

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, December 11, 2018**, 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:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 10/23/2018

3. Public Comment

4. Site Plan and Three-lot Minor Subdivision Approval—Mountain Tech South, (15 minutes) approximately 400 N. 2800 W.

Mark Weldon, on behalf of WICP West Mountain Tech South, requests site plan and three-lot minor subdivision approval for a 158,000 square foot office building and two 100,000 office/warehouse buildings in the Regional Commercial zone. (Parcel #14:059:0040)

5. Site Plan Approval — Autumn Grove, 1550 W. 100 S. (15 minutes)

Ryan Bybee, on behalf of Lindon OW, LCC, requests site plan approval for a 97,000 square foot office/warehouse building in the Light Industrial (LI) zone. (Parcel #14:061:0112)

6. Site Plan Approval – BMC West, 145 S. Geneva Road (15 minutes)

Adam, Pulver, on behalf of BMC West, LLC requests site plan approval for a 63,000 square foot manufacturing warehouse in the Light Industrial (LI) zone. (Parcel 14:065:0214)

7. Concept Review – Lindon Marina (15 minutes)

Ron Madsen requests feedback before applying for a conditional use permit and ordinance amendment for an RV Park and nightly RV rental.

8. New Business from Commissioners

9. Planning Director Report

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.

Posted By: Kathy Moosman, City Recorder

Date: December 6, 2018

Time: 11:00 a.m.

Place: Lindon City Center, Lindon Police Department, Lindon Community Development



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

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 23, 2018 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: Charlie Keller, Commissioner
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 **PRESENT** **EXCUSED**

13 Sharon Call, Chairperson
14 Rob Kallas, Commissioner
15 Mike Marchbanks, Commissioner
16 Charlie Keller, Commissioner
17 Steven Johnson, Commissioner
18 Mike Vanchiere, Commissioner
19 Scott Thompson, Commissioner
20 Brandon Snyder, Associate Planner
21 Kathy Moosman, Recorder

22

Special Attendee

24 Matt Bean, Councilmember

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

28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
29 Planning Commission meeting of October 9, 2018 were reviewed.

30

31 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
32 OF THE REGULAR MEETING OF OCTOBER 9, 2018 AS PRESENTED.
33 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
34 IN FAVOR. THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

42 4. **Site Plan (Landscaping Review) — Washburn Storage Units, 590 North**
43 **Geneva Rd.** Jeremy Washburn requests landscaping review for the storage unit
44 complex consisting of 13 buildings (which include an office and caretaker
45 dwelling). The project is being developed in the Mixed Commercial (MC) zone.
46 The site plan was previously approved by the Planning Commission on February
47 16, 2017.

48

2 Brandon Snyder, Associate Planner, noted the applicant, Jeremy Washburn is in
attendance to request landscaping review for a storage unit complex consisting of 13
4 buildings (which include an office and caretaker dwelling) in the Mixed Commercial
zone. He noted the site plan was previously approved by the Planning Commission on
6 February 16, 2017.

8 Mr. Snyder then gave some background stating Mr. Washburn has notified staff
that he would like to amend the landscaping plans and is requesting to discuss with the
Planning Commission what constitutes “landscaped open space” as this is currently not a
10 defined term. He explained in looking at other site plans, open space has generally been
similar to the percentages required in the landscaping strip and interior parking lot
12 landscaping. The site is required to have, “A minimum of fifteen percent (15%) of each
lot shall be maintained in permanent landscaped open space.”

14 Mr. Snyder indicated Mr. Washburn is also proposing to shift landscaping from
one street frontage to the other. Mr. Snyder then referenced Lindon City Code 17.50.060
16 Landscaping and Screening in the MC zone. Mr. Snyder explained Mr. Washburn is
proposing to remove sod and replace it with rock and minimal shrubs with the current
18 trees and shrubs to remain. His reasons for this change are maintenance concerns (steep
slopes), cost (to water and maintain), and waterwise issues (drought and desert).

20 Mr. Snyder pointed out the required 20-foot landscape strip along 600 North and
Geneva Road is being provided with the requisite trees every 30 feet. However, these
22 frontages are being used for storm water detention as well which pushed the trees off
center and grass sod is being provided for the majority of the landscaping frontage. He
24 noted the parcel has 475’ of frontage along 600 North and 269’ of frontage along Geneva
Road and the drive approach on 600 North is 30’ wide; Mr. Washburn has provided three
26 different proposals for tonight’s discussion.

28 Mr. Snyder indicated with only 7 parking stalls provided, no interior landscaping
is required and the MC zone requires a minimum of 15% open space on the site. This site
requires 28,651 sq. ft. of open space and 38,706 sq. ft. is provided (this equals to 20% of
30 the site). The 2017 plans indicate that this is included in the area in the Geneva Road
park-strip being all sod. He noted the required 5-foot landscape strip around the perimeter
32 of the buildings per MC zone standards is being provided and staff has not interpreted
this requirement to apply to the interior of the project. Mr. Snyder then turned the time
34 over to the applicant for comment.

36 Mr. Washburn gave his prepared presentation explaining his landscaping plan and
proposed options. Mr. Washburn also stated he will give 70% sod which still meets the
38 minimum requirement and code. He pointed out they are just transferring it to a different
area due to the 2-1 slope (which is considerably steeper per OSHA standards). They plan
40 to use decorative rock and shrubs which will conserve water and grass along the 6 ft strip
that would meet the code; they feel this would be a good option and would look really
42 nice and be great for conservation as well. There was then some general discussion
regarding Mr. Washburn’s proposal.

44 Chairperson Call said as long as the 70% requirement for sod is maintained it
should meet the code. Commissioner Kallas pointed out that greenery would soften it
because it is storage units. Chairperson Call agreed with staff if they would put in the 6
46 feet of sod along 600 North it would bring it into compliance. Following discussion, the
Commission agreed the applicant needs to stay within the code. Commissioner Kallas
48 said he is comfortable with the changes if Mr. Washburn can work with staff to meet the

2 70% requirement. Chairperson Call commented the landscaping plan overall is great but
they need to work with staff to ensure it does meet the 70% requirement. Chairperson
4 Call pointed out nothing has changed since the previous approval. At this time, she
called for any further comments or discussion. Hearing none she called for a motion.

6
8 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR APPROVAL OF LANDSCAPING CHANGES FROM THE
APPROVED SITE LANDSCAPING PLAN WITH THE CONDITION THAT THE
10 LANDSCAPING EXAMPLE ON PAGE 29 OF THE STAFF REPORT BE
FOLLOWED. COMMISSIONER VANCHIERE SECONDED THE MOTION. THE
12 VOTE WAS RECORDED AS FOLLOWS:

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

20 THE MOTION CARRIED UNANIMOUSLY.

- 22 5. **Site Plan/Conditional Use Permit — Lindon Ridge Apartments, 45 S. Main**
Street. Julie Smith, on behalf of the Christensen's, requests preliminary site plan
24 approval for senior housing apartments at a density of 30 units/acre as a
conditional use on the property located at approximately 45 S. Main St., in the
26 Senior Housing Facility Overlay (SHFO) zone. Total land area of 3.44 acres.
Recommendation(s) will be forwarded to the City Council. This item was
28 continued from 10/09/2018 Planning commission meeting.

30 Mr. Snyder led this discussion by stating the applicant Julie Smith is in attendance
for this item tonight. He explained the item was continued by the commission on October
32 9, 2018 after discussion about the proposed materials. Mr. Snyder stated since this site
plan was just reviewed, he is going to just turn the time over to the applicant for comment
34 at this time.

36 Ms. Smith invited the group to gather out front of the city building to view the
example panel board as to compare it to the brick on the city building. Following the
presentation of the product the group returned to the Council Chambers for further
38 discussion. Gil Rand, architect then spoke on the warranty and energy efficiency of the
product; he noted it is a permanent material.

40 Commissioner Kallas stated he visited both buildings (models for comparison)
they recommended, and from a distance they looked nice, but up close he saw some
42 flaws. The Provo building had some issues with distress and dents etc. The question is if
the code needs a solid base for durability and the integrity of the building as the code is
44 trying to protect lasting durability, especially in an apartment complex. He pointed out if
the Commission approves this it is basically an efface building from the ground up. He
46 questioned Mr. Rand if the reason they are using this product is because it is a lot cheaper
and if the base was stone and how much more would it be. Mr. Rand stated stone or
48 brick is almost three times as much money.

2 Chairperson Call pointed out the Planning Commission has the ability to approve
other materials and she takes that as approving similar materials. Her concern is if they
4 approve something that isn't at least a similar material it can be arbitrary in what meets
the intent of ordinance and what position that may put the city in.

6 Ms. Smith then read the pertinent code section of the overlay zone. She noted they
want it to look residential not commercial or institutional and they want to provide a nice
8 product. Following some additional discussion, the Commission agreed to require the
exterior be modified to meet the ordinance on the lower story (block veneer) and the
10 upper story be to the applicant's discretion. Ms. Smith stated they will be willing to
comply with this request to meet the requirements. Mr. Snyder pointed out this will be a
12 recommendation to the City Council for approval. Mr. Rand commented that he agrees
this is a good blend and they can justify it.

14 Chairperson Call called for any further comments or discussion. Hearing none
she called for a motion.

16
18 COMMISSIONER MARCHBANKAS MOVED TO RECOMMEND TO THE
CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST FOR SITE PLAN
APPROVAL FOR SENIOR HOUSING APARTMENTS AT A DENSITY OF 30
20 UNITS/ACRE AS A CONDITIONAL USE ON THE PROPERTY LOCATED AT
APPROXIMATELY 45 S. MAIN ST., IN THE SENIOR HOUSING FACILITY
22 OVERLAY (SHFO) ZONE, WITH THE FOLLOWING CONDITIONS: 1. ADDRESS
REMAINING CITY REVIEW COMMENTS AND FINALIZE THE PLANS WITH
24 THE CITY ENGINEER, 2. CLARIFY ON THE PLANS, BY ADDING THE DETAILS
AND LOCATION OF, THE ON-SITE FULL-TIME MANAGEMENT, 3. RECORDING
26 OF THE REQUIRED DEED RESTRICTION RELATING TO OCCUPANCY, 4.
ADDRESS BUILDING MATERIAL REQUIREMENTS (IF DEEMED NECESSARY
28 BY THE PLANNING COMMISSION THAT CHANGES ARE NEEDED), 5. COMPLY
WITH MAINTENANCE OF PREMISES REGULATIONS FOUND IN LINDON CITY
30 CODE 17.75.040, 6. THAT THE PROPERTY AND PROJECT (INCLUDING THE
INDIVIDUAL UNITS) REMAIN UNDER SINGLE OWNERSHIP. INDIVIDUAL
32 DWELLING UNITS MAY NOT BE DEVELOPED OR CONVERTED TO
CONDOMINIUMS AND MAY NOT BE SOLD SEPARATELY FROM THE REST OF
34 THE DEVELOPMENT, 7. IN ORDER TO ADDRESS THE NECESSARY
EASEMENTS, AND IN ORDER TO ENSURE THE COMBINATION OF THE
36 MULTIPLE PARCELS INVOLVED IN THE PROJECT, RECORD AN APPROVED
SUBDIVISION PLAT PRIOR TO FINALIZING THE PLANS WITH THE LINDON
38 CITY ENGINEER (OR ACCOMPLISH THESE ITEMS IN ANOTHER MANNER
APPROVED BY THE CITY ENGINEER AND PLANNING STAFF), AND 8.
40 TENDER WATER SHARES OR PAY THE FEE IN LIEU OF TO THE CITY AND 9.
THE EXTERIOR WILL BE MODIFIED TO MEET THE ORDINANCE ON THE
42 DURABLE SURFACES ON THE LOWER STORY AND THE UPPER STORY TO
THE APPLICANTS DISCRETION. COMMISSIONER KALLAS SECONDED THE
44 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|-----------------------------|-----|
| CHAIRPERSON CALL | AYE |
| 46 COMMISSIONER MARCHBANKAS | AYE |
| COMMISSIONER KALLAS | AYE |
| 48 COMMISSIONER KELLER | AYE |

2 COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE
4 COMMISSIONER THOMPSON AYE
THE MOTION CARRIED UNANIMOUSLY.

6

6. **Site Plan — Lindon Tech 5, 1971 West 700 North.** Mark Weldon, WICP West
8 Lindon 2 LLC, requests site plan approval for a two-story 51,949 square foot
office building in the Lindon Village Commercial (LVC) zone. The subject
10 property is located at 1971 West 700 North (Utah County Parcel #45-618-0005;
Lot 5, Plat B, Lindon Tech Center Subdivision).

12

Mr. Snyder stated the applicant, Mark Weldon and Ben Richardson, representing
14 WICP West Lindon 2 LLC, are in attendance tonight to request site plan approval for a
two-story 51,949 square foot office building in the Lindon Village Commercial (LVC)
16 zone located at 1971 West 700 North, that is currently vacant. He noted the sidewalk,
streetlights, and parking easements were addressed with the subdivision plat approval
18 given on November 22, 2016.

Mr. Snyder explained that all development in the Lindon Village commercial zone
20 must comply with the Lindon City commercial design standards. The building materials
proposed for the exterior of the structure include painted concrete tilt-up panels (portico
22 color), Umber Glaze Metal Panel System, Tan Metal Column Wrap/Soffit, Black
aluminum sun shade systems, Black-Storefront/Curtain Wall window system, and Break
24 Metal Fascia; no outdoor storage is proposed for this project. He noted this building is
similar to Lindon Tech #3 and Mountain Tech #1 in Lindon.

Mr. Snyder stated the site is located in District 1, which includes corner J. City.
Records indicate that Airborne and Alcatraz are both producing sales tax and both located
28 within the existing office/warehouse building included in the south portion of District 1.
Mr. Snyder pointed out that due to the existing drainage ditch along 1700 West, Mr.
30 Weldon is requesting approval to locate the buildings off of the corner. He noted this
proposal will completely develop the remaining area in District 1.

Mr. Snyder indicated this site has public frontage along 1700 West and 700
32 North. The improvements along 1700 West are being coordinated with Public Works due
to the location of the existing drainage ditch (appropriate trees and landscaping will be
34 provided). The 700 North landscaping improvements follow the adopted 700 North street
cross section which provides plantings in the median and places the sidewalk 14' behind
36 the back of curb (the 14' park strip includes grass and street trees). The sidewalk is on-
site within a Lindon City and Public Utility easement and trees are being installed per the
38 approved street tree plan.

Mr. Snyder further explained the interior landscaping must be provided at 40
square feet per required stall. The landscape materials shall consist of at least 75% living
42 vegetation including ground cover, trees, and shrubbery and the remaining 25% may
consist of xeriscape (desert landscaping) materials. Trees are required at a ratio of one
44 tree for every 10 required parking spaces (required/provided -13,680/13,683 sq. ft.). The
existing landscaping on the south of this lot was installed with the office/warehouse
46 projects further south (trees required/provided (21/25) with percentage coverages also
being met). He added city code requires that a minimum of 20% of each lot be
48 maintained in permanent landscaped open space. He noted the parking standards meets or

2 exceeds the requirements. Mr. Snyder then presented for discussion an aerial photo of the
4 existing site, site plan, elevations, landscaping and the 700 N. Street Cross Section. He
then turned the time over to Mr. Weldon for comment.

6 Mr. Weldon presented his proposal to the Commission at this time. Mr. Weldon
stated this building is similar to the two successful buildings they previously built in
8 Lindon on the west side of the highway. He mentioned they have submitted the building
permit application which is under review. Mr. Weldon also went over the site plan and
10 building materials. He indicated half the building is already leased out to local
businesses who are all retail tax payers. There was then some general discussion
12 regarding this site plan proposal including parking overflow, access points and safety
issues.

14 Chairperson Call pointed out this meeting is not a public hearing but she would
take any comments at this time.

16 Ms. Bartholomew, resident in attendance, commented she lives in the residential
neighborhood near this development and she has concerns with the amount of traffic and
18 parking stalls in the area as there is already a problem and she believes it won't be
functional if more businesses are added. She pointed out as far as the traffic goes with the
inlets and outlets, you can't turn in or out of their neighborhood as it is now and it poses a
20 big safety issue which is a concern for residents in the area.

22 Mr. Snyder addressed the issue of access (inlet and outlet) noting they have had
conversations with UDOT and Pleasant Grove City to push for a street light at the
24 intersections that warrant it. Chairperson Call told Ms. Bartholomew to follow up with
the Planning Department staff with her concerns.

26 Chairperson Call stated this appears to meet the requirements of the code and the
architectural guidelines. Chairperson Call asked if there were any further comments or
discussion. Hearing none she called for a motion.

28

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF THE LINDON TECH 5
32 SITE PLAN TO BE LOCATED AT 1971 WEST 700 NORTH, IN THE LINDON
VILLAGE COMMERCIAL (LVC) ZONE, WITH NO CONDITIONS.
34 COMMISSIONER VANCHIERE SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

| | |
|------------------------------------|-----|
| 36 CHAIRPERSON CALL | AYE |
| COMMISSIONER MARCHBANKS | AYE |
| COMMISSIONER KALLAS | AYE |
| 38 COMMISSIONER KELLER | AYE |
| COMMISSIONER JOHNSON | AYE |
| 40 COMMISSIONER VANCHIERE | AYE |
| COMMISSIONER THOMPSON | AYE |
| 42 THE MOTION CARRIED UNANIMOUSLY. | |

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

48 At this time Chairperson Call introduced new Planning Commissioner Scott
Thompson. Mr. Thompson gave a brief background and how he came to live in Lindon

2 and expressed his appreciation for the opportunity to serve the city on the Planning
Commission.

4 Chairperson Call mentioned a resident called her today regarding some neighbors
who never bring their garbage cans in from the street and if there are any regulations to
6 monitor this issue. Mr. Snyder stated there are regulations in the code and to send him
the address and he will have code enforcement follow up on the issue.

8

10 **10. Planning Director Report –**

- Hiring update

12

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

16 **ADJOURN –**

18 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 9:30 PM. COMMISSIONER KELLER SECONDED THE MOTION.
20 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22

Approved – December 11, 2018

24

Sharon Call, Chairperson

26

28

Brandon Snyder, Associate Planner

Item 4: Preliminary Approval for a Three Lot Minor Subdivision and Site Plan Approval — Mountain Tech South Approximately 400 N. 2800 W.

Date: December 11, 2018
Applicant: WICP South, LLC
Presenting Staff: Michael Florence

General Plan: Commercial
Current Zone: Regional Commercial (RC)

Property Owner: WICP South, LLC
Address: Approx. 400 N. 2800 W.
Parcel ID: 14:059:0040
Lot Size:

- Lot 1 – 7.882 acres
- Lot 2 -7.240 acres
- Lot 3 – 8.104 acres

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

1. Whether the request for a site plan approval for two office/warehouse buildings and an office building comply with applicable land development requirements?
2. Do the buildings meet architectural standards?
3. Does each building lot meet the minimum lot size requirements?
4. Whether the main development access from Pleasant Grove Boulevard to 400 N. should be open and unrestricted for proper vehicle circulation through the development?

