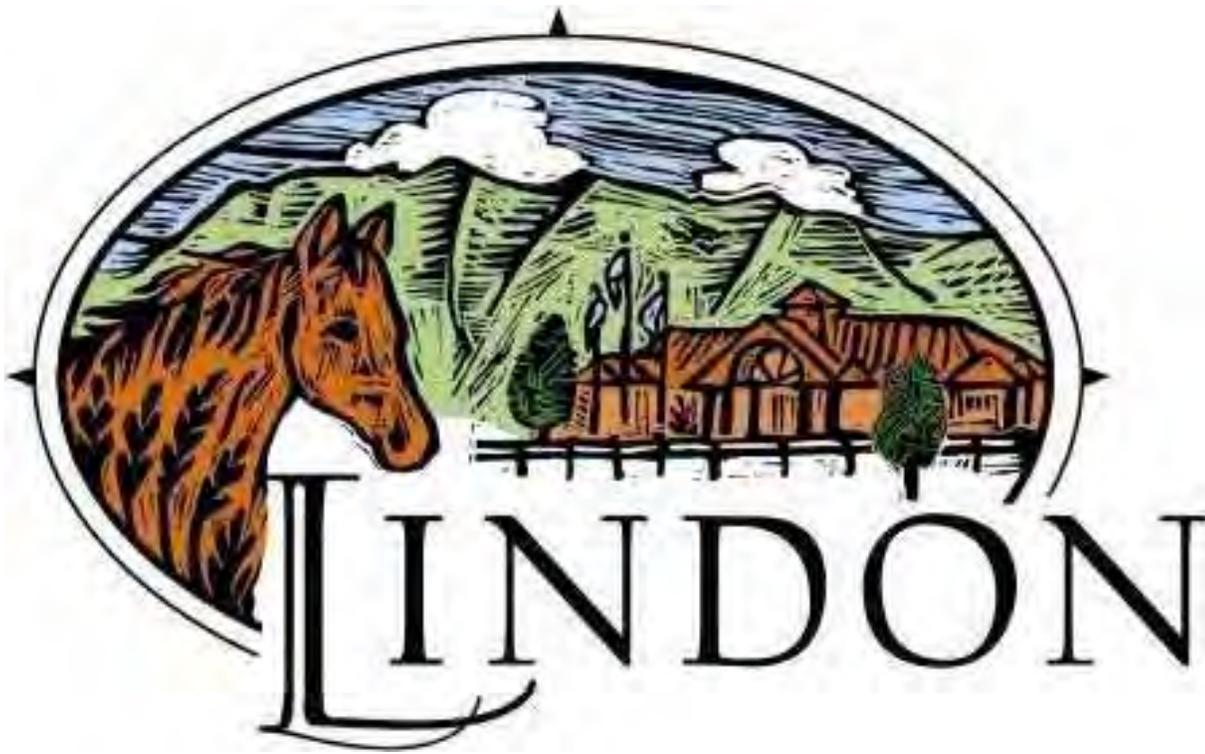


Lindon City Planning Commission Staff Report



January 28, 2020

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, January 28, 2020, 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 1/14/2020
3. Public Comment
4. Nicolson Construction Site Plan Approval — 950 W. 150 N.
Nicolson Construction requests site plan approval for two office/warehouse buildings located in the Light Industrial zone. Parcel # 14:065:0215 (20 minutes)
8. New Business from Commissioners
9. Planning Director Report
- General City updates

Adjourn

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

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

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

Posted By: Kathryn Moosman, City Recorder

Date: 1/24/2020

Time: 5:00 pm

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

Lindon City
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-7687
FAX 801-785-4510
www.lindoncity.org

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 **January 14, 2020 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:05 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Jared Schauers, Commissioner
10 Pledge of Allegiance: Scott Thompson, Commissioner

| | |
|-----------------------------------|---------------------------|
| 12 <u>PRESENT</u> | <u>EXCUSED</u> |
| Sharon Call, Chairperson | Renee Tribe, Commissioner |
| 14 Mike Marchbanks, Commissioner | |
| Rob Kallas, Commissioner | |
| 16 Steven Johnson, Commissioner | |
| Scott Thompson, Commissioner | |
| 18 Jared Schauers, Commissioner | |
| Mike Florence, Planning Director | |
| 20 Anders Bake, Associate Planner | |
| Kathy Moosman, City 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 December 10, 2019 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
30 OF THE REGULAR MEETING OF DECEMBER 10, 2019 AS CORRECTED OR
32 AMENDED. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

38 **CURRENT BUSINESS** –

40 4. **Public Hearing** – Recommendation to the Lindon City Council to amend Lindon
42 City Code Chapter 17.78.060 regarding the requirement that recreational vehicle
parks provide a sanitary dump station. Application made by Madson HAVN, LLC
on behalf of the Lindon Marina.

44 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
46 COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

2 Mike Florence, Planning Director, led this agenda item by giving an overview
stating the applicant, Mr. Madson is petitioning the Planning Commission for a
4 recommendation to amend section 17.78.060(5) of the city code in order to remove the
requirement that recreational vehicle parks provide a sanitary dump station for holding
6 tank disposal. Mr. Florence explained that Vineyard City will be providing the sewer
utility to the site and they do not allow RV dump stations. He noted this proposed
8 amendment will allow the Lindon Marina to operate an RV park that will comply with
Vineyard City regulations and Lindon City's RV Park Ordinance.

10 Mr. Florence indicated in order for Mr. Madson to meet Vineyard's requirements
and comply with Lindon City Code, the dump station requirement must be amended.
12 Although city staff and Mr. Madson feel that a dump station would be a benefit to the RV
park and its customers, Vineyards requirements need to be met. Mr. Florence then
14 presented for discussion the proposed ordinance language. He then turned the time over
to the applicant for comment.

16 Mr. Madson explained they have chosen not to put sewer and electricity lines to
all of the sites at this time because it is cost prohibitive and they feel it makes good
18 market sense to have a mixed use. There was then some discussion in regards to State
Regulations (Section 6) regarding waste water in RV parks. Commissioner Thompson
20 stated this appears to be in violation of state code and he is just concerned that there are
not problems for them down the road. Mr. Madson then read the rule (section 6). Mr.
22 Florence pointed out that one of the conditions in the following agenda item is the
requirement to follow all applicable rules. He added this is something staff can research
24 to ensure state code is being followed.

