to commercial properties, as well as photographs
24 of the view from his residential property. He suggested that Mr. Clyde should be
required to install additional fencing as a barrier between the existing commercial use and
26 neighboring residential properties.

28 Mr. Gomez observed that during Planning Commission review of this request,
Mr. Clyde was made aware of code violations, such as stacking of materials above the
fence line and noise related to manufacturing on the site, and that no action has been
30 taken to address those violations or complaints.

32 Mr. Gomez reviewed his reasoning for requesting that the rezoning application be
denied. He stated that Mr. Clyde has shown disregard for City Code requirements
relative to storage and landscaping. He asserted that Mr. Clyde has not complied with
34 promises documented in previous minutes regarding storage, noise and manufacturing on
the site. He stated that he is concerned about future compliance with zoning
36 requirements and conditions of approval based on Mr. Clyde's past pattern of behavior.
Mr. Gomez stated that he respectfully requests that the rezoning application be denied.

38 Betty Clark, owner of the neighboring residential property to the east, approached
the Council. Ms. Clark read a letter which she submitted to the Council which expressed
40 concerns regarding the negative impact of the requested zone change on surrounding
residential properties. She requested that if the zone change is approved by the Council,
42 that the approval be contingent upon installation of a sound barrier on the commercial
property to protect residential neighbors. Ms. Clark also asserted that Mr. Clyde has not
44 followed through on past promises.

46 The Council invited Mr. Clyde to address the Council regarding this application.
Mr. Clyde observed that neighboring property have made allegations which are not

2 relevant to this request, but are instead related to the existing vinyl fence company. Mr.
3 Clyde noted that approximately 90% of the subject property was zoned for commercial
4 use at one time, and that when the zoning was changed to residential in 2000 the property
5 owners were not aware that the property was no longer commercially zoned. Mr. Clyde
6 noted that the property does not meet the requirements for a residential property. He
7 explained that current City code requires a 100 foot depth for residential properties, and
8 that the subject property is 87 feet deep.

9 Councilmember Hatch inquired as to whether manufacturing is being conducted
10 on the site. Mr. Clyde stated that gates are assembled on site, but that the manufacturing
11 component represents 10% or less of the total business. He explained that gates are
12 assembled in the warehouse, and that doors have been left open for ventilation, but that
13 doors can be closed if necessary.

14 Councilmember Anthony asked Mr. Clyde to explain his intent in rezoning the
15 property for commercial use. Mr. Clyde stated that the purpose would be to allow access
16 to the existing vinyl fence business site for delivery trucks. He noted that some delivery
17 drivers will not drive to the rear of the site, and that access to State Street may cause
18 safety concerns. He explained that there was a grade change at the rear of the site which
19 would not allow access for some types of semi trucks. A portion of the site was
20 excavated to level the grade, and a large amount of dirt was removed during the process.
21 The dirt which was removed during the excavation process was used to construct the
22 existing berms on the 400 North residential property frontage. Mr. Clyde explained that
23 the berms and landscaping were installed in an effort to improve the appearance of the
24 site. He noted that an old barn structure was also removed from the site.

25 Mr. Cowie clarified that this application does not address the proposed use, and is
26 a request to rezone the property. He explained that any permitted use for the commercial
27 zone could potentially locate on the site if the rezone request is approved.

28 Councilmember Anthony inquired as to whether the proposed access use would be
29 permitted if the zoning remains residential. Mr. Cowie stated that commercial access is
30 not permitted through residential properties.

31 Councilmember Anthony inquired as to whether residential development would
32 be allowed on this parcel based on current code requirements. Mr. Cowie stated that this
33 lot existed prior to the 100 foot minimum depth requirement, and that residential
34 development would be allowed. Councilmember Bath noted that an R2 project could be
35 allowed on the site. Mr. Cowie explained that this R2 district is not full, and that the site
36 could accommodate an R2 project.

37 The Council discussed possible reasoning for zoning the property for residential
38 use in 2000. Mr. Dameron thought he could recall that the committee felt that residential
39 zoning would be more appropriate due to the fact that it is located across from a
40 residential zone with residential uses. Mr. Clyde asserted that the zone change was not
41 initiated by the property owner at the time. Councilmember Bayless explained that the
42 change was made based on the consensus of the General Plan Committee, the Planning
43 Commission and the City Council.

44 Councilmember Carpenter inquired as to standard requirements for buffers
45 between commercial properties and residential uses. Mr. Cowie stated that commercial
46 structures must maintain a 40 foot setback from residential uses, and a seven foot
47 masonry fence is required on the boundary between the two properties to be installed by

2 the commercial property owner. Mr. Cowie noted that the existing fence bordering the
commercial property is a six foot vinyl fence. Mr. Clyde stated that the six foot vinyl
fence was approved as part of his site plan.

4 Mr. Clyde commented that during Planning Commission discussion of this
application, two Commissioners felt that the property would likely be rezoned for
6 commercial use at some time in the future, but did not provide an explanation as to why it
could not be rezoned at this time. He noted that any use will be required to complete the
8 approval process and meet all zoning requirements. He stated that it is his intention to
maintain his existing business on State Street, and that he has no plans to relocate or sell
10 the property.

12 Councilmember Carpenter commented that interactions he has had with Mr.
Clyde have been positive, and that he appears to run a positive and productive business.
He asked Mr. Clyde if he had any sense of why neighboring property owners were so
14 negative towards Mr. Clyde. Mr. Clyde stated that it is his impression that the neighbors
do not want any type of development on the property. He also explained that initial
16 interactions with Ms. Clark and her daughter occurred as a result of his property being
flooded by irrigation water from the Clark property, and that their first contact was not
18 positive.

20 Mr. Gomez commented that he does not have any animosity toward Mr. Clyde,
and that he is unaware of the history of this property or Mr. Clyde's relationship with his
neighbors. He stated that his arguments are based on his observations during the past
22 three months.

24 Councilmember Hatch called for further public comment. There was no
additional public comment. He called for a motion to close the Public Hearing.

26 COUNCILMEMBER BAYLESS MOVED TO CLOSE THE PUBLIC
HEARING TO CONSIDER THE PROPOSED ZONE CHANGE AND GENERAL
28 PLAN AMENDMENT. COUNCILMEMBER CARPENTER SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 Councilmember Bayless observed that fencing requirements would only be
32 applicable to the east boundary, and that property owners to the north may be negatively
impacted if the subject property is rezoned for commercial use. She felt that although
34 there may be only limited concerns with the present intended use for the property, she is
uncomfortable with other types of permitted commercial uses which could locate on the
36 site in the future. She observed that the lot is viable residential property with adjacent
residential properties to the north and the east. She felt that the decision should be based
38 on potential impact to the surrounding residential neighborhood.

40 Councilmember Carpenter noted that other residential properties, such as the
neighboring properties to the north, may want to rezone their property for commercial use
at some time in the future. He observed that there are concerns about protecting
42 residential properties, and that there may come a time when some but not all of the
neighboring property owners are prepared to request rezoning, which may create a more
44 difficult situation for the remaining residential properties. Councilmember Bayless noted
that this decision should not be based on possible future changes to zoning in the area.

2 She felt that a decision should be made on this application based on what would be most
3 beneficial for the community.

4 Councilmember Anthony observed that future development in the area is an
5 unknown factor. He noted that there may be additional residential development in the
6 pasture area to the east of the subject property. He felt that the Council should establish a
7 philosophy for future commercial development which may encroach into existing
8 residential areas, not only on 400 North but in other areas of the City as well.

9 Councilmember Bath observed that rezoning some residential property for
10 commercial use is workable. He felt that due to the potential negative impact on
11 neighboring residential properties, this requested zone change may not be viable.

12 Mr. Cowie noted that there may be an option to enter into a development
13 agreement with Mr. Clyde to rezone the property and allow his intended use for access to
14 the neighboring vinyl fence business, but restrict other less compatible uses. He
15 explained that there are three options before the Council. The Council could choose to
16 leave the existing residential zoning in place, rezone only the subject property for
17 commercial use, or extend the commercial zone from State Street up to Locust Avenue.
18 Councilmember Carpenter noted that there may be a financial benefit to property owners
19 if property is commercially zoned when sold, but that in the mean time there may be
20 some risk to neighboring residents.

21 Councilmember Bayless noted that major commercial corridors, such as 700
22 North are currently under development in the City. She felt that commercial
23 development should be encouraged to locate on established commercial corridors in order
24 to minimize the risk to established residential areas.

25 Councilmember Hatch felt that the City should facility growth of established
26 businesses. Councilmember Anthony agreed that thriving businesses should be allowed
27 to grow. He noted that as State Street becomes busier, access to the existing site will
28 become more difficult. Councilmember Carpenter noted that many businesses outgrow
29 their site. He observed that this is a unique situation due to the fact that Mr. Clyde also
30 owns the adjoining parcel. Councilmember Anthony observed the concern is not for the
31 current proposed use of the subject property, but the long term use and possible impact on
32 the residential neighborhood.

33 Councilmember Hatch called for further comments or discussion. Hearing none,
34 he called for a motion.

35 COUNCILMEMBER BAYLESS MOVED TO DENY THE APPLICATION
36 FOR A ZONING MAP AMENDMENT AND GENERAL PLAN AMENDMENT FOR
37 THE PROPERTY LOCATED AT 240 WEST 400 NORTH, FINDING THAT IT IS
38 MORE APPROPRIATE FOR THE FORESEEABLE FUTURE TO MAINTAIN THE
39 CURRENT RESIDENTIAL ZONING. COUNCILMEMBER CARPENTER
40 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

41 COUNCILMEMBER ANTHONY	AYE
42 COUNCILMEMBER BATH	NAY
43 COUNCILMEMBER BAYLESS	AYE
44 COUNCILMEMBER CARPENTER	AYE
45 COUNCILMEMBER HATCH	NAY

46 THE MOTION CARRIED (3-2).

Item 6: Conditional Use Permit Amendment for T-Mobile

Date: October 8, 2019
Applicant: T-Mobile
Presenting Staff: Michael
Florence

General Plan: Residential
Current Zone: Residential
R1-20

Property Owner: Alpine
School District
Address: Approx. 775 E.
200 S.
Parcel ID: 14:073:0217
Lot Size: .92

Type of Decision:
Administrative
Council Action
Required: No



SUMMARY OF KEY ISSUES

T-Mobile is requesting to amend a conditional use permit that was approved in 2001 by the City Council by increasing the allowable height from 79'9" to 92'9" and to increase the outside diameter of the proposed increased height portion of the tower.

MOTION

I move to (*approve, deny, continue*) **the applicant's request** to amend the approved 2001 conditional use permit with the following conditions:

1. The site will be located north of the turn-around at 200 S. and about 800 E. and the equipment enclosure will be located near the southwest corner of the Oak Canyon Junior High school fields. The towers will be placed as close as possible to 200 S. and closer than the setback allowance requires to the homes to the west of the structure;
2. The site will consist of a three-flagpole configuration, with a **maximum height of 92'9"** or less. The color will be environmentally compatible and blend with the skyline. The landscaping will incorporate a raised planter, accent lighting, a pole lanyard and a lock box;
3. As per city code 5.07.070 the increase height extension is allowed only once per tower and may not be extended further for the three cells towers;
4. The applicant will submit full structural engineering plans to be approved by the city as part of the building permit approval;
5. The equipment enclosure will be located in the southwest corner of the Oak Canyon Junior High Field area. It will be landscaped and bound by a block wall. The block wall will consist of a combination of textures and match the junior high building in architecture and color. The enclosure will be topped by a sloped cover of fencing material that will not be visible from the ground, but is designed to funnel playground balls back to the ground;
6. Any prior agreements signed for this application will remain in affected unless amended by the parties;
7. All items of the staff report.

OVERVIEW

1. T-Mobile has made application to amend their previously approved 2001 conditional use permit;
2. T-Mobile proposes to increase the height of the **existing structure from 79'9" to 92'9"**;
3. The purpose of the request is to allow T-Mobile to co-locate a new cell antenna on top of the existing structure. Currently Sprint also uses the existing cell towers;
4. Due to equipment overheating, the applicant also proposed to increase the width of the T-Mobile section with will also be perforated for ventilation. The existing diameter is 36" and the proposed increased height portion will be 42". Due to overheating the applicant is also proposing the perforated metal for the lower Spring sections;
5. In 2001, the City Council was the land use authority for conditional use permits. The planning commission is now the land use authority;
6. The 2001 meeting minutes are attached to this report. The City Council at that time approved the conditional use permit with the following conditions:
 - a. The site will be located north of the turn-around at 200 S. and about 800 E. and the equipment enclosure will be located near the southwest corner of the Oak Canyon Junior High school fields. Because the towers will be designed to collapse within themselves they will be placed as close as possible to 200 S. and closer than the setback allowance requires to the homes to the west of the structure.
 - b. Aesthetics of the poles: the site will consist of a three flagpole configuration, 80 feet high or less. The color will be environmentally compatible and blend with the skyline. The landscaping will incorporate a raised planter, accent lighting, a pole lanyard and a lock box, and flags provided by the junior high school of the proper scale.
 - c. Aesthetics of the enclosure: the equipment enclosure will be located in the southwest corner of the Oak Canyon Junior High Field area. It will be landscaped and bound by a block wall. The block wall will consist of a combination of textures and match the junior high building in architecture and color. The enclosure will be topped by a sloped cover of fencing material that will not be visible from the ground, but is designed to funnel playground balls back to the ground.
 - d. Fees: the city council strongly encourages the district to leave the lease fees collected with Oak Canyon Junior High School. In the case of a second locator, the lease fees shall go to the Lindon and Rocky Mountain Elementary Schools.
 - e. Agreement with the City: The final agreement shall be substantially the form as submitted and as agreed to by the parties. The mayor is given the authority to review and sign the agreement for the city after modifications are made.
7. City code 5.07 governs telecommunication facilities in Lindon City;
8. City code 5.07 encourages the co-location of antennas over adding new antennas within the City;
9. Cells towers must be of a stealth design unless approved by the City Council;
10. Notices were mailed on September 27, 2019 to adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has received no public comment(s) at this time.

SURROUNDING ZONING AND LAND USE

North: R1-20 – Oak Canyon Elementary play field
South: R1-8 – Orem City, Single Family Residential
East: R1-20 – Oak Canyon Elementary play field
West: R1-20 – residential twin-homes

DESIGN CRITERIA – 5.07.080 and 5.07.070

Code Requirements	Compliance
Setback: setback from all property lines a distance equal to 300% of tower height as measure from ground level	In 2001, the City Council allowed the placement of the towers to be as close as possible to 200 S.
Color: matching surroundings or background	In 2001 the City Council required that the color be environmentally compatible and blend with the skyline. The current colors of the poles are white.
Lights, Signals & Signs. No signals, lights, or signs shall be permitted on towers unless required by the FCC or FAA.	The existing poles do not have lights, signals or signs and none are proposed
<p>Equipment Structures. Ground level equipment and buildings and the tower base shall be screened from public streets and residentially zoned properties.</p> <ul style="list-style-type: none"> • The maximum floor area is three hundred (300) feet and the maximum height is twelve (12) feet. • Ground level buildings shall be screened from adjacent properties by landscape plantings, fencing or other appropriate means, as specified herein or in the City Code. 	<p>The equipment enclosure and tower bases are screened with a block wall and landscaping</p> <ul style="list-style-type: none"> • The existing equipment enclosure area is 672 square feet. This enclosure is existing was approved by the City Council in 2001 and is not proposed to be enlarged • All structures are within the enclosure area
Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas.	T-mobile has received FCC approval. A copy of their certificates are attached. It is staffs understanding that FAA approval is not required unless the tower exceeds 100’ in height
Building Code; Safety Standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards in applicable City building codes and the applicable standards for towers that are published by the Electronics Industries Association (“EIA”) , as amended from time to time.	T-mobile will be required to submit for a building permit if the conditional use permit amendment is approved by the commission.
Structural Design. Towers shall be constructed to the EIA Standards, which may be amended from time to time, and all applicable construction or building codes.	T-mobile has submitted a structural analysis report provided by a licensed engineer. The engineer has determined the tower stress level for the structure and foundation, under the proposed loads to be sufficient. No structural engineering on how the structure will be constructed has been provided. This will be required as part of the building permit approval.

<p>Fencing. A well-constructed masonry or stone wall, or chain link fence in all zones, not less than eight (8) feet in height from finished grade shall be provided around each tower.</p>	<p>The existing towers were not originally required to have fencing around each tower. This is something that the planning commission can now require due to the request to modify the conditional use permit. However, the commission may also leave the tower how they are without the fencing since the towers are existing.</p>
<p>Antenna height. The applicant shall demonstrate that the antenna is the minimum height required to function satisfactorily.</p>	<ul style="list-style-type: none"> • T-mobile has provided an analysis for the height extension. See attached documentation
<p>Required parking. If the cell site is fully automated, adequate parking shall be required for maintenance workers.</p>	<p>The site has on-street parking available adjacent to the equipment enclosure and towers</p>
<p>5.07.070 - To provide further incentive for co-location as a primary option, an existing tower may be modified or reconstructed to accommodate the co-location of an additional antenna provided the additional antenna shall be of the same type as that on the existing tower. This is permitted by right for existing towers in all zoning districts, subject to the following criteria being met:</p> <ul style="list-style-type: none"> • An existing tower may be modified or rebuilt to a taller height, not to exceed twenty (20) feet over the tower's existing height, to accommodate the co-location of an additional antenna. The height change may occur only once per tower. 	<p>City Code 5.07.070 allows an applicant, by right, to increase one time the height of the tower up to 20 feet. The applicant is proposing to increase the height of the structure by 13 feet</p>

STAFF ANALYSIS

T-mobile has provided an analysis that shows that due to lack of coverage, addition service coverage in this area is needed and the applicant is requesting to co-locate on three existing towers. Staff has requested that T-mobile file for a conditional use permit amendment because the 2001 conditional use **permit specifically called out that the tower could not be taller than 80’**. **City ordinance 5.07.070 allows by right for co-location purposes that a cell tower height may be extended one time up to 20’**. With this ordinance allowance, the planning commission is basically memorializing the new height in the amended conditional use permit.

Due to overheating problems with the existing tower, the applicant is proposing that the increased height portion be wider in diameter than the existing tower and the outer shell be perforated. **The diameter of the new section will be 42”**. **The existing width is 36”**. **The applicant is also proposing to replace the outer 36” shell covering the** lower Sprint antennas with the same perforated metal but the diameter will remain the same 36” diameter. The applicant is proposing to keep the flag pole stealth design. The planning commission needs to evaluate whether this new design meets the intent of the stealth design.

Staff is proposing to modify a few of the existing conditions.