MOTION

I move to (*approve, deny, continue*) the applicant's request for preliminary approval of a three lot minor subdivision and site plan approval with the following conditions:

1. The buildings and parking structure are to comply with the architectural design standards of the RC zone
2. The project complies with all engineering requirements as determined by the City Engineer based upon City Standards.
3. All items of the staff report

OVERVIEW

1. The applicant proposes to subdivide the current 40-acre site into three lots with a future phase to be developed at a later date.
2. Lots 1 and 2 are proposed to be developed as office/warehouse buildings. Both buildings will be 99,051 square feet.
3. Lot 3 is proposed as a 5 story, 157,448 square foot office building with an accompanying parking structure

Surrounding Zoning and Land Use

North: General Commercial A-8 – Mountain Tech development constructed by the same developer. Mtn. Tech consists of two office buildings and one office/warehouse building

South: Regional Commercial (RC) - Vacant

East: Regional Commercial (RC) – doTERRA Development. Office building and office/warehouse building

West: Regional Commercial (RC) - vacant

Development Standards

Parking

Parking standards are based on the zone and the different uses in the building and their respective square footage.

| <i>Required</i> | <i>Provided</i> |
|--|---|
| Office Warehouse Buildings | |
| 1 per 500 sq. ft. of floor area (69,051) | 85 |
| Office – 1 per 350 sq. ft. of floor area (30,000) | 138 |
| Bike stalls | Not shown on the applicant’s plan, but required |
| Total stalls required/provided | Lot 1 – 224/313 Lot 2 – 224/217 |
| Office Building | |
| Office – 1 per 350 sq. ft. of floor area (158,366) | 452 |
| Bike Stalls | Not shown on the applicant’s plan, but required |
| Total stall required/provided | 452/987 452 parking lot 615 parking structure |

For the office/warehouse development, lot 1 is overparked and lot 2 is slightly under parked. The office building is significantly overparked. Section 17.18.078 allows projects to exceed their total allowable parking ratio by 130% unless otherwise approved for compelling reasons by the planning director and city engineer in order to prevent adverse impacts of overflow parking on adjacent streets and properties. Staff is seeking the planning commissions recommendation of whether to grant additional parking. However, at this point the applicant has not provided information on why the excess parking is necessary.

Landscaping Standards

Site Landscaping

| Required Site Landscaping | Provided |
|---|---|
| 25% lot of each lot | 25% |
| 16-20 landscape strip behind meandering sidewalk along 2800 W. and 400 N. | 20’ in front of proposed development. 9 feet in front of future lots and detention basin |
| 75% vegetation | Plan appears to meet this requirement. Final review will be completed with the building plans |
| Trees planted 30 foot on center | Complies |

Interior Landscaping

| Required Landscaping | Provided |
|--|--|
| 40 sq. ft. per parking stall Lot 1 – 313*40 = 12,520 sq. ft. Lot 2 – 217*40 = 8,680 Lot 3 – 452*40 = 18,080 (staff calculated this ratio from the parking lot only and did not include the parking structure) | For lots one and two the interior landscaping is compliant and slightly exceeds the City requirement. For lot 3 it appears that the applicant's proposal is less than needed. The applicant's proposal is 15,109 sq. ft. |
| 1 tree per 10 parking stalls | Appears to comply, final confirmation will be made when building plans are submitted |
| 75% living material in landscaping | Appears to comply, final confirmation will be made when building plans are submitted |
| 10 feet of landscaping around perimeter of each building | Building 2 substantially complies and the office building complies. Building 1 lacks the required landscaping mainly in front of the building. |

Building Design and Architectural Standards

Architectural Design

The Regional Commercial zone is specific regarding architectural design of buildings in the zone. Staff has attached a copy of ordinance 17.54 to the staff report.

Office/Warehouse Buildings

The two proposed office/warehouse buildings are similar to previous concrete tilt-up office/warehouse buildings that the commission has reviewed and approved. These buildings are similar to the Lindon Tech office/warehouse buildings on 700 N. with somewhat less prominent building entrance variation than the building at Mountain Tech, which is located on the northwest corner of the Pleasant Grove Boulevard interchange. The main materials of the front and side facades are concrete, glass, awnings over the windows and entrances. The colors are similar to the other office/warehouse building developed by the applicant which are varying shades of gray. Below are a few items that staff has identified in relationship to the design of the buildings that the planning commission will need to consider as found in 17.54.050:

- *On buildings 20,000 sq. ft. or more the façade should be broken up every 50 feet with color, change of building materials, depth, height, or other architectural characteristics. 17.54.050(1a)*
- *Masonry building materials, such as brick, stone, and colored decorative concrete block, are highly preferred for use as the primary building material (sixty percent (60%) or greater) of commercial development. Fenestration can also be used to count toward the sixty percent (60%) of the recommended building materials. Many varieties and colors of brick or stone are available and acceptable for use. Other materials may be considered for use as a primary building material, based on review by the land use authority. 17.54.050(2a)*
- *Secondary building materials may include brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding and timbers and other materials as approved by the land use authority. 17.54.050(2b)*

- *Concrete tilt up construction is permitted when stamped, stained, or textured panels are used to add character and appeal to the building; wainscot is also recommended to break up the façade; use change of color or change of material to break up large walls of cement; plain cement panels without decorative features are not permitted; windows can also be used to add character and break up the wall area. 17.54.050(2c)*
- *Avoid the use of dark-tinted or reflective glass windows. Where possible, awnings, balconies, eaves, arbors, landscaping, and other shading devices are effective, and can be far more visually interesting.17.54.050(4d)*
- *Use no more than 2 roof types on a single structure; i.e., a primary and a secondary roof type 17.54.050(6a)*
- *Parapets require a cornice treatment 17.54.050(6c)*

Office Building

The office building is a five-story structure with three main architectural materials which include glass, architectural metal panels and stucco. The entrance is identified with an architectural metal element. Below are a few items that staff has identified in relationship to the design of the building that the planning commission will need to consider as found in 17.54.050:

- *On buildings 20,000 sq. ft. or more the façade should be broken up every 50 feet with color, change of building materials, depth, height, or other architectural characteristics. 17.54.050(1a)*
- *Differentiate between the ground floor and upper floors by providing for depth and variation in a façade through the use of different colors, materials, and other details. 17.54.050(1d)*
- *Masonry building materials, such as brick, stone, and colored decorative concrete block, are highly preferred for use as the primary building material (sixty percent (60%) or greater) of commercial development. Fenestration can also be used to count toward the sixty percent (60%) of the recommended building materials. Many varieties and colors of brick or stone are available and acceptable for use. Other materials may be considered for use as a primary building material, based on review by the land use authority. 17.54.050(2a)*
- *Secondary building materials may include brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding and timbers and other materials as approved by the land use authority. 17.54.050(2b)*
- *Windows at the ground level should generally be of clear glass, and placed at a height that relates visual connection of indoor and outdoor environments. 17.54.050(4b)*

Parking Structure

The applicant's proposal includes a three-story parking structure for 615 vehicles. The applicant is also proposing that solar panels be placed on top of the parking structure to support sustainability of the site. Below are a few items that staff has identified in relationship to the design of the building that the planning commission will need to consider as found in 17.54.050:

- *Any parking structure above the finished ground elevation shall have the same setback requirements as outlined for buildings, and shall be architecturally integrated through use of the same or similar materials, colors, rhythm, landscaping, etc. Interior parking lot*

landscaping, as outlined in Section 17.18.085, must be provided for any parking stall in a parking structure that is visible from a “bird’s eye view.”

Building Height – max height 80 feet in the RC zone

Office/warehouse – 40’

Office building – 78’

Parking Structure – 24’ to the top of the structure wall. 33’ to the top of the solar panels

Setbacks

The proposed structures meet the minimum setback requirements.

Lighting

Along 400 N. and 2800 W. the applicant will be installing the Washington Postlite at 100’ spacing. The Esplanade pole will be installed on the corner of 2800 W. 400 N.

Engineering Requirements

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

Traffic Circulation

The developer shows on the development plan a main north/south drive between this phase and phase 2 which accesses from both Pleasant Grove Boulevard and 400 N. However, the drive dead-ends at lot 2 and does not connect. The developers plan is to provide a landscaped amenity space with a basketball and volleyball courts for the business park tenants. The applicant is concerned about the general public using this road as a pass through from Pleasant Grove Boulevard and 400 N. instead of using 2800 W. Prior to this development proposal the City showed on its transportation masterplan numerous vehicle connector roads through this site. Through substantial planning, the City amended its plan to continue to work with the developer on access for the Vineyard connector and rerouting of 400 N. to connect to 2800 W. Future phases of the development plan show east/west connections to 2800 W. through the site. However, there is not a good north/south connection without going through parking lots, which was how the project was purposely designed to limit additional vehicle traffic. Future phases will have two more office buildings as well as an additional parking structure. If the planning commission needs additional information, it would be appropriate to request a traffic circulation plan and traffic study of the area. DoTERRA did provide a traffic study as part of their development approval. It was staff’s recommendation to the applicant that the north/south road should be further evaluated to be connected for proper vehicle circulation and connectivity. In the interim and until phase 2 is developed the applicant is proposing a temporary access to 2800 W.

STAFF ANALYSIS

Staff believes that this development will be an amenity to Lindon City for providing increased employment opportunities and a varied tax base. The buildings need to show additional architectural detail and should be evaluated for compliance with architectural design requirements in title 17.54.050. In addition, proper site design needs to be evaluated specific to meeting minimum landscape standards as well as compliance with traffic circulation. Finally, the commission should also evaluate the applicant's proposal for increased parking ratios for the sites.

EXHIBITS

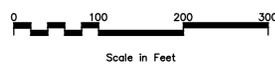
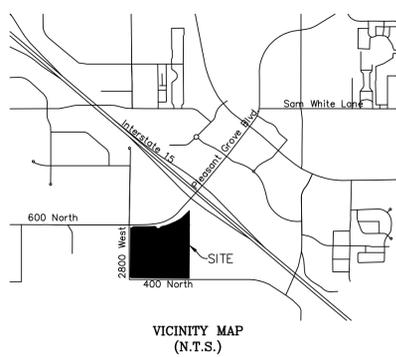
1. Aerial photo of the site and surrounding area
2. Previous transportation masterplan road connections
3. Current masterplan road connection
4. Plat
5. Site Plan
6. Landscaping plan
7. Architectural Renderings
8. Title 17.54

Exhibit 1



MOUNTAIN TECH SOUTH PLAT A

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN LINDON, UTAH COUNTY, UTAH



SHARED ACCESS EASEMENT NO. 1

BEGINNING AT A POINT BEING NORTH 89°30'42" EAST 324.65 FEET ALONG THE SECTION LINE AND SOUTH 491.70 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 26 FEET; THENCE SOUTH 43.28 FEET; THENCE SOUTH 44°42'22" WEST 51.06 FEET; THENCE SOUTH 287.69 FEET; THENCE EAST 59.54 FEET; THENCE SOUTH 96 FEET; THENCE SOUTH 89°45'30" EAST 33.34 FEET; THENCE SOUTH 0°28'01" WEST 30 FEET; THENCE NORTH 89°45'30" WEST 36.37 FEET; THENCE SOUTH 11.05 FEET; THENCE WEST 610.25 FEET; THENCE SOUTH 0°02'34" WEST 428.81 FEET; THENCE NORTH 89°27'42" WEST 36 FEET; THENCE NORTH 0°00'20" EAST 479.47 FEET; THENCE EAST 84 FEET; THENCE NORTH 285.84 FEET; THENCE NORTH 22°24'01" EAST 23.22 FEET; THENCE NORTH 44°45'22" EAST 38.50 FEET; THENCE NORTH 32.57 FEET TO THE POINT OF BEGINNING. CONTAINING 1.350 ACRES OR 58,790 SQUARE FEET, MORE OR LESS.

SHARED ACCESS EASEMENT NO. 2

BEGINNING AT A POINT BEING NORTH 89°30'42" EAST 296.66 FEET ALONG THE SECTION LINE AND SOUTH 465.14 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 621.29 FEET; THENCE SOUTH 0°28'01" WEST 822.04 FEET; THENCE WEST 35.34 FEET; THENCE SOUTH 20°48'28" WEST 19.26 FEET; THENCE SOUTH 39.24 FEET; THENCE NORTH 89°27'42" WEST 39.91 FEET; THENCE NORTH 0°03'34" WEST 46.33 FEET; THENCE NORTH 20°48'28" EAST 49.77 FEET; THENCE NORTH 0°00'49" EAST 26.51 FEET; THENCE NORTH 0°28'01" EAST 760.05 FEET; THENCE WEST 591.38 FEET; THENCE NORTH 0°52'32" WEST 26.51 FEET TO THE POINT OF BEGINNING. CONTAINING 0.948 ACRES OR 41,320 SQUARE FEET, MORE OR LESS.

SHARED ACCESS EASEMENT NO. 3

BEGINNING AT A POINT BEING NORTH 89°30'42" EAST 190.11 FEET ALONG THE SECTION LINE AND SOUTH 192.10 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 81°19'52" EAST 46.64 FEET; THENCE SOUTH 2°57'00" EAST 28.82 FEET; THENCE SOUTH 194.27 FEET; THENCE SOUTH 46°07'28" EAST 80.96 FEET; THENCE SOUTH 0°55'23" EAST 26.51 FEET; THENCE SOUTH 41°34'30" WEST 83.24 FEET; THENCE SOUTH 133.52 FEET; THENCE WEST 56.86 FEET; THENCE NORTH 0°00'49" EAST 26.51 FEET; THENCE EAST 76.84 FEET; THENCE NORTH 08.25 FEET; THENCE NORTH 45°29'11" WEST 83.14 FEET; THENCE SOUTH 89°36'43" WEST 8.88 FEET; THENCE NORTH 0°23'17" WEST 30 FEET; THENCE NORTH 89°36'43" EAST 10.24 FEET; THENCE NORTH 45°43'56" EAST 82.17 FEET; THENCE NORTH 101.17 FEET; THENCE NORTH 8°42'27" WEST 116.19 FEET TO THE POINT OF BEGINNING.

STORM DRAIN EASEMENT (PRIVATE)

BEGINNING AT A POINT BEING NORTH 89°30'42" EAST 206.59 FEET ALONG THE SECTION LINE AND SOUTH 442.71 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 32.22 FEET; THENCE SOUTH 46°07'28" EAST 33.14 FEET; THENCE SOUTH 34.06 FEET; THENCE SOUTH 46°07'28" EAST 33.14 FEET; THENCE WEST 22.22 FEET; THENCE NORTH 46°07'28" WEST 33.14 FEET; THENCE NORTH 34.06 FEET; THENCE NORTH 46°07'28" EAST 33.14 FEET TO THE POINT OF BEGINNING. CONTAINING 0.523 ACRES OR 22,792 SQUARE FEET, MORE OR LESS.

WATER EASEMENT NO. 1 (IN FAVOR OF LOT 3)

BEGINNING AT A POINT BEING NORTH 89°30'42" EAST 332.35 FEET ALONG THE SECTION LINE AND SOUTH 509.61 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'20" EAST 10 FEET; THENCE SOUTH 3.44 FEET; THENCE SOUTH 729.50 FEET; THENCE SOUTH 45°00'00" EAST 8.12 FEET; THENCE EAST 43.79 FEET; THENCE SOUTH 10 FEET; THENCE WEST 47.93 FEET; THENCE NORTH 45°00'00" WEST 16.40 FEET; THENCE NORTH 73.64 FEET; THENCE NORTH 22°30'00" EAST 52.74 FEET; THENCE NORTH 1.47 FEET TO THE POINT OF BEGINNING. CONTAINING 0.201 ACRES OR 8,759 SQUARE FEET, MORE OR LESS.

WATER EASEMENT NO. 2 (IN FAVOR OF LOT 2)

BEGINNING AT A POINT BEING NORTH 89°30'42" EAST 891.01 FEET ALONG THE SECTION LINE AND SOUTH 891.96 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 10 FEET; THENCE SOUTH 134.50 FEET; THENCE SOUTH 45°00'00" WEST 138.52 FEET; THENCE WEST 52.83 FEET; THENCE NORTH 10 FEET; THENCE EAST 48.69 FEET; THENCE NORTH 45°00'00" EAST 130.23 FEET; THENCE NORTH 330.36 FEET TO THE POINT OF BEGINNING. CONTAINING 0.123 ACRES OR 5,375 SQUARE FEET, MORE OR LESS.

SEWER EASEMENT (PRIVATE)

BEGINNING AT A POINT BEING NORTH 89°30'42" EAST 625.82 FEET ALONG THE SECTION LINE AND SOUTH 461.45 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 66°22'00" EAST 33.13 FEET; THENCE SOUTH 0°02'22" EAST 75.95 FEET; THENCE NORTH 89°27'42" WEST 20 FEET; THENCE NORTH 0°02'22" WEST 742.68 FEET; THENCE NORTH 66°22'00" WEST 312.06 FEET; THENCE NORTH 23°37'56" EAST 20 FEET TO THE POINT OF BEGINNING. CONTAINING 0.490 ACRES OR 21,358 SQUARE FEET, MORE OR LESS.

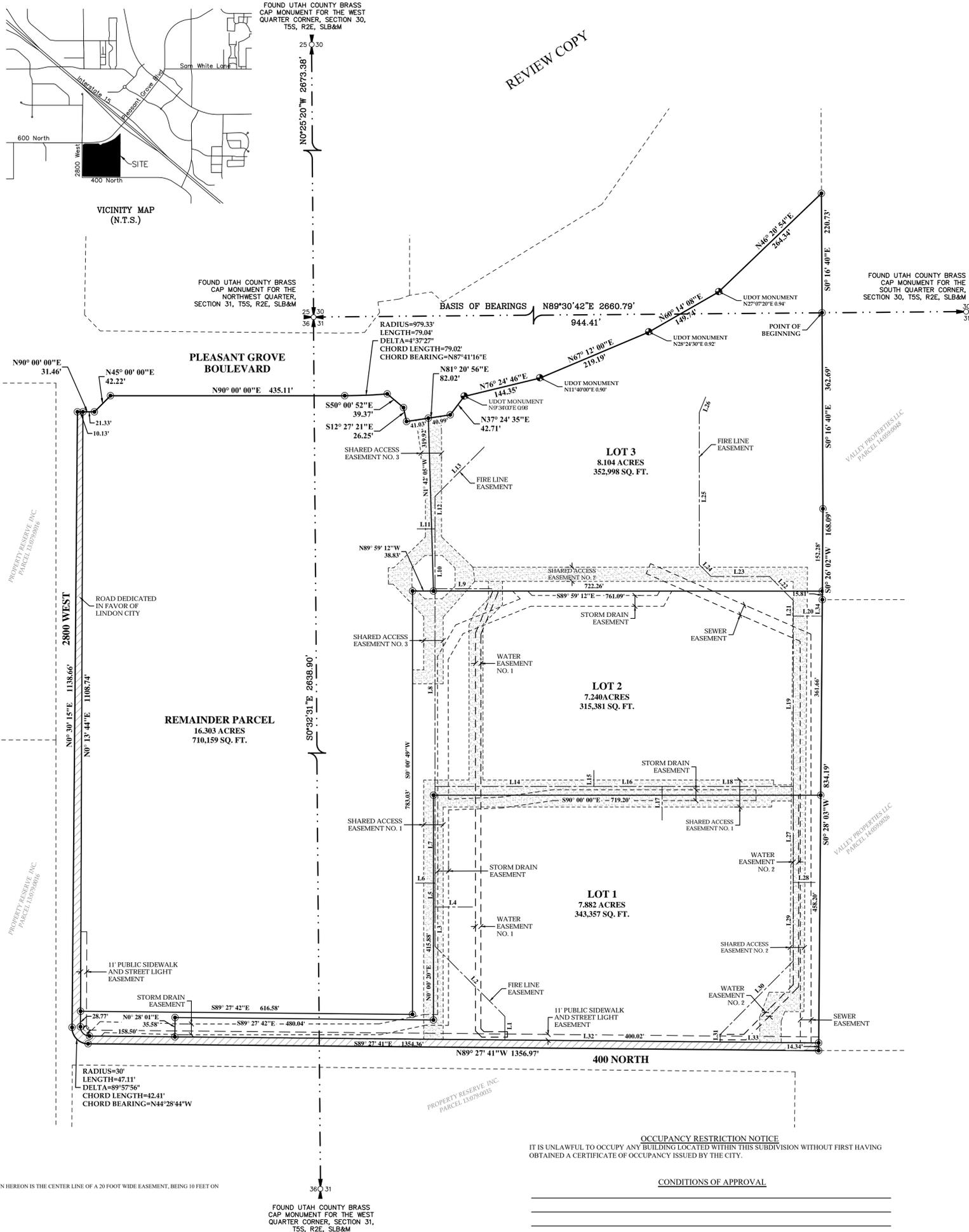
| LINE # | LENGTH | BEARING | LINE # | LENGTH | BEARING |
|--------|---------|-------------|--------|----------|-------------|
| L1 | 43.57' | S0°00'00"E | L18 | 243.67' | N90°00'00"E |
| L2 | 183.40' | S45°00'00"E | L19 | 315.09' | N0°00'00"E |
| L3 | 72.59' | N0°00'00"E | L20 | 53.63' | N90°00'00"E |
| L4 | 69.86' | N90°00'00"E | L21 | 29.85' | N0°00'00"E |
| L5 | 44.30' | N0°00'00"E | L22 | 62.60' | S45°00'00"E |
| L6 | 36.36' | N90°00'00"E | L23 | 108.50' | N90°00'00"E |
| L7 | 178.67' | N0°00'00"E | L24 | 31.03' | S45°00'00"E |
| L8 | 365.85' | N0°00'00"E | L25 | 281.22' | S0°00'00"E |
| L9 | 105.32' | N90°00'00"E | L26 | 31.30' | S22°30'00"W |
| L10 | 110.64' | N0°00'00"E | L27 | 177.39' | N0°00'00"E |
| L11 | 33.33' | N90°00'00"E | L28 | 40.68' | N90°00'00"E |
| L12 | 59.99' | N0°00'00"E | L29 | 145.35' | N0°00'00"E |
| L13 | 129.39' | N45°00'00"E | L30 | 192.01' | N45°00'00"E |
| L14 | 294.94' | N90°00'00"E | L31 | 14.07' | N0°00'00"E |
| L15 | 29.79' | S0°00'00"E | L32 | 1195.86' | S89°27'41"W |
| L16 | 126.85' | N90°00'00"E | L33 | 182.97' | S89°27'41"W |
| L17 | 62.07' | N0°00'00"E | L34 | 30.43' | N0°27'14"E |