26 Brian Haws, City Attorney stated in reading the ordinance he agrees with Mr.
Florence that staff will need time to get more detail, but approval would require the
applicant (if applicable) to comply with that rule. Mr. Madson stated he is confident with
28 that and they will challenge and deal with it if the state makes an issue of it. Mr. Haws
indicated it is the state that would enforce that regulation. He noted if Mr. Madson
30 chooses not to make any changes they are clearly grandfathered in and they could
continue their operation as they are right now.

34 Chairperson Call asked if there were any public comments or discussion. Hearing
none she called for a motion to close the public hearing.

36
38 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

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

44 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
OF ORDINANCE AMENDMENT 2020-1-O AS PRESENTED. COMMISSIONER
46 JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

| | |
|----------------------------|-----|
| 48 CHAIRPERSON CALL | AYE |
| COMMISSIONER KALLAS | AYE |
| 50 COMMISSIONER MARCHBANKS | AYE |

2 COMMISSIONER JOHNSON AYE
COMMISSIONER THOMPSON NAY
4 COMMISSIONER SCHAUERS AYE
THE MOTION CARRIED FIVE TO ONE.

6

Commissioner Thompson stated his reason for his nay vote is because he is not comfortable having any city's ordinance regarding RV parks saying sewer dump stations are optional due to having experience in the RV industry; he thinks it would be a detriment to both the city and the business.

12 **5. Conditional Use Permit Approval – Lindon Marina recreational vehicle park**
14 **– 4400 W Vineyard Rd.** Madson HAVN, L.L.C. is requesting conditional use
16 permit approval to operate a recreational vehicle park at the Lindon Marina and
install necessary site improvements.

18 Mr. Florence led this agenda item by stating Mr. Madson on behalf of the Lindon
Marina is now requesting a conditional use permit to use a portion of the property located
at the Lindon marina for a recreational vehicle park. He noted Mr. Madson leases the
Lindon Marina property from the State of Utah Division of Forestry, Fire and State
Lands. Recreational Vehicle Parks are designated as a conditional use in the Recreation
Mixed Use West Zone. He stated Mr. Madson has provided full engineering drawings for
City review.

24 Mr. Florence pointed out that Lindon City does not have utility services in the area
and Vineyard City will be providing water and sewer to the Marina. The Pad sites 1-14
26 will have full electrical, water and sewer hook-ups. Pad sites 15-32 will have electrical
hook-ups only. All campers will be required to camp in the designated pad sites and
28 dispersed camping will no longer be allowed.

30 Mr. Florence indicated Mr. Madson will be widening and repaving the service road
which will meet fire access requirements of 26 feet. Mr. Florence stated as part of the
conditional use permit, Mr. Madson has provided a management plan that will govern the
32 management of the recreational vehicle park. Mr. Florence then went over the property
development standards noting all requirements are in compliance. He also discussed the
34 On-Site Common Facilities including the central recreational area of 10% park area the
RV park office with on-site management, restroom and shower facilities (currently
36 existing but may upgrade to flushable toilets) and disposal and water stations noting all
are in compliance.

38 Mr. Florence further explained that initially Mr. Madson was proposing to install
two “tiny home” RV rentals within the pad site area 1-14, and if he is successful, he
40 would increase the number of “tiny homes” to a maximum of 14. He also mentioned that
many of the improvements that the Mr. Madson is proposing the planning commission
42 previously reviewed when the RV Park ordinance was adopted.

44 Mr. Florence stated Staff feels Mr. Madson has done a good job putting a plan
together that meets the ordinance requirements. These changes will also help to better
organize the RV park and require campers to camp in designated areas. The upgraded
46 changes to the park should also help clean up the marina so it is more attractive. He also
mentioned the police department recommended a few changes to the management plan
48 that have been addressed and are listed as follows:

- 2 • The applicant holds a number of special events each year at the marina, as part of
4 the management plan future campers will be notified at the time of their
6 reservation of any special events so there are not conflicts between the general
8 public who attend the events and the campers.
- 10 • In order to discourage large gatherings at each pad site, there is an occupancy
12 limit of seven individuals at each pad site. Any more than seven and an additional
14 pad site will need to be rented. This doesn't mean people cannot congregate for
family reunions or other events but it helps to spread out parking and individuals.
- 16 • Special events will still apply to events that use the camping areas. Parking will
18 be ensured for camping guests.
- 20 • A KnoxBox, which is a secure box with a key inside, will be fastened to the entry
22 gate so that emergency personnel can access the site when it is locked in case of
24 an emergency.

26 Mr. Florence then presented the business description, management plan, existing
28 site map, proposed site plan and tiny home examples followed by discussion. He then
30 turned the time over to the applicant for comment.

32 Mr. Madson then explained his business and discussed putting in a
34 bathroom/shower structure and other facilities. He noted they are on a 20-year lease and
36 all these things need to be factored in as they are taking a big risk. He stated they are
38 willing to make improvements and adjust as long as it is not cost prohibited as they are
40 competing with other RV Parks; we have a beautiful setting and offer a lot of amenities
as they want it to be beautiful and want to draw people there.

42 Mr. Florence then read the conditions to be included in the motion noting
44 condition #4 (*an agreement between Lindon City and Vineyard City for utility services
46 will be approved prior to any utility services being provided to the site*) can be omitted
48 because when the city sold part of the future park area that the city owns by the marina,
they put an agreement in place at that time that Vineyard will provide utility services so
that condition can be excluded from the motion.

Chairperson Call commented that the applicant did a really good job putting this
together and it sounds like it's going to be a really nice resource at the marina and
hopefully it will be a great recreation area. Commissioner Kallas mentioned he would
like to see a dumpster enclosure as it would make it look a lot nicer. Mr. Madson stated
they would be happy to make an enclosure.

There was then some additional discussion including limiting the number of
guests allowed. Following discussion, the Commission was in agreement staff can work
through and adjust that number if necessary. Chairperson Call called for any further
comments from the Commission. Hearing none she called for a motion with the
exclusion of condition number four.

COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR A CONDITIONAL USE PERMIT TO USE A PORTION OF THE
PROPERTY LOCATED AT THE LINDON MARINA FOR A RECREATIONAL
VEHICLE PARK WITH THE FOLLOWING CONDITIONS: 1. PARK MODEL
RECREATIONAL VEHICLE RENTALS WILL BE LIMITED TO PAD SITES 1-14.
NO MORE THAN FOURTEEN (14) PARK MODEL RECREATIONAL VEHICLES
WILL BE ALLOWED TO BE PLACED ON PAD SITES 1-14 AND RENTED; 2. ALL

2 PARK MODEL RECREATIONAL VEHICLES WILL BE OWNED BY THE PARK
OPERATOR AND WILL MEET THE REQUIREMENTS OF TITLE 17.78. 3. THE
4 APPLICANT WILL FOLLOW THE PROPOSED MANAGEMENT PLAN WHICH
WAS DEVELOPED BY THE APPLICANT. IF THERE IS A NEED FOR CHANGES
6 TO THE PLAN THEN STAFF WILL ADDRESS THOSE CHANGES WITH THE
APPLICANT AND THE PLAN WILL BE UPDATED; 4. ALL WORK WILL
8 FOLLOW THE APPROVED ENGINEERING PLANS; 5. THE APPLICANT WILL
OBTAIN A LINDON CITY BUSINESS LICENSE; 6. A YEARLY INSPECTION FOR
10 THE FIRST THREE YEARS WILL BE SCHEDULED YEARLY BY THE
APPLICANT WITH CITY STAFF TO ENSURE THAT THE SITE MEETS THE
12 REQUIREMENTS OF TITLE 17.78; 7. THE REQUIREMENT OF THE
WASTEWATER DISCHARGE STATION WILL BE SUBJECT TO FINAL
14 APPROVAL BY THE CITY COUNCIL; 8. THE APPLICANT WILL MEET THE
REQUIREMENTS OF UTAH ADMINISTRATIVE CODE R392-301 OR AS
16 PERIODICALLY AMENDED FOR RECREATIONAL VEHICLE PARKS; 9. ALL
ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED
18 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | | |
|----|-------------------------|-----|
| 19 | CHAIRPERSON CALL | AYE |
| 20 | COMMISSIONER KALLAS | AYE |
| | COMMISSIONER MARCHBANKS | AYE |
| 22 | COMMISSIONER JOHNSON | AYE |
| | COMMISSIONER THOMPSON | AYE |
| 24 | COMMISSIONER SCHAUERS | AYE |

25 THE MOTION CARRIED UNANIMOUSLY.

26

27 **6. Review & Action – 2020 Chair and Vice-chair elections.** The Planning
28 Commission will hold elections for the positions of Chair and Vice-chair for
2020.

30

31 At this time the Commission held discussion and voted to elect both a chair and
32 vice-chair for the 2020 calendar year. The current chair is Sharon Call. The current vice-
chair is Rob Kallas. Following discussion, the Commission was in agreement to nominate
34 Sharon Call as Chairperson and Steven Johnson as Vice-Chair for the 2020 calendar year.

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

38

39 COMMISSIONER KALLAS MOVED TO NOMINATE SHARON CALL AS
40 CHAIRPERSON AND STEVEN JOHNSON AS VICE CHAIR FOR THE 2020
CALENDAR YEAR. COMMISSIONER THOMPSON SECONDED THE MOTION.
42 THE VOTE WAS RECORDED AS FOLLOWS:

| | | |
|----|-------------------------|-----|
| 43 | CHAIRPERSON CALL | AYE |
| 44 | COMMISSIONER KALLAS | AYE |
| | COMMISSIONER MARCHBANKS | AYE |
| 46 | COMMISSIONER JOHNSON | AYE |
| | COMMISSIONER THOMPSON | AYE |
| 48 | COMMISSIONER SCHAUERS | AYE |

2 THE MOTION CARRIED UNANIMOUSLY.

4 7. **Closed Session — Closed Executive Session.** Pursuant to Utah Code 52-4-205
6 the Planning Commission may vote to enter into a closed executive session for the
8 purpose of discussion of pending or reasonably imminent litigation. This session
is closed to the general public.

10 COMMISSIONER KALLAS MADE A MOTION TO ENTER INTO A
12 CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING PENDING
OR IMMINENT LITIGATION. THIS SESSION IS CLOSED TO THE GENERAL
PUBLIC PER UTAH CODE 52-4-205. COMMISSIONER THOMPSON
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | | |
|----|-------------------------|-----|
| 14 | CHAIRPERSON CALL | AYE |
| | COMMISSIONER KALLAS | AYE |
| 16 | COMMISSIONER MARCHBANKS | AYE |
| | COMMISSIONER JOHNSON | AYE |
| 18 | COMMISSIONER THOMPSON | AYE |
| | COMMISSIONER SCHAUERS | AYE |

20 THE MOTION CARRIED UNANIMOUSLY.

22 COMMISSIONER SCHAUERS MADE A MOTION TO CLOSE THE
24 EXECUTIVE SESSION AND MOVE INTO THE REGULAR CITY COUNCIL
SESSION. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

30 Chairperson Call mentioned the new Walker Farms Reception Center had an open
32 house and questioned if the Commission could have a tour of the event center. Mr.
Florence stated he can set up field trip/tour and invite the city council. She also
34 mentioned the cannabis location issue that Orem City was reviewing. Mr. Florence
stated a pharmacy/dispensary has been approved in the TAMS building location in
36 Lindon. He noted pharmacies/dispensaries have been approved in Springville, Lindon
and Provo in Utah County.

38 Chairperson Call called for any further comments or discussion from the
commission, hearing none she moved on to the next agenda item.

- 40 9. **Planning Director Report** –
- 42 • General City Updates
 - Received a \$50,000 UDOT Planning Grant
 - 44 • Nicolson Project next meeting
 - State Street deep lot discussion at the next city council meeting

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

2 **ADJOURN** –

4 COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE
6 MEETING AT 8:32 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION.
8 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8 Approved – January 28, 2020

10

12

Sharon Call, Chairperson

14

16 _____
Michael Florence, Planning Director

Item: 4 Site Plan Approval – Nicolson Construction Site Phase 3 950 W. 150 N.

Date: January 28, 2020

Project Address: 950 W. 150 N.
Applicant: Nicolson Construction
Property Owner: David Nicolson

Parcel ID: 14:065:0103

General Plan: Mixed Commercial
Current Zone: Light Industrial

Type of Decision: Administrative
Council Action Required: No
Presenting Staff: Anders Bake



Summary of Key Issues

1. For site plan approval, the Planning Commission will be evaluating whether the site plan and building meet Title 17 development regulations.

Overview

1. The proposed Site Plan includes the construction of two buildings and will be the final phase of a three-phase project on the Nicolson Construction properties. This property is not part of a subdivision but was recently combined with another lot (phase 1) to meet the minimum lot size requirements.
2. Most of the public improvements and landscaping around this project were installed as part of previous phases.
3. The buildings will be constructed for uses allowed in the Light Industrial zone which include office, warehouse, manufacturing, and sales

Motion

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

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. The applicant will comply with all bonding requirements if necessary;
4. Final design will meet the Title 17 standards for industrial buildings;
5. The applicant will provide staff with revised building elevation plans that include framing around the windows and a canopy over the two main entrances of the North building;
6. All items of the staff report.

