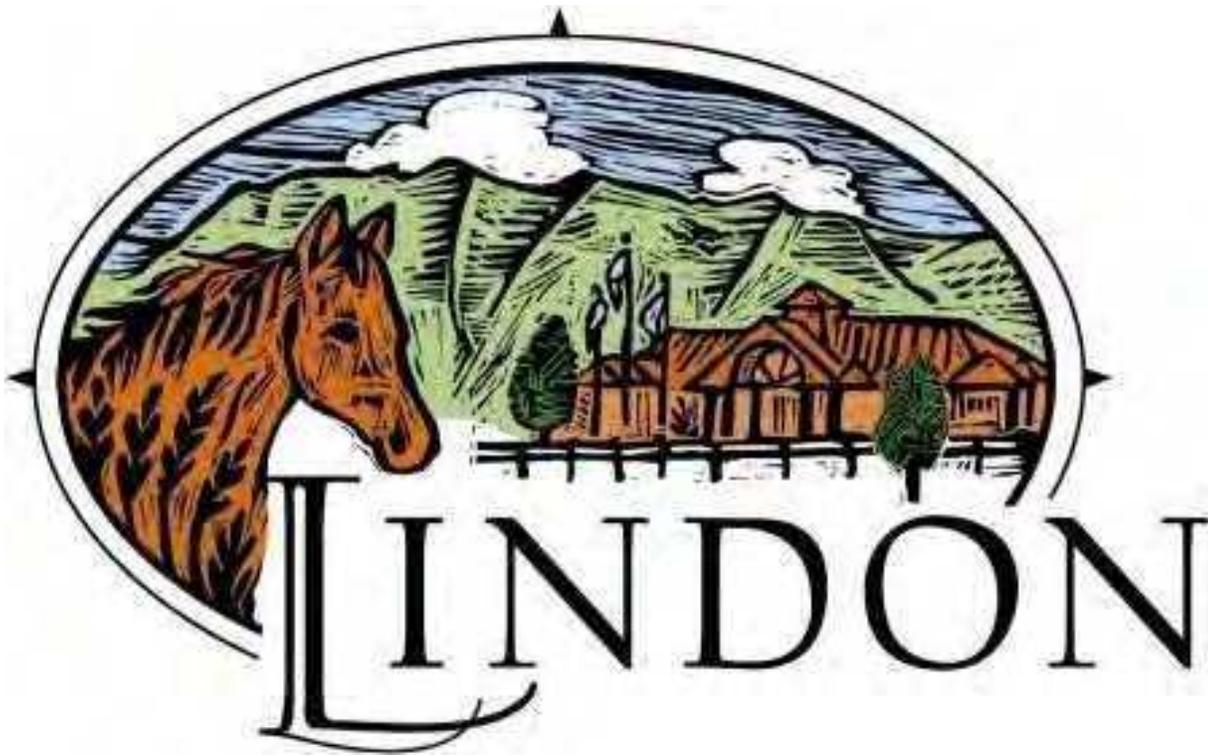


Lindon City Planning Commission Staff Report



April 9, 2019

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, April 9, 2019**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

1. Call to Order

2. Approval of minutes

Planning Commission 3/26/2019

3. Public Comment

4. Site Plan and One Lot Minor Subdivision Approval for Mountain Tech South Lot 4.

Approximately 400 N. 2800 W.

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

(20 minutes)

5. My Fast P.C. Conditional Use Permit. 350 S 400 W.

The applicant requests conditional use permit approval to operate a call center/computer repair business in the Research and Business zone. (Parcel #40:283:0002)

(10 minutes)

6.- Continuing Business

A recommendation to the Lindon City Council to amend ordinance 14.64.100 to increase the allowable height and square footage for detached accessory apartments. – Paul Johnson

(10 minutes)

7. New Business from Commissioners

8. 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.

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

Posted By: Kathryn Moosman, City Recorder

Date: 4/1/19

Time: 3:00

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

Item 1 – Call to Order

Sharon Call – Chair

Mike Marchbanks

Steve Johnson

Rob Kallas

Scott Thompson

Jared Schauers

Item 2 – Approval of Minutes

Planning Commission **March 26, 2019**

Item 3 - Public Comment

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **March 26, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

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

12 **PRESENT** **EXCUSED**

13 Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner
15 Rob Kallas, Commissioner
16 Steven Johnson, Commissioner
17 Scott Thompson, Commissioner
18 Jared Schauers, Commissioner
19 Mike Florence, Planning Director
20 Anders Bake, Associate Planner
21 Kathryn 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 March 12, 2019 were reviewed.

30

31 COMMISSIONER SCHAUERS MOVED TO APPROVE THE MINUTES OF
32 THE REGULAR MEETING OF MARCH 12, 2019 AS PRESENTED.
33 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
34 VOTED 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. **Continuing Business** — A recommendation to the Lindon City Council to amend
43 ordinance 17.64 by removing unrestricted habitation time limits in Recreational
44 Vehicle Parks and amending associated definitions, adding Recreational Vehicle
45 Parks as a conditional use under the RMU-W land use district in the Appendix A
46 Standard Land Use Table and adopting a new ordinance section 17.78 titled
47 Recreational Vehicle Parks. – Ron Madsen

48

2 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
3 COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED
4 IN FAVOR. THE MOTION CARRIED.

8 Michael Florence, Planning Director, led this discussion by giving a brief overview
9 of this item explaining at the planning commission meeting held on March 12, 2019, the
10 planning commission asked for a second review of the ordinance with the following
11 recommended changes:

- 12 • Increase the waiting period from three days to seven days between the last day an
13 occupant leaves the Recreational Vehicle Park and rents a new pad site in the
14 same Recreational Vehicle Park
- 15 • Allows for temporary and removable skirting for recreational vehicles
- 16 • Allows for hard-sided skirting for Park Model Recreational Vehicles
- 17 • Changes are highlighted in “red” in the ordinance

18 Mr. Florence then reviewed the proposed ordinance noting the changes in red.
19 Following some general discussion Commissioner Johnson suggested adding the word
20 “consecutive” to the 14 days wording section in the ordinance. Following some
21 additional discussion, the commission was in agreement to add the word “consecutive” to
22 clarify the language in the ordinance.

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

26 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
27 HEARING. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL
28 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

32 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
33 TO THE CITY COUNCIL ORDINANCE AMENDMENT 2019-4-O AS PRESENTED
34 WITH THE ADDED LANGUAGE CHANGE TO INCLUDE THE WORD
35 “CONSECUTIVE” TO 14 DAYS AS DISCUSSED. COMMISSIONER KALLAS
36 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|------------------------------------|-----|
| 38 CHAIRPERSON CALL | AYE |
| 39 COMMISSIONER KALLAS | AYE |
| 40 COMMISSIONER MARCHBANKS | AYE |
| 41 COMMISSIONER JOHNSON | AYE |
| 42 COMMISSIONER THOMPSON | AYE |
| 43 COMMISSIONER SCHAUERS | AYE |
| 44 THE MOTION CARRIED UNANIMOUSLY. | |

46 5. **Public Hearing** - A recommendation to the Lindon City Council to amend
47 ordinance 14.64.100 to increase the allowable height and square footage for
48 detached accessory apartments. – Paul Johnson

2 COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.
4 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 Mr. Florence led this discussion by stating Paul Johnson has made application to
8 amend Title 17.64.100 pertaining to height and size requirements for detached accessory
8 apartments. Mr. Florence stated Paul and Orva Johnson (who are in attendance) are
requesting the following changes for detached accessory apartments:

- 10 • Increase the livable floor area from 1,000 square feet to 1,500 square feet or 30%
of the primary residence, whichever is less;
- 12 • Increase the maximum height requirement from 20 feet to a height not to exceed
the height of the primary residence or 30 feet high, whichever is less.
- 14 • Mr. Johnson also desires to construct a detached accessory apartment above a new
garage.

16 Mr. Florence noted Lindon City Code currently allows detached or substantially
18 attached accessory structures with the following requirements:

- 20 • Height: Single story with a maximum height of 20 feet, whichever is less
- 20 • Setbacks: Same setbacks as the primary structure. Rear 30, Sides 10
- 22 • Size: Minimum 300 square feet with a maximum square footage of 1,000 and a
22 maximum number of bedrooms of three Entrances to detached accessory
24 apartments shall also not face a street unless the detached accessory apartment is
24 placed behind the primary residence so that the entrance is not substantially
26 visible from the street. The purpose of this requirement is to preserve the single-
26 family residential appearance of the single-family dwelling and/or the detached
accessory apartment.
- 28 • Garages and accessory buildings substantially attached to the main building by
30 covered walkways, breeze ways, and covered porches may include an accessory
30 apartment. In such instances, the garage/accessory building shall not be more than
32 a distance of eighteen feet (18') from the main dwelling unit measured linearly
32 between the foundation lines of the two structures, and the apartment may not
34 exceed 60% of the footprint of the primary residence livable floor area, but in no
34 case shall it exceed one thousand two hundred (1,200) square feet of maximum
livable floor area.

36 Mr. Florence indicated if the planning commission approves the proposed
38 changes, staff recommends that additional items be added to the ordinance for detached
accessory apartments as follows:

- 40 • Any stairways for access to the second story shall be constructed on the interior of
42 the accessory building/apartment. No exterior staircases unless required by
building code. This is to maintain the residential appearance of the home;
- 44 • To minimize direct views to adjacent neighboring properties and to preserve
44 privacy, clerestory windows shall be required no less than 6 feet above the
finished floor if the two-story structure is located between 10-15 feet from the
46 side property line.

- 2 • The total livable square footage applies to the entire two-story apartment and is
4 not applied to each floor area. For example, an apartment could not be 1,500
6 square feet per floor.
- If a deck is constructed on the second story then the deck may only be oriented to
the primary residence on the same parcel.

8 Mr. Florence went on to say as staff researched detached accessory apartment
ordinances throughout the country, many ordinances limit the maximum size to 1,200
10 square feet. Danville, California is an exception which allows a square footage of up to
2,000 square feet but the lot size has to be a minimum of 40,000 square feet. In regards to
12 height, every city has varying standards due to neighborhood characteristics as well goals
for the community. Typically, heights range between 20 and 25 feet but many
14 communities also allow the accessory structure to be the same height as the primary
residential structure on the property. In addition, many two-story detached accessory
16 apartment ordinances require that the living space be above the garage. He noted Lindon
City currently allows single family homes to be built to 35 feet in height.

18 Mr. Florence stated after reviewing City records, the City has approved 192
accessory apartments with most of all of those being within or attached to a single-family
20 home. This is probably due to the construction expense of building a detached apartment
and, for some, meeting the 30-foot rear setback may be a hardship due to lot size. The
22 City does have a number of detached accessory garages that have game rooms or offices
above a garage.

24 Mr. Florence pointed out since Lindon City already allows detached accessory
apartments, the planning commission should consider whether the proposed changes will
26 help to support additional detached accessory apartments within the community while
also considering how the proposed changes are contextually sensitive to residential
28 neighborhoods.

30 Mr. Florence mentioned one option would be to allow accessory apartments
above a garage only so that the two-story structure is more architecturally compatible
with the neighborhood. Residents are already accustomed to accessory structures such as
32 detached garages or sheds in their back yard and accessory apartments above a garage
may have less of an impact. He then referenced some examples. Mr. Florence then turned
34 the time over to the applicant for comment.

36 Mr. Johnson then spoke on the purpose for this request. He explained they are
selling their home in Orem and downsizing. Their daughter and son in law bought a lot to
38 build a home in Lindon and they would like to build them a detached accessory
apartment. He explained they want to be next door to their daughter but in a detached
dwelling. He noted the house they are building is 8,500 sq. ft for the primary dwelling
40 with a separate garage and they want to put the accessory apartment above it.