- **Existing condition 1 reads:** “Because the towers will be designed to collapse within themselves they will be placed as close as possible to 200 S. and closer than the setback allowance requires to the homes to the west of the structure.”
 - The problem with this condition is that the poles are not telescopic and are not designed to collapse within themselves. Staff is unsure why there was a change in design from what the City Council originally approved and the poles were not designed as discussed. **Staff proposes that the condition be updated as follows:** “The towers will be placed as close as possible to 200 S. and closer than the setback allowance requires to the homes to the west of the structure.”
- **Existing condition 4 reads:** “the city council strongly encourages the district to leave the lease fees collected with Oak Canyon Junior High School. In the case of a second locator, the lease fees shall go to the Lindon and Rocky Mountain Elementary Schools.”
 - Staff has removed this condition. The City feels that this is a good recommendation but should not be required as a condition. If the planning commission feels like this should be addressed then a recommendation could still be made outside of the approved conditions. This recommendation can be forwarded on to Alpine School District
- **Existing condition 5 reads:** “The final agreement shall be substantially the form as submitted and as agreed to by the parties. The mayor is given the authority to review and sign the agreement for the city after modifications are made.”
 - **Staff has amended this condition to read:** “Any prior agreements signed for this application will remain in affected unless amended by the parties”

EXHIBITS

1. Aerial photo of the site and surrounding area
2. Applicant Letter
3. Simulated renderings
4. Coverage Analysis
5. Construction Plans
6. Structural Report
7. Crown Castle Authorization
8. Agreement with Alpine School District
9. FCC Authorizations
10. 2001 Lindon City Council Meeting Minutes

Exhibit 1



GIS Division of the Utah County Infor



116 Inverness Dr E Ste. 300
Englewood, CO 80112

Phone: (801) 979-9077
Fax:
www.crowncastle.com

August 15, 2019

CITY OF LINDON, UT
100 NORTH STATE STREET,
LINDON, UT 84042

RE: Eligible Facilities Request to modify equipment on a communications tower located at:
111 725 E, Lindon, UT, 84042
Crown Site Number: 880630 / Crown Site Name: OAK CANYON JR HIGH
Customer Site Number: SLO8057A / Application Number: 450443

Crown Castle USA Inc. ("Crown Castle") on behalf of T-Mobile West LLC ("T-Mobile") is submitting the attached Eligible Facilities Request application to add transmission equipment on a telecommunications tower located at 111 725 E, Lindon, UT 84042 in CITY OF LINDON, UT (the "OAK CANYON JR HIGH Tower").

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the "Spectrum Act" (Pub. Law No. 112-96, 126 Stat 156), mandates that state and local governments "may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." Additionally, if "the reviewing State or local government determines that the application is incomplete" [they] "must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information." Under federal law, an Eligible Facilities Request is deemed granted with written notification in sixty (60) days after an application is filed with a local jurisdiction, excluding tolling. Based on the submittal date of August 15, 2019, 30 days will expire on September 14, 2019; 60 days will expire on October 14, 2019.

T-Mobile proposes to modify the "OAK CANYON JR HIGH Tower" as follows:

- Install (6) Panel Antennas
- Install (6) Remote Radio Units
- Install (3) New Hybrid Cables
- Install (3) New Vented Concealment Tower Sections
- Install New 8' x 13' Equipment Pad within Existing Fenced Compound
- Install new 200Amp Meter on H-Frame
- Install New Cabinet, Telco Cabinet, Generator, and GPS Antenna on Pad

Itemized list of submittal documents:

- Land Use Application
- Submittal Fee
- Eligible Facility Request Letter
- Land Owner Consent Letter
- Construction Drawings, Site Plan, Elevations, Equipment Detail

The Foundation for a Wireless World.
CrownCastle.com



116 Inverness Dr E Ste. 300
Englewood, CO 80112

Phone: (801) 979-9077
Fax:
www.crowncastle.com

T-Mobile is committed to working cooperatively with all jurisdictions around the country to secure expeditious approval of requests to modify existing personal wireless service facilities. If you should require more information regarding the Spectrum Act, please do not hesitate to contact me with your questions.

Sincerely,

Craig Chagnon

Craig Chagnon
Craig.Chagnon@crowncastle.com
(801) 979-9077



Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com



View from the South (Before)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com

New Antenna
Canisters Mounted
on Monopole



View from the South (After)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com



Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com



View from the East (Before)

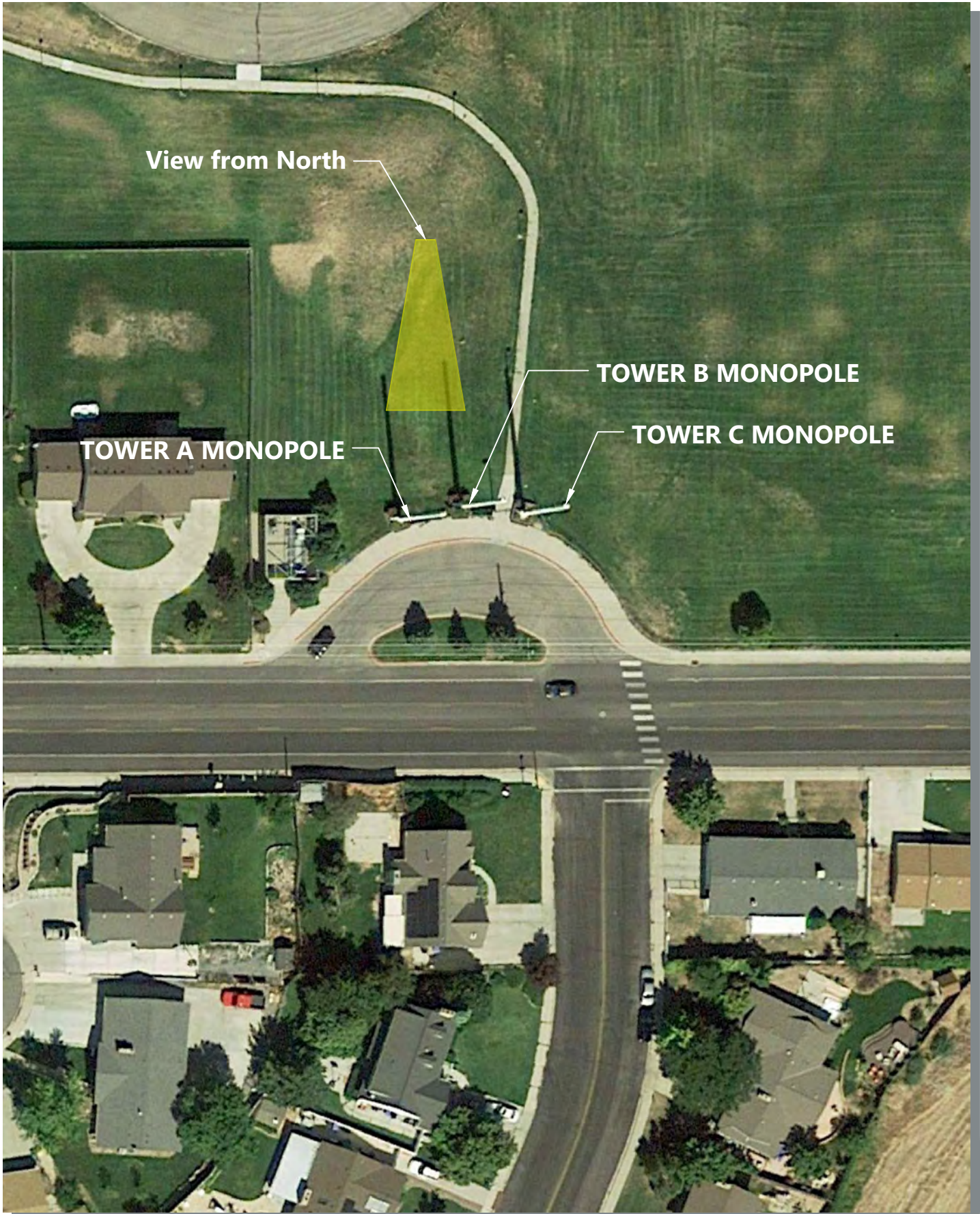
Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com

**New Antenna Canisters
Mounted on Monopole**



View from the East (After)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com



Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com



View from the North (Before)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com



New Antenna
Canisters
Mounted on
Monopole

View from the North (After)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com



121 Election Rd
Suite #330
Draper, UT 84020

May 20, 2019

**RF Documentation for proposed site at
1 W 2000 N. Lindon, UT**

Overview:

T-Mobile Wireless strives to provide excellent wireless service for our users with a network of telecommunications facilities that allows our users to reliably place and receive mobile-phone calls and utilize data services. T-Mobile is working to improve its network in the Lindon area near 1 W 2000 N.

The performance of a network consists mainly of two factors: coverage and capacity. Coverage can be thought of as the strength of a wireless signal in a given area. Capacity can be thought of as the ability of the wireless network to handle the amount of voice and data demands placed upon it. Neither the in-building coverage nor the capacity of the network surrounding the proposed location meet T-Mobile's performance goals or user expectations. Increasing in-building coverage and capacity in the area requires the development of a new telecommunications facility that can house multiple antennas and is near users with line-of-sight to much of the surrounding area.

Line-of-Sight Requirements:

In order to provide excellent service, which T-Mobile Wireless defines as -90 dBm, the telecommunications facility needs to have a line-of-sight to the roads, offices, and homes where users work and reside. One of the challenges of providing excellent coverage is providing strong in-building coverage to users. Strong in-building coverage is often difficult to attain because of the degradation of the Radio Frequency (RF) signal when it travels through solid obstacles such as tree foliage or buildings. A tower height that is greater than much of the existing tree and building clutter increases in-building coverage because it decreases the number of solid objects, such as trees and buildings, that a cellular signal must pass through in order to reach a user.

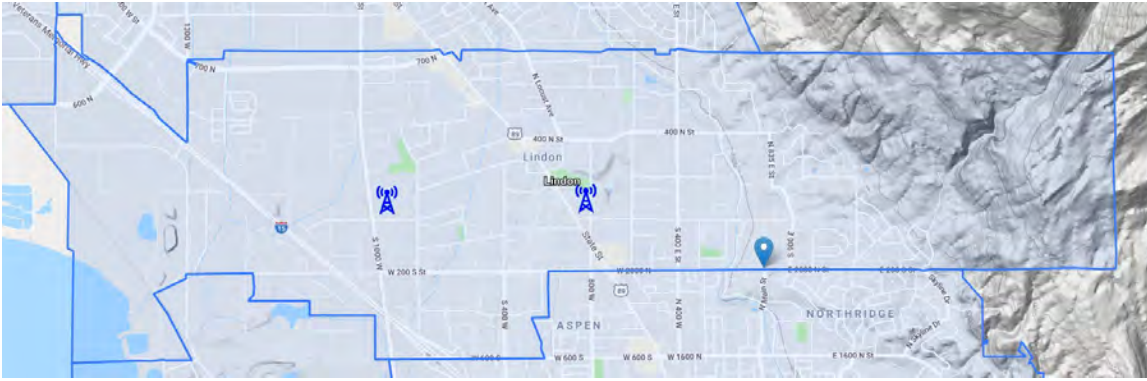
Because the topography of the area surrounding the existing communications facility slopes up-hill towards the Northeast and the proposed facility would be taller than the surrounding buildings and trees, the line-of-sight from the proposed facility would provide effective coverage to the surrounding residential area. With a proposed facility, T-Mobile could install its antennas at 87' and could have line-of-sight coverage to most of the users that T-Mobile seeks to serve with the proposed facility.

The Existing T-Mobile Network:

With only Two Existing sites, T-Mobile's current network in Lindon is currently not meeting T-Mobile's goals for excellent performance, or user expectations due to large site spacing >1.5 miles. In Lindon there are issues of both coverage and capacity. T-Mobile has been working with vendors for over a year to install our equipment on the existing telecommunications facility.

This proposed site location will improve in-building coverage in the area as well as off-load some of the traffic (capacity) currently served from a site in Pleasant Grove, ~1.9 miles away. There is a closer site in Orem that doesn't cover as well due to the 40' lower in terrain which this proposed location would improve the coverage.

The location was chosen due to it being a co-location on an existing wireless facility nearest to the coverage/capacity need for our network improvement. Co-location on suitable structures is T-Mobile's preferred choice for new sites instead of constructing a new communications facility



1: Sites within Lindon City Boundary – 2 current & 1 future

Future Need:

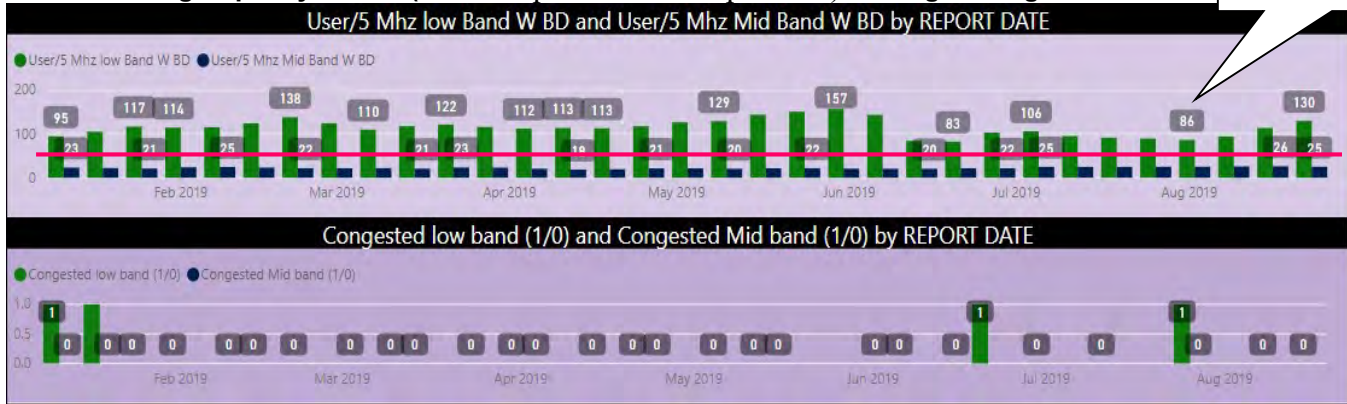
The existing infrastructure surrounding the proposed facility is not currently meeting T-Mobile’s goals for excellent coverage, especially in-building user expectations. The network performance will continue to decrease as time goes on unless the network is expanded. If the network is not improved, the network could reach a point of non-functionality in the next few years. As was mentioned above, an increasing percentage of the population is using cell phones and cell-phone users are demanding increasing amounts of data and faster data speeds.

Safety:

Do to the ubiquity of cell phone use, an unreliable network can be a safety risk. Because an increasing number of people are getting rid of their landlines, it is becoming increasingly common for emergency calls to be made on cell phones. If cell-phone calls are severely degraded, it can be difficult or impossible for a user to make a call in the case of an emergency, which poses severe safety risks.

Network Capacity:

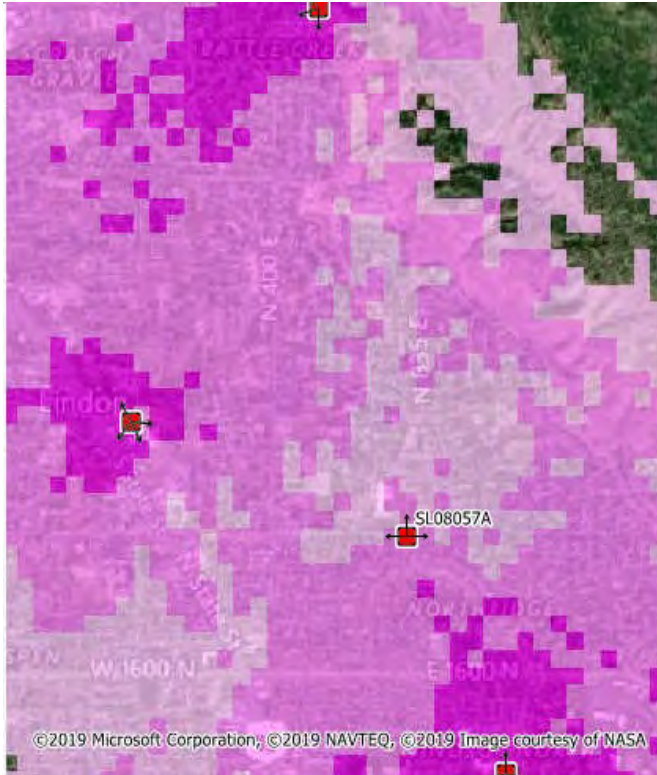
Chart Showing Capacity Issues (45 users per 5 MHz of spectrum) of Neighboring site:



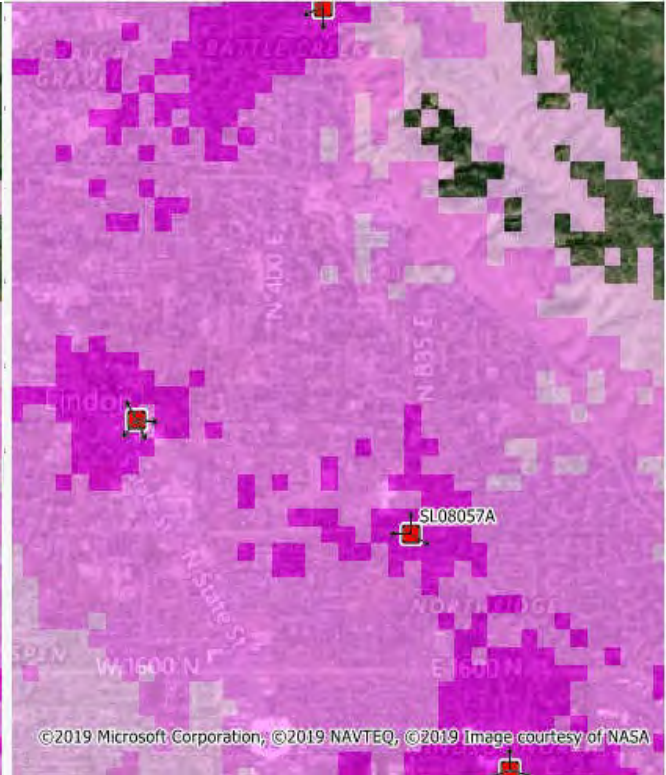
Red line = 45 Users. Anything greater a site is considered congested

Coverage Maps:

The propagation map below is a computer simulation of T-Mobile’s Current coverage and future coverage with the proposed height of 87’ by extending the existing communication facility. The height is necessary due to the 100’ terrain elevation increase over the 1-mile expected coverage area to the North and 300’ terrain elevation increase towards the East

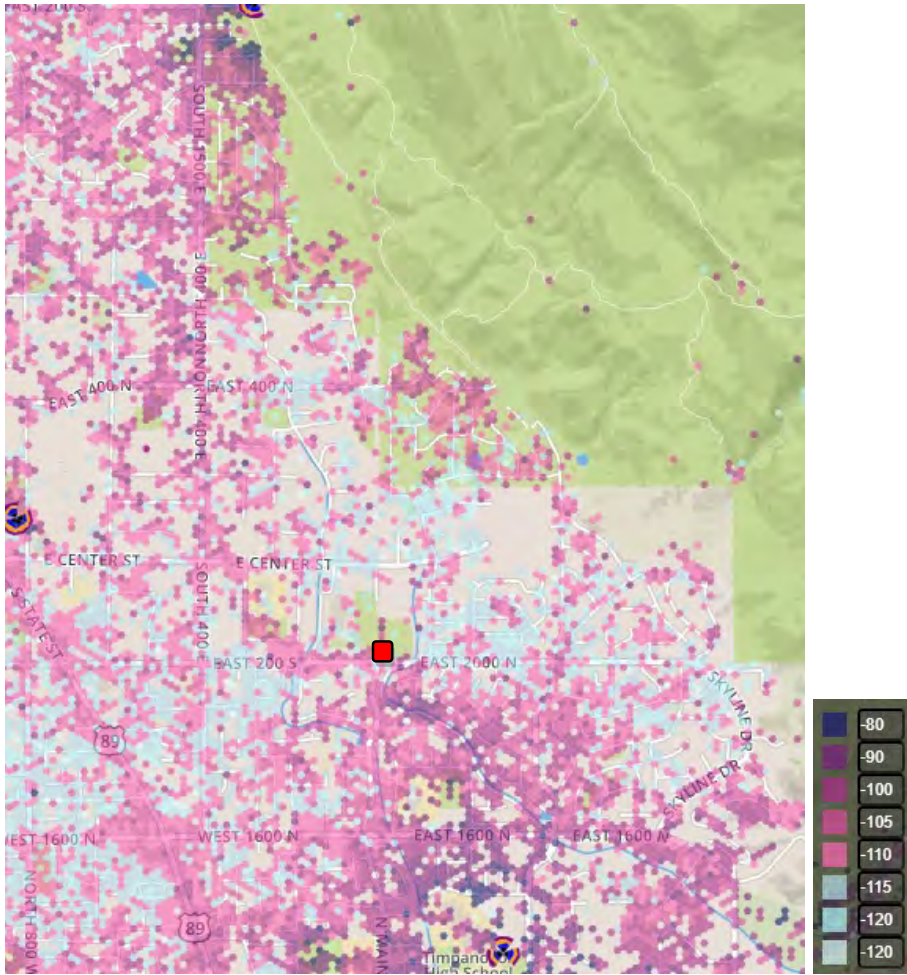


Current Coverage



Future Coverage @ 87'

- In-Vehicle
- In-Bldg Suburban
- In-Bldg Urban



2: Current coverage levels showing lack of in-bldg coverage (<-100) in the area surrounding the proposed location.