- LEGEND**
- SET REBAR AND CAP "CIR ENGINEERING PL55183760"
 - ▲ FOUND PROPERTY CORNER (AS NOTED)
 - ⊕ FOUND RIGHT OF WAY MONUMENT

- BOUNDARY LINE**
- TITLE LINES**
- ROAD DEDICATION IN FAVOR OF LINDON CITY (0.795 ACRES OR 34,644')
- SHARED ACCESS EASEMENTS**

SUBDIVISION NOTES
1. THE FIRE LINE EASEMENT SHOWN HEREON IS THE CENTER LINE OF A 20 FOOT WIDE EASEMENT, BEING 10 FEET ON EACH SIDE OF THE CENTER LINE.

| CURVE # | RADIUS | LENGTH | DELTA | CHORD LENGTH | CHORD BEARING |
|---------|--------|--------|-----------|--------------|---------------|
| C1 | 17' | 36.61' | 89°41'25" | 23.98' | N44°36'59"W |



REVIEW COPY

SURVEYOR'S CERTIFICATE:
I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 IN ACCORDANCE WITH THE UTAH CODE, TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS THE MOUNTAIN TECH SOUTH PLAT "A", AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

CORY B. NEERINGS
PLS 5183760
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT BEING NORTH 89°30'42" EAST 944.41 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°16'40" EAST 362.69 FEET; THENCE SOUTH 0°26'02" WEST 168.09 FEET; THENCE SOUTH 0°28'03" WEST 834.19 FEET; THENCE NORTH 89°27'41" WEST 1356.97 FEET; THENCE NORTHWESTERLY 47.11 FEET ALONG THE ARC OF A 3000 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 89°57'56" (CHORD BEARS NORTH 44°28'44" WEST 42.41 FEET; THENCE NORTH 0°30'15" EAST 1138.66 FEET; THENCE EAST 31.46 FEET; THENCE NORTH 45°00'00" EAST 42.22 FEET; THENCE EAST 435.11 FEET; THENCE EASTERLY 79.04 FEET ALONG THE ARC OF A 979.33 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 4°37'27" (CHORD BEARS NORTH 87°41'16" EAST 79.02 FEET; THENCE SOUTH 50°05'52" EAST 39.37 FEET; THENCE SOUTH 12°27'21" EAST 26.25 FEET; THENCE NORTH 81°20'56" EAST 82.02 FEET; THENCE NORTH 37°24'35" EAST 42.71 FEET; THENCE NORTH 76°24'46" EAST 144.53 FEET; THENCE NORTH 67°12'00" EAST 219.19 FEET; THENCE NORTH 60°14'08" EAST 149.74 FEET; THENCE NORTH 46°20'54" EAST 264.34 FEET; THENCE SOUTH 0°16'40" EAST 220.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 40.324 ACRES OR 1,756,539 SQUARE FEET, MORE OR LESS

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **MOUNTAIN TECH SOUTH SUBDIVISION PLAT A** DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I / WE HAVE HERETO SET MY / OUR HAND(S) THIS ___ DAY OF _____, 2018.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH)

ON THE ___ DAY OF _____, A.D. 2016 PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____, RESIDING IN _____ COUNTY.
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR/PLANNING COMMISSION CHAIR _____
CLERK/RECORDER (SEE SEAL BELOW) _____

CITY APPROVALS

APPROVAL AS TO FORM _____ APPROVED THIS ___ DAY OF _____, 2018.

LINDON CITY ENGINEER _____
PLANNING DIRECTOR _____

LINDON CITY ATTORNEY _____

MOUNTAIN TECH SOUTH PLAT A

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN LINDON, UTAH COUNTY, UTAH

PREPARED BY: **CIR ENGINEERING, L.L.C.**
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

SURVEYOR SEAL: CORY B. NEERINGS, No. 5183760, 11/2/18, STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK/RECORDER SEAL

Recorder

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF _____

DATE: ENTRY NO. _____ BOOK _____ PAGE _____

FEE _____ UTAH COUNTY RECORDER _____

OWNER/DEVELOPER CONTACT:
WIC, LLC
MARK WELDON
4914 JOANNE KEARNEY BLVD.
TAMPA, FL. 33619

DATE: 11/2/18

SCALE: 1"=100'

PAGE: 1 OF 1

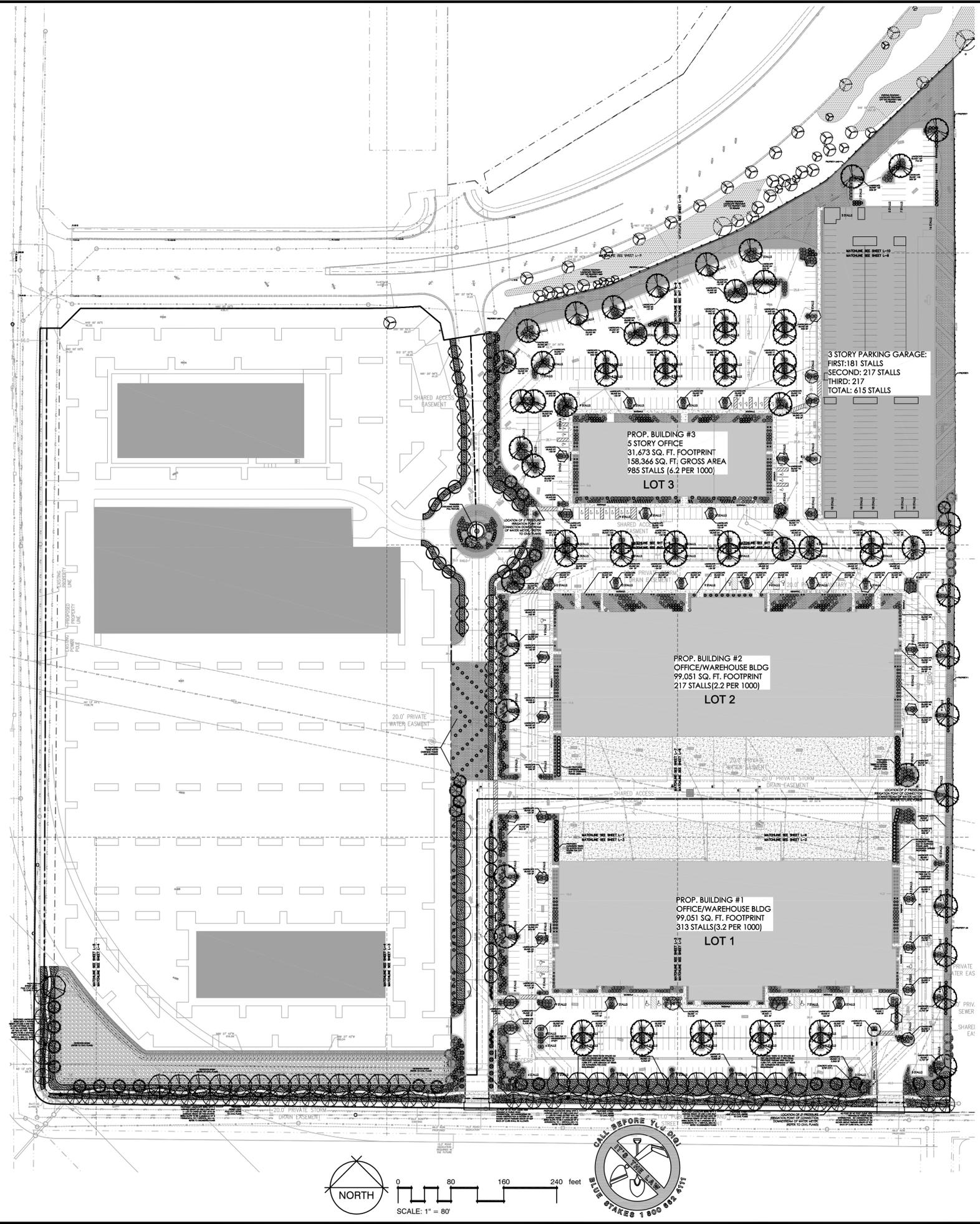
PROJECT: S18-063

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

CONDITIONS OF APPROVAL

FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER, SECTION 31, T5S, R2E, SLB&M

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, L.C. shall be without liability to Foresite Design Group, L.C.



PLANT SCHEDULE PROJECT SITE

Table with columns: TREES, BOTANICAL NAME / COMMON NAME, CONT, CAL, SIZE, QTY. Lists various tree species like Acer campestre, Acer grandidentatum, etc.

Table with columns: SHRUBS, BOTANICAL NAME / COMMON NAME, CONT, QTY. Lists shrub species like Berberis thunbergii, Calamagrostis, etc.

- MULCHES / ROCK
TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET
4" DEPTH OF 2" TO 1/2" OF COLORED COBBLE ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER.

Table with columns: LOT 1, LANDSCAPE AREA & WATER CONSERVING LANDSCAPING CALCULATIONS SUMMARY. Includes site area, landscape area, and tree counts for Lot 1.

Table with columns: LOT 2, LANDSCAPE AREA & WATER CONSERVING LANDSCAPING CALCULATIONS SUMMARY. Includes site area, landscape area, and tree counts for Lot 2.

Table with columns: ISLAND 1 through ISLAND 107, listing plant cover percentages for various island numbers.

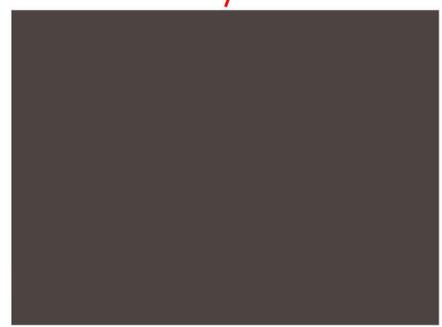
- TREE LOCATION AND FINAL PLACEMENT GUIDELINES:
1. TREES LOCATED ON THESE PLANS ARE BASED ON THE FOLLOWING DESIGN CRITERIA...
A. 5 FEET FROM WATER METER AND/OR UTILITY BOX.
B. 10 FEET FROM FIRE HYDRANT.

Project information including: SHEET: L-1, FILE NAME: FDG-179, SCALE: 1"=80', and Foresite Design Group, L.C. logo and contact information.