42 Mr. Johnson expressed he feels they need 1,500 square ft. as the 1,000 ft.
(maximum allowed) is not large enough and they think the current ordinance tries to fit a
44 one size fits all. They also believe it would look better and would not take away from the
main dwelling. Mr. Johnson indicated they believe using a sliding scale up to a maximum
46 of 1,500 square ft. would not violate any of the stated purposes in the ordinance for
accessory apartments. This will also serve the objection for residents and seniors to
48 remain in their homes and neighborhoods in Lindon and will provide a wider range of
affordable housing. It would also increase the benefit and lend strength to the purpose of

2 the accessory apartment ordinance. Mr. Johnson stated they would propose to keep the
1,000 sq. ft. maximums for smaller homes but to also allow any home over 5,000 sq. ft to
4 have up to a 1,500 sq. ft accessory apartment. He noted the planning department thought
it would be best to make a 30% limitation or whichever is less, but that penalizes the
6 smaller ones.

Mr. Johnson stated they agree with the other addition's that staff is recommending
8 in the ordinance except for the deck having to face the primary dwelling, as there is no
residence at least 160 ft. from their property line. They would ask for some consideration
10 on this point. They are only asking for 30 ft. in height but would suggest making the
height limit 35 ft.

12 Commissioner Marchbanks commented he thinks this is a reasonable request and
feels this is the way the ordinance should have always been. He asked if their daughter's
14 house plans have been drawn up and if it works out with the accessory apartment. Mr.
Johnson confirmed that statement. Commissioner Marchbanks also questioned staff if
16 this can only be a 2-story accessory apartment as he would not want to limit it to a 2-story
building. Mr. Florence confirmed the ordinance states it is already limited to a maximum
18 of two stories.

Commissioner Marchbanks stated he likes the way the ordinance is written
20 pointing out there will not be a lot of similar requests coming to the city because they
have to fit in the buildable envelope. Commissioner Kallas spoke on building footprints
22 and livable space. He suggested implementing something to the effect of using the lesser
of 40% or 1,500 square feet.

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

26
28 **COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.**

30
32 Chairperson Call called for any comments from the commissioners at this time.
Commissioner Thompson suggested scaling it based towards lot size not to the home
size. Commissioner Kallas asked staff if accessory apartments have to have the same
34 sewer and water connections as the primary dwelling. Mr. Florence stated the ordinance
states except for sewer everything can be separate.

36 Commissioner Kallas added, looking at staff recommendations, he would like
clarification on internal stairwells. Mr. Florence stated it is just for the visual aspect and
38 acts like a residence. Commissioner Kallas also addressed the height limit of 30 ft. Mr.
Florence pointed out that the average single-family home is 28 to 30 ft in height.
40 Following discussion, the commission was in agreement to implement the lesser of 40%
(instead of 30%) or 1,500 sq. ft., the deck meets all setbacks, and a standard 30 ft. height
42 limit.

44 Chairperson Call stated her concerns noting she does not want to make this site
specific so this can apply to any home in the city. Chairperson Call would suggest
continuing this item and directed staff to look at the recommendations discussed and
46 rewrite the ordinance and bring it back before the commission. She also made note that
the commission's recommendation will go to the city council for approval.

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

4
6 COMMISSIONER KALLAS MOVED TO CONTINUE ORDINANCE
AMENDMENT 2019-5-O TO ALLOW STAFF THE TIME TO MAKE CHANGES TO
THE ORDINANCE AS DISCUSSED. COMMISSIONER MARCHBANKS
8 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
CHAIRPERSON CALL AYE
10 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
12 COMMISSIONER JOHNSON AYE
COMMISSIONER THOMPSON AYE
14 COMMISSIONER SCHAUERS AYE
THE MOTION CARRIED UNANIMOUSLY.

16
18 *Chairperson Call excused herself from the meeting at this time (8:00 pm) and
turned the meeting chair over to Vice Chair Kallas.*

- 20 6. **Public Hearing** - A recommendation to the Lindon City Council to amend
Appendix A Standard Land Use Table to remove Recycling businesses as a use
22 category from the Standard Land Use Table. – Lindon City

24 COMMISSIONER MARCHANKS MOVED TO OPEN THE PUBLIC
HEARING. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL
26 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

28 Anders Bake, Associate Planner, led this discussion item by stating
Lindon City is proposing an amendment to Appendix A Standard Land Use Table to
30 remove Recycling businesses as a use category from the Standard Land Use Table. He
noted the Standard Land Use Table currently lists Recycling businesses as a conditional
32 use in the Heavy Industrial (HI) and Light Industrial (LI) zones and as not permitted in all
other zones. He pointed out that Lindon City has seen significant commercial and
34 industrial investment specifically in the industrial and commercial areas that surround the
Light and Heavy Industrial zones. He noted City Staff recommends this change.

36 Mr. Bake explained the City wants to continue to promote new growth through
economic development. He noted Recycling businesses is a broad classification but
38 would include those businesses that collect solid waste (refuse) or materials for recycling
like cardboard or construction materials for processing and transfer to another location.

40 Mr. Bake indicated the purpose of removing Recycling businesses is to reduce the
incompatibility of recycling uses with new and existing development. He added recycling
42 businesses can create undesirable secondary effects with outdoor storage, odors, dust, and
noise, which discourage businesses from locating in the neighboring areas. Currently,
44 only the Utah County North Point Solid Waste Special Service District is located in the
City.

46 Mr. Bake then reviewed the Summary of Lindon City Code Amendments as
follows: Removes the following Permitted Primary Use from the Standard Land Use

2 Table: Recycling businesses (Indoor processing only. Outdoor product storage areas
require sight obscuring fencing. Applications must meet SLU compatibility standards.)
4 Commissioner Marchbanks commented there is not that much light industrial areas
left so he believes this change is timely and makes total sense and should be supported.
6 Mr. Bake then presented the Lindon City Zoning Map and Proposed Ordinance
followed by discussion. Vice Chair Kallas asked if there were any public comments or
8 discussion. Hearing none he called for a motion to close the public hearing.

10 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
12 IN FAVOR. THE MOTION CARRIED.

14 Vice Chair Kallas called for any further comments or discussion from the
Commission. Hearing none he called for a motion.

16
18 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT 2019-6-O AS
PRESENTED. COMMISSIONER JOHNSON SECONDED THE MOTION. THE
20 VOTE WAS RECORDED AS FOLLOWS:

22 COMMISSIONER KALLAS AYE
24 COMMISSIONER MARCHBANKS AYE
COMMISSIONER JOHNSON AYE
26 COMMISSIONER THOMPSON AYE
COMMISSIONER SCHAUERS AYE
THE MOTION CARRIED UNANIMOUSLY.

28 7. **New Business: Reports by Commissioners** – Vice Chair Kallas called for any
new business or reports from the Commissioners.

30
32 Commissioner Marchbanks asked for an update on the Geneva Road lift station
project. Mr. Florence stated he will get an update from the Public Works Director and
send it to the commissioners. Commissioner Thompson asked about the easement on 650
34 North that is being closed in noting he has been approached by residents stating they
would like to reclaim their property.

36 Councilmember Bean said this issue will be a council discussion item noting the
city has a right of way at that location. Commissioner Schauers asked about the fencing
38 appeal discussion from the last meeting. Mr. Florence replied they have been working
together to get the issue resolved noting they have extended the deadline.

40

42 8. **Planning Director Report** –

44

- Next meeting (April 9th) site plan approval for the Mark Weldon
Development Phase - lot #4
- Accessory Apartment information

46

48 Vice Chair Kallas called for any further comments or discussion. Hearing none he
called for a motion to adjourn.

2 **ADJOURN** –

4 COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE
6 MEETING AT 8:30 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION.
8 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8 Approved – April 9, 2019

10

12

Sharon Call, Chairperson

14

16 Michael Florence, Planning Director

Item 4: Site Plan and Minor Subdivision Approval. Mountain Tech South - Approximately 400 N. 2800 W.

Date: April 9, 2019
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
Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

1. The applicant is seeking site plan and minor subdivision approval

OVERVIEW

1. At the February 12th Planning Commission meeting. Mr. Weldon presented a concept plan to the commission for lot 4. The purpose of the concept plan was to review the building orientation and site improvements. The developer proposed to orient the building towards the interior of the development instead of to the street. The purpose of the change was to not have the building oriented to the sewer plant and instead create a campus design for the project. DoTerra was approved for a similar design. The developer also proposed additional landscaping and a masonry or concrete screening wall along 400 N.
2. Lot 4 is 7.3 acres
3. The proposal is to add a one story, 99,000 square foot office/warehouse building on the site
4. The Lindon City Street Master Plan map shows both Vineyard Connector and local streets 600 N. and 2800 W. bisecting the southwest corner of the property. The applicant is working with UDOT and Lindon City on the feasibility of preserving the appropriate right-of-way for both of these roads.

MOTION

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

1. Final design of the office/warehouse building is to comply with Lindon City design standards;
2. The developer will continue to make with the City engineer to make final technical changes to the plat and for final engineering approval;
3. The applicant will continue to work with UDOT and Lindon City on preserving the appropriate right-of-way for the Vineyard Connector and local roads as established on the Lindon City Street Master Plan (2800 W./300 N.);
4. If the road alignment that best satisfies the interests of the applicant, UDOT, and Lindon City requires an amendment to the Lindon City Street Master Plan map, the applicant will coordinate

with planning staff to file the appropriate applications to amend the street master plan as needed;

5. The applicant will continue to work with Lindon City and UDOT on designing and dedicating the appropriate right-of-way on the Mountain Tech South property to accommodate the intersection signal;
6. Property will be dedicated on the Mountain Tech South plat to accommodate the 66' right-of-ways on 2800 W. and improvements installed on the Mountain Tech South property;
7. All items of the staff report

Surrounding Zoning and Land Use

North: Regional Commercial (RC) – Future phase of Mountain Tech South

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

| <i>Required</i> | <i>Provided</i> |
|--|---|
| Office/Warehouse Building | |
| 1 per 500 sq. ft. of warehouse floor area (89,072) | 178 |
| 1 per 350 sq. ft. of office area (10,000) | 28 |
| Total stall required/provided | 207/211 |
| Bike Stalls | Not shown on the applicant’s plan, but required |

Landscaping Standards

*final review will be completed with the building permit submittal

| Required Site Landscaping | Provided |
|---|-----------------|
| 25% lot of each lot | Compliant |
| 16-20 landscape strip behind meandering sidewalk along 2800 W. and 400 N. | Compliant |
| 70% vegetation | Compliant |
| Trees planted 30 foot on center | Compliant |

| Required Interior Landscaping | Provided |
|--|-----------------|
| 40 sq. ft. per parking stall Lot 4 – 211*40 = 8,440 | Compliant |
| 1 tree per 10 parking stalls | Compliant |
| 70% living material in landscaping | Compliant |

Building Design and Architectural Standards

Architectural Design

Refer to ordinance 17.54 for specific design standards.

The proposed office/warehouse building is very similar to the buildings that have previously been approved on lots one and two which are tilt-up concrete buildings. At the concept meeting, the planning commission seemed supportive of allowing the building to be oriented towards the interior of the development. Because of this, the developer has provided greater architectural detail in the form of additional windows along the side of the building that faces 2800 W. Similar to the other previously approved buildings, there will be metal awnings that overhang each window and entryway as well as wall articulation on each façade.

Building Height – Office building – 40’

Setbacks -

The proposed building meets the minimum setback of 30’ from each property line

Lighting

Along 400 N. and 2800 W. the applicant will be installing the Washington Postlite at 100’ spacing.