Conclusion:

T-Mobile needs to increase both its network in-building coverage and capacity in Lindon, UT for both current and future use. The proposed site at 1 W 2000 N, Lindon, UT is situated to provide effective coverage to both the residential and commercial users it is intended to serve. The topography of the proposed location allows line-of-site coverage to much of the surrounding area and its location places it among the customers it is intended to serve. All the neighbor sites will be more than a mile from this candidate and the east side is uphill. South side is also slightly uphill. To meet our coverage objectives and due to the rising terrain, we need 87' Antenna Height. Locating on the existing telecommunications facility would greatly improve T-Mobile's network performance in the Lindon area.

Thank you,

Best Regards,

Tim Heine
T-Mobile RF Engineer



T-MOBILE SITE NUMBER:

SL08057A

T-MOBILE SITE NAME:

CROWN - OAK CANYON COLO

CCI SITE#:

880630

SITE ADDRESS:

111 SOUTH 715 EAST
LINDON, UT 84042

APPROVAL SIGNATURE BLOCK

THE FOLLOWING PARTIES HAVE REVIEWED THESE DOCUMENTS:

SITE ACQUISITION SPECIALIST:	APPROVED: <input type="checkbox"/> REJECTED: <input type="checkbox"/>	DATE:
RF ENGINEER:	APPROVED: <input type="checkbox"/> REJECTED: <input type="checkbox"/>	DATE:
CONSTRUCTION MANAGER:	APPROVED: <input type="checkbox"/> REJECTED: <input type="checkbox"/>	DATE:
OPERATIONS:	APPROVED: <input type="checkbox"/> REJECTED: <input type="checkbox"/>	DATE:
PROJECT MANAGER:	APPROVED: <input type="checkbox"/> REJECTED: <input type="checkbox"/>	DATE:

DRAWINGS ARE NO LONGER TO BE "APPROVED WITH COMMENTS" - IF YOU HAVE ANY REDLINES TO THESE DRAWINGS THEN YOU MUST SELECT REJECTED.

T-Mobile

T-MOBILE SITE NUMBER: SL08057A

T-MOBILE SITE NAME: CROWN - OAK CANYON COLO

SITE TYPE: MONOPOLE

TOWER HEIGHT: 79.8 FT

CROWN CASTLE BU #: 880630

SITE ADDRESS: 111 SOUTH 715 EAST LINDON, UT 84042

COUNTY: UTAH

JURISDICTION: CITY OF LINDON, UT

T-MOBILE 2018 NSD

T-Mobile
121 W. ELECTION RD., SUITE 330
DRAPER, UT 84020

CROWN CASTLE
116 INVERNESS DR. EAST STE# 280
ENGLEWOOD, CO 80112

T-MOBILE SITE NUMBER:
SL08057A

BU #: 880630
OAK CANYON JR HIGH

111 SOUTH 715 EAST
LINDON, UT 84042

EXISTING 79.8 FT
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	09-20-2018	JAS	PRELIMINARY	ELG
B	04-03-2019	JAS	PRELIMINARY	ELG
0	06-24-2019	JAS	FINAL	ELG
1	08-21-2019	JAS	FINAL	ELG

SITE INFORMATION

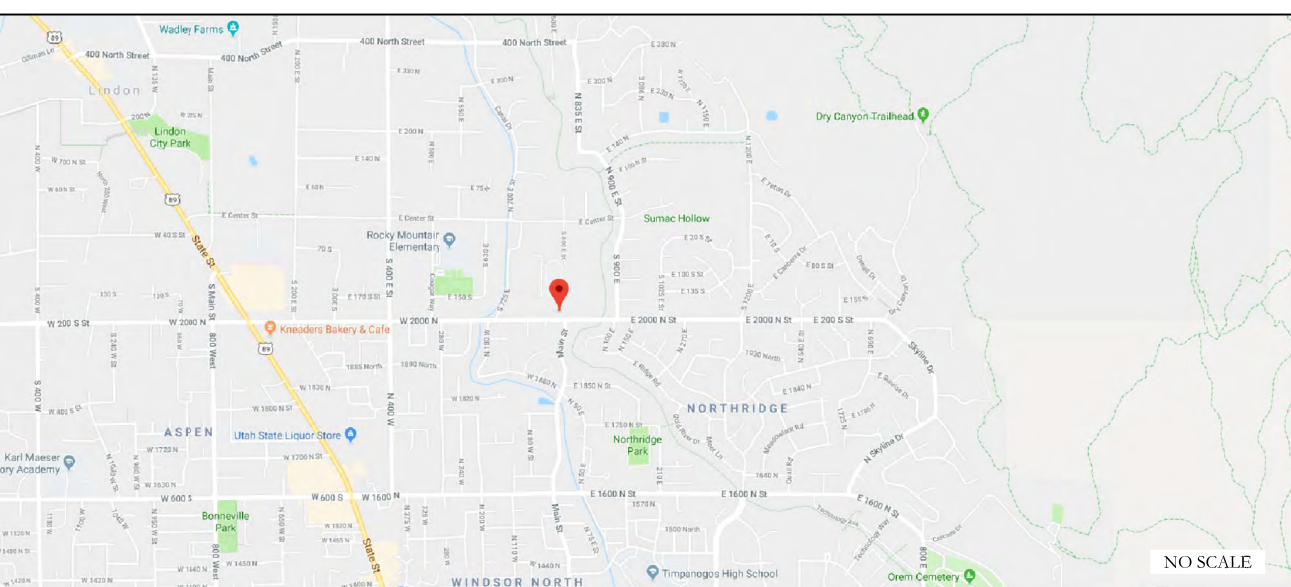
SITE NAME: OAK CANYON JR HIGH
 SITE ADDRESS: 111 SOUTH 715 EAST LINDON, UT 84042
 COUNTY: UTAH
 MAP/PARCEL #: ----
 AREA OF CONSTRUCTION: EXISTING
 LATITUDE: 40° 20' 2.68"
 LONGITUDE: -111° 41' 47.60"
 LAT/LONG TYPE: NAD83
 GROUND ELEVATION: 4,842 FT
 CURRENT ZONING: ----
 JURISDICTION: CITY OF LINDON, UT
 OCCUPANCY CLASSIFICATION: U
 TYPE OF CONSTRUCTION: VB
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 PROPERTY OWNER: ----
 TOWER OPERATOR: CROWN CASTLE, USA
 2000 CORPORATE DRIVE
 CANONSBURG, PA 15317
 CARRIER/APPLICANT: T-MOBILE
 121 W. ELECTION RD., SUITE 330
 DRAPER, UT 84020
 CROWN CASTLE APPLICATION ID: 450443
 ELECTRIC PROVIDER: ROCKY MOUNTAIN POWER
 (866) 870-3419
 TELCO PROVIDER: UTOPIA
 (801) 613-3880

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	GENERAL NOTES
C-1	FINAL SITE PLAN
C-2	EQUIPMENT PLAN
C-3	TOWER ELEVATION & ANTENNA PLAN
C-4	PLUMBING DIAGRAM
C-5	RFDS
C-6	EQUIPMENT DETAILS
C-7	EQUIPMENT DETAILS
C-8	CONCRETE PAD DETAILS
C-9	GENERATOR DETAILS
E-1	ELECTRICAL PLAN
E-2	ELECTRICAL SPECIFICATIONS
G-1	EQUIPMENT AND ANTENNA GROUNDING PLAN
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

LOCATION MAP



DRIVING DIRECTIONS FROM T-MOBILE LOCAL OFFICE (121 W. ELECTION RD. DRAPER, UT 84020): HEAD WEST TOWARD S ELECTION RD TURN RIGHT TOWARD S ELECTION RD TURN LEFT ONTO S ELECTION RD TURN LEFT ONTO LONE PEAK PKWY USE THE 2ND FROM THE LEFT LANE TO TURN LEFT ONTO W 12300 S SLIGHT RIGHT TO MERGE ONTO I-15 S TOWARD PROVO MERGE ONTO I-15 S USE THE RIGHT 2 LANES TO TAKE EXIT 273 FOR 1600 N TOWARD LINDON/UT-241 USE THE LEFT 2 LANES TO TURN LEFT ONTO W 1600 N/W 600 S TURN LEFT ONTO N 400 W TURN RIGHT ONTO E 200 S/W 2000 N DESTINATION WILL BE ON THE LEFT

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO PROPOSE AN ANTENNA MODIFICATION ON AN EXISTING WIRELESS SITE.

TOWER SCOPE OF WORK:

- INSTALL (6) PANEL ANTENNAS
- INSTALL (6) RRU's
- INSTALL (3) HYBRID CABLE LINES
- INSTALL (3) NEW CONCEALMENT TOWER SECTION

GROUND SCOPE OF WORK:

- INSTALLATION OF NEW 8'-0"x13'-0" CONCRETE EQUIPMENT PAD IN A NEW 9'-6"x15'-0" LEASE AREA WITHIN THE EXISTING FENCED COMPOUND

DESIGN PACKAGE BASED ON THE RFDS
 REVISION: 0.5
 DATE: 7/29/2019 3:33:12 PM

DESIGN PACKAGE BASED ON THE APPLICATION
 ID: 450442 REVISION: 3
 ID: 450443 REVISION: 3
 ID: 450444 REVISION: 3

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2012 IBC
MECHANICAL	2012 IMC
ELECTRICAL	2014 NEC

REFERENCE DOCUMENTS:

STRUCTURE A ANALYSIS: BY CROWN CASTLE
 DATED: MARCH 22, 2019
 PROJECT# 1699218

STRUCTURE B ANALYSIS: BY CROWN CASTLE
 DATED: MARCH 21, 2019
 PROJECT# 1699960

STRUCTURE C ANALYSIS: BY CROWN CASTLE
 DATED: MARCH 22, 2019
 PROJECT# 1699974

CALL UTAH ONE CALL
 (800) 662-4111
 CALL 3 WORKING DAYS
 BEFORE YOU DIG

SITE PHOTO



PROJECT TEAM

DESIGNER FIRM: BROADUS SERVICES
 4 COUNTRY PLACE CIRCLE
 DALWORTHINGTON GARDENS, TX 76016
 PH: (817) 349-3449

ENGINEER FIRM: JACOB GORALSKI, PLLC
 1106 COLBI ST.
 KENNEDALE, TX 76060
 PH: (817) 456-2621
 CONTACT: JACOB GORALSKI, PLLC

CROWN CASTLE CONTACTS:
 116 INVERNESS DR. EAST STE# 280
 ENGLEWOOD, CO 80112
 GRANT STEINHAUSER - PROJECT MANAGER
 GRANT.STIENHAUSER@CROWNCastle.COM
 (720) 450-3009
 NATHAN STRONG - CONSTRUCTION MANAGER
 NATHAN.STRONG.CONTRACTOR@CROWNCastle.COM
 (801) 376-2448
 NICK CHAPMAN - A&E SPECIALIST MANAGER
 NICHOLAS.CHAPMAN@CROWNCastle.COM
 (480) 734-2434

T-MOBILE CONTACTS: DAVE KAZNER -
 DAVE.KAZNER@T-MOBILE.COM

JACOB GORALSKI, PLLC
 CONSULTING ENGINEER
 JACOB GORALSKI, PLLC
 UT PE# 9226401-2202
 1106 COLBI ST.
 KENNEDALE, TX 76060
 (817) 456-2621

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER:

T-1

REVISION:

1

CROWN CASTLE SITE WORK GENERAL NOTES:













1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION.
3. ALL SITE WORK TO COMPLY WITH QAS-STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE TOWER SITE" AND LATEST VERSION OF TIA 1019 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
4. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
5. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
6. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
13. NOTICE TO PROCEED- NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
14. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL MEET ANSI/TIA 1019 (LATEST EDITION), OSHA, AND GENERAL INDUSTRY STANDARDS. ALL RIGGING PLANS SHALL ADHERE TO ANSI/TIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:

AGL	ABOVE GRADE LEVEL
BTS	BASE TRANSCIEVER STATION
(E)	EXISTING
MIN.	MINIMUM
REG	REFERENCE
RF	RADIO FREQUENCY
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
TYP	TYPICAL
REQ	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
MGB	MASTER GROUND BAR
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION

SYMBOLS:

	SOLID GROUND BUS BAR
	SOLID NEUTRAL BUS BAR
	SUPPLEMENTAL GROUND CONDUCTOR
	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	CHEMICAL GROUND ROD
	TEST WELL
	DISCONNECT SWITCH
	METER
	EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
	MECHANICAL CONNECTION
	GROUNDING WIRE

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR- _____
SUBCONTRACTOR- GENERAL CONTRACTOR (CONSTRUCTION)
CARRIER- T-MOBILE
TOWER OWNER- CROWN CASTLE
OEM- ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR AND CROWN CASTLE.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC. HILTI EPOXY ANCHORS ARE REQUIRED BY CROWN CASTLE.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E. HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE. COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC TUBING (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOW/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
21. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).
22. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL; SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER TO SHOW "T-MOBILE".
29. ALL CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

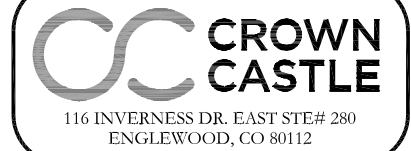
GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUIT TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUND THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 TINNED SOLID IN 3/4" LIQUID TIGHT CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" OF 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE LIQUID TIGHT CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).

NEC INSULATOR COLOR CODE

DESCRIPTION	PHASE/CODE LETTER	WIRE COLOR
240/120 1ø	LEG 1	BLACK
	LEG 2	RED
AC NEUTRAL	N	WHITE
GROUND (ECG)	G	GREEN
VCD POS	+	*RED-POLARITY MARK AT TERMINATION
VCD NEG	-	*BLACK-POLARITY MARK AT TERMINATION
240V OR 208V, 3ø	PHASE A	BLACK
	PHASE B	RED (ORG. IF HI LEG)
	PHASE C	BLUE
480V, 3ø	PHASE A	BROWN
	PHASE B	ORANGE
	PHASE C	YELLOW

*SEE NEC 210.5(C)(1) AND (2)



T-MOBILE SITE NUMBER:
SL08057A

BU #: 880630
OAK CANYON JR HIGH

111 SOUTH 715 EAST
LINDON, UT 84042

EXISTING 79.8 FT
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	09-20-2018	JAS	PRELIMINARY	ELG
B	04-03-2019	JAS	PRELIMINARY	ELG
0	06-24-2019	JAS	FINAL	ELG
1	08-21-2019	JAS	FINAL	ELG

JACOB GORALSKI, PLLC
CONSULTING ENGINEER
JACOB GORALSKI, PLLC
UT PE# 9226401-2202
1106 COLBI ST.
KENNEDEALE, TX 76080
(817) 456-2621

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER:

T-2

REVISION:

1

A. GENERAL REQUIREMENTS

THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF FINISHED STRUCTURE ONLY.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED - CONTACT ENGINEER.

WHERE THE PROJECT INVOLVES THE STRUCTURAL SUPPORT OF NEW CONSTRUCTION BY EXISTING STRUCTURES OR REQUIRES THE PLACEMENT OF NEW STRUCTURES IN CLOSE PROXIMITY TO EXISTING STRUCTURES SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND PLACEMENT OF STRUCTURAL ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE DRAWINGS PRIOR TO THE FABRICATION OF ANY NEW STRUCTURE. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE DRAWINGS, THE ENGINEER IS TO BE NOTIFIED AS SOON AS POSSIBLE.

B. BASIS FOR DESIGN

BUILDING RISK CATEGORY.....II

ENGINEERING DESIGN

SEISMIC LOAD
 SITE CLASSIFICATION.....D
 SEISMIC IMPORTANCE FACTOR (ASCE 7 / TABLE 1.5-2).....1.0
 SEISMIC DESIGN CATEGORY.....D

MAPPED SPECTRAL RESPONSE ACCELERATIONS:
 S.S.....1.407
 S1.....0.498
SPECTRAL RESPONSE COEFFICIENTS:
 SDS.....0.938
 SD1.....0.499

WIND LOAD
 WIND SPEED (3 SECOND GUST).....115 mph
 EXPOSURE CATEGORY.....C

SNOW LOAD
 ROOF SNOW LOAD.....30 psf
 GROUND SNOW LOAD.....43 psf

FOUNDATIONS
SOIL VALUES:
 FROST DEPTH.....30"
 MINIMUM BEARING DEPTH FOOTINGS.....36"
 ALLOWABLE BEARING AT MINIMUM DEPTH (DEAD + LIVE).....1,500 psf

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL. SLABS SHALL BEAR ON AGGREGATE BASE COURSE (ABC) FILL COMPACTED TO 98% OF MAXIMUM LABORATORY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557 (MODIFIED PROCTOR). MATERIAL SHOULD BE WITHIN 3% OF OPTIMUM MOISTURE AT TIME OF COMPACTION. NATIVE GRADE SUB-BASE, BELOW ABC FILL, SHALL BE PREPARED BY REMOVING ALL ORGANIC MATERIAL, SCARIFYING TOP 6", THEN RECOMPACTED TO 95% OF MAXIMUM LABORATORY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557 (MODIFIED PROCTOR). MATERIAL SHOULD BE WITHIN 3% OF OPTIMUM MOISTURE AT TIME OF COMPACTION.