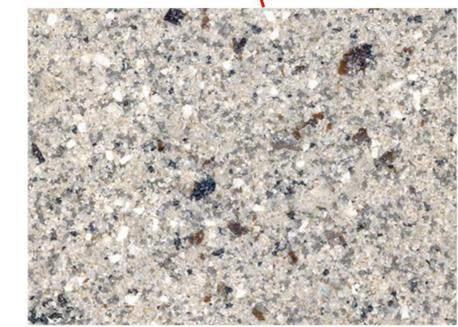
MOUNTAIN TECH. SOUTH OFFICE BUILDING



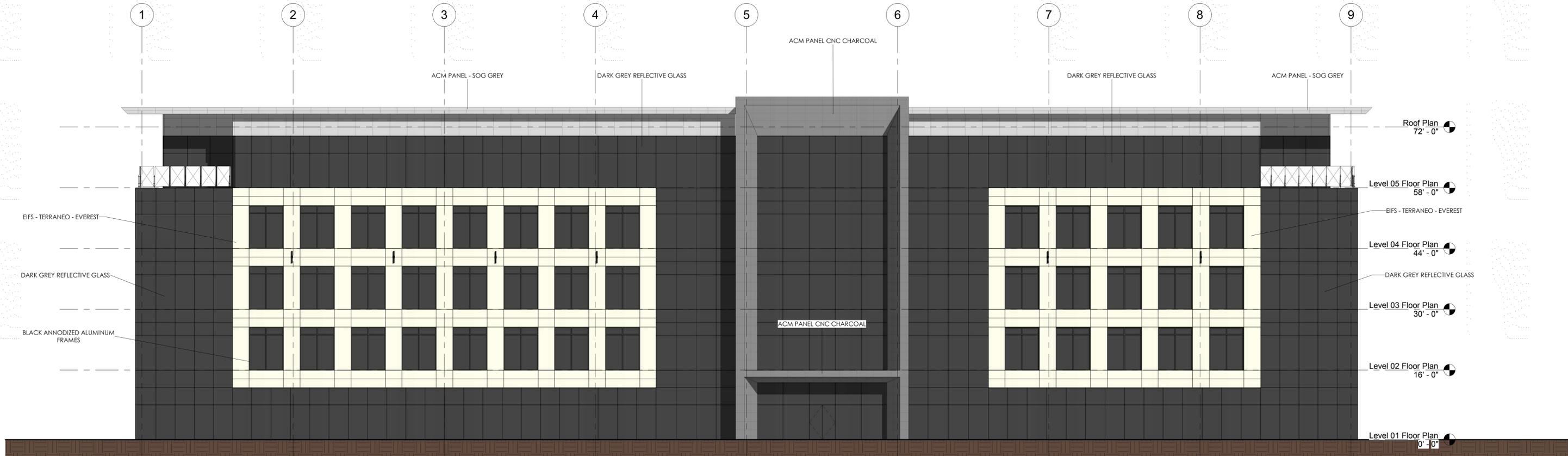
ACM PANEL
Alpolic: SOG Grey



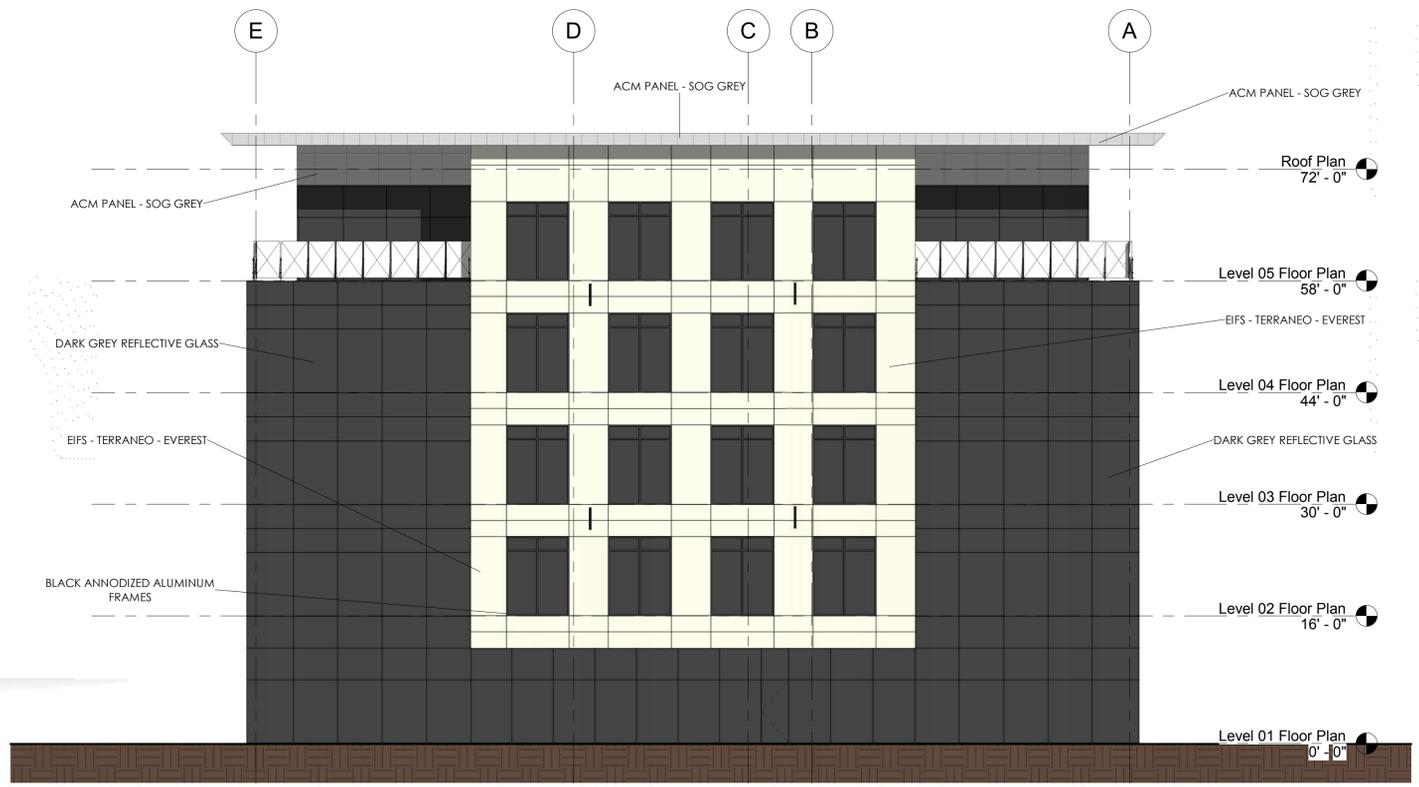
ACM PANEL
Alpolic: CNC Charcoal



TERRANEO
Everest



1 NORTH AND SOUTH ELEVATIONS
A104 3/32" = 1'-0"



2 EAST AND WEST ELEVATIONS
A104 3/32" = 1'-0"

CABLE VEHICLE
BARRIER SYSTEM

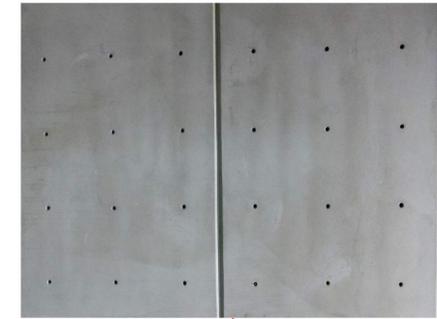


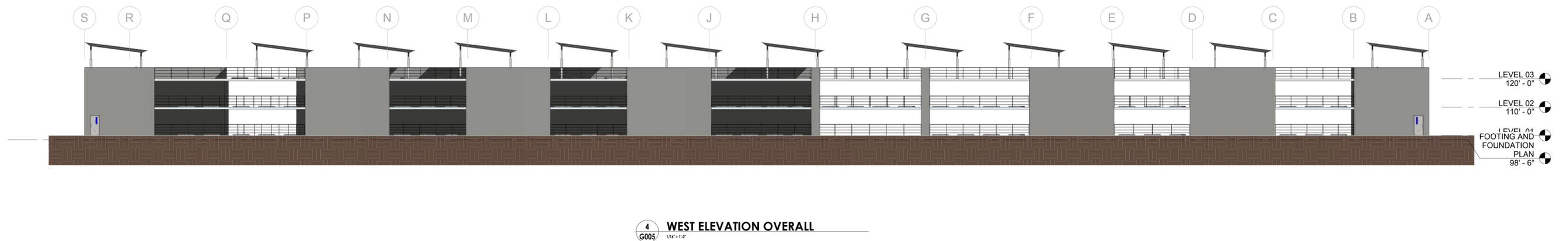
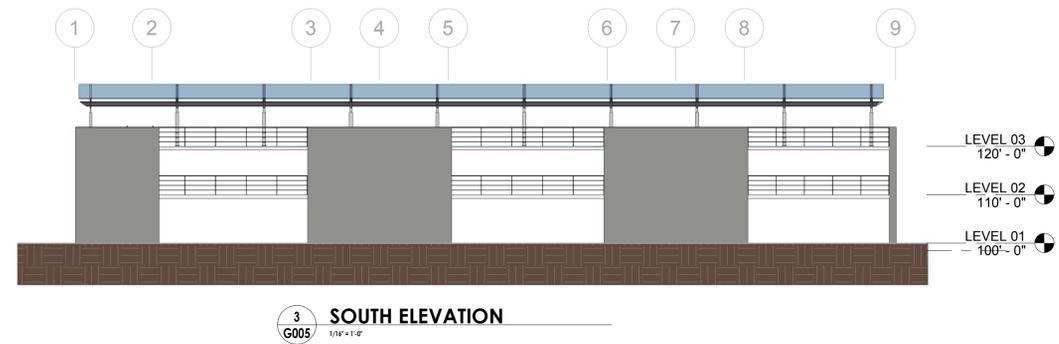
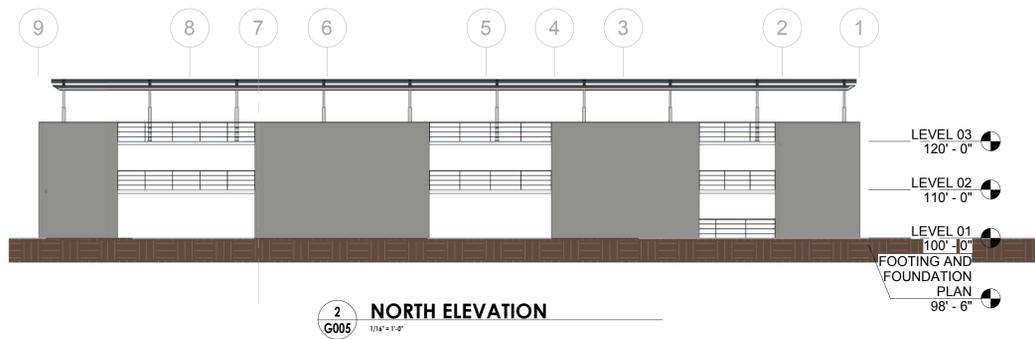
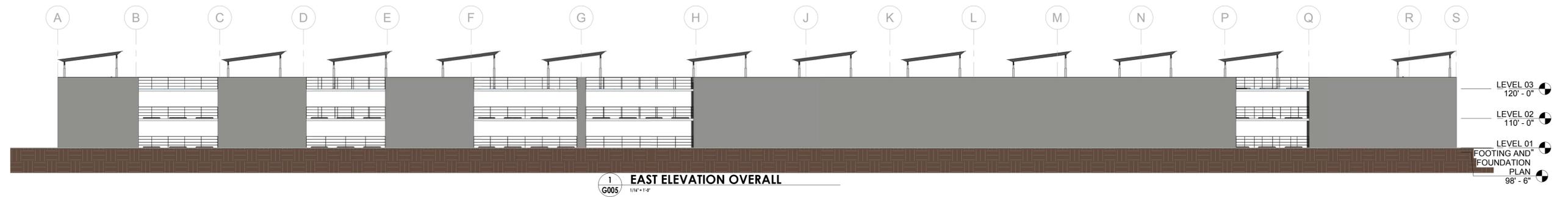
MOUNTAIN TECH SOUTH PARKING STRUCTURE



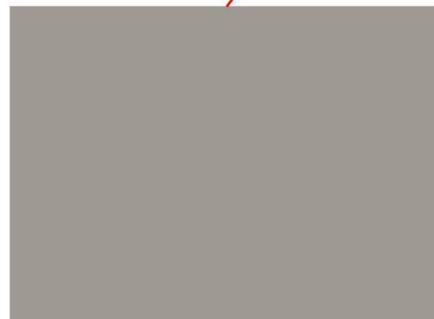
FUTURE SOLAR PANEL SYSTEM

CAST-IN PLACE CONCRETE
Architectural Smooth Finish:
Natural Color

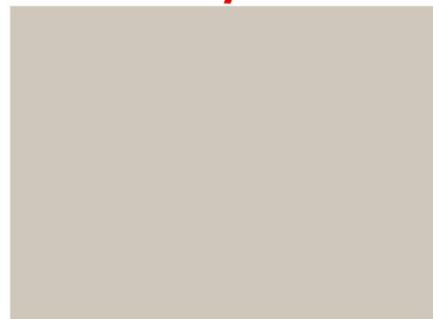




MOUNTAIN TECH SOUTH BUILDINGS 1 AND 2



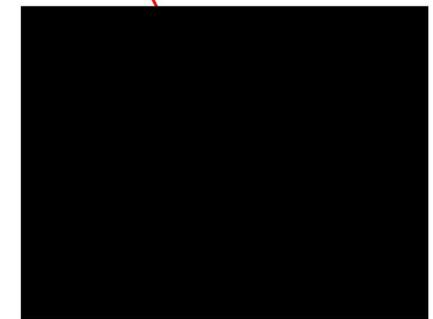
PAINTED TILT-UP CONCRETE
Sherwin Williams: Acier



PAINTED TILT-UP CONCRETE
Sherwin Williams: Worldly Gray



PAINTED TILT-UP CONCRETE
Sherwin Williams: Guantlet Gray



BLACK ANNOIDIZED FRAMES
WITH DARK GREY REFLECTIVE GLASS



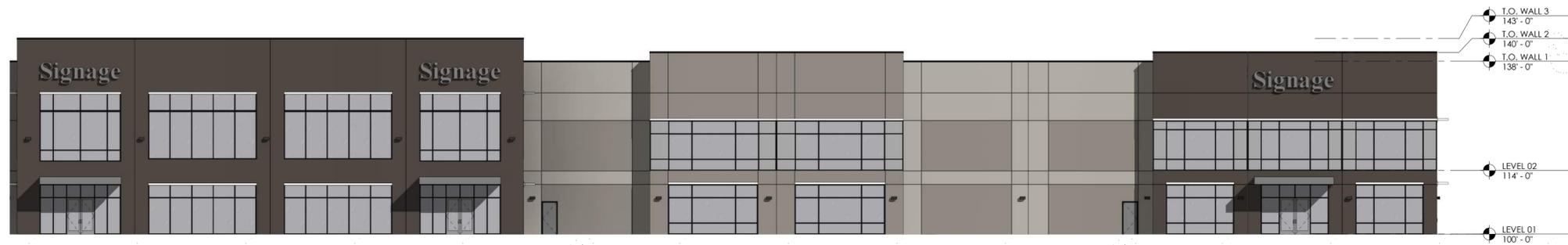
1 SOUTH ELEVATION PRESENTATION
PR307 1" = 20'-0"

- EXTERIOR COLORS & MATERIALS:**
- = PAINTED CONCRETE TILT UP PANEL, SW7643 - PUSSYWILLOW
 - = PAINTED CONCRETE TILT UP PANEL, SW7018 - DOVETAIL
 - = PAINTED CONCRETE TILT UP PANEL, SW7020 - BLACK FOX
 - = BRONZE GLASS WITH REFLECTIVE COATING.
 - = BRONZE SPANDREL GLASS TO MATCH COLOR AND LOOK OF STANDARD STOREFRONT SYSTEM GLASS
 - = THERMACORE OVERHEAD DOOR - GRAY
 - = ANODIZED ALUMINUM

- GENERAL EXTERIOR FINISH NOTES:**
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
 2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
 3. SEE DETAILS ON ASSS FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
 4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
 5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.



2 SOUTH ELEVATION A PRESENTATION
PR307 3/32" = 1'-0"



3 SOUTH ELEVATION B PRESENTATION
PR307 3/32" = 1'-0"

EXTERIOR COLORS & MATERIALS:

- = PAINTED CONCRETE TILT UP PANEL, SW7643 - PUSSYWILLOW
- = PAINTED CONCRETE TILT UP PANEL, SW7018 - DOVETAIL
- = PAINTED CONCRETE TILT UP PANEL, SW7020 - BLACK FOX
- = BRONZE GLASS WITH REFLECTIVE COATING.
- = BRONZE SPANDREL GLASS TO MATCH COLOR AND LOOK OF STANDARD STOREFRONT SYSTEM GLASS
- = THERMACORE OVERHEAD DOOR - GRAY
- = ANODIZED ALUMINUM

GENERAL EXTERIOR FINISH NOTES:

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON AS05 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.



1 EAST ELEVATION PRESENTATION
PR302 1/8" = 1'-0"



2 WEST ELEVATION PRESENTATION
PR302 1/8" = 1'-0"





Signage

Signage



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Signage

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Chapter 17.54

REGIONAL COMMERCIAL (RC) ZONE

Sections:

- 17.54.010 Purpose.**
- 17.54.020 Uses.**
- 17.54.030 Site design and maintenance.**
- 17.54.040 Development standards.**
- 17.54.050 Architectural design.**
- 17.54.060 Parking requirements.**
- 17.54.070 Landscaping and screening.**
- 17.54.080 Special provisions.**

17.54.010 Purpose.

1. The objective in establishing the regional commercial (RC) zone is to promote opportunities and areas for commercial, service, professional and business uses.
2. The purpose of the regional commercial (RC) zone is to provide areas along the interstate freeway for uses that are both compatible with and dependent on freeway visibility and access.
3. Developments should be generally upscale with attention given to landscaping, architecture, coordination of traffic circulation and building placement. Developments should provide a pleasing and functional environment that represents the quality of life in the city and also enhances employment opportunities and the retail tax base of the city.
4. The zone is to be characterized by attractively designed buildings and off-street parking lots situated among lawns, shrubs, trees, and plantings, which give a more pleasing appearance than other commercial and business zones.
5. Refer to the following chapters and subsections for additional regulations:
 - a. Chapter [17.04](#), General and Supplemental Provisions.
 - b. Chapter [17.18](#), Off-Street Parking.
 - c. Title [18](#), Signs.
6. In case of conflict between provisions of this chapter and other provisions of the Lindon City Code, this chapter shall apply. (Ord. 2017-11 §1, adopted, 2017)

Secondary or ancillary uses to the primary uses listed above may be allowed when such use does not detract from the primary use and does not occupy more than twenty percent (20%) of the site or constitute more than twenty percent (20%) of the business revenue.

It is recognized that new types of land uses will develop and various forms of land uses not anticipated may seek to locate in the RC zone. The land use authority and city council shall review unlisted land uses based on specific criteria established in the compatibility standard in [Appendix A](#) Standard Land Use Table of the City Code after a complete application is received by the city. (Ord. 2017-11 §1, adopted, 2017)

17.54.030 Site design and maintenance.

1. *External Storage and Activities.* With the exception of the following paragraph below, all uses except surface parking shall be conducted within a completely enclosed building. All storage of product and material used shall be in a completely enclosed building constructed with the same exterior finish as the main building.
 - a. Promotional displays may be displayed outside of an approved building or enclosed area so long as they are placed appurtenant to a building wherein the business displays the bulk of its goods for sale. Vehicles sales lots may display vehicles for sale outside of a building in accordance with the requirements found in Section [17.48.200](#).
 - i. This subsection shall not apply to temporary site plans under Chapter [17.17](#).
 - ii. Landscaped areas and parking lots shall not be used for the displaying of merchandise.
 - iii. Stacking of merchandise or materials of any kind shall not be allowed to protrude above required walls or fence lines unless approved by a temporary use permit.
2. *Solid Waste.* Any solid waste receptacle shall be placed in an entirely sight-obscuring enclosure that is at least one foot (1') higher than the receptacle with a minimum height of six feet (6') and constructed on three (3) sides of masonry with a similar exterior finish as the main building, and gated on the fourth side with a minimum access width of fifteen feet (15'). Solid waste receptacles shall be located to the rear.
3. *Mechanical Equipment.* All mechanical equipment incidental to any building, including roof mounted mechanical equipment, shall be screened so as to be an integral part of the architectural design of the building to which it is attached or related.
4. *Loading.* Loading operations shall either be conducted within the building or be screened so as to not be totally visible from a public street, and conducted in such a way that in the process of loading or unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private drive or street used for traffic circulation. Dock doors shall be screened from public streets through the use of screen walls, hedges, evergreen trees, berms, other landscaping or a combination of screening mediums as approved by the land use authority.
5. *Lighting.* On-site lighting shall be designed to discourage the occurrence of graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas.

6. *Maintenance of Premises.*

- a. No excessive or offensive noises, dust, odor, smoke or light shall be emitted which is discernible beyond the site or parcel boundary lines in question, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.
- b. No person shall store junk, unlicensed and/or inoperable vehicles, partially dismantled vehicles, or salvaged materials outside a building.
- c. No trash, rubbish, or weeds shall be allowed to accumulate on any lot in the RC zone. The space around buildings and structures shall be kept free from refuse, debris, and weeds. All waste shall be concealed from view from adjacent property.
- d. The architecture, appearance, and aesthetics of all buildings, structures and edifices in all commercial zones shall be maintained to reasonable upkeep and maintenance standards. (Ord. 2017-11 §1, adopted, 2017)

17.54.040 Development standards.

1. *Lot Area.* The minimum size of any lot shall be twenty thousand (20,000) square feet.
2. *Building Setbacks.* All buildings and structures shall be set back a minimum of thirty feet (30') from all property lines and fifty feet (50') if located along or adjacent to a UDOT right-of-way.
3. *Building Height.* No building shall be constructed to a height exceeding eighty feet (80'). (See Section [17.02.010](#)).
4. *Frontage.* Every lot or parcel in the RC zone shall have a minimum frontage of one hundred feet (100') upon a public street or upon a private street or right-of-way.
5. *Landscaping.* See Section [17.54.070](#).
6. *Street Cross Section.*
 - a. The city right-of-way is sixty-six feet (66').
 - b. The street cross section for public roads in the RC zone shall consist of:
 - i. Fifty feet (50') of asphalt; and
 - ii. Two-foot (2') curb and gutter on each side of the street; and
 - iii. Eight (8') to twelve-foot (12') meandering park strips on each side of the street; and
 - iv. Five-foot (5') arrhythmically meandering sidewalks on each side of the street; and
 - v. A sixteen (16') to twenty-foot (20') foot planter strip behind the sidewalk on each side of the street.

- c. Property lines begin six feet (6') back of curb.
- d. A public sidewalk and street light easement of eleven feet (11') is required on private property per the cross section.
- e. For additional landscaping requirements see Section [17.54.070](#) below.



Cross section concept. See Standard Drawing 2d in the Development Manual for specific details.

7. *Street Lights.*

- a. City street lights shall be placed at one-hundred-foot (100') intervals two feet (2') in front of sidewalk along public roads; and
- b. Shall be Washington Postlite LED street lights along street frontage and esplanade LED street lights at intersections per the specifications in the Lindon City "Land Development, Policies, Standard Specifications and Drawings" manual.
- c. Street light installation occurs when land is subdivided or when sites are improved (in the absence of a subdivision) which contain frontage where lights would be placed if the land were being subdivided.

8. Site plan applications must meet requirements found in Chapter [17.17](#) and in the Lindon City "Land Development, Policies, Standard Specifications and Drawings" manual. (Ord. 2017-11 §1, adopted, 2017)

17.54.050 Architectural design.

The RC zone has specific design standards as outlined below, and, unless otherwise referenced, does not fall under requirements of the Lindon City commercial standards.

1. *Massing and Orientation.*

- a. Breaking up large buildings (over twenty thousand (20,000) square feet) with multiple bays is required, and each façade should provide a meaningful purpose such as individual entrances to the larger building. On large buildings the façade should be broken up every fifty feet (50') with color, change of building materials,

depth, height, or other architectural characteristics. On smaller buildings, the break in façade should be every thirty feet (30'). Appropriate detailing, scale, and proportion area elements that can be addressed through façade design shall be used.

- b. Orient buildings to the main street. If a building is on a corner lot, it may have a corner orientation.
- c. All building elevations shall be architecturally detailed, including nonstreet facing elevations.
- d. Differentiate between the ground floor and upper floors by providing for depth and variation in a façade through the use of different colors, materials, and other details.
- e. Building articulation is important to visually engage the populace. This can be accomplished through façade modulation, use of engaged columns or other expressions of the structural system, horizontal and vertical divisions through differing textures and materials.
- f. Variation in rooflines is appropriate through the use of dormer windows, overhangs, arches, stepped roofs, gables or similar devices.
- g. Avoid flat looking walls/façades and large, boxy buildings. Break up the flat front effect by introducing projecting elements such as wings, porticos, bay windows, trellises, pergolas, port-cocheres, awnings, recessed balconies and/or alcoves, cornices, or other offsets, changes in plane, and changes in height. Staggered bays will also contribute to a greater definition of a façade.

2. *Exterior Walls and Surfaces – Building Materials.*

- a. Masonry building materials, such as brick, stone, and colored decorative concrete block, are highly preferred for use as the primary building material (sixty percent (60%) or greater) of commercial development. Fenestration can also be used to count toward the sixty percent (60%) of the recommended building materials. Many varieties and colors of brick or stone are available and acceptable for use. Other materials may be considered for use as a primary building material, based on review by the land use authority.
- b. Secondary building materials may include brick, stone, colored decorative concrete block, stucco, wood/ cement fiber siding and timbers and other materials as approved by the land use authority.
- c. Concrete tilt up construction is permitted when stamped, stained, or textured panels are used to add character and appeal to the building; wainscot is also recommended to break up the façade; use change of color or change of material to break up large walls of cement; plain cement panels without decorative features are not permitted; windows can also be used to add character and break up the wall area.
- d. No buildings shall have blank, flat walls.
- e. Use primary building materials for façades that front onto public ways. Secondary building materials may be used as accents on these façades or on less visible façades.
- f. All roof drains, conduit and piping for any mechanical system shall be located in the interior of the building.

3. *Texture, Colors, Finishes.*

- a. Avoid large areas of the same color and/or materials with no relief. Conversely, avoid the use of too many materials and/or colors, which may create busy or incongruous façades.
- b. Earth tones are generally preferred over harsh or loud colors, except where more vibrant colors are used as accents to the primary colors. A color palette of Utah earth tones as found in the Lindon City Commercial Design Standards is to be used as a reference guide to color selections in developments.
- c. Simplicity is encouraged regarding color. Excessive amounts of different colors should not be used. Brighter colors are recommended for use as accents only.
- d. Vary colors and materials to break up the monotony in larger developments.