Surrounding Zoning and Land Use

North: Light Industrial – Industrial buildings/Storage yards

East: Light Industrial – office/warehouse building (Nicolson Construction phase 1)

South: Light Industrial – office/warehouse building (Nicolson Construction phase 2)

West: Heavy Industrial – Storage yard and manufacturing

Site Development Standards

Parking

The parking stalls provided around the two buildings meet the minimum parking standards which are based on the floor area and the use of each building. Section 17.18.078 of the Lindon City parking code states that the maximum number of parking stalls allowed on a site is no more than 130% of the minimum required spaces, unless more spaces are needed to prevent adverse impacts of overflow parking onto adjacent streets and properties. The site has a total of 6 more parking stalls than the maximum amount of spaces allowed but staff feels that the additional stalls are not excessive and recommends approval of the parking lot plan.

| North Building – 4,300 sq ft | Minimum Parking Spaces | Maximum Parking Spaces (130%) | Parking Provided |
|------------------------------|------------------------|-------------------------------|--------------------|
| Office – 700 sq ft | 1 per 350 sq ft - 2 | 8 spaces | 11 spaces provided |
| Warehouse – 3,600 sq ft | 1 per 1,000 sq ft - 4 | | |
| South Building – 6,170 sq ft | | | |
| Office – 350 sq ft | 1 per 350 sq ft - 1 | 9 spaces | 12 space provided |
| Warehouse – 5,820 sq ft | 1 per 1,000 sq ft - 6 | | |

Traffic Circulation

The site provides adequate traffic circulation for customers and trucks through the site. All traffic will enter and exit the site from 150 North and no access easements will be needed.

Landscaping Standards

The Light-Industrial zone requires a landscaping plan showing details on specific types and locations of trees and ground cover. The applicant has provided a landscaping plan showing existing and proposed landscaping on the site. A 20-foot wide landscaped strip along public streets, with trees planted every 30 feet on center, is required. The majority of the landscaped strip was installed as part of previous phases of this development except for trees that will be added along 150 North.

| Landscaping Standards | Provided | Compliant |
|---|-------------------------------|-----------|
| 20-foot landscaping strip along public street frontages | 20 feet | yes |
| 40 square feet of interior parking lot landscaping per parking space (920 sq. ft.) | 1,327 Square feet | yes |
| 70% grass cover and 30% other ground covers for landscaped area, trees every 30 feet along landscaping berm | Grass ground cover with trees | yes |

Building Design and Architectural Standards

The Light Industrial Zone requires 25% of the exterior of all buildings be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning commission. The applicant has stated that the buildings will have a limestone block exterior on all sides that is similar to what was used on the Lindon City Public Safety building. Building elevation renderings have been provided but according to the applicant they do not accurately show the color of the limestone block. The block will be an earth tone as required in the architecture ordinance.

The building entrances are internal to this development to match the existing building on this lot that was constructed as part of **the development’s first phase**. The side and back walls of the building will have visual

variation with windows and sections of darker colored block. There will also be additional trees planted to add variation to the back wall of the south building that faces the street. The applicant proposes to install a canopy over the main entryway on the South building but does not show canopies over the entrances on the North building. Staff recommends that canopies be added to the two main entrances on the North building to match the proposed South building and the existing buildings on the Nicolson Construction properties. Staff also recommends that the two buildings have framing around their windows similar to what has been done on existing Nicolson Construction buildings. These two recommendations have been included in the suggested motion as a condition of approval. Additional information regarding the building design will be provided by the applicant at the Planning Commission Meeting.

There is an existing pre-cast fence behind the landscaping on Geneva Road that screens the current storage yard. The building will replace the storage yard but the fencing is proposed to remain.

Development Size and Setbacks

The minimum development size for the Light Industrial zone is one acre. The proposed site is on Utah County parcel 14:065:0103 that was recently combined with Utah County parcel 14:065:0104 through a Quit Claim Deed to create a new, 1.9-acre parcel. The two proposed buildings meet the setback requirements for the Light Industrial Zone.

Engineering Requirements

The City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants final site plan approval.

Staff Analysis

Staff feels that the applicants proposed plans for the two buildings and surrounding site will be an improvement to the area. The site plan is compatible with the existing sites built in the previous two phases and will create a cohesive overall development. With the proposed changes to the architecture of the two buildings, they will meet the Light Industrial Zone standards and the goals for Mixed Commercial **developments outlined in Lindon's General Plan.**

Exhibits

1. Aerial photo
2. View from Geneva Road
3. Photos of buildings from previous phases
4. Site plan
5. Landscape plan
6. Building elevations

Geneva Road

240 N

Nicolson Phase 1

Nicolson Phase 3



14-0095-0189
Dart REALTY LTD INC
190px 481.971.8891 10M sqft
190px 3000x 1911

150 N

Nicolson Phase 2

19-0178-00004
Dart REALTY LTD INC
190px 481.971.8891 10M sqft
190px 3000x 1911

14-0095-0189
Dart REALTY LTD INC
190px 481.971.8891 10M sqft
190px 3000x 1911

Exhibit 2



Exhibit 3





Geneva Road

Proposed Building = 4,300 sq.ft.
(700 sq.ft. Office)
(Building NOT fire sprinkled)
IBC Occupancy Type "B" (Office),
S-2 (Low-Hazard Storage), &
F-2 (Low-Hazard Manufacturing)
IFC Construction Type V-B
(No Floor Drains proposed)