Engineering Requirements

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

Traffic Circulation and Traffic Study

For lots 1-3 the developer provided a traffic study and circulation analysis. The study particularly looked at the intersection of 2800 W. 600 N., future levels of service, and UDOT improvements. The planning commission approved the previous phase with the following traffic related conditions:

1. Proposed and future access roads in and out of the site will be constructed as proposed in the traffic study;
2. The applicant will continue to work with Lindon City and UDOT on designing and dedicating the appropriate right-of-way on the Mountain Tech South property to accommodate the intersection signal;
3. Property will be dedicated on the Mountain Tech South plat to accommodate the 66’ right-of-ways on 2800 W. and 400 N. and improvements installed on the Mountain Tech South property;
4. The developer will continue to work with UDOT to further study the acceleration and deceleration lanes on 600 N.

Developer Improvements

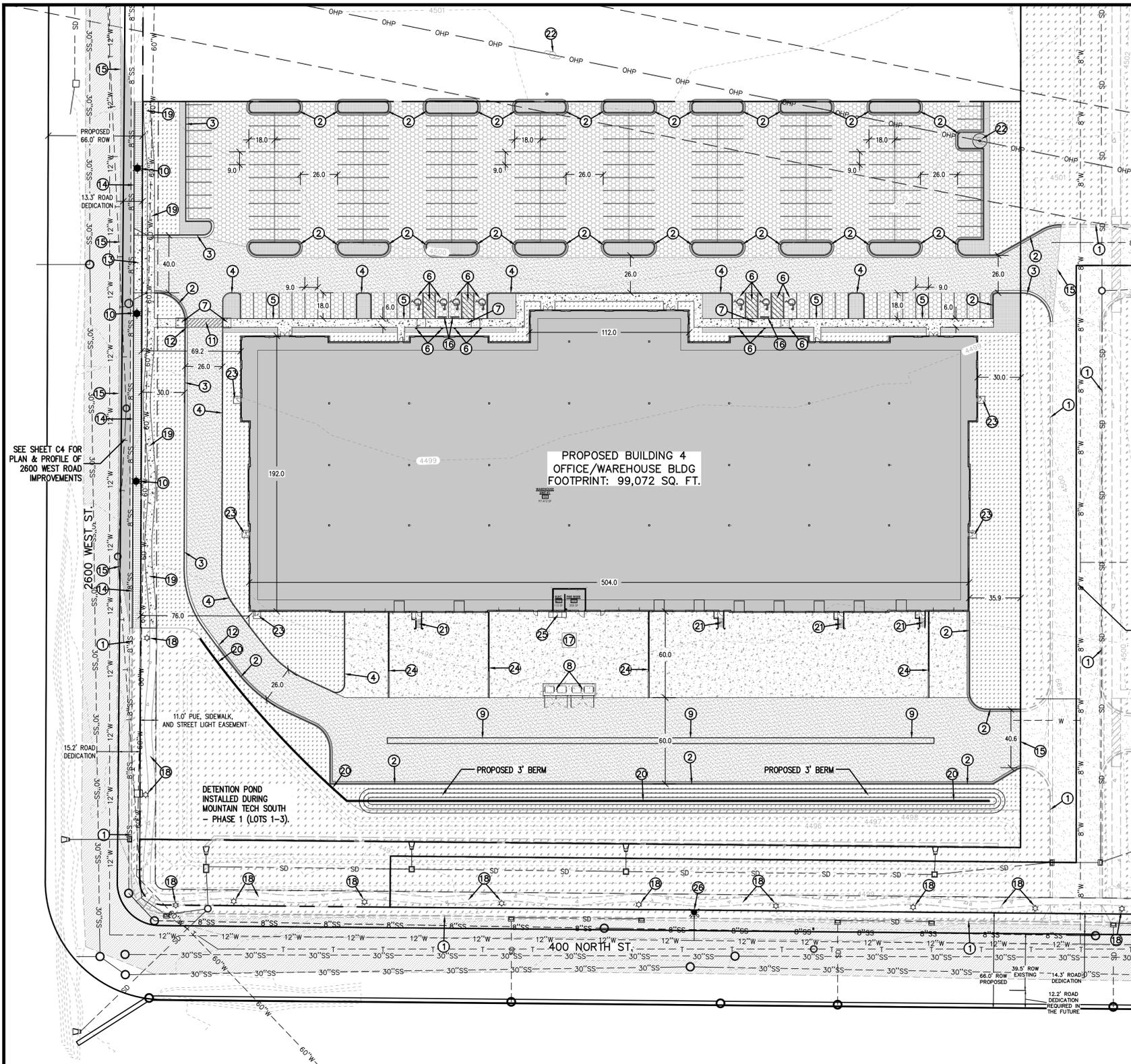
- The developer has agreed to plan for and install improvement on their property to accommodate the traffic signal and is currently working with the City and UDOT on the intersection design. The developer previously made the improvements for Mountain Tech 3. The developer and City have agreed to work with the other property owners to install the remaining improvements.
- The developer is dedicating 9 feet on 400 N. and 14 feet on 2800 W. and improving the right-of-way on his half of the street. When the remaining properties develop the right-of-way will be developed to its full 66’ width and a center turn lane will be installed
- The developer will need to continue to work with UDOT on studying the acceleration and deceleration lanes on 600 N.

Lindon City Street Master Plan

The Lindon City Street Master Plan map shows both Vineyard Connector and local streets 600 N. and 2800 W. bisecting the southwest corner of the property. The applicant is working with UDOT and Lindon City on the feasibility of preserving the appropriate right-of-way for both of these roads. This would require the location of the building to be adjusted. However, if the Vineyard Connection alignment changes, then applicant will need to file for the appropriate applications to amend the street master plan as needed.

EXHIBITS

1. Lot 4 Site Plan
2. Subdivision Plat
3. Architectural Renderings – office building and parking structure
4. Landscaping
5. Emergency Vehicle circulation



PROJECT SUMMARY:

LOT 4 AREAS:

| | |
|----------------------|------------------------------|
| BUILDING 4 FOOTPRINT | 318,103 SQ. FT. / 7.30 ACRES |
| TOTAL LANDSCAPING | 99,072 SQ. FT. / 2.27 ACRES |
| EXISTING | 70,470 SQ. FT. / 1.62 ACRES |
| INTERIOR PARKING | 24,945 SQ. FT. / 0.57 ACRES |
| REMAINING | 8,479 SQ. FT. / 0.19 ACRES |
| ASPHALT | 110,395 SQ. FT. / 2.53 ACRES |
| CONCRETE | 38,165 SQ. FT. / 0.88 ACRES |

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARKING REQUIREMENTS:

| LOT 4: | SQ. FT. | CITY REQMT |
|-----------------------|----------------|--------------------|
| PROPOSED BUILDING 4 | | |
| OFFICE | 10,000 SQ. FT. | 28.57 (1/350) |
| WAREHOUSE | 89,072 SQ. FT. | 178.14 (1/500) |
| MINIMUM REQUIRED: | | 207 (206.71) |
| LOT 4 PARKING STALLS: | | 211 PARKING STALLS |
| TOTAL PROVIDED: | | 211 |
| ACCESSIBLE SPACES | | 7 (7 - 201 to 300) |

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
2. ALL TYPICAL CONSTRUCTION TO COMPLY WITH LINDON CITY STANDARDS. SEE LINDON CITY STANDARD DRAWINGS.
3. THE PARKING AREAS ONSITE ARE MORE THAN 120,000 SQUARE FEET. THEREFORE, LCCC 17.18.080.4 APPLIES TO THIS PROJECT.

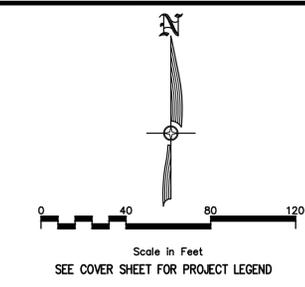
LANDSCAPING AREAS:

| LOT 4: | SQ. FT. | CITY REQMT |
|---------------------|----------------|--|
| PARKING LANDSCAPING | 8,479 SQ. FT. | (40SF PER STALL MIN)(OR 8,440 SQ. FT. REQ'D) |
| OPEN SPACE | 81,404 SQ. FT. | 25.59% PROVIDED (25% REQ'D) |

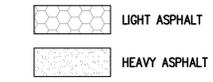
NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SITE PLAN NOTES:

- 1 EXISTING CURB & GUTTER.
- 2 PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C5.
- 3 PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C5.
- 4 PROPOSED 6" CURB WALL. SEE DETAIL 2/C5.
- 5 PROPOSED 6" OPEN-FACED SIDEWALK. SEE DETAIL 4/C5.
- 6 ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 14/C5 & 15/C5 FOR ADA PARKING STALL AND SIGN DETAILS.
- 7 ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 5/C5 & 6/C5.
- 8 PROPOSED TRASH ENCLOSURE. SEE DETAIL SHEET A102 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 9 PROPOSED 4" ROLL GUTTER. SEE DETAIL 11/C5.
- 10 INSTALL STREET LIGHT PER LINDON CITY STANDARD PLAN 23a, "WASHINGTON STREET LIGHT. SEE DETAIL SHEET C6.2.
- 11 INSTALL PAINTED PEDESTRIAN CROSSING.
- 12 CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN CURB & GUTTER AND REV. PAN CURB & GUTTER.
- 13 PROPOSED DRIVE APPROACH PER LINDON CITY STANDARD PLAN 5A. SEE DETAIL SHEET C6.1.
- 14 PROPOSED 24" CURB & GUTTER PER LINDON CITY STANDARD DRAWING 3. SEE DETAIL SHEET C6.1.
- 15 SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH TO. SEE SHEET C4 FOR ROAD IMPROVEMENT PLANS ON 2600 WEST.
- 16 PROPOSED CONCRETE WHEEL STOP.
- 17 PROPOSED TRANSFORMER PAD.
- 18 EXISTING STREET LIGHT AND MEANDERING SIDEWALK INSTALLED AS PART OF MOUNTAIN TECH SOUTH - PHASE 1.
- 19 PROPOSED 5' ARRHYTHMICALLY MEANDERING SIDEWALK PER LINDON CITY STANDARD 2d AND DEVELOPMENT CODE 17.054.040. SEE DETAIL SHEET C6.2.
- 20 PROPOSED CONCRETE SCREENING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 21 PROPOSED STAIRS. SEE DETAIL SHEET A102 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 22 EXISTING POWER POLE.
- 23 PROPOSED CONCRETE LANDING PAD. SLOPE TO BE LESS THAN 2% IN ALL DIRECTIONS.
- 24 PROPOSED DOCK WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- 25 PROPOSED ELECTRICAL PANELS.
- 26 EXISTING FIRE HYDRANT.



SHEET LEGEND



LIGHT POLE NOTE:
STREET LIGHTS ARE TO BE PLACED TWO FEET (2') IN BEHIND TOP BACK OF CURB.

SEE SHEET C4 FOR PLAN & PROFILE OF 2600 WEST ROAD IMPROVEMENTS

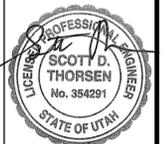
DRIVE AISLE INSTALLED AS PART OF MOUNTAIN TECH SOUTH - PHASE 1

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| | | | |

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.C. Utah 84119 - 801-949-6296

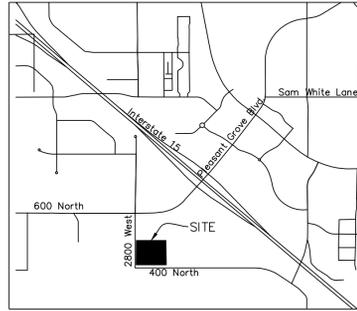
MOUNTAIN TECH SOUTH - LOT 4
2580 WEST 600 NORTH, LINDON CITY, UTAH, 84042
SITE PLAN



| | |
|------------|-----------|
| SHEET NO. | C1 |
| PROJECT ID | W1024-01 |
| DATE | 03/12/19 |
| FILE NAME | PRJ-MTSL4 |
| SCALE | 1"=40' |

MOUNTAIN TECH SOUTH PLAT B

(AMENDING REMAINDER PARCEL A OF THE MOUNTAIN TECH SOUTH SUBDIVISION 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



VICINITY MAP
(N.T.S.)