4. *Windows and Doors/Fenestration.*

- a. Building entries shall have one (1) or more of the following treatments: canopy, overhang, awning or arch; recesses or projections in the building façade including display windows surrounding the entrance; peaked roof or raised parapet structures over the door.
- b. Windows at the ground level should generally be of clear glass, and placed at a height that relates visual connection of indoor and outdoor environments.
- c. Avoid blank façades with no fenestration.
- d. Avoid the use of dark-tinted or reflective glass windows. Where possible, awnings, balconies, eaves, arbors, landscaping, and other shading devices are effective, and can be far more visually interesting.
- e. Materials for framing windows shall be compatible to the primary exterior material. Aluminum or similar framing materials that do not match are discouraged.
- f. Consider the use of canopies or awnings on windows that directly abut pedestrian walkways to provide protection from the elements.
- g. The ground floor of the primary façade shall be sixty percent (60%) fenestration at the pedestrian level.
- h. A significant amount of the primary ground story façade facing public streets, easements and other right-of-way corridors should be transparent glazing, to enhance the pedestrian environment, to connect the building interior to the outside, and to provide ambient lighting at night.
- i. Dark and obscure glazing should not be used at the ground level, except where harsh solar conditions cannot be controlled with other devices.

5. *Architectural Styles – Exterior Trim and Decorative Detailing.*

- a. Materials for trim and details shall be compatible with the primary exterior material. Detailing should be authentic with the characteristics and capabilities of the materials.
- b. Excessive ornamentation is not recommended.

- c. Avoid use of pasted-on details that do not reflect internal pattern of building or are not proper use of materials.
 - d. Exterior materials, massing, modulation, etc., should relate to the indoor function and use of the structure.
 - e. Some form of detailing or fenestration should be used every fifteen feet (15') to twenty-five feet (25') along each side of small building (every thirty feet (30') to forty feet (40') for large buildings). Windows, doors, art or architectural detailing at the first floor level are all options for a blank wall.
 - f. Enhance buildings with usable details and accents, such as a covered porch or walkway.
 - g. Utilize colors, textures, and changes in building material to give definition to the façade.
6. *Roofing.*
- a. Use no more than two (2) roof types in a single structure; i.e., a primary and secondary roof type.
 - b. Variations in rooflines through dormer windows, overhangs, arches, stepped roofs, gables or other similar devices promote visual interest.
 - c. Parapets require cornice treatments.
 - d. Roof materials visible from the street (i.e., sloped roofs), should be harmonious in texture, color, and material with other building materials.

Sloped roofs should be carefully designed to shed snow away from all pedestrian ways.

7. *Mechanical and Service Areas.*

- a. Mechanical, electrical, and communications equipment such as heating and cooling units, transformers, control boxes, and antennas should not be located on primary façades.
- b. Rooftop mechanical units are desirable where possible, and should be screened from view with integrated architectural elements (walls, parapets, etc.).
- c. Ground mechanical units must be screened from view with wing wall, landscaping, or a combination of both.
- d. Appropriate vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals.
- e. Meters, stacks, and service pipes should be located conveniently for service and use, but not on primary façades.
- f. Loading docks should be located near parking facilities, in alley ways or private drive aisles, and designed or screened in a way that minimizes their visual impact. (Ord. 2017-11 §1, adopted, 2017)

17.54.060 Parking requirements.

1. All parking spaces, parking areas and driveways shall be constructed in accordance with standards established in Chapter [17.18](#), Off-Street Parking, and the Lindon City Development Manual, titled "Land Development Policies, Standard Specifications, and Drawings." Off-street parking shall also be subject to the following standards in the regional commercial (RC) zone:
 - a. *Parking Setbacks.* All parking areas shall be set back a minimum of twenty-seven feet (27') from all dedicated public streets, as measured from property lines and ten feet (10') from exterior boundaries of the zone.
 - b. *Structured Parking.* Any parking structure above the finished ground elevation shall have the same setback requirements as outlined for buildings, and shall be architecturally integrated through use of the same or similar materials, colors, rhythm, landscaping, etc. Interior parking lot landscaping, as outlined in Section [17.18.085](#), must be provided for any parking stall in a parking structure that is visible from a "bird's eye view." Sub-grade stalls and parking stalls not visible from an aerial vantage point are not subject to interior landscaping requirements.
 - c. *Parking Structure Height.* Freestanding parking structures shall not be taller than four (4) stories.
2. For parking areas with twenty-eight (28) or more total parking spaces in a double-loaded aisle, landscaping shall include at least a five-foot by thirty-six-foot (5' x 36') landscape area with two (2) trees at each end of the aisle and incorporate one (1) of the three (3) options below:
 - a. A five-foot by thirty-six-foot (5' x 36') landscape area with two (2) trees placed ten (10) parking spaces apart;
 - b. A five-foot (5') landscaped median with trees planted forty feet (40') apart; or
 - c. Other similar designs that disperse landscaping throughout the parking area and are acceptable to city staff.
3. Where a parking area on a site is more than one hundred twenty thousand (120,000) square feet, the parking area must contain the following elements (parking areas in structures are not included):
 - a. Internal access ways shall divide the parking area into smaller areas that are no greater than sixty thousand (60,000) square feet;
 - b. These access ways are intended to direct business traffic to and from the adjacent street or between individual sections of the parking lot and provide safe pedestrian routes from parking areas to the building or use; and
 - c. Each internal access way shall have at least one (1) auto travel lane, curbs, landscaping, and unobstructed sidewalks on both sides that provide pedestrian access to the building on the site, and shall be designed in the following method:

- i. The sidewalks must be at least six feet (6') wide. There must be a planting strip at least four feet (4') wide adjacent to the access way. The planting strip must be between the curb and the sidewalk, and be landscaped and irrigated with grass or other living vegetation with two-inch (2") caliper trees at least six feet (6') tall planted every twenty feet (20') and centered within the planting strip.
 - ii. The internal access ways and associated landscaping are excluded from the portion of the parking and loading area used to calculate required interior landscaping.
4. Interior access roads require a minimum landscape strip of five feet (5') on both sides of the roadway. (Ord. 2017-11 §1, adopted, 2017)

17.54.070 Landscaping and screening.

1. *Landscaping Objectives.* Landscaping plans shall be prepared with a view toward accomplishing the following design objectives (plans will be approved or denied based on how well these objectives are satisfied):
 - a. Enhance the visual environment by:
 - i. Adding visual interest through texture, color, size, shape, etc., and
 - ii. Enhancing perspective by framing views complementing architecture, screening and creating points of interest and activity.
 - b. Ensure public safety by:
 - i. Guiding the circulation of cars and people,
 - ii. Controlling access to parking lots,
 - iii. Making traffic diverters prominent, and
 - iv. Creating street identification by varying the species, height, and location of landscaping.
 - c. Minimize noise and glare.
 - d. Conserve energy and water.
 - e. Complement architecture by landscaping around buildings.
 - f. Screen areas of low visual interest.
2. *Overall Landscaping Plan.* With the application for site plan approval, an overall landscaping plan shall be submitted. Landscaping plans shall show details on specific types and locations of trees and shall also identify areas to be sod or other types of vegetation or ground cover. Additional interior parking lot landscaping may be required per Chapter [17.18](#) and Section [17.54.060](#).

3. *Open Space.* A minimum of twenty-five percent (25%) of each lot shall be maintained in permanent landscaped open space. Any areas of the site plan not covered by building, parking, etc., shall be landscaped. Developments approved in phases are required to install landscaping for each respective phase at the time of development.

4. *Landscaping Strip (Landscaping behind Sidewalk).* Unless otherwise approved by the land use authority, a landscaped strip sixteen feet (16') to twenty feet (20') in width (based on meandering location of sidewalk) shall be planted with living plant material and maintained in a living, growing condition along all public street frontages.

a. The measurement of the sixteen feet (16') to twenty feet (20') in landscaping will be measured from the back of the meandering sidewalk.

b. Thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than live plant material. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., i.e., the nongrass areas, shall be submitted and approved by the planning director.

c. *Gravel, Rocks, and Boulders.* Because rock, gravel and other hard surface materials as a ground cover retain and emit heat during the summer months when water is scarce, they may not be used within a thirty-six inch (36") radius (seventy-two inch (72") diameter) of any landscape strip tree. Otherwise, gravel, rocks, and boulders may be used on portions of the landscape strip. Rocks used as groundcover must be between one and one-half inches (1.5") and four inches (4") in size or over one foot (1') in size. Rocks of over one foot (1') in size must be located at least one and one-half feet (1.5') from the back of curb and the edge of the sidewalk.

d. Trees shall be planted thirty feet (30') on center, centered from the edges of the strip in all required landscaped and bermed areas. Where street trees are required for park strips and street frontage landscape strips, trees may be alternated every thirty feet (30') on center between the park strip and street frontage landscape strip. At least thirty percent (30%) of the landscape strip trees shall be evergreens.

e. *Landscaped Berms.* Where possible, landscaped berms shall be constructed within required landscaped strips along public street frontages according to the following standards:

i. Berms shall vary in height and shall be sculptured with enclaves, protrusion, etc. Berms shall be at least from one and one-half feet (1.5') to three feet (3') in height with an average height of two feet (2').

ii. The maximum allowable cut or fill slope is three feet (3') horizontal distance for one foot (1') of rise. Slopes steeper than three to one (3:1) will require retaining walls or other types of approved slope stabilization methods on the interior-facing side of the lot. The slope of the berm shall be such as to be mowable with a standard rider mower.

iii. Berms are not required where slopes within the required landscaped strip are excessive and would not reasonably accommodate berms, as determined by land use authority.

5. *Park Strip (the Landscaping between the Curb and the Sidewalk).*

a. The property owners shall be responsible for the installation and maintenance of landscaping and fencing on private property and in the abutting public right-of-way, unless otherwise determined by Lindon City. The

installation and maintenance of park strip improvements shall be the responsibility of the abutting property owner in all areas of the city, unless otherwise determined by the city. Park strips shall be a minimum of eight feet (8') and maximum of twelve feet (12') with seventy percent (70%) landscaped with living plant material and city-approved shade trees, located every thirty feet (30') on center.

b. *Gravel, Rocks, and Boulders.* Because rock, gravel and other hard surface materials as a ground cover retain and emit heat during the summer months when water is scarce, they may not be used within a thirty-six inch (36") radius (seventy-two inch (72") diameter) of any landscape strip tree. Otherwise, gravel, rocks, and boulders may be used on portions of the landscape strip. Rocks used as groundcover must be between one and one-half inches (1.5") and four inches (4") in size or over one foot (1') in size. Rocks of over one foot (1') in size must be located at least one and one-half feet (1.5') from the back of curb and the edge of the sidewalk.

6. *Trees.* Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, shall be at least two-inch (2") caliper, measured one foot (1') above the ground and shall be at least six feet (6') in height when planted.

7. *Sprinkling and Irrigation.* All plantings shall be serviced by an acceptable underground automatic irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.

8. *Landscaping around Buildings.* A perimeter landscape strip at least ten feet (10') wide shall be placed around all buildings with the exception of loading/dock areas.

9. Concrete curbing shall be provided between landscaped areas and off-street parking areas that is at least six inches (6") higher than the parking areas. Landscaped areas on the site must be delineated with raised curbing to protect plant materials from vehicular damage.

10. Paving materials, water features and sculpture may be included as landscape design materials, provided such create useful open space, add color and texture to the design and create visual interest. Such materials may not cover more than ten percent (10%) of the required landscaped area.

11. Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the land use authority at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. (Ord. 2017-11 §1, adopted, 2017)

17.54.080 Special provisions.

1. The requirements of this section shall run with the land and be binding on successors, owners and tenants so long as the buildings are occupied or the use exists.

2. The owners of a commercial development which contains more than one (1) parcel of record or which has more than one (1) owner may be required by the approving authority to submit documents to the city for approval which assure unified control of the development.

3. Any person who desires to occupy vacant floor space, or to change the use of the floor space shall be required to first obtain a certificate of occupancy from the city. Any person constructing or altering a building in the RC zone shall first obtain a building permit from the city for such construction or alteration and then shall obtain a certificate of occupancy from the city before the building being constructed or altered is occupied.

4. If the city determines that the developer, tenant, manager, owner or any other interested person, firm or corporation has failed to maintain the premises consistent with all applicable zoning, health, safety, and building codes and ordinances, the city shall so notify said persons, firms or corporation by written notice specifying the deficiency complained of, and unless such failure is corrected to the satisfaction of the city within thirty (30) days, such failure or deficiency shall be deemed to constitute a "public nuisance" which may be abated in any lawful manner including but not limited to the manner set forth in Title [10](#), Chapter [8](#), Utah Code Annotated 1953, as amended. (Ord. 2017-11 §1, adopted, 2017)

The Lindon City Code is current through Ordinance 2018-17, passed September 18, 2018.

Disclaimer: The city recorder's office has the official version of the Lindon City Code. Users should contact the city recorder's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.lindoncity.org

City Telephone: (801) 785-5043

[Code Publishing Company](#)

Item 5: Site Plan — Autumn Grove 1550 W. 100 S.

Date: December 11, 2018
Applicant: Lindon OW, LLC
Presenting Staff: Michael Florence

General Plan: Light Industrial
Current Zone: Light Industrial (LI)

Property Owner: Lindon OW, LLC
Address: 1550 W. 100 S.
Parcel ID: 14:061:0112
Lot Size: 2.91

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

1. Whether the request for a site plan for a 97,000 sq. ft. office/warehouse building complies with applicable land development requirements?
2. Does the building meet architectural standards?

MOTION

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

1. The applicant comply with all engineering requirements as determined by the City Engineer based upon City Standards.

OVERVIEW

1. The applicant proposes to construct a 97,000 sq. ft. office warehouse building
2. The Planning Commission gave preliminary approval of a three-lot subdivision for this development at the February 13, 2018 meeting.
3. The applicant is proposing to develop one of the three lots at this time

Surrounding Zoning and Land Use

North: Light Industrial – Interstate 15

South: Light Industrial – Lot 3 of the Autumn Grove Development

East: Light Industrial – Lot 1 of the Autumn Grove Development

West: Light Industrial – Office/warehouse use

Development Standards

Parking

Parking standards are based on the zone and the different uses in the building and their respective square footage.

| Required | Provided |
|---|----------------------|
| Warehouse - 1 per 1,000 sq. ft. of floor area (78,264) | 79 stalls, compliant |
| Office – 1 per 350 sq. ft. of floor area (18,800) | 54 stalls, compliant |
| Bike stalls: 2 bicycle stall per 50 vehicular spaces and 1 addition per 50 stalls | 4, compliant |

Landscaping Standards

The LI zone requires a 20-foot landscape strip behind the back of curb and along street frontage. All trees along the North boundary are 30' on center. The East and West buffers are a staggering 30' on sides of the swales and detention basin. The roadway trees range from 20'-30' spacing due to considering drive aisles and clear view triangles. Exact 30' spacing is not recommended by the architect along 1550 West. See the attached landscape plan. The plan has a mix of evergreen and deciduous trees which meet the Lindon City Tree Planting Guide.

The site also includes a 10-foot landscape strip running the length of frontage along I-15 due to the site being located in the Transportation Influence Zone.

Interior Landscaping

| Required | Provided |
|---|--|
| 40 s.f. per parking stall (133*40= 5,320) | Landscape plan shows interior landscaping at the ends of rows and it joins the perimeter landscaping. An additional four feet of landscaping has been added to the perimeter landscaping to meet the interior requirements |
| 1 tree per 10 parking stalls (133/10= 13) | There are a total of 73 trees on the plan. 23 along 1550 W. The remaining 50 trees are placed on the perimeter landscaping |
| 75% living material in landscaping | Appears to comply, final confirmation will be made when building plans are submitted |

Building Design and Architectural Standards

Building Materials

- *Lindon City Code 17.49.070 (1) requires twenty-five percent (25%) minimum of the exterior of all buildings shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Precast concrete or concrete tilt-up buildings also meet the architectural treatment requirement, subject to the standards in section 17.49.070(2).*
- *According to 17.49.070(2), precast concrete or concrete tilt-up buildings are permitted in the LI zone and meet the architectural treatment requirement in subsection 1 above, subject to the following standards:*

- *Bare concrete exteriors are permitted if the concrete color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.*
- *Painted or colored concrete exteriors are also permitted if the shade of each color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.*
- *All exterior building materials in the LI, HI and T zones shall be earth-tone colors. A sample color palette of acceptable earth-tone colors is found in the Appendix of the Lindon City Commercial Design Guidelines.*

Staffs two main concerns with the building is ensuring that building façade meets the 25% architectural material variation requirement and meet the color palette requirement for all colors on the building. The rear of the building (side of the building facing 1550 W.) does not carry the same architectural detail as the other building facades but it appears that the planning commission in the past may have waived this requirement for the rear façade.

Building Color

The applicant is proposing four different colors for the building – cedar, Olympus white, Network Gray and Web Gray.

Material Summary

| | |
|--|---|
| 25% brick, decorative block, stucco, wood or other similar material as approved by the planning commission | Applicant is proposing a cedar type look of either stained concrete or metal paneling but staff is unsure of the percentages on each side of the building |
| Colors | In the past the planning commission has determined that white does not meet the earth-tone color palette as adopted by the City |

Building Height

39 feet. Height maximum is 48 feet

Setbacks

The proposed structure satisfies setback requirements

- Front – 20
- Rear – 0
- Side-0

Engineering Requirements

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

Traffic Circulation

The developer will be dedicating and finishing 1550 W. which will improve the street network and traffic circulation in the area.

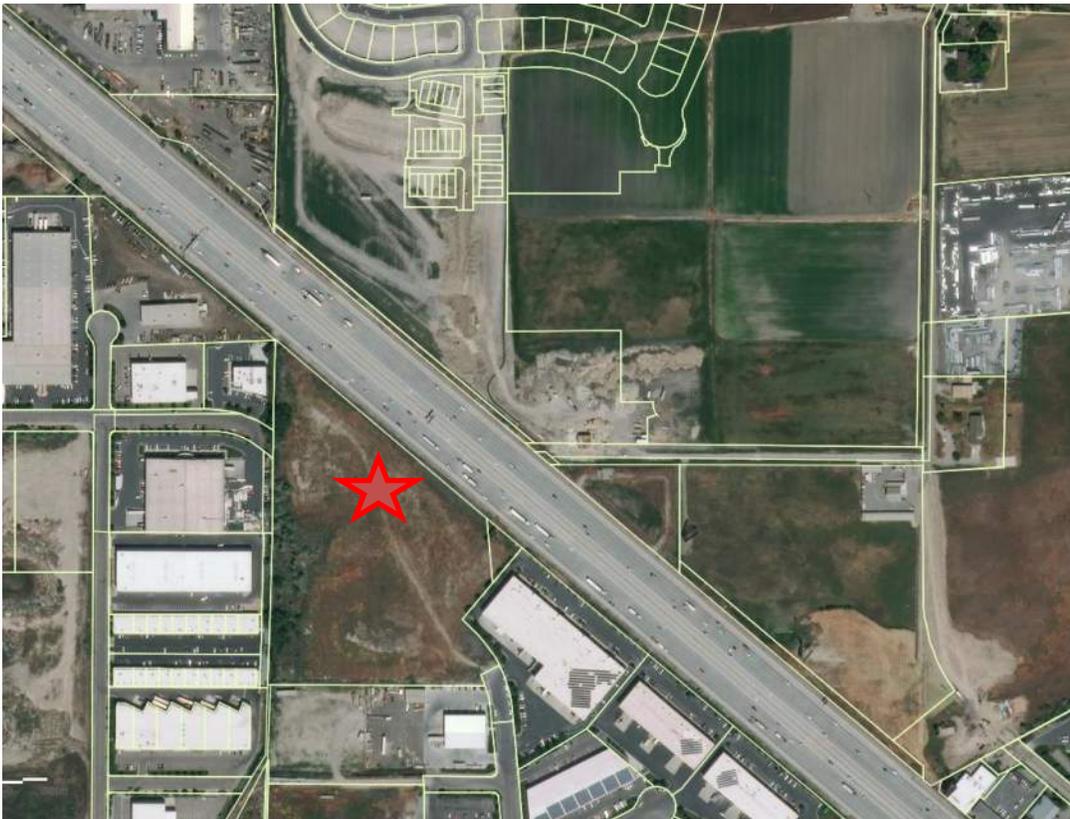
STAFF ANALYSIS

Staff believes that this development will be an amenity to Lindon City for providing increased employment opportunities and a varied tax base. The planning commission will need to evaluate the material percentages and colors as part of the approval.