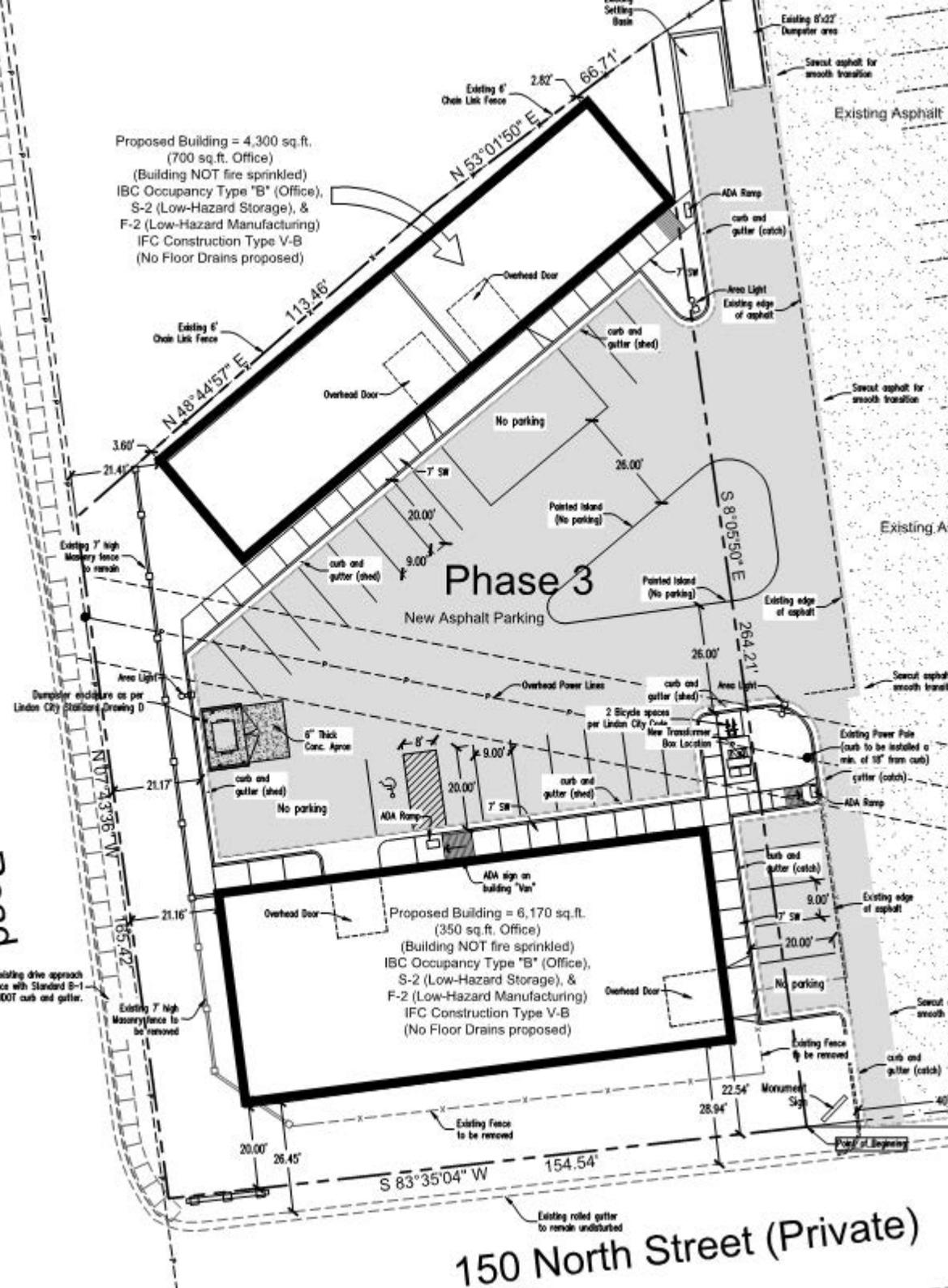
Phase 3

New Asphalt Parking

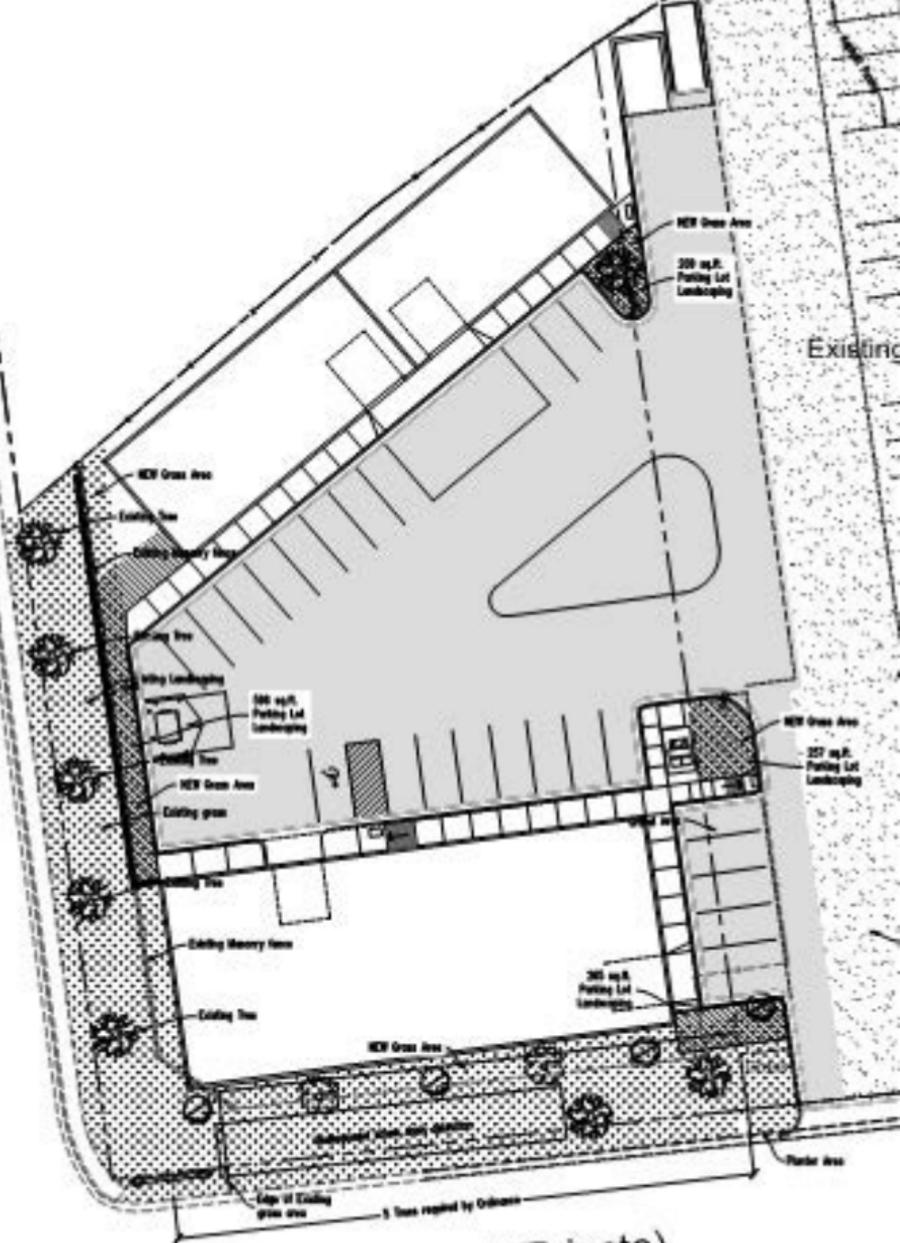
Proposed Building = 6,170 sq.ft.
(350 sq.ft. Office)
(Building NOT fire sprinkled)
IBC Occupancy Type "B" (Office),
S-2 (Low-Hazard Storage), &
F-2 (Low-Hazard Manufacturing)
IFC Construction Type V-B
(No Floor Drains proposed)

Remove existing drive approach
and replace with Standard 8-1
100T curb and gutter.