Scale in Feet

SHARED ACCESS EASEMENT

(IN FAVOR OF LOT 4 AND LOTS 1, 2, 3, AND THE REMAINDER PARCEL OF MOUNTAIN TECH SOUTH SUBDIVISION PLAT "A")

BEGINNING AT A POINT BEING SOUTH 0°32'31" EAST 856.20 FEET ALONG THE SECTION LINE AND EAST 196.60 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°00'20" WEST 47.18 FEET; THENCE WEST 627.27 FEET; THENCE EAST 34.13 FEET; THENCE SOUTH 69°48'07" EAST 40.55 FEET; THENCE EAST 514.48 FEET; THENCE NORTH 62°27'21" EAST 45.80 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,483 SQ. FT.

PRIVATE STORM DRAIN EASEMENT

(IN FAVOR OF LOT 4 AND THE REMAINDER PARCEL OF MOUNTAIN TECH SOUTH SUBDIVISION PLAT "A")

BEGINNING AT A POINT BEING SOUTH 0°32'31" EAST 770.16 FEET ALONG THE SECTION LINE AND WEST 396.98 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°29'56" WEST 81.80 FEET; THENCE SOUTH 0°16'54" WEST 237.46 FEET; THENCE SOUTH 39°55'38" EAST 198.68 FEET; THENCE SOUTH 38°58'32" WEST 39.77 FEET; THENCE NORTH 51°01'28" WEST 20.00 FEET; THENCE NORTH 38°58'32" EAST 23.31 FEET; THENCE NORTH 39°55'38" WEST 189.54 FEET; THENCE NORTH 0°16'54" EAST 244.82 FEET; THENCE NORTH 0°29'56" EAST 81.66 FEET; THENCE EAST 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,970 SQ. FT.

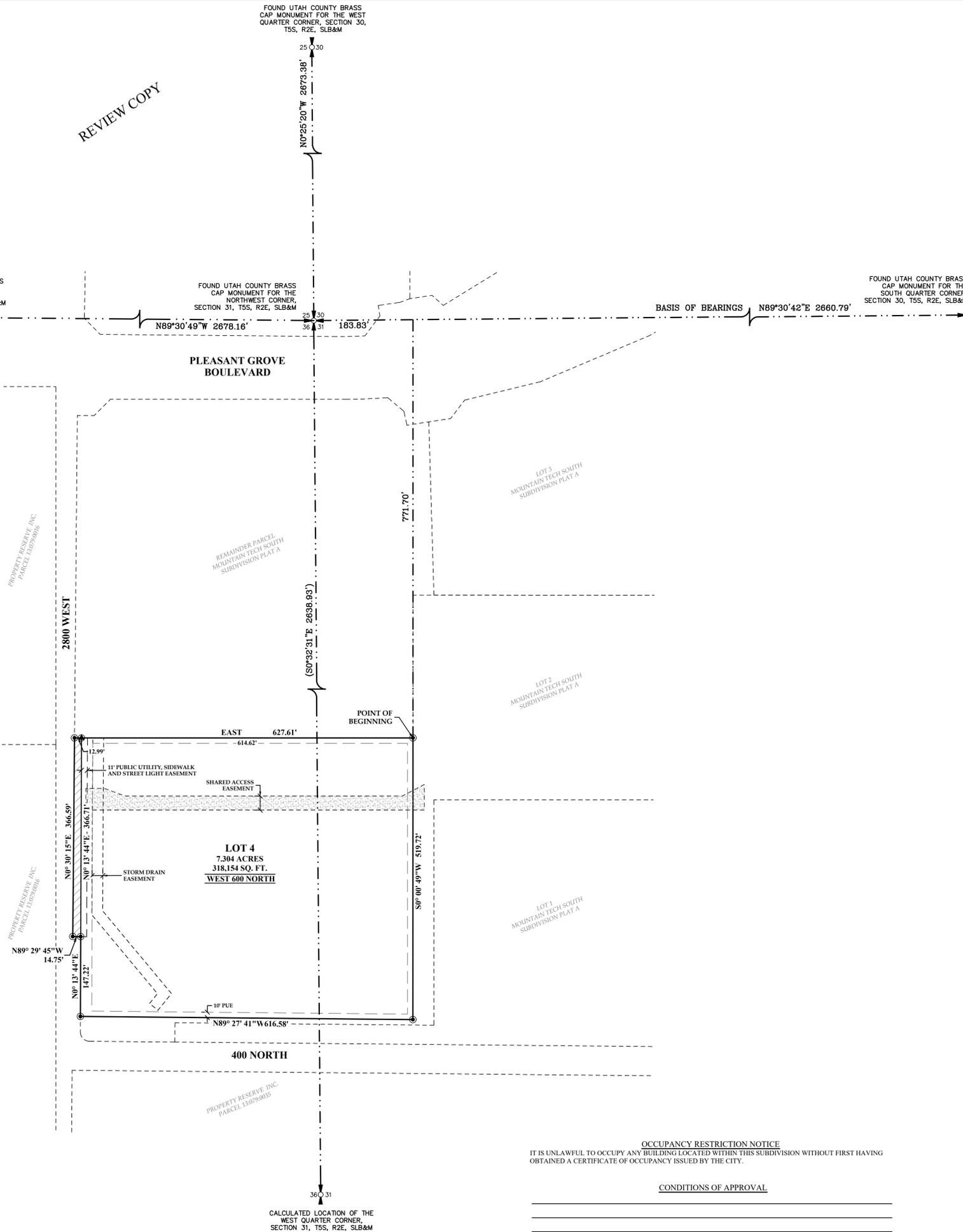
LEGEND

- OVERALL PROPERTY CORNER
SET REBAR/CAP "CIR ENGINEERING PLS 5183760"
- ▲ LOT CORNER
SET REBAR/CAP "CIR ENGINEERING PLS 5183760"
- BOUNDARY LINE
- - - TITLE LINES
- - - PUBLIC UTILITY EASEMENT
- ▨ ROAD DEDICATION IN FAVOR OF LINDON CITY
(0.117 ACRES OR 5,084 SQ. FT.)
- ▨ SHARED ACCESS EASEMENT

SUBDIVISION NOTES

1. THE SUBDIVISION INCLUDES A 10 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL LOT LINES.
2. RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES.

REVIEW COPY



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

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 "B", 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 183.83 FEET ALONG THE SECTION LINE AND SOUTH 771.70 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 0°00'49" WEST 519.72 FEET;
THENCE NORTH 89°27'41" WEST 616.58 FEET;
THENCE NORTH 0°13'44" EAST 147.22 FEET;
THENCE NORTH 89°29'45" WEST 14.75 FEET;
THENCE NORTH 0°30'15" EAST 366.59 FEET;
THENCE EAST 627.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.421 ACRES OR 323,238 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 PLAT B** 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 HEREUNTO SET MY / OUR HAND(S) THIS _____ DAY OF _____, 2019.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH)

ON THE _____ DAY OF _____, A.D., 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 _____

CLERK/RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION CHAIR _____

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, 2019.

LINDON CITY ATTORNEY _____

CITY APPROVALS

APPROVED THIS _____ DAY OF _____, 2019.

LINDON CITY ENGINEER _____

PLANNING DIRECTOR _____

MOUNTAIN TECH SOUTH PLAT B

(AMENDING REMAINDER PARCEL A OF THE MOUNTAIN TECH SOUTH SUBDIVISION 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 | 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: _____ COUNTY RECORDER _____

OWNER/DEVELOPER CONTACT:

WICP, LLC
MARK WELDON
4914 JOANNE KEARNEY BLVD.
TAMPA, FL. 33619

DATE: 3/20/19

SCALE: 1"=100'

PAGE: 1 OF 1

PROJECT: S19-020

| NORTH | | GRAND TOTAL | |
|---------|--------------|-------------|--------------|
| TOTAL | 5,544 SF | TOTAL | 15,840 SF |
| GLAZING | 2,773 SF | GLAZING | 4,444 SF |
| | 50% OF TOTAL | | 44% OF TOTAL |
| SOUTH | | | |
| TOTAL | 5,676 SF | | |
| GLAZING | 3,676 SF | | 65% OF TOTAL |
| WEST | | | |
| TOTAL | 2,310 SF | | |
| GLAZING | 871 SF | | 38% OF TOTAL |
| EAST | | | |
| TOTAL | 2,310 SF | | |
| GLAZING | 871 SF | | 38% OF TOTAL |

- EXTERIOR COLORS & MATERIALS:**
- [Color Swatch] = PAINTED CONCRETE TILT UP PANEL, SW7643 - PUSSYWILLOW
 - [Color Swatch] = PAINTED CONCRETE TILT UP PANEL, SW7018 - DOVETAIL
 - [Color Swatch] = PAINTED CONCRETE TILT UP PANEL, SW7019 - GAUNTLET GRAY
 - [Color Swatch] = BRONZE GLASS WITH REFLECTIVE COATING.
 - [Color Swatch] = BRONZE SPANDREL GLASS TO MATCH COLOR AND LOOK OF STANDARD STOREFRONT SYSTEM GLASS
 - [Color Swatch] = THERMACORE OVERHEAD DOOR - GRAY
 - [Color Swatch] = ANODIZED ALUMINUM

- GENERAL EXTERIOR FINISH NOTES:**
- ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
 - REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
 - SEE DETAILS ON A305 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
 - CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
 - REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 - SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

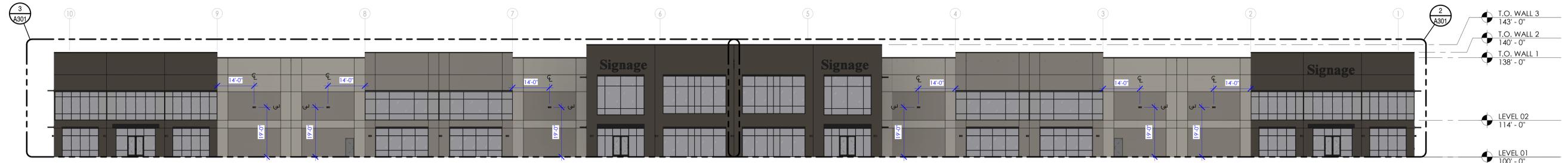
KEYNOTE LEGEND

| | |
|--------|---|
| 03/006 | CONCRETE TILT UP PANEL TO BE PAINTED, SEE STRUCTURAL PANEL SCHEDULE |
| 03/011 | CONCRETE WALL REVEAL |
| 05/002 | ENTRANCE CANOPY, PAC-CLAD MIDNIGHT BRONZE SEAM METAL FAÇADE, PROVIDE DRAINING WITH SLOPED STRUCTURE OVER T.P.O., SLOPE TO SCUPPER |
| 05/019 | BLACK METAL PARAPET CAP |
| 10/001 | ALUMINUM AWNING, INSTALL PER MANUFACTURER. SEE DETAIL 16, 17/A402 |
| 10/004 | EXTERIOR SIGNAGE BY OWNER. SIGNAGE IS TO BE REVIEWED AND PERMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION |
| 26/003 | WALL PACK LIGHTING FIXTURES THAT COMPLY WITH NIGHT SKY ORDINANCE- SEE ELECTRICAL |