CONCRETE

CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND APPROVED BY THE ENGINEER. CONCRETE EXPOSED TO FREEZE-THAW CYCLES TO CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH WATER-TO-CEMENT RATIO (W/C) AS SHOWN BELOW. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY ENGINEER. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90° F AT TIME OF PLACEMENT. MINIMUM CONCRETE STRENGTH (f'c) TO BE 3,000 PSI AT 28 DAYS UNLESS NOTED BELOW.

FOUNDATIONS (W/C ≤ 0.50).....4,000 psi
 SLABS ON GRADE (W/C ≤ 0.45).....4,500 psi

UNLESS NOTED OTHERWISE THE DESIGN STRENGTH (f'c) OF CONCRETE FOR ISOLATED FOOTINGS AND CONTINUOUS WALL FOOTINGS FOR STRUCTURES THREE-STORIES OR LESS SHALL BE 2,500 psi REGARDLESS OF THE SPECIFIED STRENGTH OF CONCRETE PLACED.

MINIMUM CONCRETE COVER REQUIREMENTS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
 EXPOSED TO EARTH OR WEATHER (#5 AND SMALLER).....1-1/2"
 EXPOSED TO EARTH OR WEATHER (#6 AND LARGER).....2"
 BEAMS AND COLUMNS (TO TIES).....1-1/2"
 WALLS, SLABS, AND JOISTS (#11 AND SMALLER).....3/4"
 WALLS, SLABS, AND JOISTS (#14 AND LARGER).....1-1/2"

CONCRETE SPLICE LENGTH REQUIREMENT - SEE TABLE IN TYPICAL DETAILS

1. ALL TENSION SPLICES TO BE CLASS B TENSION SPLICES UNLESS NOTED OTHERWISE
2. BAR SPACING TO BE A MINIMUM OF 2 BAR DIAMETERS
3. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH
4. ALL SPLICE LOCATIONS SUBJECT TO APPROVAL BY THE ENGINEER

MECHANICALLY VIBRATE ALL REINFORCED CONCRETE WHEN PLACED, EXCEPT THAT, UNREINFORCED SLABS ON GRADE NEED VIBRATED ONLY AT TRENCHES, FLOOR DUCTS, TURNDOWNS, ETC. REVIBRATE TOPS OF CAISSONS 15 MINUTES AFTER PLACING CONCRETE. MAXIMUM SLUMP TO BE 4-1/2" FOR CONCRETE WITHOUT PLASTICIZER. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON ENGINEER'S APPROVAL. A 3/4" CHAMFER OF TOOLED EDGE SHALL BE PROVIDED AT ALL EXPOSED CONCRETE EDGES U,N,O.

ALL REINFORCING DIMENSIONS SHOWN ON DRAWINGS AS "CLEAR" SHALL BE CLEAR DIMENSIONS OF PLUS OR MINUS 1/4", TYPICAL UNLESS NOTED OTHERWISE. TOLERANCES FOR "D" DISTANCES TO BE PER SECTION 7.5.2.1 AND 7.5.2.2 OF ACI 318.

PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. REINFORCING BAR SPACING SHOWN ON DRAWINGS ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH STANDARD 90-DEGREE HOOKS UNLESS OTHERWISE NOTED OTHERWISE. ALL REINFORCING BARS, ANCHOR BOLTS, AND HOLDOWNS TO BE SECURELY TIED IN PLACE PRIOR TO PLACING OF CONCRETE. ALL REINFORCING SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/CORROSION.

STEEL REINFORCING:

NO TACK WELDING OF REINFORCING BARS IS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE BY THE ENGINEER. REINFORCING BARS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

STANDARD DEFORMED BARS #4 AND SMALLER (Fy = 40 KSI).....ASTM A615
 STANDARD DEFORMED BARS #5 AND LARGER (Fy = 60 KSI).....ASTM A615
 ALL DEFORMED BARS TO BE WELDED (Fy = 60 KSI).....ASTM A706
 WELDED WIRE FABRIC.....ASTM A185

STRUCTURAL STEEL

THESE DRAWINGS ARE NOT MEANT TO BE SHOP DRAWINGS TO BE FABRICATED FROM; THEY ARE TO COMMUNICATE THE DESIGN AND INTENT OF THE ENGINEER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY AN APPROVED STEEL FABRICATOR AND/OR STEEL DETAILER TO PROVIDE A CORRECTLY FABRICATED STEEL PACKAGE THAT MATCHES THE STRUCTURAL DRAWINGS PROVIDED.

ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE:

STRUCTURAL SHAPE	ASTM	Fy (KSI)	Fu (KSI)
W (EXISTING)	A36	36	36
W (NEW)	A3992	50	65
M, S, C, MC, L	A36	36	58
HP	A572	50	65
PIPE	A53 GRADE B	35	60
HSS ROUND	A500 GRADE B	35	60
HSS RECTANGULAR	A500 GRADE B	46	58
PLATES & BARS	A36	36	58
HIGH-STRENGTH PLATES & BAR	A588	50	70

ALL EXPOSED STEEL SHALL BE GALVANIZED. GALVANIZING SHALL CONFORM TO THE FOLLOWING ASTM REQUIREMENTS:

HOT DIPPED GALVANIZING OF STRUCTURAL MEMBERS.....A123/123M
 HOT DIPPED GALVANIZING OF HARDWARE.....A153/A153M
 HOT DIPPED GALVANIZING OF STEEL SHEETS.....A653/A653M
 MECHANICAL GALVANIZING.....B695

WELDING

ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. CERTIFICATES SHALL BE THOSE ISSUED BY AN ACCEPTED TESTING AGENCY.

ALL WELDING SHALL BE DONE USING E70 SERIES LOW HYDROGEN RODS UNLESS NOTED OTHERWISE. FOR GRADE 60 REINFORCING BARS, USE E90 SERIES.

THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS; THE CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION. SHOP WELDS AND FIELD WELDS SHALL BE SHOWN ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW.



121 W. ELECTION RD., SUITE 330
 DRAPER, UT 84020



116 INVERNESS DR. EAST STE# 280
 ENGLEWOOD, CO 80112

T-MOBILE SITE NUMBER:
SL08057A

BU #: 880630
OAK CANYON JR HIGH

111 SOUTH 715 EAST
 LINDON, UT 84042

EXISTING 79.8 FT
 MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
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B	04-03-2019	JAS	PRELIMINARY	ELG
0	06-24-2019	JAS	FINAL	ELG
1	08-21-2019	JAS	FINAL	ELG

JACOB GORALSKI, PLLC
 CONSULTING ENGINEER
 JACOB GORALSKI, PLLC
 UT PE# 9226401-2202
 1106 COLBI ST.
 KENNEDALE, TX 76060
 (817) 456-2621

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **T-3** REVISION: **1**

T-MOBILE SITE NUMBER:
SL08057A

BU #: 880630
OAK CANYON JR HIGH

111 SOUTH 715 EAST
 LINDON, UT 84042

EXISTING 79.8 FT
 MONOPOLE

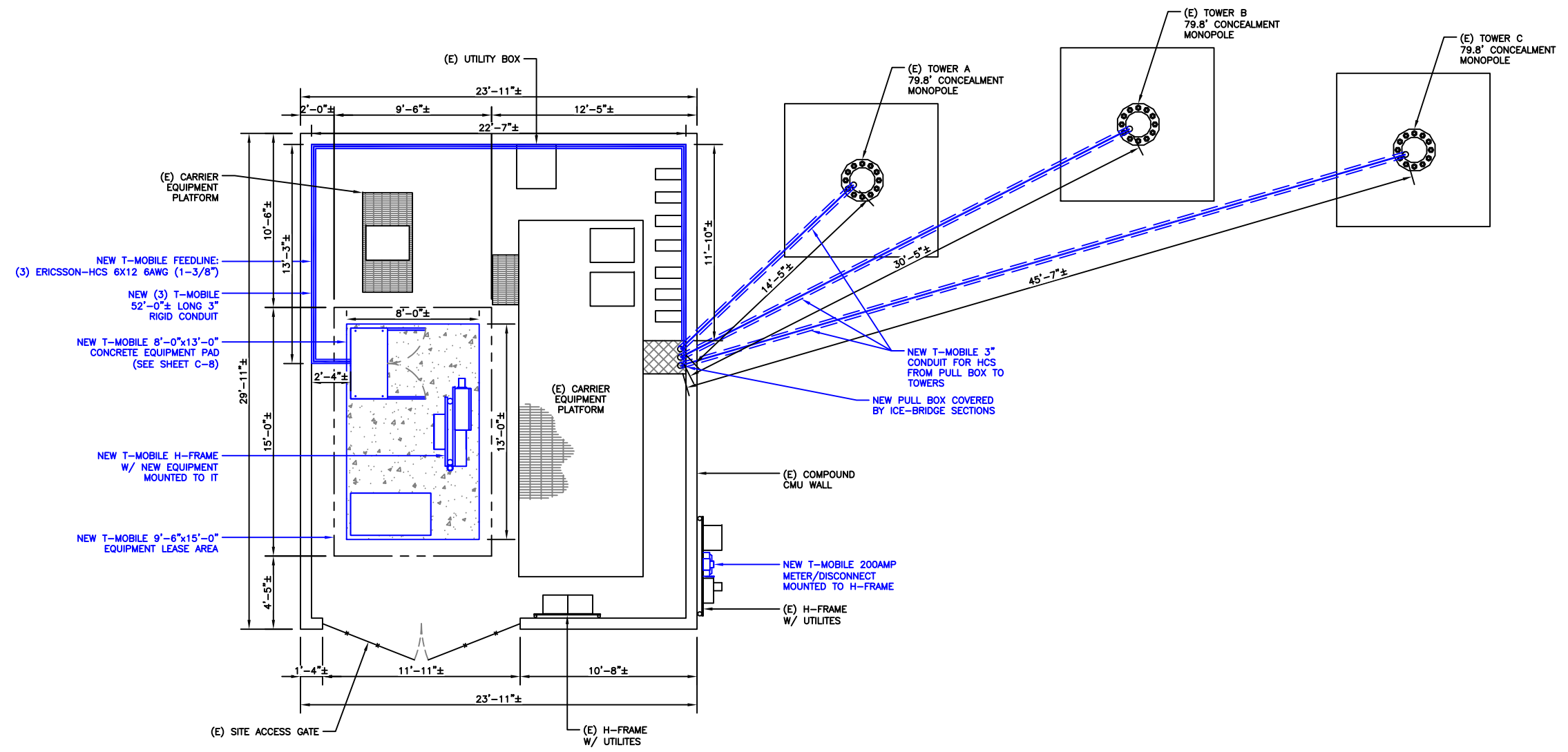
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	09-20-2018	JAS	PRELIMINARY	ELG
B	04-03-2019	JAS	PRELIMINARY	ELG
0	06-24-2019	JAS	FINAL	ELG
1	08-21-2019	JAS	FINAL	ELG

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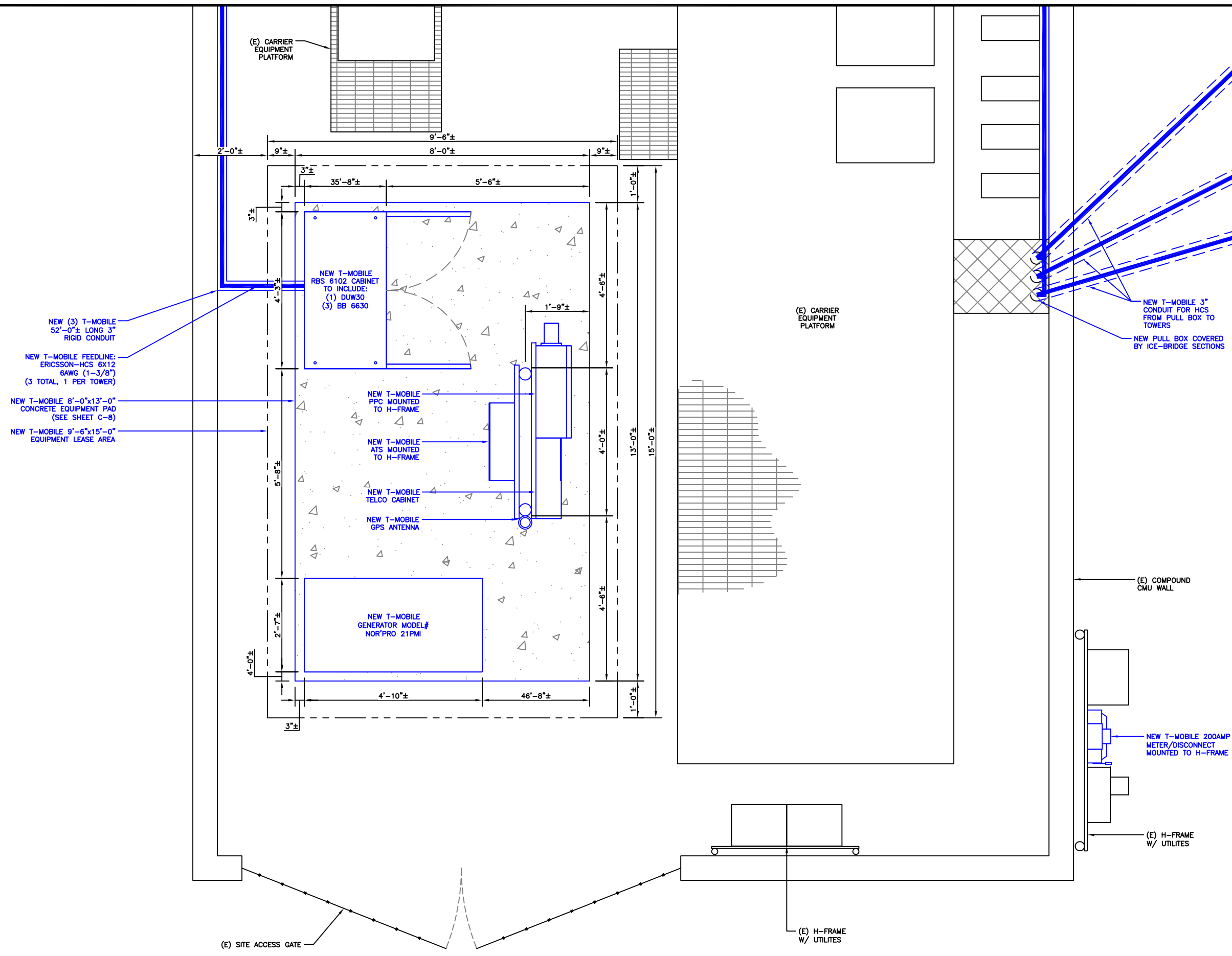
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SHEET NUMBER: **C-1** REVISION: **1**



1 FINAL SITE PLAN
 SCALE: 1/4"=1'-0" (FULL SIZE)
 1/8"=1'-0" (11x17)





NEW (3) T-MOBILE
52'-0"± LONG 3"
RIGID CONDUIT

NEW T-MOBILE FEEDLINE:
ERICSSON-HCS 6X12
6AWG (1-3/8")
(3 TOTAL, 1 PER TOWER)

NEW T-MOBILE 8'-0"x13'-0"
CONCRETE EQUIPMENT PAD
(SEE SHEET C-8)

NEW T-MOBILE 9'-6"x15'-0"
EQUIPMENT LEASE AREA

NEW T-MOBILE 3"
CONDUIT FOR HCS
FROM PULL BOX TO
TOWERS

NEW PULL BOX COVERED
BY ICE-BRIDGE SECTIONS

(E) COMPOUND
CMU WALL

NEW T-MOBILE 200AMP
METER/DISCONNECT
MOUNTED TO H-FRAME

(E) H-FRAME
W/ UTILITIES

(E) CARRIER
EQUIPMENT
PLATFORM

(E) H-FRAME
W/
UTILITIES

(E) SITE ACCESS GATE

T-Mobile
121 W. ELECTION RD., SUITE 330
DRAPER, UT 84020

CROWN CASTLE
116 INVERNESS DR. EAST STE# 280
ENGLEWOOD, CO 80112

T-MOBILE SITE NUMBER:
SL08057A

BU #: 880630
OAK CANYON JR HIGH

111 SOUTH 715 EAST
LINDON, UT 84042

EXISTING 79.8 FT
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
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JACOB GORALSKI, PLLC
CONSULTING ENGINEER
JACOB GORALSKI, PLLC
UT PE# 9226401-2202
1106 COLBI ST.
KENNEDALE, TX 76060
(817) 456-2621

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SHEET NUMBER: **C-2** REVISION: **1**

1 ENLARGED EQUIPMENT PLAN
SCALE: 3/4"=1'-0" (FULL SIZE)
3/8"=1'-0" (11x17)



INSTALLER NOTE:
DIRECT TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE W/ EXISTING SAFETY CLIMB.

OVERALL HEIGHT OF STRUCTURE
ELEV. = 92'-9"

NEW (3) T-MOBILE 42" OD x 12" VENTILATED CONCEALMENT SECTION (1 PER TOWER)

NEW T-MOBILE RAD CENTER
ELEV. = 87'-0"

NEW T-MOBILE MOUNT
ELEV. = 87'-0"

NEW T-MOBILE RRU RRUS 4415 B25 (3 TOTAL, 1 PER TOWER)

HEIGHT OF STRUCTURE
ELEV. = 79'-9"

NEW T-MOBILE ANTENNAS RFS-APXVAARR24_43-U-NA20 (3 TOTAL, 1 PER TOWER)

NEW T-MOBILE RRU ERICSSON-RADIO 4449 B12/B71 (3 TOTAL, 1 PER TOWER)

NEW T-MOBILE ANTENNAS ERICSSON-AIR 3246 B66 (3 TOTAL, 1 PER TOWER)

FOR STRUCTURE A
REFER TO STRUCTURAL EVALUATION BY:
CROWN CASTLE
PROJECT# 1699218
DATED: MARCH 21, 2019

FOR STRUCTURE B
REFER TO STRUCTURAL EVALUATION BY:
CROWN CASTLE
PROJECT# 1699960
DATED: MARCH 21, 2019

FOR STRUCTURE C
REFER TO STRUCTURAL EVALUATION BY:
CROWN CASTLE
PROJECT# 1699974
DATED: MARCH 22, 2019

NOTE:
SPRINT CANISTER SECTION WILL REQUIRE NEW 36" VENTILATED SECTION.