150 North Street (Private)

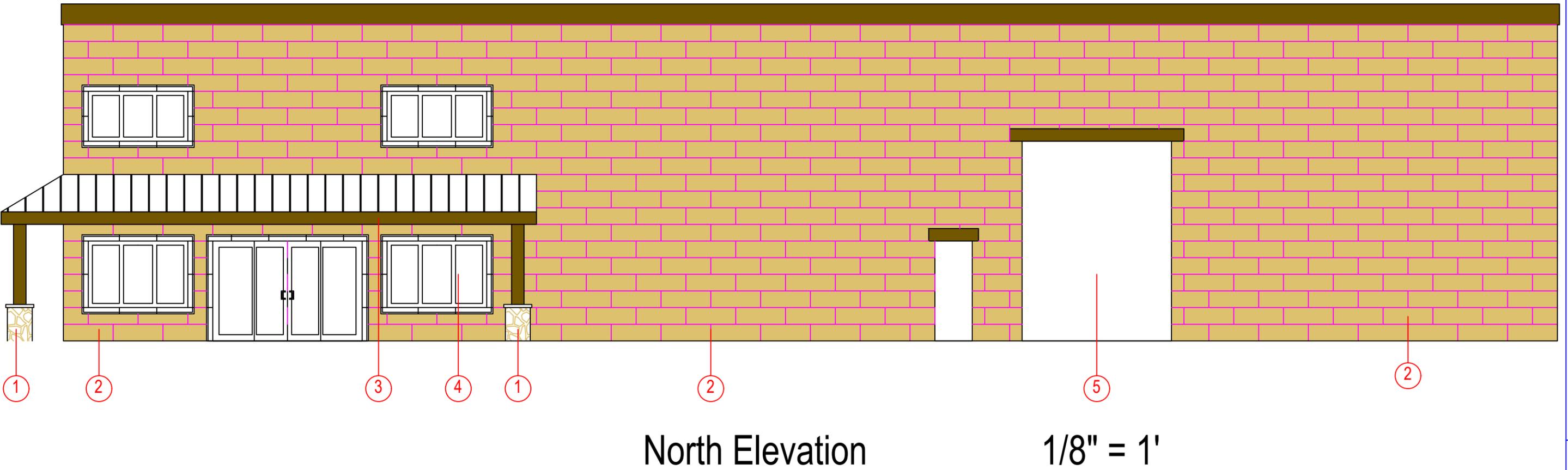
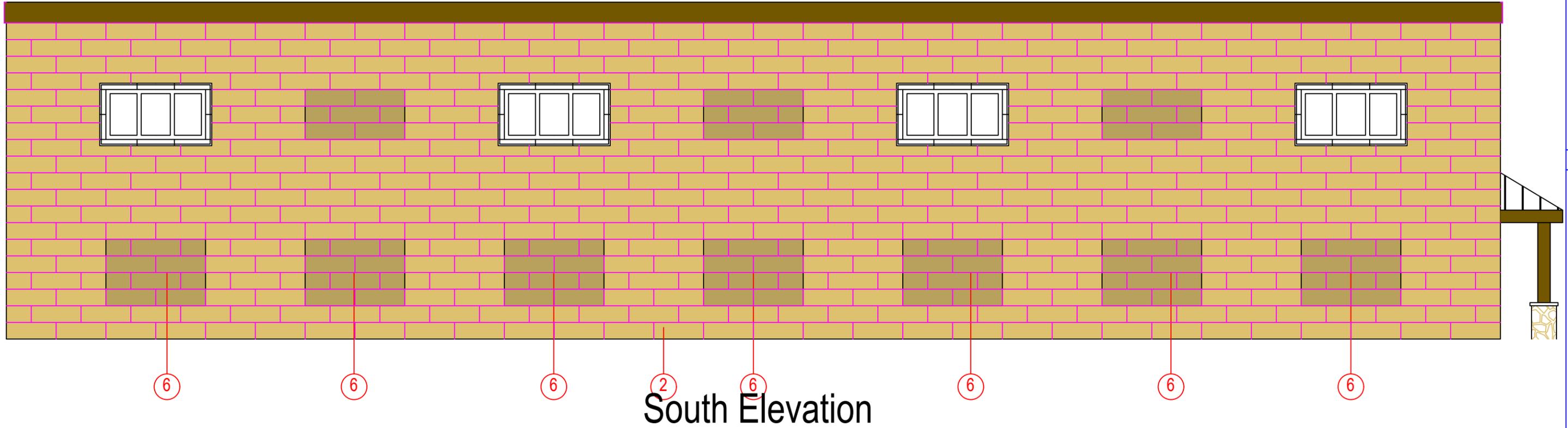