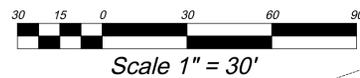
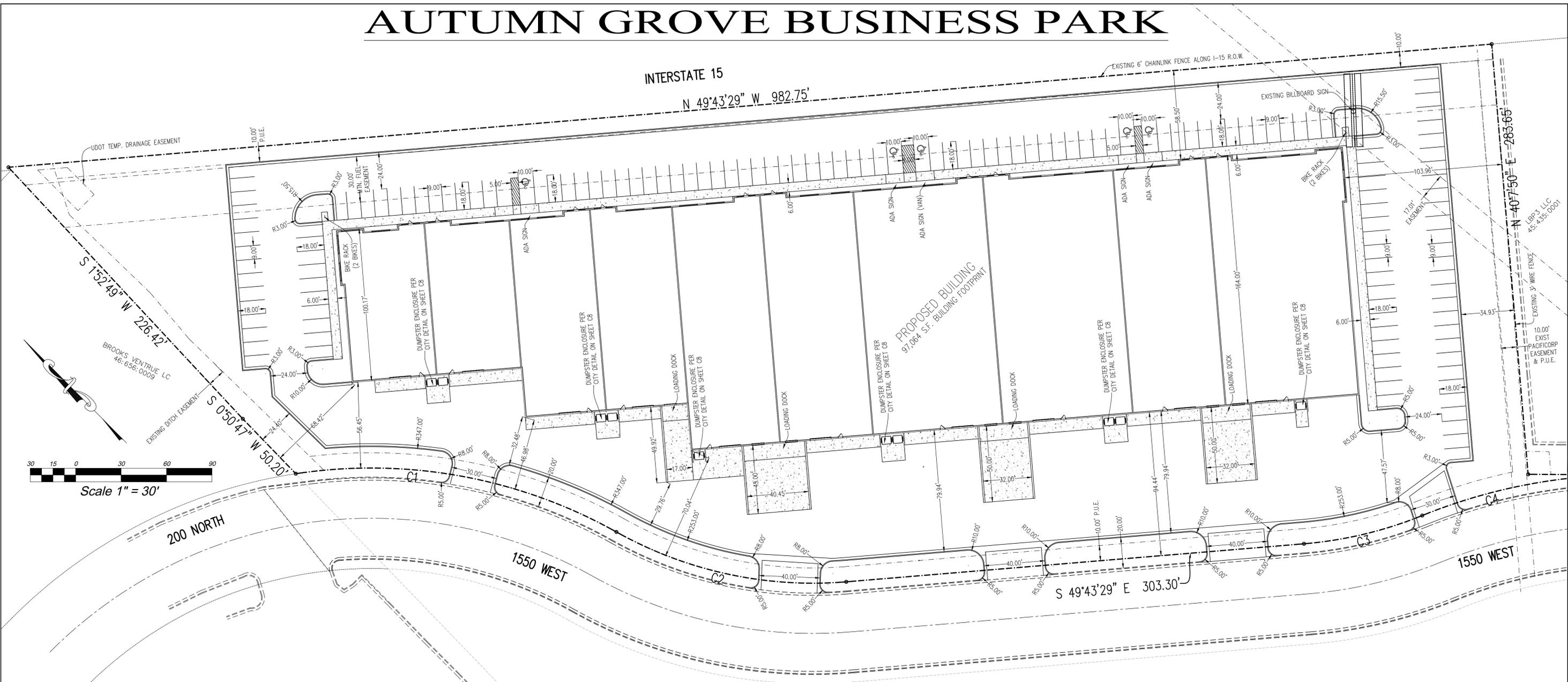
EXHIBITS

1. Aerial photo of the site and surrounding area
2. Site Plan
3. Landscaping
4. Architectural Renderings

Exhibit 1



AUTUMN GROVE BUSINESS PARK



GENERAL NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
3. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
4. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
5. NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
6. ALL LANDSCAPING TO CONFORM TO LINDON STANDARD DRAWING C.
7. ZONE=LJ
8. IBC CONSTRUCTION TYPE: IIA, OCCUPANCY CLASSIFICATIONS: F-1
9. INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: IIA, OCCUPANCY CLASSIFICATIONS: F-1
10. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
11. ALL PUBLIC UTILITIES ARE EXISTING IN THE STREET IN FRONT OF THE SITE.
12. SEE SEPARATE SUBMITTALS ON STORM DRAINAGE CALCULATIONS AND GEOTECHNICAL REPORT
13. THIS BUILDING WILL BE FIRE SPRINKLED.
14. SITE LIGHTING AROUND THE BUILDING WILL BE BUILDING MOUNTED. LIGHT IS DIRECTIONAL AND SHIELDED. SEE DETAIL ON DETAIL SHEET C8.
15. ALL PROPOSED UTILITIES ON-SITE ARE PRIVATE UNLESS OTHERWISE NOTED.
16. BUILDING WILL HAVE FLOOR DRAINS. A GREASE TRAP IS REQUIRED AND PROVIDED ON THE UTILITY PLAN THAT MEETS THE OREM CITY SEWER PRE-TREATMENT REQUIREMENTS.
17. THE SITE IS IN ZONE C ON FEMA MAP PANEL NUMBER 490210000SC, EFFECTIVE DATE 02/19/1986. THIS IS AN AREA OF MINIMAL FLOODING.
18. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING USABLE POWER TO ENERGIZE ALL STREET LIGHTS FOR THE DEVELOPMENT.

LEGAL DESCRIPTION

LOT 1, AUTUMN GROVE BUSINESS PARK PLAT "A".
AREA = 5.83 ACRES



Surveyor: ATLAS ENGINEERING, LLC
946 EAST 800 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-0566



TABULATIONS:

TOTAL AREA: 254,145 S.F. = 100%
LANDSCAPING AREA: 45,867 S.F. = 18.1%
BUILDING/PARKING/CONCRETE AREA: 208,278 S.F. = 81.9%
PARKING LANDSCAPE AREA REQUIRED:
40 S.F PER STALL X 145 STALLS = 5,800 S.F.
PARKING LANDSCAPE AREA PROVIDED: 7,108 S.F.

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|-------|--------|--------|-----------|--------|---------------|
| C1 | 333.00 | 219.04 | 37°41'18" | 215.12 | S 34°45'28" E |
| C2 | 267.00 | 157.56 | 33°48'40" | 155.28 | S 32°49'9" E |
| C3 | 267.00 | 80.56 | 17°17'16" | 80.26 | S 58°22'7" E |
| C4 | 366.00 | 142.77 | 22°20'59" | 141.86 | S 55°50'15" E |

PARKING TABULATIONS:

WAREHOUSE AREA: 78,264 S.F. @ 1/1000 S.F. = 79 STALLS
OFFICE AREA: 18,800 S.F. @ 1/350 S.F. = 54 STALLS
TOTAL PARKING STALLS REQUIRED: 133
TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 145
ADA STALLS REQUIRED AND PROVIDED: 5
BICYCLE PARKING: (2 MIN. FOR FIRST 50) + (1 FOR EACH EXTRA 50) = 4 REQUIRED AND 4 PROVIDED

SHEET INDEX

- C1 SITE PLAN
- C2 UTILITY PLAN
- C3 GRADING PLAN (NORTH)
- C4 GRADING PLAN (SOUTH)
- C5 EROSION CONTROL PLAN
- C6 BMP DETAILS
- C7 BMP DETAILS
- C8 DETAIL SHEET
- C9 LONG TERM STORM WATER POLLUTION PREVENTION AND MAINTENANCE PLAN

| BENCH MARK | REVISIONS | | |
|---|-----------|------|-------------|
| | Rev. | Date | Description |
| SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4500.86 | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Developer: LINDON OW, LLC
2801 North 2000 West, Suite 100
Lehi, UT 84043
801-616-2300

EXCELE ENGINEERING
David W. Peterson, P.E., License #270393
12 West 1100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; d: (801) 756-4500

CURRENT PROPERTY ZONING: LIGHT INDUSTRIAL

AUTUMN GROVE BUSINESS PARK
LINDON 64 NORTH 1550 WEST UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE PLAN

Scale: 1" = 30'
Date: 11/12/18
C1

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Soil Amendments
2. Fine Grading
3. Cultivation
4. Landscape Edging
5. Turf Planting
6. Furnish and Installing Plant
7. Maintenance
8. Mowing
9. Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

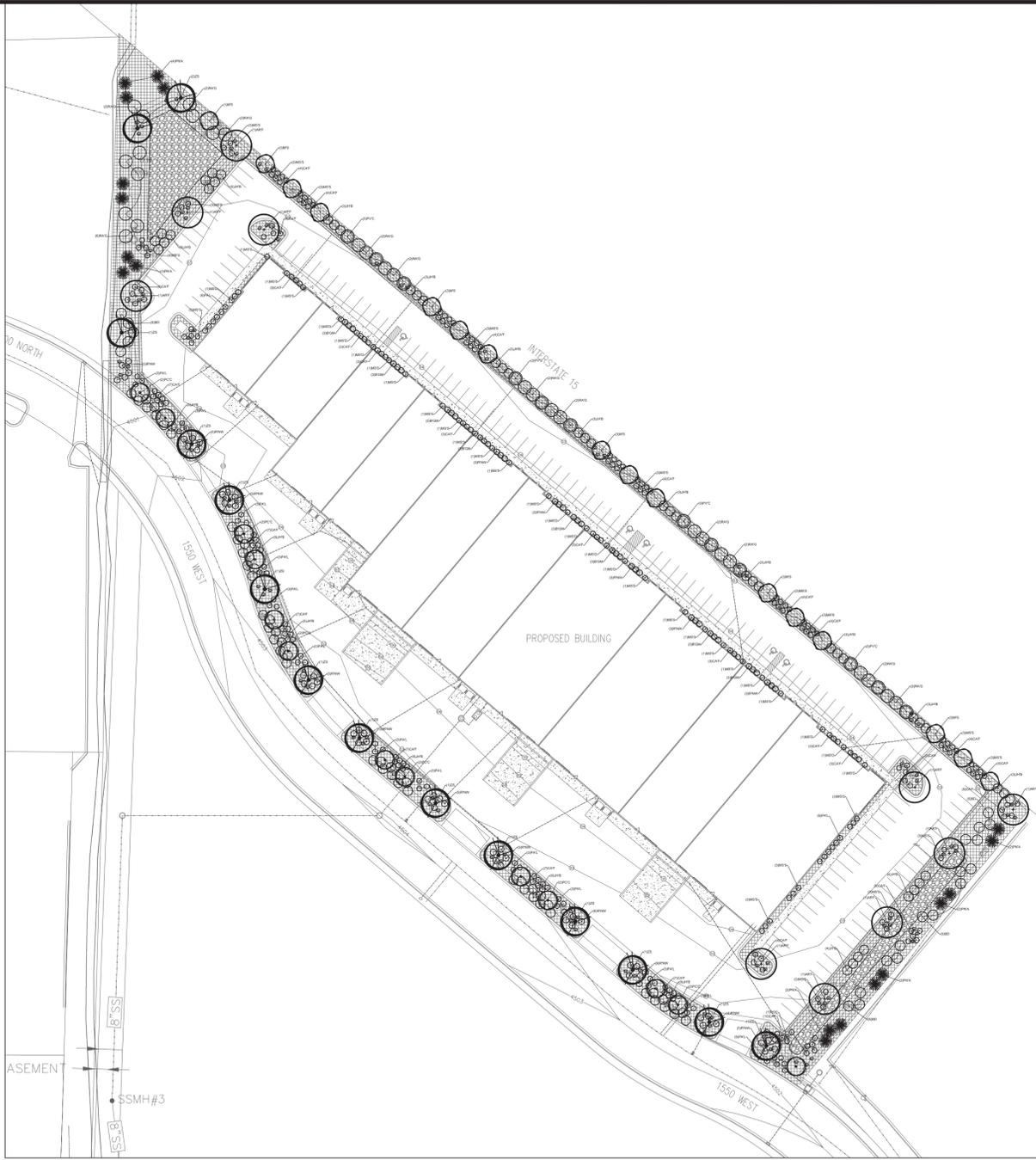
3.5 WEED BARRIER

A. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION



SITE CALCULATIONS

STREET FRONTAGE

*TREES SELECTED FROM THE RECOMMENDED LINDON CITY TREE LIST

| TREE COUNT: | REQUIRED: | PROVIDED: |
|--------------------------------|-----------|-----------|
| 1 TREE PER 30 FT. (683 FT) | 23 | 24 |
| 1550 WEST PLANT STRIP COVERAGE | 70% | 85% |
| OVERALL PLANT COVERAGE | 70% | 70% |

landscaping strip, unless otherwise approved by the planning commission, a landscaped berm at least three feet (3') high and twenty feet (20') wide shall be planted with grass and maintained in a living, growing condition along all public street frontages.

a. the measurement of the twenty feet (20') in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. areas with meandering sidewalks will have the twenty feet (20') measured from back of curb but may not count sidewalk width as part of the twenty feet (20') in landscaping requirement unless otherwise approved in a subdivision cross section. a minimum width of five feet (5') of the landscaping shall be on private property adjacent to the street right-of-way.

b. thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. a planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the nongrass areas shall be submitted and approved by the planning director.

c. trees shall be planted thirty feet (30') on center, centered ten feet (10') from the edges of the strip in all required landscaped and bermed areas.

d. landscaping requirements concerning burning, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the planning commission at the site plan review stage of an application. no net loss of landscaping should occur with any approved alterations. other landscaping layouts consistent with the lindon commercial design standards may also be considered by the planning commission.

5. trees recommended trees may be found in the list of tree species located in the lindon city tree planting guide and, unless otherwise specified, shall be at least two-inch (2") caliper, measured one foot (1') above the ground and shall be at least six feet (6') in height when planted.

TREE LEGEND (TOTAL PLANT COUNT PHASE B)

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|--------|--|-------------------------------------|------|---------|-----------|---------------|
| ZS | ZELKOVA SERRATA | JAPANESE ZELKOVA | 14 | 2" CAL. | LOW | |
| ARF | ACER RUBRUM 'REDPOINTE' | REDPOINTE RED MAPLE | 10 | 2" CAL. | LOW | |
| PC'C | PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM) | 'GLEN'S FORM' FLOWERING PEAR | 13 | 2" CAL. | LOW | |
| M'S | MALUS X 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 16 | 2" CAL. | LOW | |
| P'VC | PRUNUS VIRGINIANA 'CANADA RED' | CANADA RED CHOKECHERRY | 12 | 2" CAL. | LOW | |
| P'VA | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 18 | 6" TALL | LOW | |

SHRUB/GRASSES LEGEND (TOTAL PHASE B)

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|--------|---|-------------------------------|------|--------|-----------|---------------|
| CAF | CALAMAGROSTIS A. 'FOERSTER' | FOERSTER FEATHER GRASS | 148 | 1 GAL | HIGH | |
| MS'D | MISCANTHUS SINENSIS 'DIXIELAND' | DWARF VARIEGATED MAIDEN GRASS | 20 | 1 GAL. | LOW | |
| M'S'S | MISCANTHUS SINENSIS 'STRICTUS' | PORCUPINE GRASS | 74 | 1 GAL | HIGH | |
| R'NW | ROSA X 'NEARLY WILD' | NEARLY WILD ROSE | 68 | 5 GAL | HIGH | |
| J'HB | JUNIPERUS HORIZONTALIS 'TICKSEED' | BLUE CHIP JUNIPER | 99 | 5 GAL. | LOW | |
| B'D | BUDDLEJA DAVIDII | BUTTERFLY BUSH | 21 | 5 GAL | HIGH | |
| R'A'G | RHUS AROMATICA 'GRO-LOW' | GRO LOW SUMAC | 28 | 5 GAL | HIGH | |
| B'GM | BUXUS X 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 24 | 5 GAL. | MODERATE | |
| P'AL | PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' | LITTLE SPIRE RUSSIAN SAGE | 54 | 1 GAL | HIGH | |

SITE MATERIALS (TOTAL PHASE B)

3/4" COQUIRRH GRAVEL LOCATED WHERE SPECIFIED (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. 43,168 SQ.FT. (400 CU YD)

2"-4" BROWN COLOR ROCK AREA LOCATED WHERE SPECIFIED (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. 5,904 SQ.FT. (55 CU YD)

BOULDERS AMOUNT: 98

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS:

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----------------|--|---|---|------|----------|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|--------------------------------|--|--|
| 12-03-2018 | UT18079 | <p>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p> | <p>AUTUMN GROVE BUSINESS PARK</p> <p>64 NORTH 1550 WEST LINDON, UTAH</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> </tbody> </table> | NO. | REVISION | DATE | 1 | XXXX | XX-XX-XX | 2 | | | 3 | | | 4 | | | 5 | | | 6 | | | 7 | | | <p>GRAPHIC SCALE: 1" = 60'</p> | | |
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EXCEL ENGINEERING

Client / Engineer:

DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

CADENCE HOMES
2801 NORTH THANKSGIVING WAY
SUITE 100 LEHI, UT 84043
801.768.0500

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

P.M.: JTA
 DRAWN: KBA
 CHECKED: TM
 PLOT DATE: 12/3/2018

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



1
T1.5 PERSPECTIVE 1



2
T1.5 PERSPECTIVE 2



5
T1.5 PERSPECTIVE 3

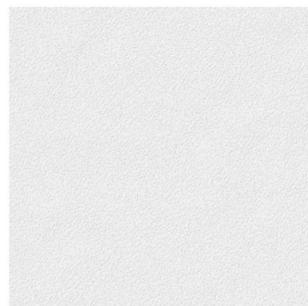
AUTUMN GROVE BUSINESS
PARK LOT 1 & 2
LINDON, UTAH

COLOR/
MATERIAL
SELECTION
SHEET

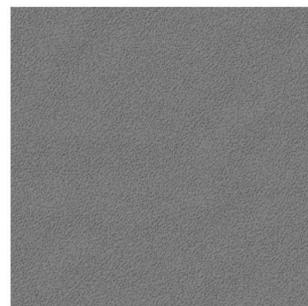
T1.5



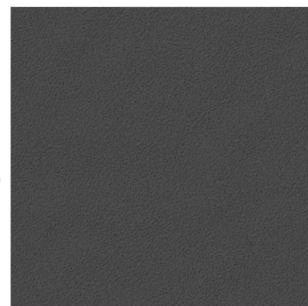
ENGINEERED CEDAR
TYPE MATERIAL - MAY BE
STAINED CONCRETE OR
METAL PANELING



PAINTED CONCRETE
COLOR: OLYMPUS WHITE
SW-6253 (SHERWIN WILLIAMS)
OR EQUIVALENT



PAINTED CONCRETE
COLOR: NETWORK GRAY
SW-7073 (SHERWIN WILLIAMS)
OR EQUIVALENT



PAINTED STUCCO
COLOR: WEB GRAY
SW-7075 (SHERWIN WILLIAMS)
OR EQUIVALENT

Item 6: Site Plan — BMC West 145 S. Geneva Road

Date: December 11, 2018
Applicant: BMC West
Presenting Staff: Michael Florence

General Plan: Light Industrial
Current Zone: Light Industrial (LI)

Property Owner: Lindon OW, LLC
Address: 1550 W. 100 S.
Parcel ID: 14:061:0112
Lot Size: 2.91

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

1. Whether the request for a site plan for a 63,000 sq. ft. office/warehouse building complies with applicable land development requirements?
2. Does the building meet architectural standards?