T-MOBILE EQUIPMENT

ANTENNA CL: 87'-0"
MOUNT CL: 87'-0"

NEW T-MOBILE FEEDLINE:
ERICSSON / HCS 6X12 6AWG (1-3/8")
ROUTED INSIDE TOWER (3 TOTAL, 1 PER TOWER)

NEW T-MOBILE EQUIPMENT

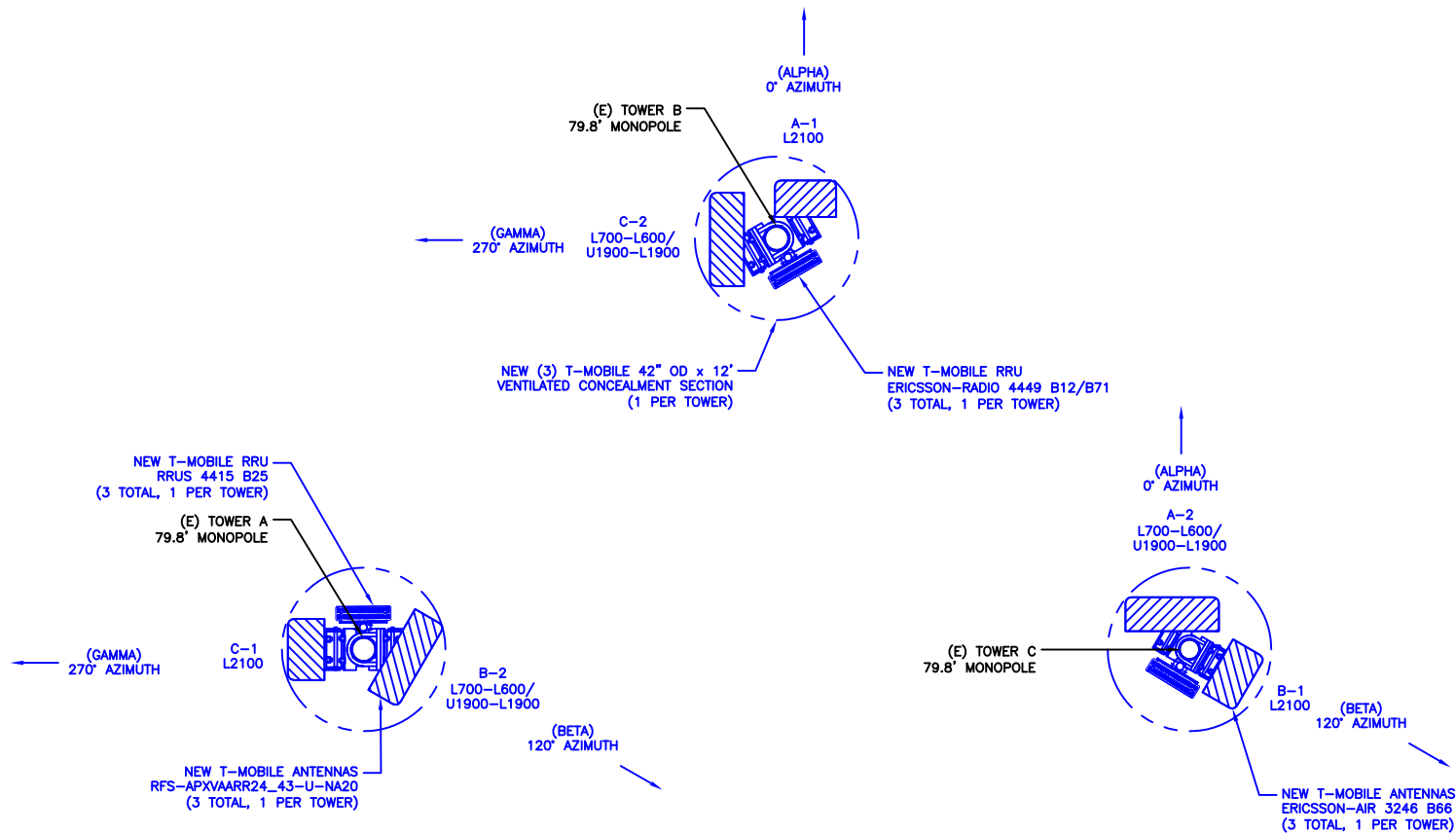
NEW T-MOBILE 3" CONDUIT FOR HCS

1 FINAL ELEVATION
SCALE: NOT TO SCALE

ANTENNA SCHEDULE

SECTOR	TOWER A		TOWER B		TOWER C	
ANTENNA POSITION	C-1	B-2	C-2	A-1	B-1	A-2
ANTENNA TYPES	L2100	L700-L600/ U1900-L1900	L700-L600/ U1900-L1900	L2100	L2100	L700-L600/ U1900-L1900
AZIMUTH	270°	120°	270°	0°	120°	0°
RAD CENTER (AGL)	87'-0"	87'-0"	87'-0"	87'-0"	87'-0"	87'-0"
MODEL	ERICSSON - AIR3246 B66	RFS-APXVAARR24_43-U-NA20	RFS-APXVAARR24_43-U-NA20	ERICSSON - AIR3246 B66	ERICSSON - AIR3246 B66	RFS-APXVAARR24_43-U-NA20
FEEDER LENGTH	±175'-0"	±175'-0"	±175'-0"	±175'-0"	±175'-0"	±175'-0"
FEEDER TYPE	HYBRID CABLE	HYBRID CABLE	HYBRID CABLE	HYBRID CABLE	HYBRID CABLE	HYBRID CABLE

2 ANTENNA SCHEDULE
SCALE: NOT TO SCALE



3 FINAL ANTENNA LAYOUT
SCALE: NOT TO SCALE

T-Mobile
121 W. ELECTION RD., SUITE 330
DRAPER, UT 84020

CROWN CASTLE
116 INVERNESS DR. EAST STE# 280
ENGLEWOOD, CO 80112

T-MOBILE SITE NUMBER:
SL08057A

BU #: 880630
OAK CANYON JR HIGH

111 SOUTH 715 EAST
LINDON, UT 84042

EXISTING 79.8 FT
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
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JACOB GORALSKI, PLLC
CONSULTING ENGINEER
JACOB GORALSKI, PLLC
UT PE# 9226401-2202
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KENNEDEALE, TX 76060
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SHEET NUMBER: **C-3** REVISION: **1**

Date: March 21, 2019

Lynn Ori
Crown Castle
2055 S. Stearman Drive
Chandler, AZ 85286



Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317
(724) 416-2000

Subject: Structural Analysis Report

Carrier Designation: T-Mobile Co-Locate
Carrier Site Number: SL08057A
Carrier Site Name: OAK CANYON

Crown Castle Designation: Crown Castle BU Number: 880630
Crown Castle Site Name: OAK CANYON JR HIGH
Crown Castle JDE Job Number: 519021
Crown Castle Work Order Number: 1699960
Crown Castle Order Number: 450443 Rev. 7

Engineering Firm Designation: Crown Castle Project Number: 1699960

Site Data: 111 725 E, Lindon, Utah County, UT
Latitude 40° 20' 2.68", Longitude -111° 41' 47.6"
80.67 Foot - Concealment Tower with Proposed Canister Extension

Dear Lynn Ori,

Crown Castle is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC8: Proposed Equipment with Proposed Canister Extension **Sufficient Capacity**

This analysis is for informational use only and is not intended to provide engineering services to the public, nor should the analysis be relied upon for jurisdictional submittals or approval.

This analysis utilizes an ultimate 3-second gust wind speed of 115 mph as required by the 2015 International Building Code. Applicable Standard references and design criteria are listed in Section 2 - Analysis Criteria.

Structural analysis prepared by: Steven Hu / KBS / SM

Respectfully submitted by:

A handwritten signature in cursive script that reads 'Maribel Dentinger'.

Maribel Dentinger, P.E.
Senior Project Engineer

Mar 22 2019 11:28 AM

Date: March 22, 2019

Lynn Ori
Crown Castle
2055 S. Stearman Drive
Chandler, AZ 85286



Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317
(724) 416-2000

Subject: Structural Analysis Report

Carrier Designation: T-Mobile Co-Locate
Carrier Site Number: SL08057A
Carrier Site Name: OAK CANYON

Crown Castle Designation: Crown Castle BU Number: 880630
Crown Castle Site Name: OAK CANYON JR HIGH
Crown Castle JDE Job Number: 519020
Crown Castle Work Order Number: 1699974
Crown Castle Order Number: 450444 Rev. 8

Engineering Firm Designation: Crown Castle Project Number: 1699974

Site Data: 111 725 E, Lindon, Utah County, UT
Latitude 40° 20' 2.68", Longitude -111° 41' 47.6"
80.67 Foot - Concealment Tower with Proposed Canister Extension

Dear Lynn Ori,

Crown Castle is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC8: Proposed Equipment with Proposed Canister Extension **Sufficient Capacity**

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Structural analysis prepared by: Steven Hu / KBS

Respectfully submitted by:

A handwritten signature in cursive script that reads 'Maribel Dentinger'.

Maribel Dentinger, P.E.
Senior Project Engineer

Mar 22 2019 11:18 AM

Date: March 21, 2019

Lynn Ori
Crown Castle
2055 S. Stearman Drive
Chandler, AZ 85286



Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317
(724) 416-2000

Subject: Structural Analysis Report

Carrier Designation: T-Mobile Co-Locate
Carrier Site Number: SL08057A.
Carrier Site Name: OAK CANYON

Crown Castle Designation: Crown Castle BU Number: 880630
Crown Castle Site Name: OAK CANYON JR HIGH
Crown Castle JDE Job Number: 519019
Crown Castle Work Order Number: 1699218
Crown Castle Order Number: 450442 Rev. 7

Engineering Firm Designation: Crown Castle Project Number: 1699218

Site Data: 111 725 E, Lindon, Utah County, UT
Latitude 40° 20' 2.68", Longitude -111° 41' 47.6"
80.67 Foot - Concealment Tower with Proposed Canister Extension

Dear Lynn Ori,

Crown Castle is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

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Structural analysis prepared by: Steven.Hu / KBS / SM

Respectfully submitted by:

A handwritten signature in cursive script that reads 'Maribel Dentinger'.

Maribel Dentinger, P.E.
Senior Project Engineer

Mar 22 2019 2:28 PM



116 Inverness Dr E ESte. 300
Englewood, CO 80112

Phone: (801) 979-9077
www.crowncastle.com

Crown Castle Letter of Authorization

**CITY OF LINDON, UT
Planning Department
100 NORTH STATE STREET
LINDON, UT 84042**

**Re: Application for Zoning/Building Permit
Crown Castle telecommunications site at: 111 725 E, LINDON, UT 84042**

GLOBAL SIGNAL ACQUISITIONS II LLC (“Crown Castle”) hereby authorizes T-MOBILE, including their Agent, to act as our Agent in the processing of all zoning applications, building permits and approvals through the CITY OF LINDON, UT for the existing wireless communications site described below:

**Crown Site ID/Name: 880630/OAK CANYON JR HIGH
Customer Site ID: SL08057A/OAK CANYON
Site Address: 111 725 E, Lindon, UT 84042
APN:**

Crown Castle

By: Craig Chagnon Date: 09.30.19
Craig Chagnon
Real Estate Specialist



Crown Castle
2055 South Stearman Drive
Chandler, AZ 85286

June 3, 2019

Via Overnight Mail and Email

Board of Education of the Alpine School District
Attn: Dana Harman – Administration Assistant
575 North 100 East
American Fork, UT 84003

Re: Business Unit # 880630 / OAK CANYON JR HIGH; 111 725 E, Lindon, UT 84042 ("Tower Site")
Site Agreement with Option dated March 30, 2001, as amended ("Lease")

Dear Dana Harman,

This binding letter agreement ("Letter Agreement") sets forth the agreement between The Board of Education of the Alpine School District ("Landlord") and STC FIVE LLC, by and through Global Signal Acquisitions II LLC, its attorney in fact ("Tenant") allowing T-Mobile ("Customer") to collocate at the Tower Site.

The parties agree as follows:

1. Per Section 2 of the Third Amendment to the Lease, Tenant and Landlord agree that Tenant will pay to Landlord \$300.00 per month ("Additional Rent") per subtenant beginning on the date of commencement of the sublease. The Additional Rent will escalate in the same manner and at the same time as described in the lease between Tenant and Landlord for the Tower Site.
2. Tenant agrees to pay an additional \$100.00 per month as consideration plus the Additional Rent (totaling \$400.00 per month) in exchange for Landlord's consent to sublease a portion of the Tower Site to Customer and for Customer to install, operate, maintain and remove communication equipment at the Tower Site. The Landlord's consent is effective as of the date of Landlord's signature on this Letter Agreement and must be executed by ~~June 11th~~, 2019 to receive the full amount of \$400.00 as noted above.

JULY 12TH

A handwritten signature in black ink, appearing to be the initials 'OH'.

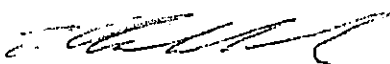
3. Landlord represents and warrants as of the date of this Letter Agreement that Landlord is duly authorized and has the full power, right and authority to enter into this Letter Agreement and to perform all of its obligations under this Letter Agreement.

If this Letter Agreement accurately reflects the understanding regarding the Customer and the Tower Site, please so indicate by signing and returning to the undersigned the enclosed copy of this letter.

TENANT:
STC Five LLC, a Delaware limited liability company


LANDLORD:
The Board of Education of the Alpine School District

By: Global Signal Acquisitions II LLC,
a Delaware limited liability company,
Its Attorney-In-Fact

By: 

Name: Matthew Rohrbach, Real Estate Manager

Date: 06/03/19

By: 

Name: Robert W Smith - CFO

Date: 1 July 2019



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQZL895	File Number
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001565449

Grant Date 06-14-2017	Effective Date 06-15-2017	Expiration Date 06-14-2029	Print Date
Market Number PEA027	Channel Block B	Sub-Market Designator 0	
Market Name Salt Lake City, UT			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQGA732	File Number 0007753482
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0001565449

Grant Date 11-29-2006	Effective Date 09-05-2017	Expiration Date 11-29-2021	Print Date 09-28-2017
Market Number REA006	Channel Block D	Sub-Market Designator 37	
Market Name West			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

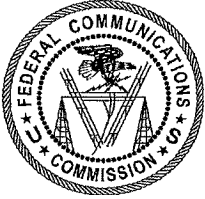
This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

AWS operations must not cause harmful interference across the Canadian or Mexican Border. The authority granted herein is subject to future international agreements with Canada or Mexico, as applicable.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQLA792	File Number
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0001565449

Grant Date 11-16-2009	Effective Date 10-05-2016	Expiration Date 11-16-2019	Print Date 11-11-2016
Market Number BEA152	Channel Block A	Sub-Market Designator 0	
Market Name Salt Lake City-Ogden, UT-ID			
1st Build-out Date	2nd Build-out Date 11-16-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

<p>Conditions: Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.</p>
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--



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REG COMP CONTACT
T-MOBILE LICENSE LLC
12920 SE 38TH ST.
BELLEVUE, WA 98006

Call Sign KNLF271	File Number 0006751877
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

Grant Date 06-30-2015	Effective Date 06-30-2015	Expiration Date 06-23-2025	Print Date 07-02-2015
Market Number MTA036	Channel Block A	Sub-Market Designator 13	
Market Name Salt Lake City			
1st Build-out Date 06-23-2000	2nd Build-out Date 06-23-2005	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Conditions:

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This also was to allow review of each use before implementation into the zone.

2 Mayor Ellertson asked if the proposed business facility would meet the required
4 architectural standards of the zone. Mr. Smith verified that the standards of the Light Industrial
6 zone would apply. He observed that the Planning Commission expressed concern that if the
8 business was not successful and the building was sold, that it could be retrofitted to conform to
10 light industrial use. Mr. Dameron confirmed the "C" designation in the land use table to be
"conditional use" and the "P" as "permitted use." Mayor Ellertson suggested that the indoor
soccer use be limited to "C" in the CG zone also. Discussion of current recreational uses within
the city was held. It was the consensus of the City Council that indoor soccer be a conditional
use rather than a permitted use in the CG zone.

12 Mr. Gregory requested access from 2000 West across the drainage canal to this proposed
14 location of the business. He noted that the Planning Commission and the City Engineer had
16 requested no access across this canal because of possible obstruction of the drainage flow. He
18 stated that if no access was allowed across the canal, they would move their building to an
interior lot of Ostler Industrial Park and then there may be conflict with the definition of
"periphery" of the zone. The Councilmembers discussed the definition of the word "periphery"
as being within 500 feet of the edge of the zone. They discussed the canal and its use for "linear
detention." Councilmember Dain suggested the crossing be a bridge rather than a culvert. A
culvert would more likely restrict the flow and disturb the open waterway effect. He observed
that 2000 West was a potential access road to the new interchange on I-15 and as such should be
"user-friendly."

22 COUNCILMEMBER DAIN MOVED TO APPROVE THE ADDITION OF INDOOR
24 SOCCER AS A CONDITIONAL USE TO THE LAND USE TABLE IN THE MU, CG, AND
MD ZONES WITH THE ADDENDUM THAT IT BE ALLOWED ONLY ON THE
PERIPHERY OF THE MD ZONE. COUNCILMEMBER HATCH SECONDED THE
26 MOTION. THE ROLL CALL OF THE VOTE IS AS FOLLOWS:

28 COUNCILMEMBER ACERSON	AYE
COUNCILMEMBER BATH	AYE
COUNCILMEMBER BAYLESS	AYE
30 COUNCILMEMBER DAIN	AYE
COUNCILMEMBER HATCH	AYE

32 THE VOTE WAS UNANIMOUS. THE MOTION CARRIED.

34 COUNCILMEMBER BAYLESS MOVED TO CLOSE THE PUBLIC HEARING ON
36 THE ZONING AMENDMENT ORDINANCE. COUNCILMEMBER ACERSON SECONDED
THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

- 38
- 40 3. **Conditional Use Permit - Sprint PCS Telecommunications Tower.** The City Council
42 adopted a wireless communications facilities ordinance on October 17, 2000. This
ordinance requires the applicant to gain approval of a conditional use permit from the
Planning Commission and the City Council. The chosen location for this tower is on the
Oak Canyon Junior High School property in the open fields to the east nearer to the

Murdock Canal.

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Mr. Smith pointed out the location requested by Sprint PCS for their proposed pole/tower with pictures and a map. He listed the 3 conditions recommended by the Planning Commission as 1) the cell site be moved a minimum of 200 feet to the West of this requested site, 2) the tower be placed as close to 200 South as possible, and 3) the twenty nearest homes be hand-delivered notices of this City Council conditional use permit hearing. Mr. Smith observed that the ordinance requires the City Council to review the application for appearance and distances that would make it obtrusive to the neighbors. He noted that the noticing requirement is not mandatory by ordinance, but the Planning Commissioners felt the neighborhood should have their chance to comment.