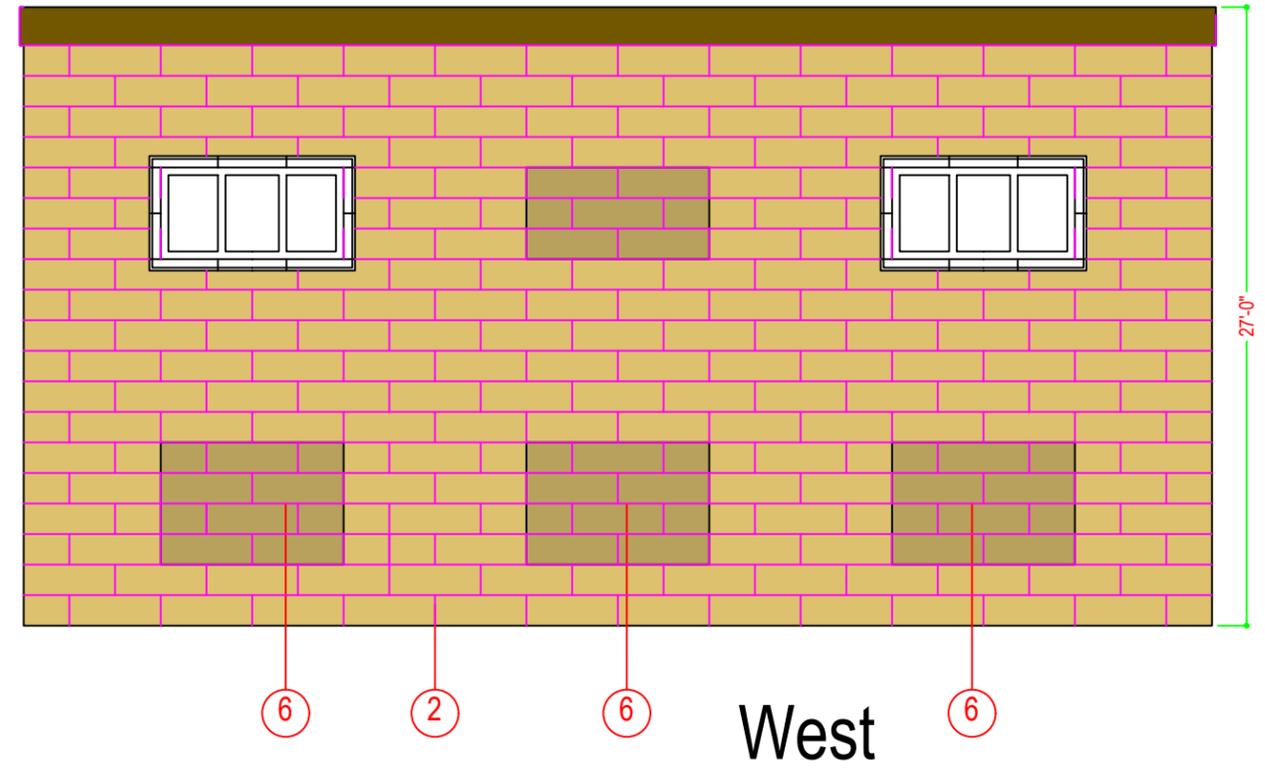
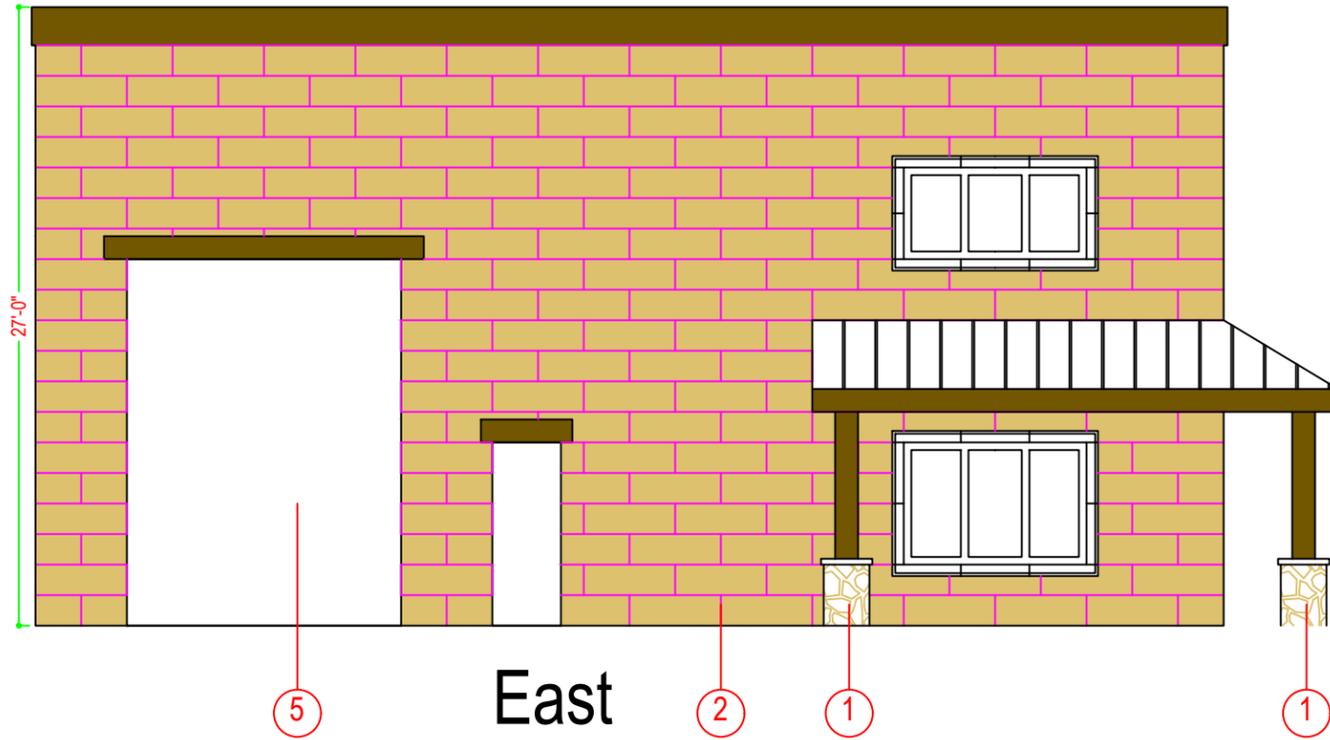
Geneva Road