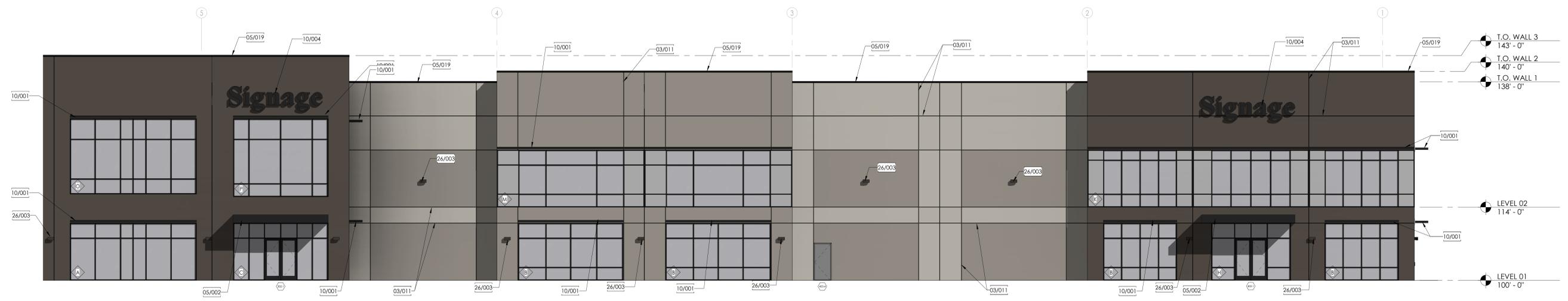
ae urbia
architects and engineers

2875 south decoder lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

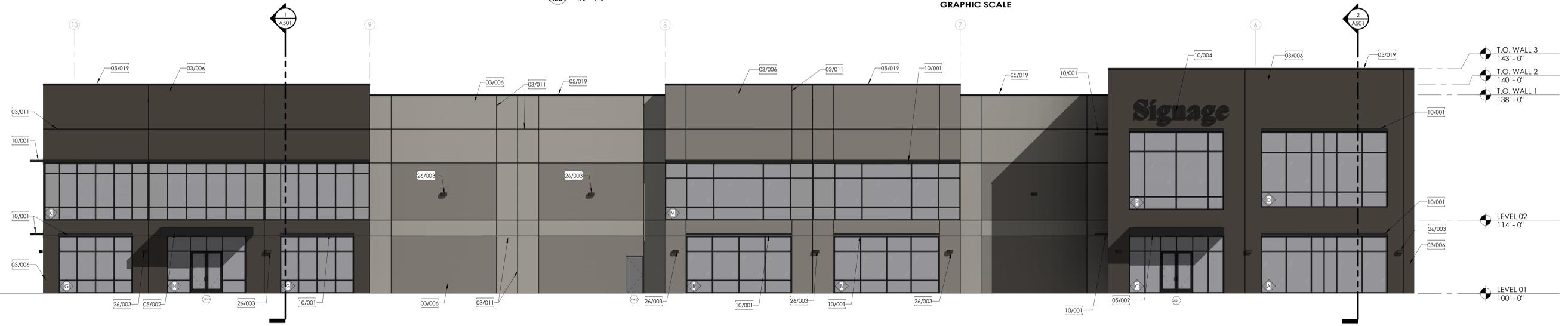
REGISTERED ARCHITECT
174600
JAMES MICHAEL
STATE OF UTAH
3/12/2019 1:29:37 PM



1 NORTH SIDE ELEVATION
1/16" = 1'-0"



2 ENLARGED NORTH ELEVATION - LEFT SIDE
1/8" = 1'-0"



3 ENLARGED NORTH ELEVATION - RIGHT SIDE
1/8" = 1'-0"



MOUNTAIN TECH SOUTH LOT 2 BUILDING #4
MARK WELDON
2542 WEST 400 NORTH, LONDON, UT, 84042

CONSTRUCTION DOCUMENTS

| MARK | REVISION DESCRIPTION | REVISION DATE |
|------|----------------------|---------------|
| | | |

AE2017.142
NORTH ELEVATION
DATE: JANUARY 03, 2019
SHEET #: **A301**
COPYRIGHT © AEURBIA, LLC.

| NORTH | | | GRAND TOTAL | | |
|---------|----------|--------------|-------------|-----------|--------------|
| TOTAL | 5,544 SF | | TOTAL | 15,840 SF | |
| GLAZING | 2,773 SF | 50% OF TOTAL | GLAZING | 4,444 SF | 44% OF TOTAL |
| SOUTH | | | | | |
| TOTAL | 5,676 SF | | | | |
| GLAZING | 3,676 SF | 65% OF TOTAL | | | |
| WEST | | | | | |
| TOTAL | 2,310 SF | | | | |
| GLAZING | 871 SF | 38% OF TOTAL | | | |
| EAST | | | | | |
| TOTAL | 2,310 SF | | | | |
| GLAZING | 871 SF | 38% OF TOTAL | | | |

- EXTERIOR COLORS & MATERIALS:**
- [Color Swatch] = PAINTED CONCRETE TILT UP PANEL, SW7643 - PUSSYWILLOW
 - [Color Swatch] = PAINTED CONCRETE TILT UP PANEL, SW7018 - DOVETAIL
 - [Color Swatch] = PAINTED CONCRETE TILT UP PANEL, SW7019 - GAUNTLET GRAY
 - [Color Swatch] = BRONZE GLASS WITH REFLECTIVE COATING.
 - [Color Swatch] = BRONZE SPANDREL GLASS TO MATCH COLOR AND LOOK OF STANDARD STOREFRONT SYSTEM GLASS
 - [Color Swatch] = THERMACORE OVERHEAD DOOR - GRAY
 - [Color Swatch] = ANODIZED ALUMINUM

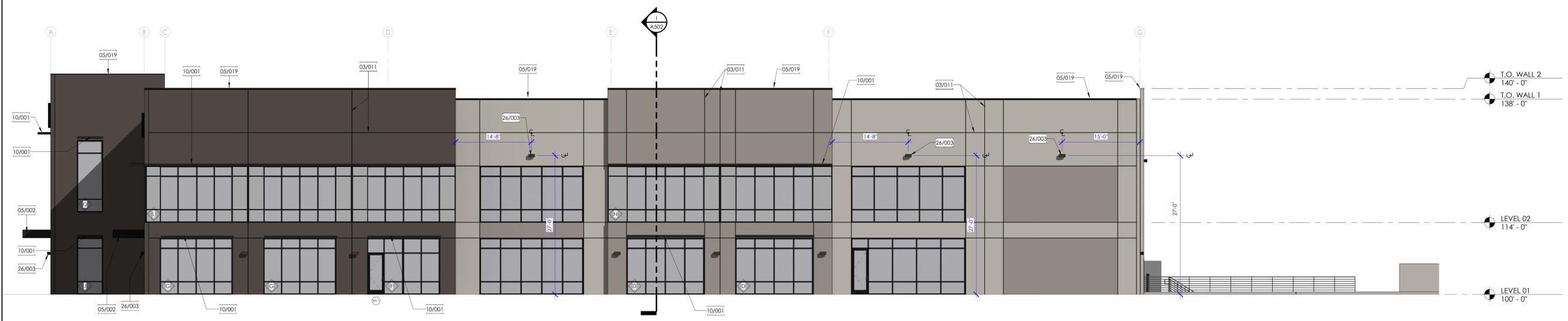
- GENERAL EXTERIOR FINISH NOTES:**
- ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
 - REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
 - SEE DETAILS ON A505 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
 - CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
 - REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 - SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

| KEYNOTE LEGEND | |
|----------------|---|
| 03/011 | CONCRETE WALL REVEAL |
| 05/002 | ENTRANCE CANOPY, PAC-CLAD MIDNIGHT BRONZE SEAM METAL FAÇADE, PROVIDE DRAINING WITH SLOPED STRUCTURE OVER T.P.O., SLOPE TO SCUPPER |
| 05/017 | EXTERIOR DOCK RAILING. SEE DETAIL 16/A102 |
| 05/019 | BLACK METAL PARAPET CAP |
| 10/001 | ALUMINUM AWNING, INSTALL PER MANUFACTURER. SEE DETAIL 16, 17/A402 |
| 10/004 | EXTERIOR SIGNAGE BY OWNER. SIGNAGE IS TO BE REVIEWED AND PERMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION |
| 26/003 | WALL PACK LIGHTING FIXTURES THAT COMPLY WITH NIGHT SKY ORDINANCE - SEE ELECTRICAL |

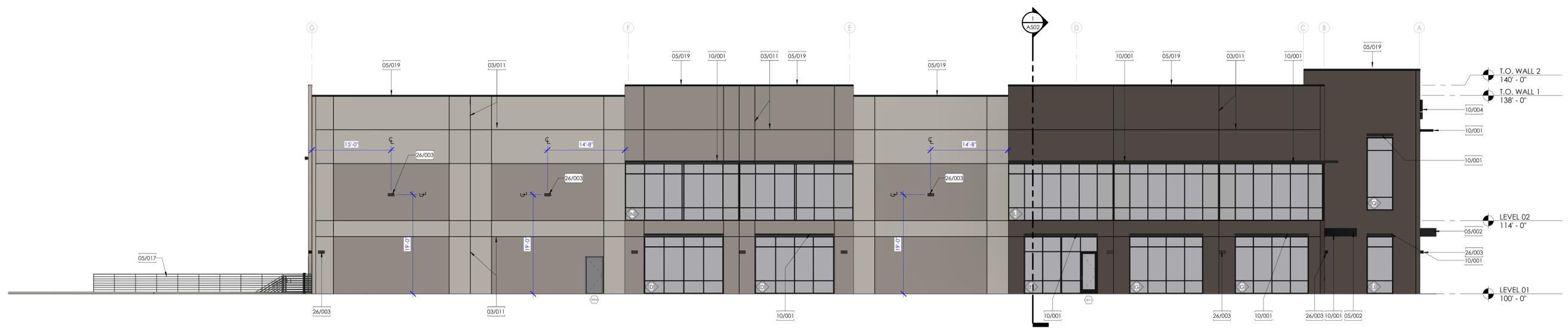
ae urbia
architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

REGISTERED ARCHITECT
174600
JAMES MICHAEL
STATE OF UTAH
3/12/2019 1:29:50 PM



1 BUILDING ELEVATION - WEST ELEVATION
A302 1/8" = 1'-0"



2 BUILDING ELEVATION - EAST ELEVATION
A302 1/8" = 1'-0"



MOUNTAIN TECH SOUTH LOT 2 BUILDING #4
MARK WELDON
2542 WEST 400 NORTH, LONDON, UT, 84042

| REVISION | DESCRIPTION | DATE |
|----------|-------------|------|
| | | |

AE2017.142
EAST & WEST ELEVATIONS
DATE: JANUARY 03, 2019
SHEET #:
A302
CONSTRUCTION DOCUMENTS
COPYRIGHT © AEURBIA, LLC.