Councilmember Bath asked how far north of the fence the facility would need to be to clear easements and overhead power transmission lines. Mr. Smith asked the Sprint representatives, Lin Alderman, Mike Ditterick, and Attorney Steve King to come forward and explain their application. Ms. Alderman had compiled some packets of information that she passed out among the Councilmembers. She explained that the facility had been placed 30 feet inside the fence to allow junior high students a direct pathway to the school through the gate. She clarified that this site had been chosen by the principal of Oak Canyon Jr. High as his preferred site to minimize the impact on the use of the fields and also to allow access to services needed to operate the site. Ms. Alderman disclosed that she had delivered notices to the nearest 35 homes within Lindon. None had been delivered to Orem. She described the height of the pole/tower as similar to the 70 foot power poles along the street since this tower site was approximately 10 feet lower because of the drop in the terrain between the fence and the field.

Councilmember Bayless asked for the dimensions of the proposed pole/tower. Ms. Alderman described it as 26-28 inches diameter at the top and the bottom dimension would be determined when it was decided if the pole would need to be telescoping or if it would be allowed to be straight. She also mentioned that if the 3-pole configuration was required, each pole would be 16-18 inches in diameter. Mr. Ditterick recommended the City Council consider the telescoping design that would collapse inside itself in an emergency. Councilmember Bath asked the dimensions of the power poles along that 200 South to compare the diameters. Mayor Ellertson replied estimated that the power poles were 15-18 inches in diameter.

Ms. Alderman observed that Sprint would use more land if the 3-pole configuration rather than the 1-pole configuration was decided on. She told the Councilmembers that a 20 X 30 plot would be needed for the equipment enclosure and the pole would be inside the enclosure in the 1-pole configuration. If the 3-pole configuration was used, the poles would be set outside the equipment enclosure to allow access to the poles for putting flags on them. Mr. Ditterick explained that the closest distance the poles could be placed to 200 South is 40 feet from the curb or 30 feet from the fence. This was because of utility easements along the street. Councilmember Acerson expressed favor to the 3-pole configuration proposed for an alternative site by the turn-around on 200 South at about 800 East.

Oak Canyon Jr. High Principal Paul Olsen observed that he had seen increased community use of the fields to the east of the Junior High School. He was concerned that the field remain as open as possible to allow for this multiple use. He disclosed the potential income

2 of about \$500,000 over the next 25 years for the direct benefit of the Junior High School and
possible revenue to Rocky Mountain Elementary and Lindon Elementary if a secondary user
4 contracted to use this site also. He mentioned that outside revenue of this kind was “difficult to
come by.”

6 Mayor Ellertson inquired how near the pole the equipment enclosure needed to be. Ms.
Alderman told him no further than 100 feet away. Mayor Ellertson observed that the equipment
enclosure could be moved out of the open area. Ms. Alderman clarified that the contract with
8 Alpine School District was \$900 per month with built in inflation increases over the next 25
years. It would amount to approximately \$400,000 with only one carrier on this site. Mr.
10 Dameron noted that the contract was with Alpine School District and inquired if the Junior High
had a commitment from the District that the money would be funneled back in full. Principal
12 Olsen answered that the school did not have a written agreement, but that standard practice of the
District was to funnel the money back to the individual school. He noted that several schools in
14 the district were being alternatively-funded with cell tower site lease fees. Mr. King noted that
the lessor in the agreement was the District.

16 Councilmember Acerson asked Principal Olsen if he had any objection to the alternative
site proposed by the City near the turn-around at 200 South and about 800 East and putting flags
18 on the poles. Principal Olsen explained that he was not opposed to anything. He wanted to help
make the neighbors happy with the cell site and keep the integrity of the field. Councilmember
20 Acerson observed that the alternative site was not used for anything other than passage to the
school. Principal Olsen expressed his acceptance and wanted to be sensitive to neighborhood
22 opinion. Councilmember Bayless promoted a site that would be as pleasing as possible.
Councilmember Dain observed that these poles would not look like normal flag poles; they
24 would be larger than normal. He recommended that the flag company be consulted on the scale
of the flags to be purchased for the site. He also asked which entity would be responsible for the
26 maintenance of the flags. The Junior High School was determined to be responsible for
maintenance of the flags. Sprint was determined to be responsible for the landscaping.

28 Mr. Ditterick submitted photographs of other installations. His recommendation to the
Council was a 7 foot high enclosure near the east fence around the duplexes on the Junior High’s
30 south border. He also recommended a locked lanyard on each pole to allow changing the flags.
Ms. Alderman asked if the City Council would prefer that Sprint design the poles to allow for a
32 second carrier. Councilmember Acerson inquired if there was a design limitation on the amount
of co-locators. Ms. Alderman disclosed that with the present technology and the limitation of the
34 antennas placed inside the poles, only 2 providers could locate on this site. Councilmember
Acerson clarified that when technology improves, more than one other co-locator could use this
36 site and improve the revenue stream to the school by the same potential amount as this present
lease. Ms. Alderman confirmed that Sprint would absorb the cost of installation of this site and
38 allow co-locators to affix their antennas within the poles as technology allows. Any further
ground leases would accrue payments to the District. Mayor Ellertson observed that with
40 additional co-locators Orem children may would also benefit eventually through co-location
revenue being distributed to the Rocky Mountain and Lindon Elementary Schools.

42 Councilmember Dain asked Ms. Alderman if the installation would be a painted steel
pole. Ms. Alderman confirmed that the pole would be mostly steel, all but the top which would

2 be a material conducive to radio transmissions. She offered to have the City pick the color to
blend with the skyline and surrounding structures. Councilmember Dain asked about the
4 maintenance of the pole to minimize the rust. Ms. Alderman disclosed that Sprint would be
maintaining the pole. She directed the Councilmembers' attention to the remaining contents of
6 the packet which included a copy of a notarized letter from Sprint declaring compliance with all
applicable EIA standards, applicable federal and state laws and regulations, and with the Lindon
8 City Code, declaring the proposed site will accommodate use by additional co-locators, declaring
the use of the site will not interfere with transmission or reception of legally operating
frequencies, and submitting evidence of their radio station authorization. A copy of the radio
10 station authorization was enclosed in the packet and evidence of insurance.

12 Mayor Ellertson opened the discussion to members of the audience. Representatives of
the neighborhood present at this discussion were Steve Browne of 118 South 900 East, Christian
Bradford of 185 South 900 East, Kevin Cartwright of 168 South 900 East, Glen Westbroek of
14 928 East 155 South, Brad Palmer of 154 South 900 East, and John & Marie Dominge of 104
South 900 East. Mr. Palmer asked Sprint about the safety of the tower and its transmissions. He
16 wondered if any research had concluded that radio transmissions were not detrimental to the
health of residents in close proximity. Councilmember Bath mentioned that a study had been
18 announced in the Deseret News that day. Mr. Ditterick cited the example of the University of
Utah hospital which had towers on the roof. He asserted that if the transmissions were
20 dangerous, the hospital would not have allowed the towers to be built there. Mr. Westbroek
introduced himself as a teacher whose son had introduced him to HAM radio. He claimed that
22 the HAM radio training included information about the deleterious effects of radio waves on the
human system. He proclaimed that a transmitter/repeater such as Sprint would need to operate
24 their system at 900 MHz, which, he asserted, is in the unsafe range. He also claimed that any
low power transmission is additive to the total amount of unsafe radiation. Mayor Ellertson
26 confirmed that it was additive, observing that EMF in certain configurations had a canceling off-
setting effect. Mr. Palmer asserted that areas parallel to a tower were exposed to radio
28 frequencies more than areas underneath a tower because the antennas were pointed to broadcast
out rather than up or down. He claimed that was why the University of Utah hospital was not
30 averse to having towers on their roof. Mayor Ellertson asked what effect radio frequencies had
on the human body. Mr. Westbroek observed that microwave, a form of radio frequency, can
32 blind. Mr. Palmer stated that the strength of the power broadcast was linked to various diseases.
Mr. Ditterick stated that he could not produce research that would prove the transmissions safe.
34 Mr. King asserted that the Federal Government has declared that questions of radio frequency
safety could not be used as a basis to deny a cell tower permit. The Council discussed possible
36 safety issues of radio transmissions. Mr. King claimed that the Federal Government considered
the risk of radio transmission hazard so low that they declared it could not be used as an issue.

38 Mr. Palmer asked what guarantee parents would have that the money would continue to
go to Oak Canyon Jr. High School. Mayor Ellertson observed that it was totally at the discretion
40 of the Alpine School District at present. Principal Olsen stated that he would ask Mr. Seastrand
at the District office for some confirmation on the disposition of funds.

42 Mr. Bradford questioned property and resale values if this site were constructed. He
expressed opposition to construction on the Sprint preferred site near the Murdock Canal. Mayor

2 Ellertson observed that studies have shown that power poles do not devalue property. Mr.
Bradford asked for comparable sales before and after installation of a cell site. He questioned
4 whether TV and radio would be affected. Mr. King claimed that the site would not interfere with
any use operating within their authorized band.

6 Mr. Bradford expressed favor to the Junior High School receiving money and wondered if
it was standard practice to encourage 2nd users. Mayor Ellertson stated that city ordinance
8 required co-location as a first priority for new users within the city. Mr. King claimed that it was
cheaper to co-locate so providers would look there first. Mr. Bradford expressed favor to the 2nd
10 proposed location near the turn-around as his preferred location. Mr. Palmer also expressed
favor to the 2nd location.

12 Mr. Browne questioned the attractive nuisances of the equipment enclosure. He
wondered what steps would be taken to discourage scaling of the wall, and what lights and noises
14 would emanate therefrom. Ms. Alderman explained that the equipment would be enclosed in
locked metal cabinets about 2 X 2 X 4 feet in size and that no noise would emanate from the
enclosure. Mr. Ditterick discussed the design of the wall. Mr. Bradford asked about liability
16 insurance and Mr. King said that would be part of the cost of the site.

18 Councilmember Acerson suggested that the wall be graffiti-proofed. Mr. Bradford
suggested that the enclosure be as close to the duplex fence as possible. Mayor Ellertson asked
Sprint if their enclosures experience a history of vandalism. Mr. Ditterick disclosed that Sprint
20 had 7 sites placed at schools and that vandalism tended to be comparable with neighborhood
problems. Mr. Bradford expressed an interest in receiving a list of the schools that had cell sites.

22 Mrs. Dominge expressed concern about noise. She claimed that other sites she had
visited "buzzed and hummed." Ms. Alderman asserted that the site would not have noise.

24 Principal Olsen addressed the question of vandalism by stating that since the installation
of surveillance cameras the vandalism had dropped to almost zero. He considered the building
26 more of a target than the Sprint enclosure and commented that the building was being installed
with an alarm. Mr. Ditterick pointed out that the flagpole/towers would be lighted 24 hours a day
28 and that would contribute to less vandalism.

30 Mr. Browne confirmed that Sprint would pay all costs associated with construction and
maintenance. Mr. Palmer asked about the construction materials in the enclosure wall. Ms.
Alderman said that was determined by City ordinance and could be chain link, wood or block.
32 All Sprint required is that the area be enclosed. She noted that landscaping would also screen the
site. Mrs. Dominge asked if the enclosure would be of CMU or decorative block. Mr. Bradford
34 asked that the enclosure be aesthetically pleasing. Councilmember Dain told the neighborhood
representatives that a landscaping and architectural plan would be submitted to the city
36 subsequent to this hearing. Mr. Dameron observed that most requirements were outlined in the
ordinance. Councilmember Dain suggested that the enclosure match the construction of the
38 school. He mentioned that the plans would be approved in the Development Review Committee
process. Mr. Cartwright suggested that the poles be constructed as close to 200 South as
40 possible. Mr. Dominge asked about access to the site from the turn-around. Ms. Alderman
explained that a gate would be installed in the chain link fence. Mr. Ditterick said that the curb
42 would be cut and a driveway installed and a 8 - 12 foot chain link gate installed.

Mayor Ellertson observed that a site plan would have to be brought to the city. Mr.

Palmer promoted the site by the turn-around. Mr. Dameron questioned the setback requirements of the ordinance since this site was so close to the duplexes. The setbacks outlined in the ordinance were disclosed to be 3 times the height of the pole. The Council questioned the source of the setback requirement. City Attorney Gordon Duval explained that it had been incorporated from the model ordinance promoted through the Leagues of Cities and Towns. He added that the setbacks can be set at the Council's discretion. Ms. Alderman observed that the setback was outdated and the new poles were designed to collapse within themselves.

Ms. Dominge asked why the school had been chosen as a site for a cell tower. Mayor Ellertson explained the RF studies and how a "hole" in the coverage would be filled. Councilmember Dain suggested a raised planter for the flagpole/towers to be installed on. Mayor Ellertson wondered about the safety issues of a raised planter in a playground. It was discussed briefly. Councilmember Acerson asked if the poles would be climbable. Mr. Ditterick explained that they would be no more climbable than a regular flagpole, but that the diameter made climbing more difficult.

City Attorney Gordon Duval observed that there still was a financial issue with the City to solve. He noted that article 3.1 of the agreement provided for in the resolution had been challenged by Sprint. He observed that the challenge is a valid argument and recommended to take article 3.1 out of the agreement. Councilmember Acerson clarified that Mr. Duval did not wish to test the challenge. Mr. King observed that the City Council could give approval as to form and take out the parts not applicable to Sprint. This would not change the ordinance as it is passed and adopted.

Mayor Ellertson summarized the discussions of the City Council as: 1) the Radio Frequency health/safety issues cannot be used to deny a permit, 2) the location is on the west end of the field near the duplexes and 200 South, 3) the site will be as close to 200 South as possible according to the Uniform Building Code, 4) the array will consist of 3 flagpoles, 5) the site will be aesthetically pleasing and harmonize with the setting, 5) article 3.1 of the agreement will be deleted to solve the financial issue with the city, 6) a business license fee will be due to the City, and 7) a formal agreement between the school and the school district is encouraged. Mr. Westbrook ~~added~~ reminded that the tower will be a collapsible structure and. After discussion, the Council decided that the setback of 3 times the height is should be waived. Mayor Ellertson asked for a motion.

COUNCILMEMBER DAIN MOVED TO APPROVE THE REQUEST FOR A CONDITIONAL USE PERMIT BY SPRINT PCS WITH THE FOLLOWING CONDITIONS IN FIVE CATEGORIES:

CATEGORY 1, LOCATION: THE SITE WILL BE LOCATED NORTH OF THE TURN-AROUND AT 200 SOUTH AND ABOUT 800 EAST AND THE EQUIPMENT ENCLOSURE WILL BE LOCATED NEAR THE SOUTHWEST CORNER OF THE OAK CANYON JUNIOR HIGH SCHOOL FIELDS. BECAUSE THE TOWERS WILL BE DESIGNED TO COLLAPSE WITHIN THEMSELVES THEY WILL BE PLACED AS CLOSE AS POSSIBLE TO 200 SOUTH AND CLOSER THAN THE SETBACK ALLOWANCE REQUIRES TO THE HOMES TO THE WEST OF THE STRUCTURE.

CATEGORY 2, AESTHETICS OF THE POLES: THE SITE WILL CONSIST OF A THREE FLAGPOLE CONFIGURATION, 80 FEET HIGH OR LESS. THE COLOR WILL BE

2 ENVIRONMENTALLY COMPATIBLE AND BLEND WITH THE SKYLINE. THE
3 LANDSCAPING WILL INCORPORATE A RAISED PLANTER, ACCENT LIGHTING, A
4 POLE LANYARD AND A LOCK BOX, AND FLAGS PROVIDED BY THE JUNIOR HIGH
5 SCHOOL OF THE PROPER SCALE.

6 CATEGORY 3, AESTHETICS OF THE ENCLOSURE: THE EQUIPMENT
7 ENCLOSURE WILL BE LOCATED IN THE SOUTHWEST CORNER OF THE OAK
8 CANYON JR HIGH FIELD AREA. IT WILL BE LANDSCAPED AND BOUND BY A
9 BLOCK WALL. THE BLOCK WALL WILL CONSIST OF A COMBINATION OF
10 TEXTURES AND MATCH THE JUNIOR HIGH BUILDING IN ARCHITECTURE AND
11 COLOR. THE ENCLOSURE WILL BE TOPPED BY A SLOPED COVER OF FENCING
12 MATERIAL THAT WILL NOT BE VISIBLE FROM THE GROUND, BUT IS DESIGNED TO
13 FUNNEL PLAYGROUND BALLS BACK TO THE GROUND.

14 CATEGORY 4, FEES: THE CITY COUNCIL STRONGLY ENCOURAGES THE
15 DISTRICT TO LEAVE THE LEASE FEES COLLECTED WITH OAK CANYON JR. HIGH
16 SCHOOL. IN THE CASE OF A SECOND LOCATOR, THE LEASE FEES SHALL GO TO
17 THE LINDON AND ROCKY MOUNTAIN ELEMENTARY SCHOOLS.

18 CATEGORY 5, AGREEMENT WITH CITY: THE FINAL AGREEMENT SHALL BE
19 IN SUBSTANTIALLY THE FORM AS SUBMITTED AND AS AGREED TO BY THE
20 PARTIES. THE MAYOR IS GIVEN THE AUTHORITY TO REVIEW AND SIGN THE
21 AGREEMENT FOR THE CITY AFTER MODIFICATIONS ARE MADE.

22 THE COUNCIL FINDS REASONABLE EVIDENCE TO WAIVE THE
23 REQUIREMENTS OF SECTION 5.07.060(B) IN FAVOR OF ALPINE SCHOOL DISTRICT.
24 COUNCILMEMBER ACERSON SECONDED THE MOTION. ALL PRESENT VOTED IN
25 FAVOR. THE MOTION CARRIED.

- 26
- 27 4. Agreement - Utah County Bookmobile Services. The City Council will consider an
28 agreement between the Utah County Bookmobile Library Board and Lindon City to
29 provide bookmobile services to the city for the next calendar year. This item was
30 continued from the January 16, 2001 meeting. The Director of Bookmobile Services, Mr.
31 Edwin Walker, has been invited to attend.

32

33 Mayor Ellertson invited Mr. Edwin Walker, the Director of Bookmobile Services to
34 address the Council. Mr. Walker asked the population of Lindon and was told about 8300. Mr.
35 Walker compared the population of Lindon to that of Alpine as similar in number. He said that
36 there were misconceptions concerning Bookmobile service and use. The misconceptions are that
37 the Bookmobile's purpose is to serve rural areas, mostly children, and to augment or replace a
38 school library. He told the Council that he had been bringing reading to neighborhoods for 24
39 years. He listed the various stops of the Bookmobile in Lindon in the past as Lindon Elementary,
40 Aspen Elementary, and Rocky Mountain Elementary. He observed that the best hours for the
41 Bookmobile are after school hours. He stated that he would like to build the clientele in Lindon
42 and asked for suggestions on where to stop and help in advertising the hours and locations.