150 North Street (Private)

South Building

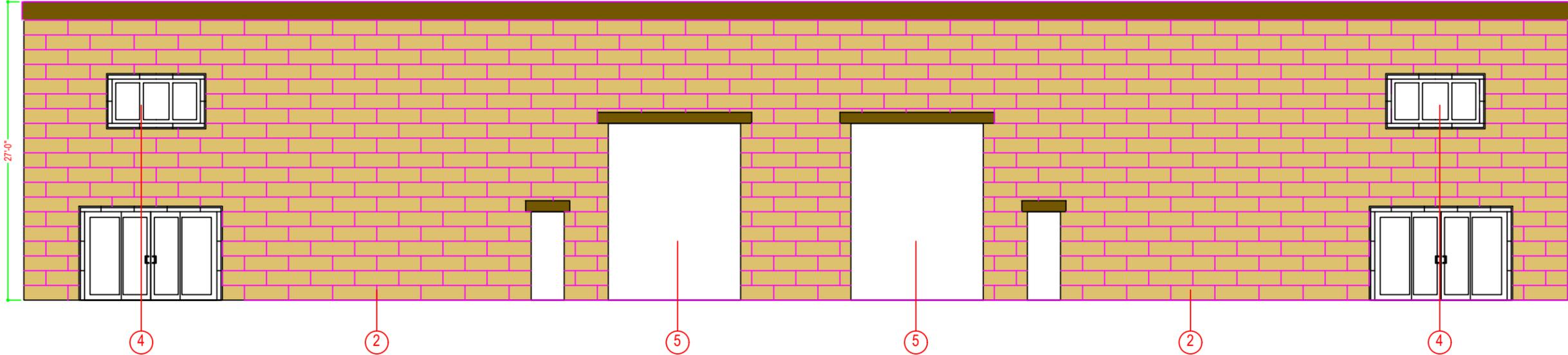




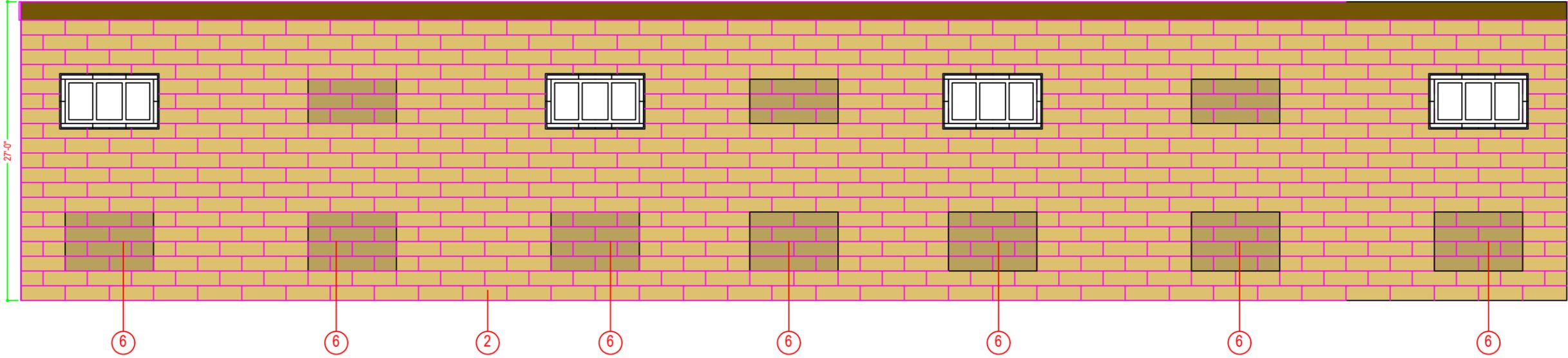
- 1 - Timberstone Pillar With Stone Base
- 2 - 48"x16" Plaster Structural Block
- 3 - Awning With Timberstone Beam
- 4 - Window With Cast Stone Surround
- 5 - 12'x16' Roll Up Door
- 6 - Recessed Decorative Panel

1/8" = 1'

North Building

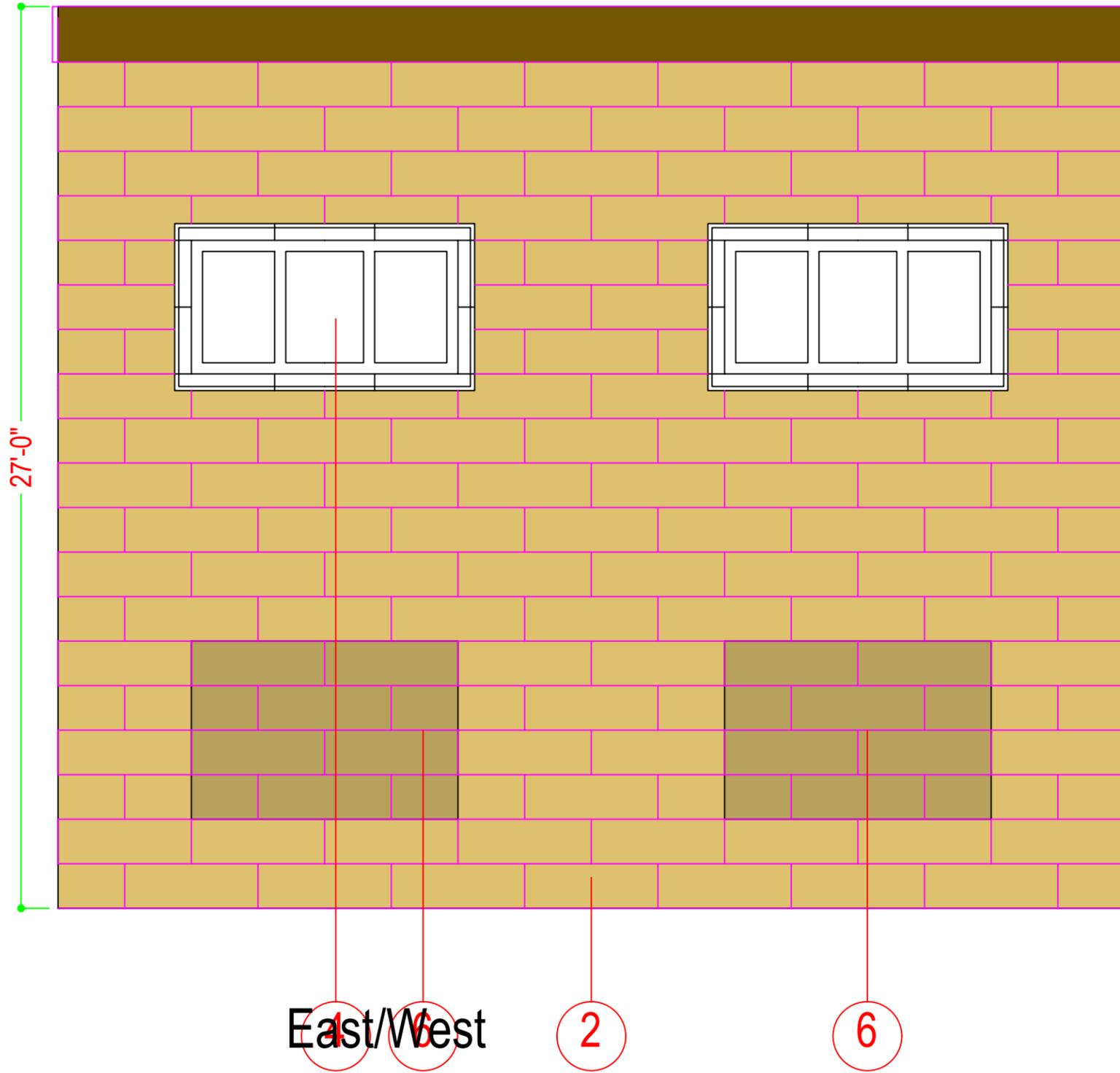


South Elevation



North Elevation

3/32" = 1'



- 1 - Timberstone Pillar With Stone Base
- 2 - 48"x16" Plaster Structural Block
- 3 - Awning With Timberstone Beam
- 4 - Window With Cast Stone Surround
- 5 - 12'x16' Roll Up Door
- 6 - Recessed Decorative Panel

1/4" = 1'