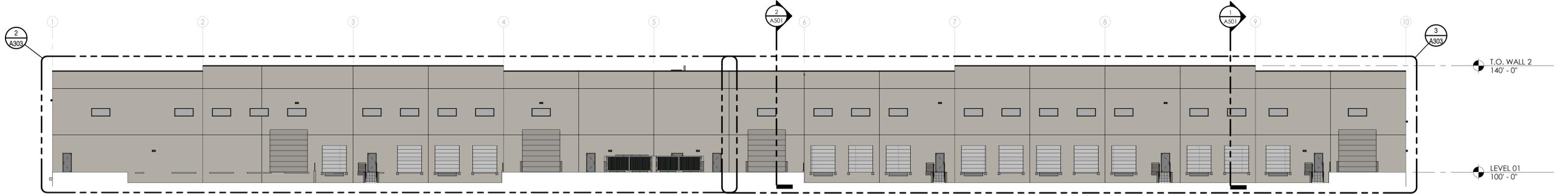
| NORTH | | GRAND TOTAL | |
|---------|-----------------------|-------------|-----------------------|
| TOTAL | 5,544 SF | TOTAL | 15,840 SF |
| GLAZING | 2,773 SF 50% OF TOTAL | GLAZING | 4,444 SF 44% OF TOTAL |
| SOUTH | | | |
| TOTAL | 5,676 SF | | |
| GLAZING | 3,676 SF 65% OF TOTAL | | |
| WEST | | | |
| TOTAL | 2,310 SF | | |
| GLAZING | 871 SF 38% OF TOTAL | | |
| EAST | | | |
| TOTAL | 2,310 SF | | |
| GLAZING | 871 SF 38% OF TOTAL | | |

- EXTERIOR COLORS & MATERIALS:**
- [Color Swatch] = PAINTED CONCRETE TILT UP PANEL SW7643 - PUSSYWILLOW
 - [Color Swatch] = PAINTED CONCRETE TILT UP PANEL SW7018 - DOVETAIL
 - [Color Swatch] = PAINTED CONCRETE TILT UP PANEL SW7019 - GAUNTLET GRAY
 - [Color Swatch] = BRONZE GLASS WITH REFLECTIVE COATING.
 - [Color Swatch] = BRONZE SPANDREL GLASS TO MATCH COLOR AND LOOK OF STANDARD STOREFRONT SYSTEM GLASS
 - [Color Swatch] = THERMACORE OVERHEAD DOOR - GRAY
 - [Color Swatch] = ANODIZED ALUMINUM

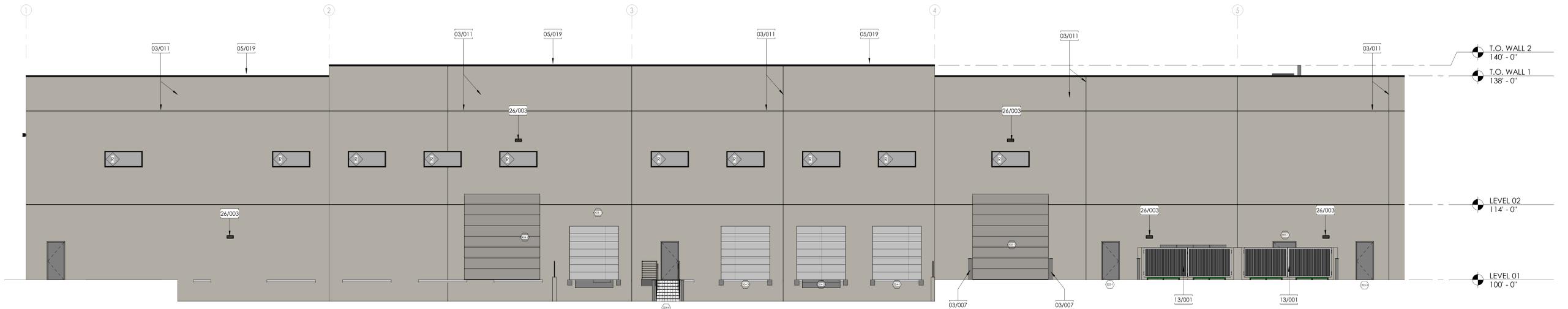
- GENERAL EXTERIOR FINISH NOTES:**
- ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
 - REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
 - SEE DETAILS ON A305 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
 - CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
 - REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 - SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

KEYNOTE LEGEND

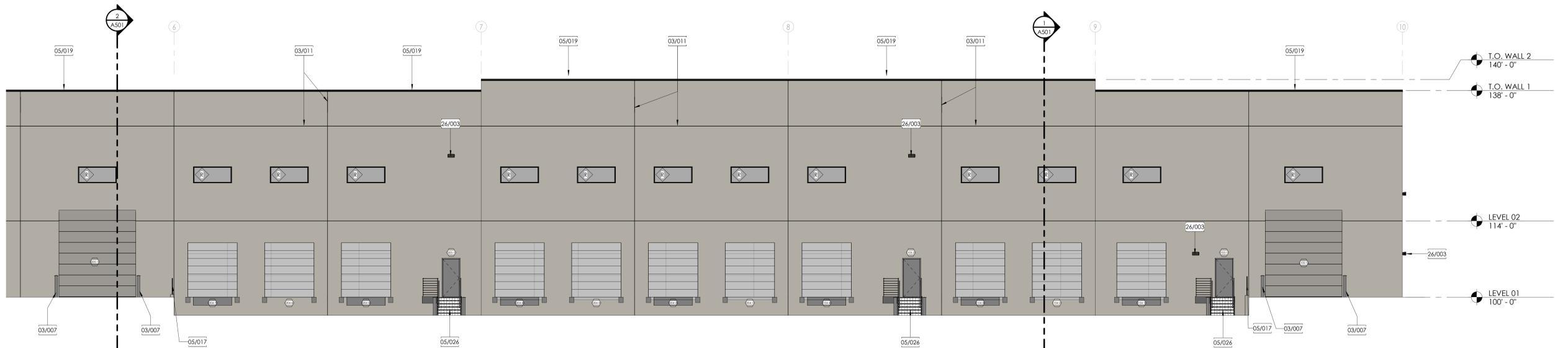
| | |
|--------|---|
| 03/007 | PIPE BOLLARD. SEE DETAIL 8/A102 |
| 03/011 | CONCRETE WALL REVEAL |
| 05/017 | EXTERIOR DOCK RAILING. SEE DETAIL 16/A102 |
| 05/019 | BLACK METAL PARAPET CAP |
| 05/026 | METAL PAN STAIR PAINTED SAME AS HANDRAIL. PROVIDE SUBMITTAL FOR APPROVAL PRIOR TO FABRICATION |
| 13/001 | DUMPSTER ENCLOSURE. SEE DETAIL 19, 20/A102 |
| 26/003 | WALL PACK LIGHTING FIXTURES THAT COMPLY WITH NIGHT SKY ORDINANCE - SEE ELECTRICAL |



1 SOUTH SIDE ELEVATION
A303 1/16" = 1'-0"



2 ENLARGED SOUTH ELEVATION - LEFT SIDE
A303 1/8" = 1'-0"

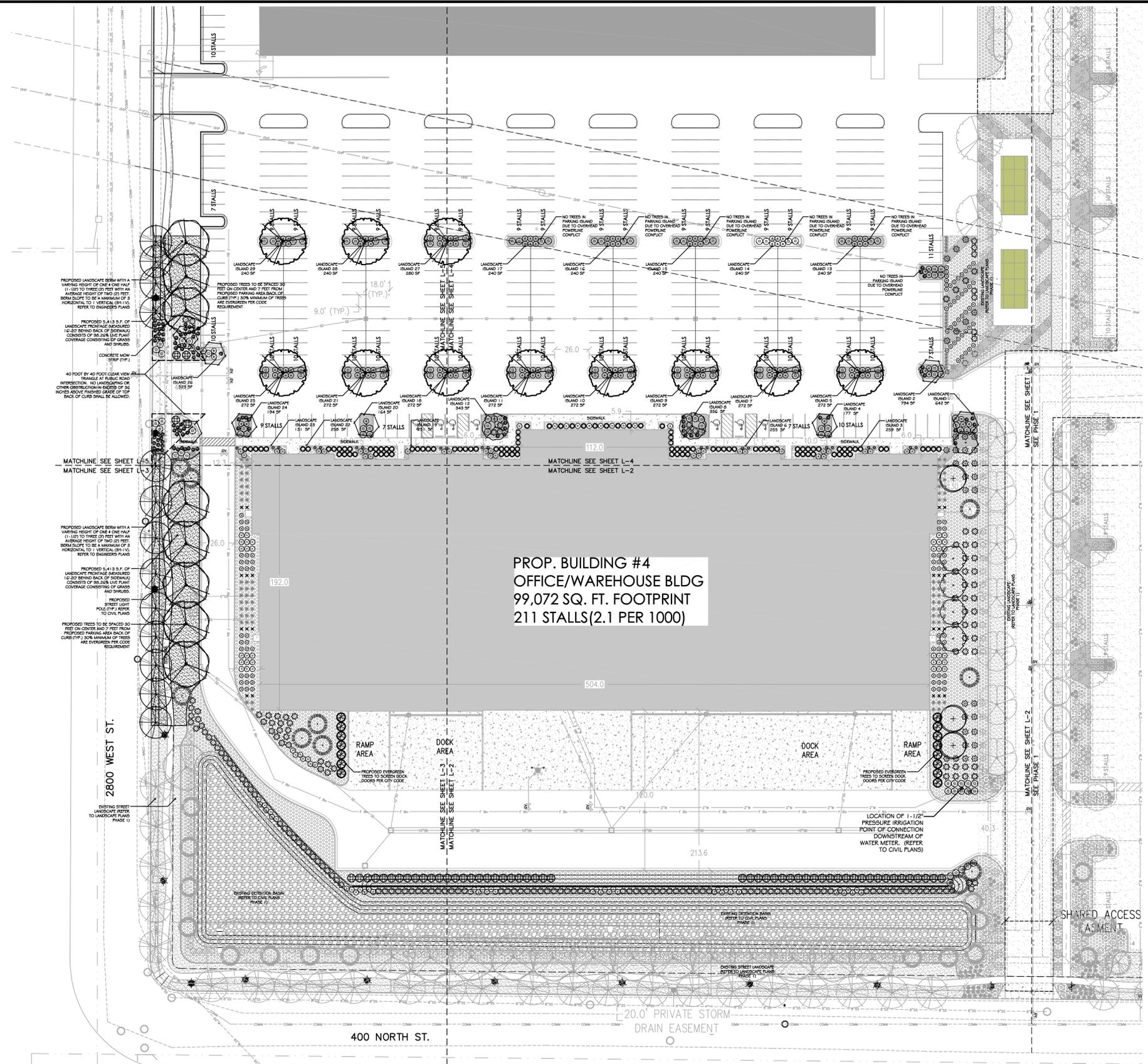


3 ENLARGED SOUTH ELEVATION - RIGHT SIDE
A303 1/8" = 1'-0"



| MARK | DESCRIPTION | Revision Date |
|------|-------------|---------------|
| | | |

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.