Mr. Walker informed the Council that he could get any book a patron ordered either on

Item: 7 - Ordinance Amendment Lindon City Development Manual

Date: October 8, 2019
Applicant: Lindon City
Presenting Staff: Brian Haws and Michael Florence

Type of Decision: Legislative

Council Action Required: Yes, the planning commission is the recommending body on this application.

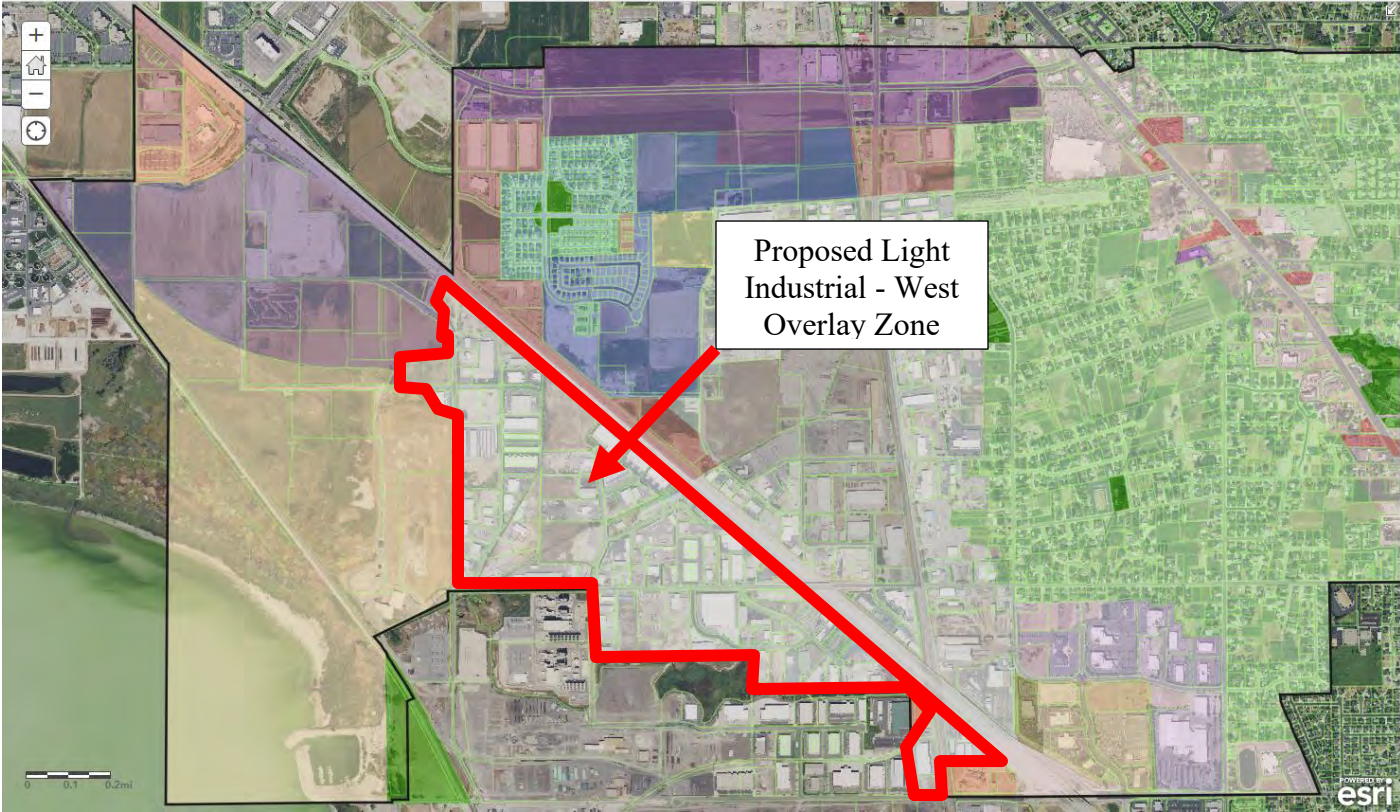
MOTION

I move to (*approve, deny, continue*) ordinance amendment 2019-17-O (or *as presented, with changes*).

Overview:

- The Utah State Legislature has enacted Chapter 41a of Title 4 of the Utah Code, allowing for the establishment of Cannabis Production Establishments and requiring municipalities to allow Cannabis Production Establishment to be maintained as a permitted use in at least one agricultural or industrial zone and has set specific requirements associated with such a use.
- The Utah State Legislature has enacted Chapter 61a of Title 26 of the Utah Code, requiring municipalities to allow Medical Cannabis Pharmacies to be maintained as a permitted use in any zone not established primarily for residential use and has set specific requirements associated with such use.
- Chapter 41a of Title 4 and Chapter 61a of Title 26 of the Utah Code allows Lindon City to enact regulations and conditions upon Cannabis Production Establishments and Cannabis Pharmacies and to specify which zoning district will be designated for Cannabis Production Facilities as a permitted use.
- The City is proposing to create a new overlay zone titled Light Industrial – West Overlay, and is proposing that Cannabis Production Establishments will be permitted within this overlay.
- If the City does not adopt an ordinance designating at least one zone where Cannabis Production Facilities are permitted uses, then, by default under the state law, Cannabis Production Facilities are deemed to be permitted uses in all industrial and agricultural zones within the city.
- City staff are proposing amendment to the Standard Land Use Table, and Chapters 17.18, 17.40, 17.49, 17.25, 17.79 establishing the Light Industrial West zoning district.
- State code allows municipalities to regulate or limit outdoor cultivation of cannabis in industrial zones and city staff are proposing that outdoor cultivation be prohibited in the Light Industrial - West overlay.
- The City will be noticing all property owners within this proposed zoning overlay designation area of the proposed zone changes.

Proposed Light Industrial West Zoning District



Ordinance No. 2019-17-O

AN ORDINANCE AMENDING CHAPTER 17 OF THE LINDON CITY CODE AMENDING THE STANDARD LAND USE TABLE TO CLASSIFY CANNABIS PRODUCTION ESTABLISHMENTS AND MEDICAL CANNABIS PHARMACIES AS PERMITTED USES IN SPECIFIED ZONING DISTRICTS, ENACTING CHAPTER 79 OF TITLE 17 GOVERNING CANNABIS PRODUCTION ESTABLISHMENTS AND MEDICAL CANNABIS PHARMACIES, AND ENACTING/AMENDING SECTIONS 17.49.025, 17.40.010, AND 17.18.070, TO COMFORM TO STATE REQUIREMENTS AND TO ESTABLISH THE LIGHT INDUSTRIAL - WEST OVERLAY ZONING DISTRICT.

WHEREAS, The Utah State Legislature has enacted Chapter 41a of Title 4 of the Utah Code, allowing for the establishment of Cannabis Production Establishments and requiring municipalities to allow Cannabis Production Establishment to be maintained as a permitted use in at least one agricultural or industrial zone and has set specific requirements associated with such use; and

WHEREAS, The Utah State Legislature has enacted Chapter 61a of Title 26 of the Utah Code, requiring municipalities to allow Medical Cannabis Pharmacies to be maintained as a permitted use in any zone not established primarily for residential use and has set specific requirements associated with such a use; and

WHEREAS, Chapter 41a of Title 4 and Chapter 61a of Title 26 of the Utah Code allows Lindon City to enact regulations and conditions upon Cannabis Production Establishments and Cannabis Pharmacies and to specify which zoning district will be designated for Cannabis Production Facilities as a permitted use; and

WHEREAS, The Lindon City Council finds that it is in the public's best interest to take advantage of existing physical division that I-15 creates between residential uses on the eastside of the freeway and light industrial uses on the west to allow for Cannabis Production Facilities as a permitted use in light industrial areas west of I-15; and

WHEREAS, The Lindon City Council finds that it is in the public's best interest to establish regulations and conditions on Cannabis Production Facilities and Medical Cannabis Pharmacies relating to cultivation, parking, signage, and business operations and licensing and that such regulations do not conflict with the state code.

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

PART ONE: Amendment of the Lindon City Standard Land Use Table

The following uses are hereby added to the Lindon City Land Use Table:

Under Manufacturing

Parking Group	Permitted Primary Use	Residential	Mix Rec.		Commercial							Industrial			R/B
		R1-12,R1-20, R)	RMU -W	RUM -E	PC -1	PC -2	CG	CG -A	CG A8	CG -S	MC	HI	LI	LI <u>W</u>	
<u>2000</u>	<u>Cannabis Production Establishment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>

And under Retail Trade

Parking Group	Permitted Primary Use	Residential	Mix Rec.		Commercial							Industrial			R/B
		R1-12,R1-20, R)	RMU -W	RUM -E	PC -1	PC -2	CG	CG -A	CG A8	CG -S	MC	HI	LI	LI <u>W</u>	
<u>5300</u>	<u>Medical Cannabis Pharmacy</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

PART TWO: Enactment of Chapter 17.79, Cannabis Production Establishments and Medical Cannabis Pharmacies

Title 17 of the Lindon City Code is hereby amended to include Chapter 17.79, which Chapter is adopted and enacted to read as follows:

CHAPTER 17.79 CANNABIS PRODUCTION ESTABLISHMENTS AND MEDICAL CANNABIS PHARMACIES

17.79.010 Definitions

17.79.020 Permitted Use - Permit Required

17.79.030 Standards

17.79.040 Proximity to Community Locations and Residential Zones

17.79.050 Outdoor Cultivation

17.79.060 Business License

17.79.010 Definitions

Community Locations means all public or private schools, licensed childcare facilities, preschools, churches, public libraries, and all public playgrounds and parks.

Cannabis Production Establishment means a Cannabis Cultivation Facility, a Cannabis Processing Facility, or an Independent Cannabis Testing Laboratory as defined by Section 4-41a-101 of the Utah Code, as may be amended.

Medical Cannabis Pharmacy means the same as that term is defined in Section 26-61a-102 of the Utah Code, as may be amended.

Zones Established Primarily for Residential Use, for purposes of this Chapter and any applicable state law means the following zoning districts in Lindon City.

R1-12 zone
R1-20 zone,
R3 overlay zone,
R2 overlay zone,
Residential/Business District overlay zone,
Senior Housing overlay zone, and
Anderson Farms Planned Development Zone.

The Definitions in Title 26, Chapter 61a, the Utah Medical Cannabis Act, and Title 4, Chapter 41a, Cannabis Production Establishments, of the Utah Code, as may be amended, are hereby adopted and incorporated into this Chapter.

17.79.020 Permit Required

1. Operation of a Cannabis Production Establishment shall be a permitted use in the Light Industrial-West overlay zone (LI-W).

2. Operation of a Medical Cannabis Pharmacy shall be a permitted use in all zones except those zones established primarily for residential use.

3. A Cannabis Production Establishment or Medical Cannabis Pharmacy must obtain a land use permit from Lindon City, which the City shall issue in writing upon a showing that the proposed Establishment or Pharmacy and the corresponding facilities and operations comply with the provisions of this Chapter and with Title 4, Chapter 41a or Title 26, Chapter 61a of the Utah Code, as may be applicable to the proposed use.

a. A Cannabis Production Establishment or Medical Cannabis Pharmacy seeking a land use permit shall provide the Lindon City Chief of Police a copy of its state approved security plan for securing the operations so as to prevent the theft, embezzlement or illegal use and/or distribution of cannabis from the Establishment or Pharmacy

17.79.030. Standards

1. The following Standards apply to all Cannabis Production Establishments:

a. All facilities which grow, process, test, or store cannabis shall be constructed and operated so as to prevent dust, fumes, vapors, odors or waste from escaping the facility and entering the environment next to or surrounding the Cannabis Production Establishment.

b. Cannabis Production Establishments shall comply with all other land use restrictions, regulations, requirements, and development standards for the zone in which it is located.

c. Cannabis Production Establishments shall provide parking as required in Chapter 18 of Title 17 of the Lindon City Code.

d. Signage for Cannabis Production Establishments shall comply with Title 18 of the Lindon City Code. If any conflict exists between Title 18 of the Lindon City Code and the signage requirements of Title 4, Chapter 41a of the Utah Code, Utah Code shall control.

2. The following Standards apply to all Medical Cannabis Pharmacies:
 - a. No Medical Cannabis Pharmacies shall allow products distributed at the pharmacy to be visible outside of the Medical Cannabis Pharmacy.
 - b. A Medical Cannabis Pharmacy shall comply with all other land use restrictions, regulations, requirements, and development standards for the zone in which it is located
 - c. Medical Cannabis Pharmacies shall provide parking as required in Chapter 18 of Title 17 of the Lindon City Code.
 - d. Signage for Medical Cannabis Pharmacies shall comply with Title 4 Chapter 41a of the Utah Code as well as with Title 18 of the Lindon City Code. If any conflict exists between Title 18 of the Lindon City Code and the signage requirements of Title 4, Chapter 41a of the Utah Code, the Utah Code shall control.

17.79.040 Proximity to Community Locations and Residential Zones

1. A Cannabis Production Establishment may not be located within 1000 feet of a Community Location or within 600 feet of zones established primarily for residential use.
2. Medical Cannabis Pharmacies may not be located within 200 feet of a Community Location or within 600 feet of zones established primarily for residential use.
3. The proximity requirements set forth in this Section shall be measured from the nearest entrance to a Cannabis Production Establishment or Medical Cannabis Pharmacy by following the shortest route of ordinary pedestrian travel to the boundary of Community Location or residential zone.
4. The proximity requirements set forth in this Section are subject to modification by the state as set forth in Title 4, Chapter 41a and Title 26, Chapter 61a of the Utah Code, as may be amended.

17.79.050 Outdoor Cultivation

Cannabis may not be cultivated outdoors in the Light Industrial-West overlay zone. All indoor cultivation of cannabis shall comply with the provisions for indoor cultivation established under Title 4, Chapter 41a of the Utah Code, as may be amended.

17.79.060 Business License

1. Each Cannabis Production Establishment and Medical Cannabis Pharmacy shall obtain a City business license before conducting business within Lindon City

PART THREE Amendment of Section 17.40.010 of the Lindon City Code to establish the Light Industrial - West overlay zoning district

Section 17.40.010 of the Lindon City Code is hereby amended to read as follows:

17.40.010 Establishment

For the purposes of this division the territory of Lindon City to which this division applies is divided into one or more of the following listed zoning districts as shown on the officially adopted Lindon City Zoning map:

1. Residential district, R1-20;
2. Residential district, R1-12
3. R2 Overlay;
4. General Commercial district, C-G
5. Mixed Commercial, MC;
6. Planned Commercial, PC-1;
7. Research and Business, R&B;
8. Heavy Industrial, HI;
9. Light Industrial, LI;
10. Light Industrial – West (overlay), LI-W
- ~~11~~. Transportation Influence Zone, T;
- ~~12~~. Recreation Mixed Use (East and West), RMU-E, RMU-W;
- ~~13~~. Public Facilities, PF;
- ~~14~~. Sensitive Lands District (overlay), SA;
- ~~15~~. Hillside Protection District (overlay), HP.

PART FOUR **Amendment of Chapter 17.49 of the Lindon City Code to adopt and enact Section 17.49.025**

Chapter 17.49 of the Lindon City Code is hereby amended to adopt and enact Section 17.49.025, LI-W Manufacturing and Distribution District Overlay, which section shall read as follows:

17.49.025 **LI-West Overlay- Purpose**

The purpose of the LI-West overlay district shall be the same as for the Light Industrial (LI) district, with only the addition being that of providing a reasonable area within Lindon City for the location and operation of Cannabis Production Facilities.

PART FIVE **Amendment of Section 17.18.070**

Section 17.18.070 of the Lindon City Code is hereby amended to include the following parking requirements for Cannabis Production Establishments and Medical Cannabis Pharmacies:

<u>2000</u>	<u>Cannabis Production Establishment</u>	<u>One (1) per 750 square feet of floor area.</u>
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And

<u>5300</u>	<u>Medical Cannabis Pharmacy</u>	<u>One (1) per 200 square feet of floor area</u>
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PART SIX: Effective Date

This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City, Utah, this ____ day of _____, 2019.

_____,
JEFF ACERSON,
Lindon City Mayor

ATTEST:

_____,
Kathy Moosman
City Recorder

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
MISCELLANEOUS															
N/A	Solicitors	See LCC 5.40 - Solicitors Ordinance													
N/A	Itinerant Merchants	N	N	N	See LCC 17.17.140 - Temporary Site Plans										
7100	Fireworks Stands	See 8.28 - Fireworks Ordinance													
7100	Christmas Tree Sales	N	N	N	See LCC 17.17.140 - Temporary Site Plans										
7100	Mechanical Amusement	N	N	N	C	C	C	C	C	C	C	C	C	C	N
N/A	Individual Containers for Recyclable Materials - commercial storage	N	N	N	N	N	C	C	C	C	C	C	C	C	N
RESIDENTIAL															
N/A	Single Family	P	N	N	N	N	N	N	N	N	N	N	N	N	N
1111	Accessory Apartments	See 17.46 R2 Overlay	N	N	N	N	N	N	N	N	N	N	N	N	N
1111	Condominium		N	N	N	N	N	N	N	N	N	N	N	N	N
1111	Apartments		N	N	N	N	N	N	N	N	N	N	N	N	N
1200	Rooming & Boarding Houses	N	N	N	N	N	N	N	N	N	N	N	N	N	N
1233	Fraternity & Sorority Houses	N	N	N	N	N	N	N	N	N	N	N	N	N	N
1500	Membership Lodging	N	N	N	N	N	C	C	C	C	N	N	N	N	N
1233	Student Housing	See 17.46 - R2 Overlay													
1241	Youth Rehabilitation	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1241	Assisted Living Facilities - small	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1241	Assisted Living Facilities - large	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1200	Transitional Treatment Home - sm.	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1200	Transitional Treatment Home - lg.	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1400	Subdivided Manufactured Mobile Homes Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	N	N	N	P	P	P	P	P	P	P	N	N	N	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Caretaker Facilities - accessory to main uses only	N	N	N	C	C	C	C	C	C	C	C	C	C	C
MANUFACTURING															
NOTE: Any listed "indoor only" manufacturing business proposing "outdoor storage" in the HI or LI zones is required to obtain a Conditional Use Permit.															
2000	Slaughterhouse	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Meat & Dairy	N	N	N	N	N	N	N	N	N	N	P	C	C	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	C	P	P	P	N
2000	General Food Mfg.- over 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	N	C	C	C	N