MOTION

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

1. The applicant complies with all engineering requirements as determined by the City Engineer based upon City Standards.
2. All items of the staff report

OVERVIEW

1. The applicant proposes to construct a 63,000 sq. ft. office warehouse building for a truss manufacturing plant.
2. BMC has demolished one existing building on the site and will be demolishing a second manufacturing building.
3. The applicant is proposing a metal ribbed steel building. The Planning Commission must give approval for metal buildings. The applicant is proposing two color types for the commission to review. See attached.

Surrounding Zoning and Land Use

North: Light Industrial – truss manufacturing business

South: Light Industrial – Office/warehouse buildings

East: Light Industrial – Vacant, but previously approved for self-storage units

West: Light Industrial – Warehouse use

Development Standards

Parking

Parking standards are based on the zone and the different uses in the building and their respective square footage.

| <i>Required</i> | <i>Provided</i> |
|---|----------------------------------|
| Warehouse - 1 per 750 sq. ft. of floor area (63,000) | 84, compliant |
| Office – 1 per 350 sq. ft. of floor area (750) | 2 stalls, compliant |
| Existing Office – 1 per 350 sq. ft. of floor area (3,000) | 8 stalls, compliant |
| Bike stalls: 2 bicycle stall per 50 vehicular spaces and 1 addition per 50 stalls | 4, need to show on the site plan |

Landscaping Standards

The LI zone requires a 20-foot landscape strip behind the back of curb and along street frontage with trees spaced 30 feet on center. The landscaping along Geneva Road is existing and the mature trees are spaced approximately 30 feet on center. There are a total of 21 existing trees along Geneva Road. The applicant will be removing one drive approach along Geneva Road and replacing it with landscaping.

Interior Landscaping

| <i>Required</i> | <i>Provided</i> |
|---|---|
| 40 s.f. per parking stall (94*40=3,760) | Landscape plan shows interior landscaping at the perimeter of the parking lot and landscaping capping the row of parking next to the building |
| 1 tree per 10 parking stalls (94/10=9) | The landscape plan show 9 additional trees along the South property line and in front of the building |
| 75% living material in landscaping | The applicant is proposing a ground cover along the South property line – Vinca Minor Periwinkle |

Building Design and Architectural Standards

Building Materials

- *Lindon City Code 17.49.070 (1) requires twenty-five percent (25%) minimum of the exterior of all buildings shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Precast concrete or concrete tilt-up buildings also meet the architectural treatment requirement, subject to the standards in section 17.49.070(2).*
- *According to 17.49.070(4), The Planning Commission may approve ribless, metal, flat-faced, stucco embossed, metal sandwich panel buildings when the Planning Commission finds that*

the building is aesthetically pleasing, adequately trimmed, contrasted with different colors, is well proportioned, blends in with surrounding property, and has a similar look to that achieved by 17.49.070(1). The exterior appearance of such buildings shall primarily be of earth tone colors. Applicants desiring to apply for this type of construction may consider the Lindon City Public Works building located at 946 West Center Street and the building located at 375 North 700 West in Pleasant Grove as examples of structures in compliance with this architectural design standard.

The building elevations show 25% stucco along the base of each façade with the remaining building material being metal ribbed.

Building Color

The applicant has provided two color options for the building that the planning commission can review.

Building Height

46'6". Height maximum is 48 feet

Setbacks

The proposed structure satisfies setback requirements

- Front – approximately 114 feet
- Rear – 0
- Side-0

Traffic Circulation

The developer will be closing one drive approach along Geneva Road and replacing it with Landscaping.

Engineering Requirements

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

STAFF ANALYSIS

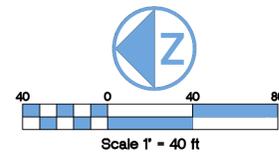
The proposed building is a basic steel building. The building meets the 25% architectural requirement for stucco. The existing office building has some architectural detail with brick, siding and varied rooflines. One existing building has already been demolished and will be replaced with the proposed building. The second existing building, which is a pre-case building, that can be seen from Geneva Road, will be demolished for additional lumber storage area.

EXHIBITS

1. Aerial photo of the site and surrounding area
2. Site/Landscaping Plan
3. Architectural Renderings – Option 1 and 2

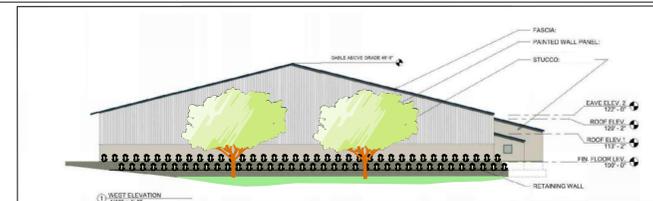
Exhibit 1



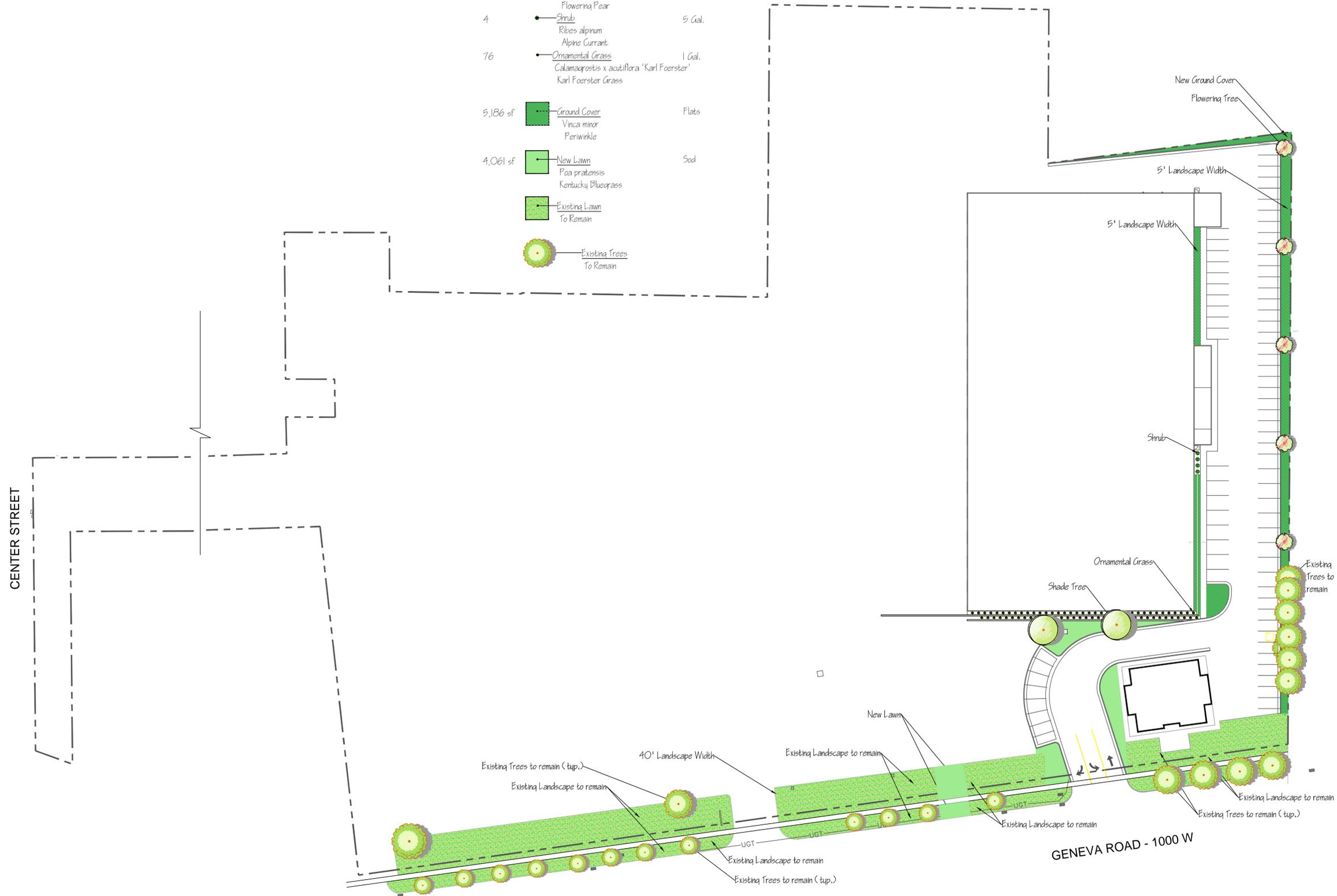


LEGEND

| QUANT. | SYMBOL | DESCRIPTION | SIZE |
|----------|--------|--|------------|
| 2 | | Shade Tree <i>Zelkova serrata</i> Japanese Zelkova | 2" Caliper |
| 5 | | Flowering Tree <i>Pyrus calleryana</i> Flowering Pear | 2" Caliper |
| 4 | | Shrub <i>Ribes alpinum</i> Alpine Currant | 5 Gal. |
| 76 | | Ornamental Grass <i>Calamagrostis x acutiflora</i> 'Karl Foerster' Karl Foerster Grass | 1 Gal. |
| 5,186 sf | | Ground Cover <i>Vinca minor</i> Periwinkle | Plats |
| 4,061 sf | | New Lawn <i>Poa pratensis</i> Kentucky Bluegrass | Sod |
| | | Existing Lawn To Remain | |
| | | Existing Trees To Remain | |



WEST ELEVATION



DRAWING NOTES:

| NO. | REVISION | DATE |
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PROJECT INFORMATION
BMC LINDON
 LANDSCAPE PLAN
 LINDON, UTAH

| | | |
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| DRAWN NCP | CHECKED NCP | PROJECT # |
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| SCALE 1" = 40' |
| SHEET L100 |



Item 7: Concept Review — Lindon Marina

Ron Madsen, Lindon Marina, requests feedback regarding proposed RV park upgrades, nightly RV rentals and ordinance code update. The subject property is located in the Recreation Mixed Use-West (RMU-W) zone.

Applicant: Ron Madsen, Lindon Marina
Presenting Staff: Michael Florence

Type of Decision: None
Planning Commission Action Required: No

SUMMARY OF KEY ITEMS

1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal.

MOTION

No motion necessary.

OVERVIEW

A Concept Review allows applicants to receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

The applicant requests feedback on a proposed RV park and nightly RV rental. The applicant currently leases the property from the State of Utah. While there are a few designated RV spots at the marina, for the most part, campers are able to camp anywhere on the property. This was one of the concerns identified by the State of Utah when contacted by staff. If approved, the applicant will also be looking to install permanent water, sewer and electric utilities. The utilities would be brought from Vineyard and would require an agreement between Lindon City and Vineyard City. Part of the application would be to also adopt an ordinance establishing design criteria and property development standards for an RV park. Provo City has a similar ordinance that is used for travel trailer parks.

The General Plan Land Use Map identifies this area as Open Space.

MOTION

No motion necessary.

ATTACHMENTS

- Zoning map
- Current photos of the site
- Applicant concept proposal

Exhibit 1: Zoning Map:



Exhibit 2 – Current photos of the site







Concept Review

Lindon Marina

RV Upgrades

and

Nightly Rentals

Table of Contents

1. History of Lindon Marina
2. Current Ownership and Improvements
3. Vision Going Forward
4. Summary of Proposal
5. State and County Approval
6. Overcoming Challenges
7. References
8. Legal Examples of Nightly Rentals
9. Provo City RV Codes
10. Slides

Lindon Marina Now



Lindon Marina Proposed Additions

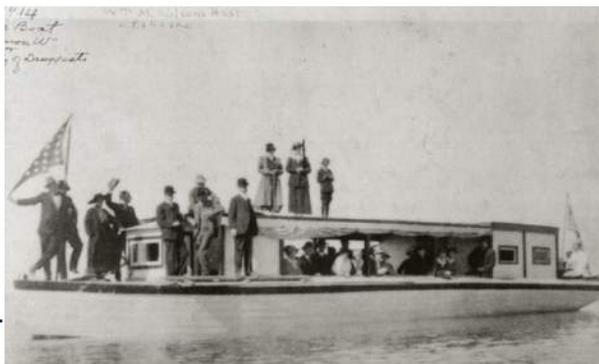


LINDON MARINA PAST, PRESENT AND FUTURE

Geneva Resort

Geneva Resort, now known as Lindon Marina, was built in 1888 and was a recreational mecca for Utah residents. It included a boat harbor, hotel, dance pavilion, a large ferry boat, two swimming pools (one heated), rental cabins, ball fields and even a large toboggan slide into the water. Every Saturday night people would gather for dances with orchestral music accompanying the breathtaking sunsets reflecting over the water and illuminating the mountains---a natural recreational refuge for all to enjoy. ¹

A number of very negative factors related to the management or rather mismanagement of the lake combined with Geneva Steel Plant caused the Geneva Resort to no longer be economically feasible, leading to its disintegration and ultimate closure.



Lindon Marina Takes Form

We are not aware of the details of the resurrection of Geneva Resort which would then become known as the “Lindon Marina.” What we do know from oral history is that the first step in restoring the marina was to have someone oversee a functional boat launch area for a period of time. The marina was considered a rough, crime ridden area until about the mid-nineties when Mark Cook took over the management. Mr. Cook was granted a lease with the Utah Department of Forestry, Fire and State Lands in 1996 and then a new lease was renegotiated giving Mr. Cook a forty-year lease with the State running from 2006 through 2046. With the confidence of a long-term lease, Mr. Cook was willing and able to secure necessary funds to vastly improve the marina: extensive asphalt parking; two cement boat ramps; courtesy dock and bathroom facilities. Mr. Cook also added a small general store, 25 boat slips and reshaped/shored up the peninsulas that protect the marina.

Current Ownership and Improvements

In 2013, Madson Havn, LLC purchased the lease from Mark Cook. Madson Havn is a family run business consisting of Ron & Pam Madson (my wife and I), our three children, their spouses and our grandchildren. It has been a very enjoyable and meaningful experience running the Lindon Marina these past six years. We have a vision and plan to continue to improve the marina restoring it to its old glory.

Improvement and Investment since 2013:

- Removed from the marina all abandoned trash/RVs/boats, etc. and general clean up.
- Created 260 yard long sand beach. (Note: A commissioned survey had shown that the number one requested need at Utah Lake was having a sand beach access to the lake).
- Purchased beach rental equipment that includes paddle boards, kayaks, canoes, pedal boats, small sailboats and day sailors (enough rentals to put 100 people on water at same time)
- Created a large storage area for boats, RVs, campers, etc.—capacity 150 units.
- Added 50 more slips for a total of 75. We now have more slips than any harbor on Utah Lake creating a vibrant sailing community which now has up to 60 sailboats.



- Host to the Timpanogos Yacht Club, with seven licensed captains that offer Sunset Dinner cruises, sailing lessons, and this year we added sailing races.

- Hosted two major events this past summer: “Movie on the Water” mid-July and “Lantern Festival” in late September. Next year we will host four events.
- Engaged in extensive social media advertising for the past two years.
- Invested in commercial grade natural mosquito and midge abatement measures.



See lots of photos, videos etc. of the marina at our Facebook pages “Lindon Marina” and “Timpanogos Yacht Club and check out our webpage at lindonmarina.com

Vision Going Forward

It is our ambition to have Lindon Marina not only be the busy local retreat that it once was, but also a national attraction. With the kind of personal financial investment we are willing to make, we feel there is a great potential for the Marina to grow and evolve.

Lindon Marina already offers fishing, boat launching, boat slips, storage, a beach, day rentals of non-motorized watercrafts, picnicking, sailing excursions/lessons and *only primitive camping*.

Our goal is to upgrade the facilities so as to attract usage for family reunions, group events, special attractions, and to create a destination recreational spot drawing visitors from far and wide.

To do so requires the following general upgrades:

- Bring in water and sewer connection to the marina
- Upgrade the general store
- Provide jet ski and power boat rentals
- Provide RVs/Fifth Wheel campers with power, sewer disposal and potable water
- Create an RV tiny house village that will be clean, new and very attractive
- Purchase a commercial grade “chiller” for our outdoor ice skating rink (we attempted to start one last year, but it was too warm to do it without a chiller).
- Comprehensive landscape improvements.
- Refinish all slips/docks and upgrade with electricity.
- Sand volleyball court

As the above improvements are made we intend to market aggressively the changes.

Summary of Proposal to Lindon City:

We want to add and upgrade camping/RV sites and expand our accommodations to include nightly rental units for those visiting that do not have their own RV or don't want to camp . We currently provide “dry camping”, i.e. no utility hook-ups, for campers, and we do not have any designated campsites so camping is relatively random throughout the marina.

If our proposal is approved we will create designated camping and RV sites that offer full hookups. In conjunction with the upgrades, we plan to bring in our own RV rentals which would include RV licensed Tiny Houses. These will be designed to create a visually beautiful theme setting to match the natural beauty of the marina.

We have many examples of RV or tiny house units being used as nightly rentals. See our attached list of nearly 30 examples from Utah and around the country.

Proposed Concept:

Here are the proposed RV and campsites that we want to create:



Water and sewer would be accessed through Vineyard City connections and laterals would run to each RV tiny house as they are added. The electricity would run to all campsites and a sewer disposal for RVs would be provided. The existing pitch toilet closest to the campsite would be converted to a flush toilet.

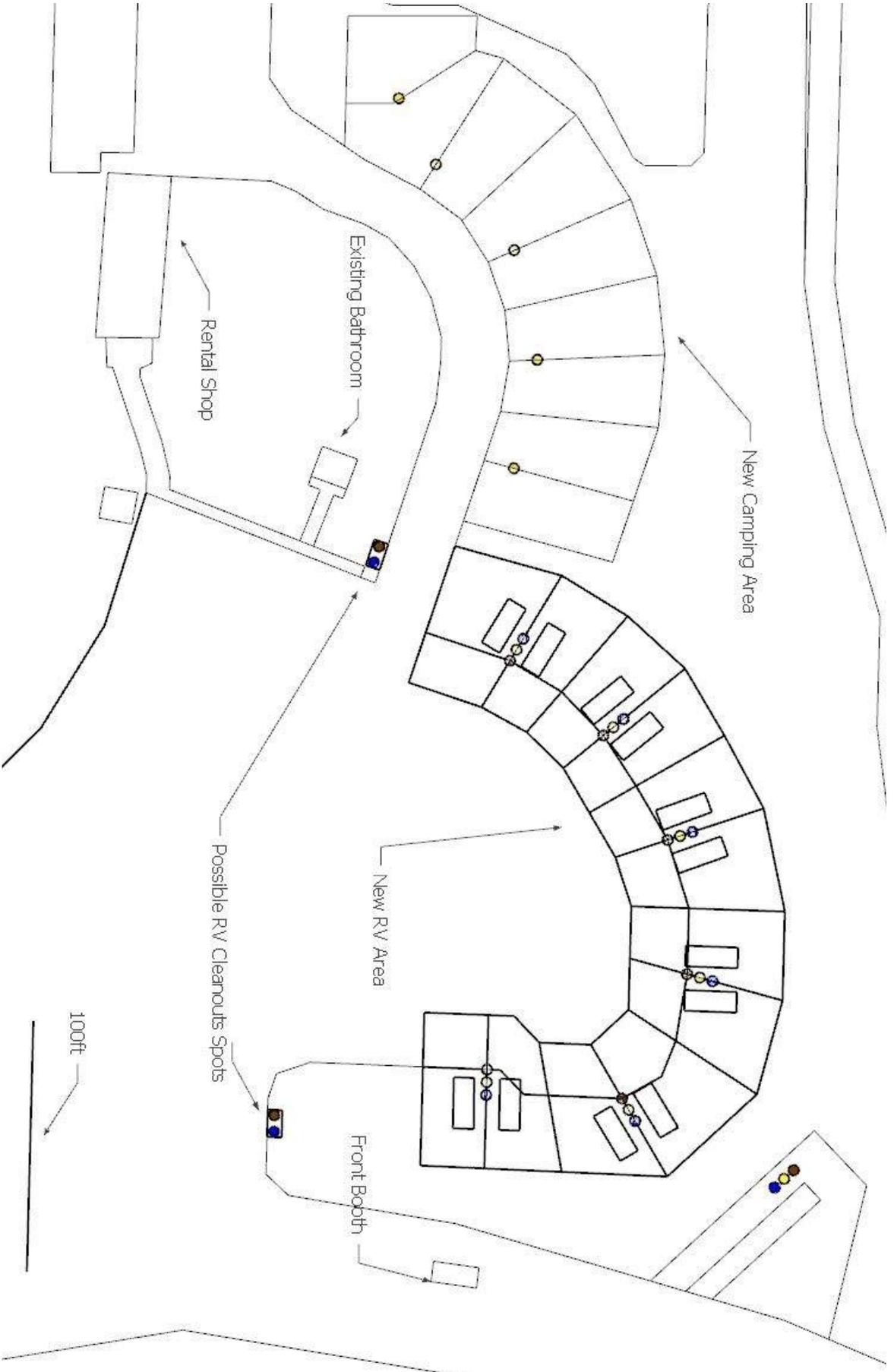
Since Lindon does not yet have any RV park code, the above design is patterned after the existing Provo City "Travel Trailer" ordinance for spacing and areas (attached for reference.)