PROP. BUILDING #4
OFFICE/WAREHOUSE BLDG
99,072 SQ. FT. FOOTPRINT
211 STALLS(2.1 PER 1000)

PLANT SCHEDULE PROJECT SITE

| TREES | BOTANICAL NAME / COMMON NAME | CONT | CAL | SIZE | QTY |
|----------------|--|------|-------------|--------|-----|
| | Acer campestre / Hedge Maple | 0 | 4 B | 2' Cal | 13 |
| | Acer grandidentatum / Bigtooth Maple | 0 | 4 B | 2' Cal | 9 |
| | Acer platanoides "Columnar" / Columnar Norway Maple | 0 | 4 B | 2' Cal | 4 |
| | Acer platanoides "Common Sentry" / Common Sentry Maple | 0 | 4 B | 2' Cal | 3 |
| | Celtis occidentalis / Common Hackberry | 0 | 4 B | 2' Cal | 11 |
| | Geokissia truncanthos "Skyline" / Skyline Honey Locust | 0 | 4 B | 2' Cal | 6 |
| | Malus x "Spring Snow" / Spring Snow Crab Apple | 15 | gal | | 2 |
| | Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Pine | 0 | 4 B | C | 10 |
| | Pinus nigra "Arnold Sentinel" / Arnold Sentinel Austrian Black Pine | 0 | 4 B | C | 15 |
| SHRUBS | BOTANICAL NAME / COMMON NAME | CONT | QTY | | |
| | Berberis thunbergii "Daigakite" / Daigakite Red Barberry | 2 | gal | 21 | |
| | Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass | 2 | gal | 102 | |
| | Calamagrostis x acutiflora "Overdam" / Overdam Feather Reed Grass | 5 | gal | 21 | |
| | Caryopteris x clandonensis "Dark Knight" / Blue Mist Shrub | 2 | gal | 125 | |
| | Hemerocallis x "Stella de Oro" / Stella de Oro Daylily | 1 | gal | 95 | |
| | Juniperus horizontalis "Bar Harbor" / Bar Harbor Creeping Juniper | 2 | gal | 56 | |
| | Mahonia aquifolium "Compacta" / Compact Oregon Grape | 2 | gal | 104 | |
| | Miscanthus sinensis "Gracillius" / Maiden Grass | 2 | gal | 163 | |
| | Miscanthus sinensis "Purpureus" / Flame Grass | 5 | gal | 33 | |
| | Pennisetum alopecuroides "Little Bunny" / Little Bunny Fountain Grass | 2 | gal | 94 | |
| | Prunus besseyi "Famee Butter" / Sand Cherry | 5 | gal | 130 | |
| | Rosa x "Knockout" TM / Rose | 5 | gal | 129 | |
| MULCHES / ROCK | | | | | |
| | TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET | | 7,753 S.F. | | |
| | 4" DEPTH OF 2" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS) OVER DEWITT PRO 5 WEED BARRIER | | 31,615 S.F. | | |
| | 4" DEPTH OF 1-1/2" TO 2-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER | | 7,650 S.F. | | |
| | CONCRETE MOW STRIP - REFER TO SHEET L-6 | | | | |

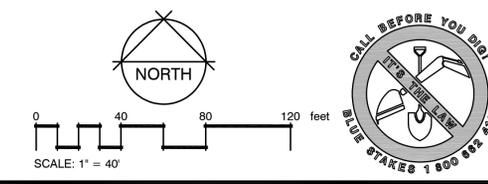
- NOTES**
- SEE SHEET L-6 FOR LANDSCAPE NOTES AND DETAILS.
 - LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. CONTRACTOR TO VERIFY QUANTITIES.
 - DISCLOSURE TREES TO BE A MINIMUM OF 6 FEET IN HEIGHT AND 2" CALIPER MEASURED 12 INCHES ABOVE GROUND GRADE WHEN PLANTED.
 - CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE PROPERTY LINE AND ALONG FRONT FACE OF CURB OF DRIVEWAY.
 - WRITTEN AUTHORIZATION FROM THE SUPERINTENDENT OF PARKS SHALL BE REQUIRED PRIOR TO PLANTING OR REPLACING ANY TREE LOCATED ON PROPERTY OWNED AND MAINTAINED BY LINDON CITY. THE WRITTEN AUTHORIZATION SHALL ADDRESS CONCERNS INCLUDING, BUT NOT LIMITED TO:
 - THE SPECIES, OPTIMUM PLANTING SEASON AND LOCATION OF EACH TREE.
 - THE IMPACT OF THE TREE ON PUBLIC AND PRIVATE UTILITY FACILITIES.
 - ANY ADDITIONAL CONDITIONS OR PROTECTIVE MEASURES DEEMED NECESSARY.
 - ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
 - CONTRACTOR TO REFER TO THE DOCUMENT "WHAT YOU SHOULD KNOW ABOUT TREES - LINDON CITY TREE PLANTING GUIDE - THE VALUE OF TREES"
 - ALL ROCK MULCH MATERIALS TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO DELIVERY.

LOT 4 LANDSCAPE AREA & WATER CONVEYING LANDSCAPING CALCULATIONS SUBAREA

ON SITE OPEN SPACE PROVIDED REFER TO ARCHITECTURAL PLANS: 25% REQUIRED

| ISLAND # | AREA (S.F.) | 25% OF LOT AREA | 75.51% PLANT COVER PROVIDED |
|-----------|-------------|-----------------|-----------------------------|
| ISLAND 1 | 642 S.F. | 754 S.F. | 75.51% PLANT COVER PROVIDED |
| ISLAND 2 | 259 S.F. | 272 S.F. | 77.52% PLANT COVER PROVIDED |
| ISLAND 3 | 177 S.F. | 188 S.F. | 78.58% PLANT COVER PROVIDED |
| ISLAND 4 | 272 S.F. | 287 S.F. | 77.54% PLANT COVER PROVIDED |
| ISLAND 5 | 272 S.F. | 287 S.F. | 77.54% PLANT COVER PROVIDED |
| ISLAND 6 | 356 S.F. | 375 S.F. | 76.29% PLANT COVER PROVIDED |
| ISLAND 7 | 272 S.F. | 287 S.F. | 77.54% PLANT COVER PROVIDED |
| ISLAND 8 | 272 S.F. | 287 S.F. | 77.54% PLANT COVER PROVIDED |
| ISLAND 9 | 272 S.F. | 287 S.F. | 77.54% PLANT COVER PROVIDED |
| ISLAND 10 | 272 S.F. | 287 S.F. | 77.54% PLANT COVER PROVIDED |
| ISLAND 11 | 272 S.F. | 287 S.F. | 77.54% PLANT COVER PROVIDED |
| ISLAND 12 | 343 S.F. | 362 S.F. | 75.51% PLANT COVER PROVIDED |
| ISLAND 13 | 240 S.F. | 253 S.F. | 75.51% PLANT COVER PROVIDED |
| ISLAND 14 | 240 S.F. | 253 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 15 | 240 S.F. | 253 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 16 | 240 S.F. | 253 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 17 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 18 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 19 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 20 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 21 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 22 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 23 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 24 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 25 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 26 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 27 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 28 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 29 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |
| ISLAND 30 | 272 S.F. | 287 S.F. | 77.92% PLANT COVER PROVIDED |

- TREE LOCATION AND FINAL PLACEMENT GUIDELINES:**
- TREES LOCATED ON THESE PLANS ARE BASED ON THE FOLLOWING DESIGN CRITERIA, AND THE DESIGNED LOCATION OF NON LANDSCAPE FACILITIES PROVIDED BY OTHERS, SUCH AS: UTILITIES, SIDEWALKS, BUILDINGS, SIGNS, LIGHTS, ROADWAYS, DRIVEWAYS, AND PROPERTY LINES. THE CONTRACTOR IS TO ADJUST THE FINAL TREE PLANTING PLACEMENT BASED ON THE "AS CONSTRUCTED" LOCATIONS OF THESE NON LANDSCAPE ITEMS.
 - 5 FEET FROM WATER METER AND/OR UTILITY BOX.
 - 10 FEET FROM FIRE HYDRANT.
 - 5-10 FEET FROM RESIDENTIAL DRIVEWAY.
 - 5-10 FEET FROM PROPERTY LINE OF ADJOINING PARCEL.
 - 5-10 FEET FROM NON-TRAFFIC CONDUCTING SIGNAGE.
 - 5-10 FEET FROM UTILITY POLE AND/OR LIGHT.
 - 20 FEET FROM AN UNREGULATED INTERSECTION (20 FEET BACK FROM INTERSECTING SIDEWALKS).
 - 30 FEET FROM STOP SIGNS.
 - 30 FEET FROM COMMERCIAL DRIVEWAY AND/OR ALLEY.
 - 40 FEET FROM AN INTERSECTION WITH TRAFFIC LIGHTS (40 FEET BACK FROM INTERSECTING SIDEWALKS).
 - 15-20 FEET FROM A TREE THAT IS SMALL IN SIZE AT MATURITY (LESS THAN 30 FEET TALL).
 - 20-30 FEET FROM A TREE THAT IS MEDIUM IN SIZE AT MATURITY (30-50 FEET TALL).
 - 30-40 FEET FROM A TREE THAT IS LARGE IN SIZE AT MATURITY (MORE THAN 50 FEET TALL).



PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES DRIVE
DESIGNER: JAMES M. MATTI
PHONE: 801.841.7484
WWW.FORESITEDESIGNGROUP.COM

REVISIONS

| NO. | DATE |
|-----|------|
| | |

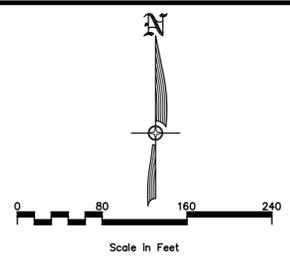
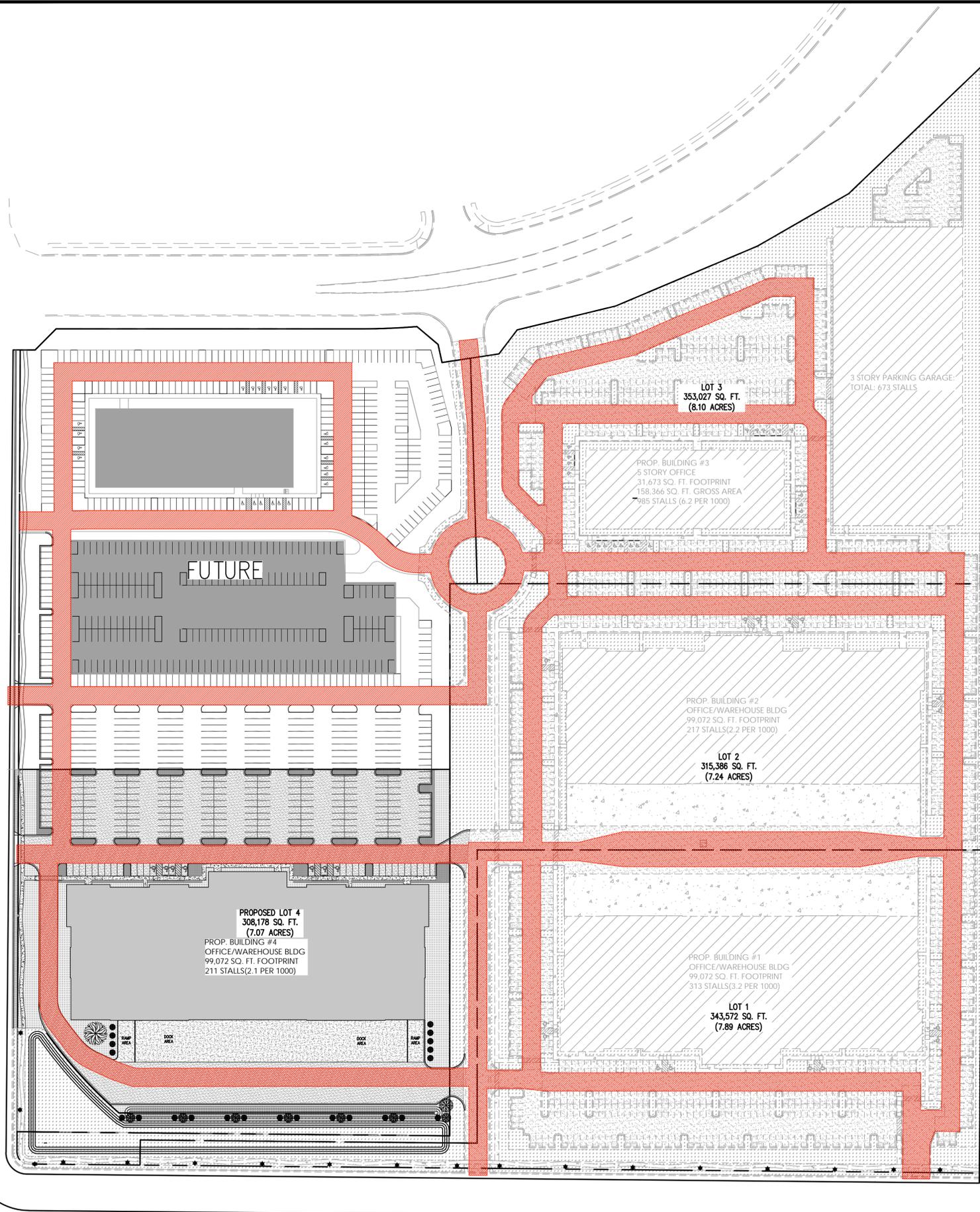
PROJECT PROFESSIONAL: DCM
DESIGNER: DCM