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
2000	Candy & Other Confectionary Products	N	N	N	N	N	C	C	C	C	C	P	P	P	N
2000	Preparing Feeds for Animals & Fowl	N	N	N	N	N	N	N	N	N	N	P	C	C	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	N	N	N	N	N	N	N	N	C	P	C	C	N
2000	Ice Manufacturing	N	N	N	N	N	N	N	N	N	P	P	P	P	N
2000	Textile Mill Products	N	N	N	N	N	N	N	N	N	N	P	N	N	N
2000	All General Apparel	N	N	N	N	N	N	N	N	N	P	P	P	P	N
2000	Lumber & Wood Products	N	N	N	N	N	N	N	N	N	N	P	C	C	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	N	N	N	N	N	N	N	N	C	P	P	P	N
2000	Pulp Products	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Publishing, Printing, & Misc. Related Work	N	N	N	N	N	N	N	N	N	P	P	P	P	N
2000	Industrial Chemical	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Explosives	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Petroleum & Coal Products	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Other Gas Productions	N	N	N	N	N	N	N	N	N	N	C	N	N	N
2000	Candle and wax products manufacturing	N	N	N	N	N	N	N	N	N	C	P	P	P	N
2000	Rubber and Misc. Plastics	N	N	N	N	N	N	N	N	N	N	C	N	N	N
2000	Stone, Clay, Glass, & Associated Products - indoor storage & production only	N	N	N	N	N	N	N	N	N	C	P	P	P	N
2000	Asphalt & Concrete Batch Plants or Road Product Manufacturing - concrete crushing, road base, etc.	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Fabricated Metal Products	N	N	N	N	N	N	N	N	N	N	P	C	C	N
2000	Fabricated Metal products, indoor storage & production only.	N	N	N	N	N	N	N	N	N	C	P	P	P	N
2000	Professional, Scientific, Photographic, Optical instruments & Etc	N	N	N	N	N	N	N	N	N	P	P	P	P	N
2000	Cannabis Production Establishment	N	N	N	N	N	N	N	N	N	N	N	N	P	N
2000	Tobacco Products	N	N	N	N	N	N	N	N	N	N	P	C	C	N
2000	Motion Picture production (permanent studios)	N	N	N	N	N	N	N	N	N	P	P	P	P	N

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W		
2000	Signs & Advertising	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N
TRANSPORTATION, COMMUNICATIONS, & UTILITIES																
4000	Railroad Lines Extension & Associated Uses	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N
4000	Bus Passenger Terminals	N	N	N	N	N	C	C	C	C	C	P	P	P	P	N
4000	Bus Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N
4000	Motor Freight Terminals	N	N	N	N	N	N	N	N	N	N	P	C	C	C	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	C	C	C	N
4000	Taxicab Terminal/Garage	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N
4000	Auto Parking Facilities - private	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P
4000	Telephone Utility Lines - above ground	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Telephone Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Cellular Communication Towers	See Section 5.07														
4000	Television Broadcasting Studios - only	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C	N	N	N	N	N	N	N	N	C	C	C	C	N
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N
4000	Electric Utility Lines - above ground 35 kV or greater	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
4000	Electric Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Electric Utility Lines - above ground and less than 35 kV (lines located west of commuter railroad tracks permitted)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Electricity Regulating Substations	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N
4000	Gas Utilities - underground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N
4000	Gas Pressure Control Stations	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Culinary Water Treatment Plants - Purification	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Water Storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
4000	Water Pressure Control Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Sewage Treatment Plants	N	C	N	N	N	N	N	N	N	N	N	N	N	N
4000	Sewage Pressure Control Stations	P	P	N	P	P	P	P	P	P	P	P	P	P	P
4000	Solid Waste Disposal & Incineration	N	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Freight Forwarding Services	N	N	N	N	N	N	N	N	N	P	P	P	P	N
4000	Packing & Crating Services	N	N	N	N	N	C	C	C	C	C	P	P	P	N
4000	Waste Transfer Stations	N	N	N	N	N	N	N	N	N	N	N	N	N	N
WHOLESALE TRADE (Sell for Resale)															
Note: Any permitted (P) wholesale business proposing "outdoor storage" in the HI and LI zones is required to obtain a Conditional Use Permit															
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	C	N
5100	Tires & Tubes - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Drugs, Drug Proprietaries & Druggists' Sundries - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Paints & Varnishes - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Apparel & Accessories - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Groceries & Food Stuffs - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Agricultural Commodities (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	C	N
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Hardware - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	P	N
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	C	N

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
5100	Professional Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	P
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	N	N	N	N	N	N	N	N	N	C	C	C	C
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Petroleum Bulk Stations & Terminals	N	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Scrap & Waste Materials	N	N	N	N	N	N	N	N	N	N	N	N	N	N
5100	Tobacco & Tobacco Products - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	P
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	P
5100	Paper & Paper Products - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	P
5100	Furniture & Home furnishings - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	P
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	N	C	C	C	C
RETAIL TRADE															
5200	Lumber yards - outdoor storage	N	N	N	N	N	N	N	N	N	N	C	C	C	C
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	N	N	N	P	P	P	P	P	P	P	P	N	P	P
5200	Farm Equipment	N	N	N	N	N	N	N	N	N	N	C	C	P	P
5300	Home Improvement Centers	N	N	N	P	P	P	P	P	P	P	P	N	P	P
5300	Department Stores	N	N	N	P	P	P	P	P	P	P	P	N	N	N
5300	Mail Order Houses	N	N	N	N	N	N	N	N	N	N	P	N	P	P
5300	Limited Price Variety Stores	N	N	N	N	N	P	P	P	P	P	P	N	P	P
5300	Direct Selling Organizations - Call Centers	N	N	N	N	N	C	C	C	C	C	C	N	C	C
5300	Arts, Crafts & Hobbies	N	N	N	P	P	P	P	P	P	P	P	N	P	P
5300	Musical Instruments	N	N	N	P	P	P	P	P	P	P	P	N	P	P
5300	Flea Market - indoor storage only	N	N	N	N	N	C	C	C	C	C	C	N	C	C
5300	Groceries &/or Food	N	N	N	P	P	P	P	P	P	P	P	N	P	P
5300	Medical Cannabis Pharmacy	N	P	P	P	P	P	P	P	P	P	P	P	P	P
5300	Farmers Market	N	P	N	N	N	C	C	C	C	C	C	N	C	C
5300	Candy & Other Confectionery Products	N	N	N	P	P	P	P	P	P	P	P	N	P	P

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	N	N	N	C	C	C	C	C	C	C	N	C	C	N
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	N	N	N	C	C	P	P	P	P	C	N	P	P	N
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N	N	N	C	N	P	P	N	N	C	P	P	N
5500	Mobile & Manufactured Homes Sales	N	N	N	N	N	N	N	N	N	C	C	P	P	N
5500	Tires, Batteries, & Accessories	N	N	N	C	C	P	P	P	P	P	N	P	P	N
5500	Gasoline Service Station with or Without Store	N	N	N	C	C	P	P	P	P	P	N	P	P	N
5500	Marine Craft & Accessories	N	N	N	N	N	C	C	C	C	C	N	P	P	N
5500	Aircraft & Accessories	N	N	N	N	N	N	N	N	N	N	N	P	P	N
5600	Clothing, Apparel, & Accessories	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5700	Furniture & Home furnishings - indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	P	N
5700	Music Supplies	N	N	N	P	P	P	P	P	P	P	N	P	P	N
5800	Restaurants	N	N	N	P	P	P	P	P	P	P	C	P	P	P
5800	Fast Food	N	N	N	P	P	P	P	P	P	P	N	P	P	P
5900	Pharmacy	N	N	N	P	P	P	P	P	P	P	N	P	P	N
5900	Antiques	N	N	N	N	N	P	P	P	P	P	N	P	P	N
5900	Jeweler or Gold, Silver Dealers	N	N	N	C	C	P	P	P	P	P	N	N	N	N
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	N	N	N	N	N	P	P	P	P	P	N	P	P	N
5900	Books	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Stationery	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Office Supplies	N	N	N	P	P	P	P	P	P	P	N	N	N	P
5900	Cigars - Cigarettes	N	N	N	N	N	N	N	N	N	P	N	P	P	N
5900	Newspapers/Magazines	N	N	N	P	P	P	P	P	P	P	N	P	P	N
5900	Cameras & Photographic Supplies	N	N	N	P	P	P	P	P	P	P	N	P	P	N
5900	Gifts, Novelties, & Souvenirs	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Florists	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Video Rentals	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Sporting Goods	N	N	N	P	P	P	P	P	P	P	N	P	P	N
5900	Bicycles	N	N	N	P	P	P	P	P	P	P	N	P	P	N
5900	Toys	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Farm & Garden Supplies	N	N	N	N	N	P	P	P	P	P	N	P	P	N

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
5900	Hay, Grains, & Feed	N	N	N	N	N	C	C	C	C	C	N	P	P	N
5900	Nursery - Plants	N	N	N	N	N	P	P	P	P	P	N	P	P	N
5900	Computer Goods & Services	N	N	N	P	P	P	P	P	P	P	N	P	P	P
5900	Optical Goods	N	N	N	P	P	P	P	P	P	P	N	N	N	N
SERVICES															
6100	Professional Office Uses	N	N	N	P	P	P	P	P	P	P	P	P	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	N	N	N	P	P	P	P	P	P	P	N	N	N	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6100	Insurance Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	N	P
6100	Real Estate Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	N	P
6100	Title Abstracting	N	N	N	P	P	P	P	P	P	P	N	N	N	P
6200	Laundering and Dry Cleaning Services	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6200	Custom Tailoring	N	N	N	N	N	P	P	P	P	P	N	N	N	N
6200	Laundromats	N	N	N	N	N	P	P	P	P	P	N	N	N	N
6200	House Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6200	Commercial Janitorial	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6200	Window Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6200	Chimney Sweep	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6200	Photographic Services - Including Commercial	N	N	N	N	N	P	P	P	P	P	N	P	P	C
6200	Beauty & Barber Shops	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6200	Massage Therapy/Personal Care Health Spa	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6200	Funeral Homes	N	N	N	N	N	P	P	P	P	P	N	N	N	N
6200	Crematory Services	N	N	N	N	N	N	N	N	N	N	C	C	C	N
6200	Cemeteries	C	C	C	N	N	N	N	N	N	N	N	N	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	C	N	N	N	N	P	P	P	P	C	N	N	N	C
6200	Commercial Adult Day Care Facility	See Section 17.70 and 17.72													

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
6200	Commercial Preschool	N	N	N	N	N	P	P	P	P	P	N	N	N	C
6200	Catering Services	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6200	Wedding Reception Centers	N	N	N	N	N	P	P	P	P	P	N	N	N	N
6300	Advertising Services - General	N	N	N	N	N	P	P	P	P	P	N	P	P	P
6300	Direct Mail Advertising	N	N	N	N	N	C	C	C	C	P	N	P	P	P
6300	Travel Services	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6300	Private Postal Services	N	N	N	N	N	P	P	P	P	P	C	P	P	C
6300	Blueprinting & Photocopying	N	N	N	N	N	P	P	P	P	P	N	P	P	P
6300	Disinfecting & Exterminating	N	N	N	N	N	N	N	N	N	C	N	P	P	N
6300	Locksmithing	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6300	News Syndicate	N	N	N	N	N	P	P	P	P	P	N	P	P	P
6300	Employment Services	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6300	Vault Security Storage - Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)	N	N	N	N	N	N	N	N	P	P	N	P	P	N
6300	Research, Development, & Testing Services	N	N	N	N	N	C	C	C	C	P	N	P	P	P
6300	Business & Management Consulting	N	N	N	N	N	P	P	P	P	P	N	P	P	P
6300	Detective & Protective Services	N	N	N	N	N	P	P	P	P	P	N	P	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N	N	N	N	N	N	N	N	N	P	P	P	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6300	Photo-Finishing	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6300	Stamp Trading	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6300	Motion Picture Distribution & Services	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6411	Automobile Wash	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6411	Auto Lube & Tune-up	N	N	N	N	N	C	C	C	C	P	N	P	P	N
6411	Auto Tire Shops / Tire Sales / Tire Services	N	N	N	C	N	C	C	C	C	P	N	P	P	N
6411	General Auto / Vehicle Repair	N	N	N	N	N	N	N	N	N	C	C	C	C	N
6400	Wrecking Yards	N	N	N	N	N	N	N	N	N	N	N	N	N	N
6400	Impound Yards	N	N	N	N	N	N	N	N	N	N	C	C	C	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
6400	Small Engine, Appliance, Electrical, & Machine Repair	N	N	N	N	N	C	C	C	C	C	N	C	C	N
6400	Watch, Clock, & Jewelry Repair	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6400	Re-Upholstery & Furniture Repair	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6513	Hospital Services	N	N	N	N	N	C	C	C	C	C	N	N	N	N
6500	Medical & Dental Laboratories	N	N	N	N	N	P	P	P	P	P	N	P	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	N	C	N	N	N	C	C	C	C	C	N	C	C	N
6500	Veterinarian Services, Animal Hospitals - large animals	N	C	N	N	N	N	N	N	N	N	N	C	C	N
6500	Legal Services	N	N	N	P	N	P	P	P	P	P	N	P	P	P
6500	Engineering & Architectural	N	N	N	P	N	P	P	P	P	P	N	P	P	P
6500	Educational & Scientific Research	N	N	N	P	N	P	P	P	P	P	N	P	P	P
6500	Accounting, Auditing & Bookkeeping	N	N	N	P	N	P	P	P	P	P	N	P	P	P
6500	Urban Planning	N	N	N	P	N	P	P	P	P	P	N	P	P	P
6500	Auction Services - Indoor Only	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6500	Family & Behavioral Counseling	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6500	Genealogical - Family History Services	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6500	Interior Design	N	N	N	N	N	P	P	P	P	P	N	P	P	P
6600	Building Construction - General Contractor, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	P	N
6600	Landscaping Service, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	P	N
6800	Private Primary & Secondary Schools	C	N	N	N	N	C	C	C	C	C	N	C	C	N
6800	Universities & Colleges	N	N	N	N	N	C	C	C	C	C	N	C	C	C
6800	Professional & Vocational Schools	N	N	N	N	N	C	C	C	C	C	N	C	C	C
6800	Martial Arts Studios	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6800	Barber & Beauty Schools	N	N	N	N	N	P	P	P	P	P	N	N	N	N
6800	Art & Music Schools	N	N	N	N	N	P	P	P	P	P	N	P	P	C
6800	Dancing, Tumbling, and Gymnastics Schools	N	N	N	N	N	P	P	P	P	P	N	P	P	C
6800	Driving Schools	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6911	Churches, Synagogues & Temples	C	C	C	N	N	N	N	N	N	C	N	N	N	C
6800	Adoption Agencies	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6800	Professional Members Organizations	N	N	N	N	N	N	N	N	N	P	N	C	C	P

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W		
6800	Labor Unions & Similar Labor Organizations	N	N	N	N	N	N	N	N	N	N	P	N	C	C	P
6800	Civic, Social & Fraternal Associations	N	N	N	N	N	N	N	N	N	N	P	N	C	C	P
PUBLIC ASSEMBLIES & AMUSEMENTS																
7100	Libraries	N	N	N	N	N	P	P	P	P	P	P	N	N	N	N
7100	Museums	N	N	N	P	P	P	P	P	P	P	P	N	N	N	P
7100	Art Galleries	N	N	N	P	P	P	P	P	P	P	P	N	N	N	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	N	C	N	N	N	P	P	P	P	P	P	N	N	N	C
7100	Zoos	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N
7100	Sexually-Oriented Businesses	See Section 8.30 and 17.61														
7100	Amphitheatres	N	C	N	N	N	C	C	C	C	C	C	N	N	N	N
7100	Motion Picture Theaters	N	N	N	P	P	P	P	P	P	P	P	N	N	N	N
7100	Stage Theater	N	N	N	P	P	P	P	P	P	P	P	N	N	N	N
7100	Dance Clubs/Music Venues	N	N	N	N	N	C	C	C	C	C	C	N	C	C	N
7100	Stadiums	N	N	N	N	N	C	C	C	C	C	C	C	C	C	N
7100	Arenas / Field Houses	N	N	N	N	N	C	C	C	C	C	C	N	C	C	N
7100	Auditoriums & Exhibit Halls	N	N	N	N	N	C	C	C	C	C	C	N	N	N	N
7100	Convention Centers	N	N	N	N	N	P	P	P	P	P	P	N	C	C	P
7100	Fairgrounds	N	N	N	N	N	N	N	N	N	N	P	N	C	C	N
7100	Amusements Parks	N	N	N	N	N	C	C	C	C	C	C	N	N	N	N
7100	Arcades & Miniature Golf	N	N	N	C	C	C	C	C	C	P	P	N	N	N	N
7100	Golf Driving Ranges	N	C	C	N	N	C	C	C	C	C	C	N	C	C	N
7100	Go-Cart Tracks	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N
7100	Golf Courses &/ or Country Clubs	C	C	C	N	N	N	N	N	N	N	N	C	C	C	N
7100	Tennis Courts - Private	N	N	N	C	C	C	C	C	C	P	P	N	C	C	P
7100	Roller Skating & Blading	N	N	N	N	N	C	C	C	C	P	P	N	C	C	N
7100	Skate Board Parks - Private	N	C	N	N	N	N	N	N	N	N	N	N	C	C	N
7100	Skate Board Parks - Publicly Owned	See Section III - Appendix A														
7100	BMX Biking Tracks & Facilities	N	C	C	N	N	N	N	N	N	N	N	N	C	C	N
7100	ATV / Motorcycle Tracks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
7100	Riding Stables - Commercial	C	C	C	N	N	N	N	N	N	P	P	N	C	C	N
7100	Bowling Lanes	N	N	N	N	N	P	P	P	P	P	P	N	N	N	N
7100	Play Fields & Athletic Fields - Commercial	N	C	N	N	N	N	N	N	N	N	N	N	C	C	N
7100	Recreation Centers - General	N	N	N	P	P	C	C	C	C	P	P	N	C	C	N

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W		
7100	Gymnasium & Athletic Clubs	N	N	N	P	P	C	C	C	C	P	N	C	C	C	
7100	Swimming Pools - Commercial	N	N	N	N	N	C	C	C	C	P	N	N	N	N	
7100	Indoor Soccer Facilities	N	N	N	N	N	N	N	N	N	P	N	C	C	N	
7100	Indoor Gun Ranges	N	C	C	N	N	C	C	C	C	C	N	C	C	N	
7100	Water Slides	N	N	N	N	N	C	C	C	C	P	N	N	N	N	
7100	Parks - General Recreation - Public Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
7100	Campgrounds	N	C	C	N	N	N	N	N	N	N	N	N	N	N	
7100	Recreational Vehicle Park	N	C	N	N	N	N	N	N	N	N	N	N	N	N	
AGRICULTURE & RESOURCE EXTRACTION																
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
N/A	Agricultural Related Activities: Commercial Production - large scale	N	C	C	N	N	C	C	C	C	C	C	C	C	N	
N/A	Horticultural Services	N	C	C	N	N	C	C	C	C	C	C	C	C	N	
N/A	Forestry & Timber Production	N	C	C	N	N	N	N	N	N	N	C	N	N	N	
N/A	All Fisheries & Fish Hatcheries	N	C	N	N	N	N	N	N	N	N	C	C	C	N	
N/A	All Mining & Related Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
N/A	All Resource Production & Extraction	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
N/A	Peat Extraction	N	C	N	N	N	N	N	N	N	C	C	C	C	N	
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51															
UNCLASSIFIED																
N/A	All unclassified items	See Section III of SLU Table (Appendix A)														

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