RV Tiny Houses will all have showers and nearly all regular RVs are self-contained and have showers. We are providing electrical hookup with potable water and personal sewage disposal for each RV Tiny House Unit. We will also provide individual electrical hook ups to all RVs/Fifth wheel campers with a common disposal area for their sewage.

State and County Approval.

We have received permission from our lessor, Forestry, Fire and State Lands, to bring in water/sewer connections, create the above proposed campsites and include in the campsites RV Tiny house rentals as long as 1) these campsites comply with all county and city ordinances and 2) RV rentals will be short term, i.e., recommended stay no longer than 14 days.

In speaking with the County health department, they only require that if we have RV Tiny Houses that they be hooked up to Vineyard water/sewer rather than use the existing septic tank on our premises.



Overcoming Challenges associated with Lindon Marina

The perception by the public is that Utah Lake is a dirty, sewage fed, killer toxic algae-bloom mess. Lindon Marina has, since its closure at the time of the rise of the Geneva Steel Plant, a reputation of being a low budget, relatively run down marina which is only decent for fishing and functional for launching.

Since taking over the marina we have begun the process of changing the negative perceptions. We spent a considerable amount of time and money the first few years cleaning up the premises, creating a sand beach and advertising through social media. We had all calls forwarded to us personally year round so we really do not miss many, if any, calls from the public. From 2013 through 2015 (three seasons) we had a huge increase in usage especially our beach rentals. However, with the very low water and the new reporting standards for algae blooms on the lake, we have seen a sharp drop off of season passes and general boat launching for the seasons of 2016, 2017 and this past summer (2018).

We countered the drop off by spending more on social media and hosting major events such as “Movie on the Water” (700 tickets sold) and then “Lanterns on the Water” (1,500 tickets sold) as well as increasing our sailing excursions. As to the “toxic algae blooms” the lake has not changed but the reporting to the public is drastically overblown. The good news is that the State is aggressively looking to solve the algae bloom problem, but the bad news is that the public still thinks the lake is toxic, long after whatever danger actually existed is gone. We get calls all day asking if we are even open and if it is safe to be at the marina. The stigma is real and growing.

Another challenge as it relates to our proposed changes has to do with the current camping. We are a public access facility and do not turn down people looking for a place to camp. Lots of run down campers show up bringing with them certain social problems we have to constantly address/monitor causing other patrons to be reluctant to be at the marina.

A final challenge consists of the relatively limited funds that can be generated by the Lindon Marina thereby limiting what we as small business owner can spend on improvements. Changes we made increased revenue enough that we have been able to annually invest in improving the marina as outlined above. However, unless major changes are made, as we are proposing, we will be limited from making any major improvements as outlined in this submission.

How our proposed “Tiny House” nightly rentals along with fundamental improvements would allow a major leap forward:

Our marina will typically have anywhere from 5 to 10 campers per evening during the off season and 10 to 20 during peak season from Memorial Day to Labor Day. Middle to higher end campers do not see this as a destination in that we have no utility hookups.

Once we bring in potable water, sewer disposal and electrical hookups we can significantly increase our nightly charges AND, more importantly, we would increase dramatically the number of visitors and the *quality* of campers.

The RV tiny houses would provide nightly rentals (similar to cabins that were there at the original Geneva Resort). Our research shows they would be in high demand by those locally and visiting Utah that do not have their own RVs/Fifth wheels. There would even be demand in the winter, typically a slow time for us. Our target would be to have a beautiful RV Tiny house village with sailing/beach theme. Groups like family reunions could reserve the facilities; parents coming to visit children at UVU and BYU; those at our special events, and patrons coming to learn sailing, use rentals and see Utah.

These improved campsites and RV Tiny Houses would provide necessary revenue to justify the upgrades to bring in water/sewer/flush toilets, etc. Without approval of such, it makes zero sense for us to bring in these permanent improvements at our own expense. But with these improvements we believe a remarkable transformation of the marina will occur. We will advertise locally and nationally, showing our RV Tiny house village, our special events, our sailing excursions to Bird Island and back, Dinner Cruises, our sand beach with rentals, bicycle rentals for the bike path, our winter outdoor skating rink---and much more, as this will be just the beginning.

We are open to reasonable, affordable suggestions and look forward to working with Lindon City and restoring Lindon Marina to the jewel it once was and can be again. Finally, we appreciate Lindon City's support for the marina such as allowing us to advertise in the newsletter and also for having done a great job with police enforcement when needed.

November 29, 2018

Ron Madson
Member/Manager Madson Havn, LLC
dba Lindon Marina
Cell: 801-358-5074

References:

1. Deseret News
<https://www.deseretnews.com/top/459/9/The-Geneva-Resort-1926-An-historical-glimpse-of-Utah-Lake.html>
2. Utah Lake Commission
http://utahlakecommission.org/wp-content/uploads/2011/04/Utah_Lake_Resorts-Additional_Materials.A.pdf
3. Utah Lake Commission
<http://utahlakecommission.org/10-historic-utah-lake-photographs/>
4. KSL News <https://www.ksl.com/?nid=960&sid=19440585>
5. Rafting Info (for RV image) <https://raftinginfo.com/lodging/rv-park/>
6. Lindon Marina Homepage <http://www.lindonmarina.com/>
7. Lindon Marina Facebook Page <https://www.facebook.com/LindonMarina/>
8. Timpanogos Yacht Club Facebook Page
<https://www.facebook.com/Timpanogos-Yacht-Club-391731614267411/>
9. Provo Municipal Codes <https://provo.municipal.codes/Code/14.39>

Legal Examples of Tiny House Rentals



Shooting Star RV Resort



Mt Hood Tiny House Village



Tiny Digs Hotel



Tuxbury Tiny House Village

UNIQUE RV'S FOR RENT IN RV PARKS, ETC.:

[Shooting Star RV Resort](#) - Escalante, UT

[Mystic Hot Springs Resort](#) - Monroe, UT

[The Vintages](#) - Dayton, OR

[Lakedale Resort's Vintage Airstream Trailer](#)

[Hotel](#) - Friday Harbor, WA

[The Sou'Wester](#) - Seaview, WA

[Dolores River Campground](#) - Dolores, CO

[Kate's Lazy Desert Airstream Mtl.](#) - Landers, CA

[AutoCamp Santa Barbara](#) - Santa Barbara, CA

[AutoCamp Russian River](#) - Guerneville, CA

[Hicksville Trailer Palace](#) - Joshua Tree, CA

[Metro Hotel & Cafe](#) - Petaluma, CA

[The Shady Dell](#) - Bisbee, AZ

[El Cosmico](#) - Marfa, TX

ONE-OFF TINY HOUSE VACATION RENTALS:

[AirBNB Tiny Home](#) - Draper, UT

[AirBNB Modern Blue Tiny House](#) - Draper, UT

[Zion's Tiny Getaway](#) - La Verkin, UT

[HomeAway, Garden Caravan](#) - Sand Point, ID

[AirBNB Seattle Tiny House](#) - Seattle, WA

[VRBO Lewis/Clark's Tiny House](#) - Hamilton, MT

TINY HOUSE HOTELS

[Tiny House Hotel](#) - Portland, OR

[Tiny Digs Hotel](#) - Portland, OR

[Leavenworth Tiny House Village](#) - Leavenworth, WA

[Mt. Hood Tiny House Village](#) - Welches, OR

[WeeCasa Tiny House Resort](#) - Lyons, CO

[Verde Valley RV Resort](#) - Sedona, AZ

[Austin's Original Tiny Home Hotel](#) -

Austin, TX

[Tuxbury Tiny House Village](#) -

South Hampton, NH

[Getaway Tiny Homes](#) - New York and Boston

Chapter 14.39

TRAVEL TRAILER PARKS

Sections:

- 14.39.010 Conditional Use Permit.**
- 14.39.020 Property Development Standards.**
- 14.39.030 Minimum Park Area.**
- 14.39.040 Length of Occupancy.**
- 14.39.050 Eating and Cooking Facilities.**
- 14.39.060 Disposal and Water Stations.**

14.39.010. Conditional Use Permit.

A Conditional Use Permit for a travel trailer park must be issued in accordance with the provisions of Section [14.02.040](#), Provo City Code before such a facility may be constructed in any zone which permits said construction and location as a conditional use. In addition to such terms and conditions as may be required upon the issuance of a Conditional Use Permit for a travel trailer park, all travel trailer parks shall be built to the standards set forth in this Chapter.

14.39.020. Property Development Standards.

The following development standards shall apply to the individual travel trailer sites. Plans and elevations for the travel trailer park and any buildings or structures proposed for location therein shall be submitted with the application for a Conditional Use Permit for a travel trailer park in conformance with the provisions of Section [14.02.040](#), Provo City Code. Said plans shall be in conformance with the following general development standards.

- (1) *Travel Trailer Site Requirements.* Each travel trailer site shall be plainly marked and numbered for identification and shall meet all requirements of this Chapter.
- (2) *Travel Trailer Site Area.* Each travel trailer site in a travel trailer park shall have an area of not less than one thousand five hundred (1,500) square feet.
- (3) *Travel Trailer Site Width.* Each travel trailer site shall have an average width of at least twenty-five (25) feet. Trailers shall be separated from each other and from other structures by at least ten (10) feet. Any accessory uses such as attached awnings or steps, shall, for the purposes of this separation requirement, be considered to be part of the trailer.
- (4) *Travel Trailer Site Frontage.* Each travel trailer site shall abut directly upon a travel trailer park street for a minimum distance of twenty (20) feet. Alignment and gradient shall be properly adapted to topography.

- (5) *Trailer Density.* Not more than one (1) travel trailer shall be placed on a travel trailer site.
- (6) *Site Coverage.* The travel trailer and accessory structures shall not cover more than seventy-five percent (75%) of a travel trailer site.
- (7) *Off-street Parking.*
- (a) Each travel trailer site shall have thereon a paved space suitable for providing automobile parking which may be a part of or a continuation of a pad upon which the trailer will rest. Said parking space shall have unencumbered dimensions of not less than nine (9) feet in width and twenty (20) feet in length.
 - (b) Each travel trailer site shall provide sufficient parking and maneuvering space so that the parking, loading, or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk, right-of-way, or any private grounds not part of the travel trailer parking area.
 - (c) There shall be provided guest parking in each travel trailer park at the ratio of one (1) parking space for each ten (10) travel trailer sites within said park. These spaces shall be in addition to those on-site spaces required by (a) above.
- (8) *Landscaping.* The following landscaping provisions shall apply to all travel trailer parks:
- (a) All open areas except driveways, parking areas, walking ways, utility areas, or patios shall be maintained with landscaping in accordance with a detailed landscaping plan to be approved in conjunction with issuance of a Conditional Use Permit.
 - (b) Trees shall be planted along the street frontages as may be required as a condition of a Conditional Use Permit upon recommendation of the Director of Parks and Recreation. There shall also be at least one (1) tree upon each travel trailer site.
- (9) *Walls and Fences.* Walls and fences on individual travel trailer sites shall not exceed two (2) feet in height. In addition, a decorative wall or fence at least six (6) feet in height shall be erected around the perimeter of each travel trailer park. Said wall or fence shall be of masonry construction, or of wood construction with masonry pilasters at an interval of no less than twenty (20) feet on center.
- (10) *Travel Trailer Park Streets.* Travel trailer park streets shall be provided in such a pattern as to provide convenient traffic circulation within the travel trailer park. They shall be built to the following standards:
- (a) Streets shall be at least twenty-five (25) feet wide. Parking shall not be allowed on travel trailer park streets.
 - (b) The travel trailer park streets shall be paved in accordance with City standards and shall be provided with concrete curb and gutter. Said curb and gutter may be of a "roll" type to provide convenient access to trailer sites.
 - (c) Travel trailer park streets shall be lighted in accordance with the requirements of the City Engineer.

- (11) *Recreation Areas.* A central recreation area shall be established in all travel trailer parks, which shall be easily accessible from all trailer sites. The size of such recreation areas shall be not less than ten percent (10%) of the gross site area of all travel trailer spaces, or three thousand (3,000) square feet, whichever is greater.
- (12) *Travel Trailer Park Office.* Every travel trailer park shall include a permanent building for office use. Such building may include a one-family dwelling for the exclusive use of the owner or manager, provided there is an area of not less than five thousand (5,000) square feet devoted exclusively to the use of said one-family dwelling and the occupants thereof.
- (13) *Laundry Rooms.* Every travel trailer park shall have one (1) or more laundry rooms. Laundry drying lines shall not be permitted on any travel trailer sites.
- (14) *Restrooms and Shower Facilities.* Restrooms, including toilet, showers, and lavatories, shall be provided within a travel trailer park to conveniently and adequately serve the trailer sites within said park.
- (15) *Telephone.* The travel trailer park shall contain at least one (1) public telephone for the use of park renters.
- (16) *Utilities.* All utility distribution facilities, including television antenna service lines serving individual travel trailer sites, shall be placed underground. The owner is responsible for complying with the requirements of this Subsection (16), and he shall make the necessary arrangements with each of the serving utilities for installation of said facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to such underground facilities may be placed above ground. All travel trailer sites must be served with water and electricity. Natural gas hookups shall not be provided upon individual travel trailer sites.
- (17) *Storage.* There shall be no open storage of personal belongings within a travel trailer site, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon an individual travel trailer site for the storage of materials or personal belongings.
- (18) *Fuel Tanks.* All fuel tanks maintained within a travel trailer site must be mounted securely upon or attached to the travel trailer or recreation vehicle which they serve. No such tanks shall be larger than fifty (50) gallon capacity. No accessory, freestanding fuel tanks shall be permitted in individual travel trailer sites, except that one (1) such tank no larger than fifty (50) gallons may be approved by the Zoning Administrator for use only during the period of November 1 to February 29 in locations specifically approved.
- (19) *Skirting.* Any skirting surrounding the open space beneath a travel trailer or other recreation vehicle shall be of the same basic material as the exterior skin of the vehicle and shall have the same color(s) as that of the skin of the vehicle, or complimentary color(s) thereto.
- (20) *Extra Vehicles.* In addition to a self propelled recreational vehicle or travel trailer and necessary tow vehicle, the occupants of a travel trailer site may have only one (1) other vehicle, which is owned by said occupants or otherwise associated therewith, located within the travel trailer park.
- (21) *Removal of Wheels.* There shall be no removal of axles, wheels or tires from a travel trailer or other recreational vehicle located within a travel trailer park, except for emergency, temporary removal to accomplish repairs.

(22) *Mail Boxes.* There shall be no separate mail boxes, separate street address designations, or other similar accessories which would give the appearance of “permanence” to occupants of a travel trailer site.

(23) *Disclosure.* The owner(s) of any travel trailer park in Provo City built and/or regulated by these provisions shall provide a copy of the standards set forth in this Section to all occupants who are tenants of the park for more than thirty (30) days. (Am 1986-10, Am 1987-45, Am 1991-53, Am 1998-06)

14.39.030. Minimum Park Area.

No travel trailer park facility shall be constructed on a parcel of property which has an area of less than two (2) acres.

14.39.040. Length of Occupancy.

No travel trailer site located within a travel trailer park established under the provisions of this Chapter shall be occupied by any individual, family, or group of individuals within a trailer, camper, motor home, or other facility for a period exceeding thirty (30) days.

14.39.050. Eating and Cooking Facilities.

Each travel trailer site shall be equipped with a picnic table and benches or equivalent, and an outdoor cooking facility which meets the approval of the Fire Chief.

14.39.060. Disposal and Water Stations.

Each travel trailer park shall have facilities for disposal from the holding tanks of trailers and similar vehicles which shall be hooked to the City sewer system, and also a source of potable water for filling trailer water tanks.

The Provo City Code is current through Ordinance 2018-28, passed September 25, 2018.

Disclaimer: The city recorder has the official version of the Provo City Code. Users should contact the city recorder for ordinances passed subsequent to the ordinance cited above.

[City Website: www.provo.org](http://www.provo.org)

City Telephone: (801) 852-6000

[Code Publishing Company](#)

Lindon Marina RV Upgrades and Nightly Rentals



The screenshot shows a web browser window with the address bar displaying "Not secure | www.lindonmarina.com". The website's header features a navigation menu with the following links: DIRECTIONS | FEES | RENTALS | STORAGE | SLIPS | CONTACT. Below the navigation is a large banner image of a sailboat on a lake at sunset, with the text "LINDON MARINA" overlaid in a large, white, sans-serif font. The main content area has a dark blue background and features the heading "LAKE RENTALS" in bold white text. Below this heading is a paragraph of text: "The Lindon Marina is in full operation this season with **high** water levels! We've got paddle boards, kayaks, canoes, pedal boats and mini sailboats all available for rent. Come stick your toes in our sandy beach area. We've got picnic tables, spacious lawn areas, and launch docks." To the right of the text is a small inset image showing a sandy beach with several colorful kayaks (blue, green, yellow, red) lined up near the water's edge.

← → ↻ ⓘ Not secure | www.lindonmarina.com ☆ 📧 🏠

DIRECTIONS | FEES | RENTALS | STORAGE | SLIPS | CONTACT

LINDON MARINA

LAKE RENTALS

The Lindon Marina is in full operation this season with **high** water levels! We've got paddle boards, kayaks, canoes, pedal boats and mini sailboats all available for rent. Come stick your toes in our sandy beach area. We've got picnic tables, spacious lawn areas, and launch docks.



Big Things are Happening





Movie on The Water



Lantern Festival



Vibrant Sailing Community

Proposed RV Upgrades







Image from RaftingInfo.com

Nightly Rentals



neva, Utah Lake,



Image from TuxburyTinyHouse.com



Image from MtHoodTinyHouse.com

Portland, Oregon



A row of colorful tiny houses on a green lawn with trees and Adirondack chairs. The houses are in various colors including grey, white, and wood paneling. The scene is set in a lush, green environment with tall trees and a clear sky. The text 'Wee CASA' is overlaid in the center, with 'Wee' in a cursive font and 'CASA' in a bold, sans-serif font. A small white outline of a house roof is positioned above the 'Wee' text.

Wee
CASA

The World's **Largest** Tiny House Resort.



THE
Vintages

TRAILER  RESORT