MOUNTAIN TECH SOUTH BUILDING 4
OVERALL LANDSCAPE PLAN
2552 WEST 400 NORTH LINDON CITY, UTAH 84042

SHEET: L-1
FILE NAME: FDG-198 SCALE: 1"=40'

CALL BEFORE YOU DIG
BLUE STAKES 1 800 688 8373

LICENS. LANDSCAPE ARCHITECT
JAMES M. MATTI
No. 106248
3/9/16



| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

CIR
ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119 - 801-949-6296
 DESIGNER: SDT PROJECT ENGINEER: SDT

MOUNTAIN TECH SOUTH - SITE PLAN
 2552 WEST 400 NORTH, LINDON CITY, UTAH, 84042
 OVERALL SITE PLAN

| | |
|------------|----------|
| SHEET NO. | C1.0 |
| PROJECT ID | A-1000 |
| DATE: | 10/02/18 |
| FILE NAME: | PRJ-MTS |
| SCALE: | 1"=80' |

Item 5: Conditional Use Permit My Fast PC

Date: 4/9/19

Applicant: Ryan Grover

Presenting Staff: Anders Bake

General Plan: Research and Development

Current Zone: Research and Business

Property Owner: Temkin Lindon Tech
Center LLC

Address: 350 S 400 W Suite 101

Parcel ID: 40:283:0002

Lot Size: 2.35 acres

Type of Decision: Administrative

Council Action Required: No



SUMMARY OF KEY ISSUES

To review a conditional use permit and conditions to mitigate the impacts of a proposed use.

MOTION

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit for a Call Center/ Computer Repair business to be located at 350 S 400 W Suite 101, with the following conditions:

1. All items of the staff report.

OVERVIEW

1. The applicant requests approval to use Suite 101 of the office building located at 350 S 400 W for a call center/computer repair business. The Lindon City Standard Land Use Table states that Direct Selling Organizations – Call Centers are a conditional use in the Research and Business zone.
2. The subdivision plat was recorded in 1999.
3. The existing building was constructed in 2001.
4. No changes are proposed to the site or building at this time.
5. Notices were mailed on March 26, 2019 to adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has received no public comment(s) at this time.

Surrounding Zoning and Land Use

North: R1-20/Montessori Learning Center
South: Research and Business/Office Building
East: R1-20/Residential
West: Research and Business/Office Building

Development Standards

Parking

| <i>Required</i> | <i>Provided</i> |
|-------------------------------------|-------------------------|
| Vehicle: 1 per 250 square feet (16) | 168 for entire building |

Landscaping Standards

| <i>Required</i> | <i>Provided</i> |
|--|--------------------------------------|
| 30-foot landscaping strip along public streets | 30-foot landscaping strip with grass |
| 9 trees (1 tree every 30 feet) | 9 trees |

Building Design and Architectural Standards

Building Materials

There is an existing concrete tilt-up office building on the site. The applicant does not propose any changes to the existing building at this time.

STAFF ANALYSIS

- The existing parking lot is sufficient for the required 13 parking stalls.

EXHIBITS

1. Description of Business
2. Site Plan
3. Aerial photo of the site and surrounding area

Written Description of the Proposed Use

My Fast PC / Help Cloud

Submit a written description describing and answering the following:

- Describe the business and the activities that will occur on the site. What will the operating characteristics be like? What are the proposed hours of operation/occupancy, number of employees, and parking demand for customers and employees? (Include any additional information that may be helpful, such as photographs of the building or business activities, or websites that provide additional information about the business or use.)

www.myfastpc.com or www.helpcloud.com

Hours will be 7:00 a.m. – 7:00 p.m. M-F

We will have 50-75 employees (total) working in shifts.

We have 2 shifts for salesman / 7:00 a.m. – 1:00 p.m. and 1:00 p.m. – 7:00 p.m.

We will have a minimal crew working on Saturday mainly to provide customer service

We will not have any customers or need for customer parking

- Is this a new business? Is it currently operating (or has it operated) in another city or area?

We are not a new business. We have been operating at My Fast PC for 7 years. We are currently changing our name to Help Cloud. We previously operated for several years in the Riverwoods Business Park in Provo. We have applied for a business license under both names to just make certain that we are legally operating.

For a short time we operated in Lehi in the Thanksgiving Point business park

- Will there be increases in traffic, light, noise, odor, dust, or pollution generated by the proposed use?

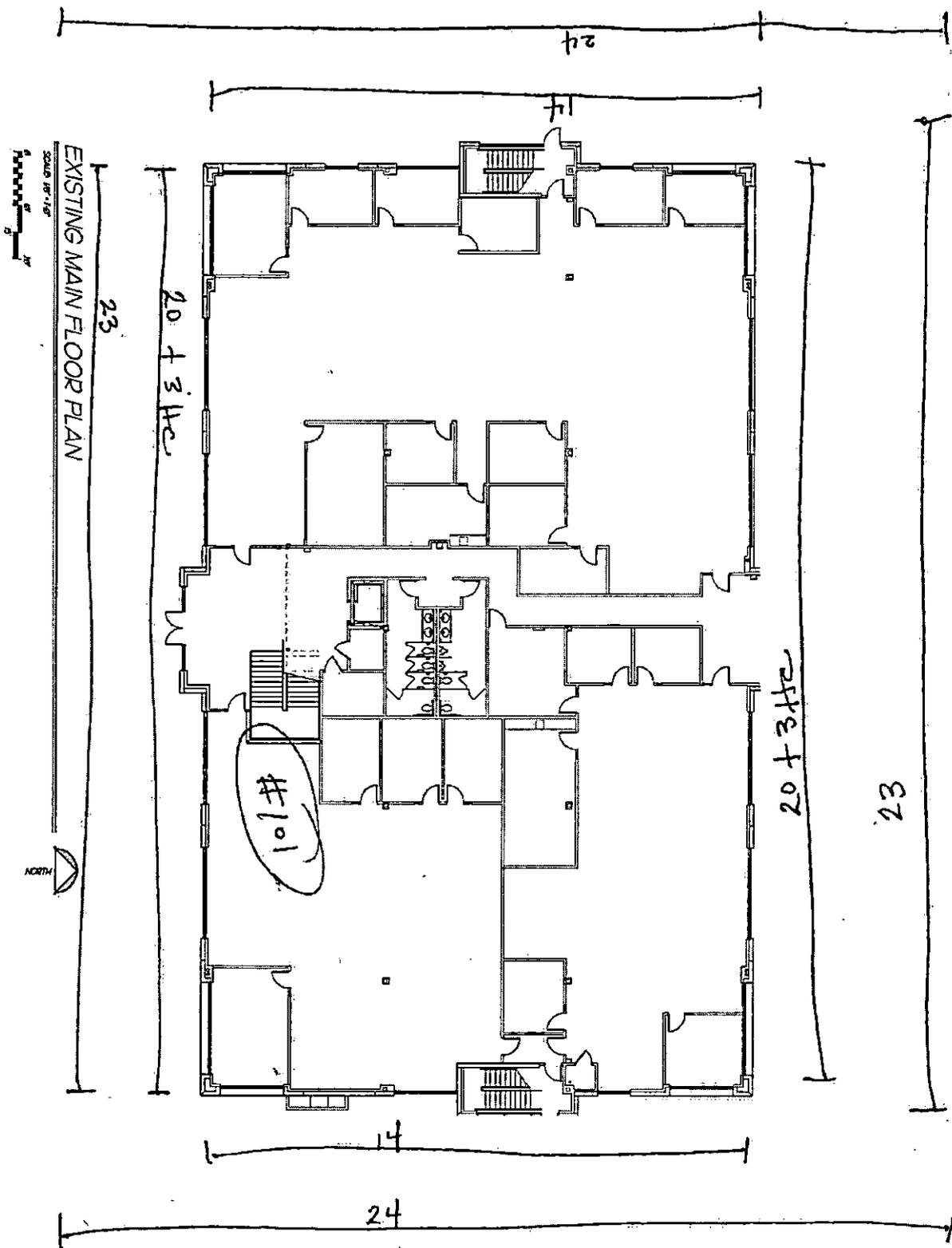
I do not believe we create anything additional in these areas

Are there any impacts from the proposed use that may adversely affect neighboring businesses or properties?

No adverse affect by our company. We have been operating and have never had any neighboring businesses complain about our business.

- Will the business or use have any “process water” discharged to the city sewer system? Will there be sufficient water and sewer capacity to serve the intended land use?

No process water. We are an inbound customer service call center only. There is sufficient use on this property for our purposes.



| Date | Revisions | Project | | | | | | |
|----------|---|---|---|---|---|---|---|--|
| 05/17/02 | <table border="1"> <tr> <td>1</td> <td>2</td> <td>3</td> </tr> <tr> <td>4</td> <td>5</td> <td>6</td> </tr> </table> | 1 | 2 | 3 | 4 | 5 | 6 | 10-005 <small>ALL RIGHTS RESERVED. JAMES B. GLASCOCK, ARCHITECT P.C. PROJECT</small> <small>THIS DOCUMENT IS THE PROPERTY OF JAMES B. GLASCOCK, ARCHITECT P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF JAMES B. GLASCOCK, ARCHITECT P.C. IS STRICTLY PROHIBITED.</small> |
| 1 | 2 | 3 | | | | | | |
| 4 | 5 | 6 | | | | | | |
| A-1 | AS-BUILT PLANS | FOR SANGON DEVELOPMENT COMPANY LOT 2 GATEWAY TECHNOLOGY CENTER 350 SOUTH 400 WEST, LINDON, UTAH | | | | | | |



James B. Glascock, Architect P.C.
 Architecture • Planning
 4897 Rebecca Circle
 Salt Lake City, Utah 84117
 801-272-5133 e-mail: glascock@mtcon.net

Total Parking Slots ~~168~~
 For BLDG 168

6 handicapped stalls Total



Item 6: Ordinance Amendments Lindon City Code 17.46.100

Date: April 9, 2019

Applicant: Paul Johnson

Presenting Staff: Michael Florence

Type of Decision: Legislative

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

MOTION

I move to (*approve, deny, continue*) ordinance amendment 2019-6-O (or *as presented, with changes*).

Overview:

From the feedback at the March 26, 2019 planning commission meeting staff made the following changes to the proposed ordinance amendment:

- If a deck is constructed on the second story, the building setback will be measured from the deck.
- The maximum livable floor area is fifteen hundred (1,500) square feet or forty (40) percent of the primary residence, whichever is less.
- If an accessory apartment is connected to or constructed above a garage, the apartment shall have a separate entrance from the garage area. This is an existing building code requirement that is required in case there is a hazard such as a fire in the garage that a tenant can safely get out of the apartment.

From the last meeting the planning commission recommended changing the allowable square footage of a total 1,500 square feet or 40% of the primary residence whichever is less. One item that staff thinks that the planning commission should at least consider is a similar discussion on accessory apartment heights. The question is would it be out of scale for a residential neighborhood to allow two-story single-family accessory apartments when the primary residence is one story. Detached accessory apartments are currently allowed to be 20 feet in height. Ordinance language as written below could be inserted:

- Detached accessory apartments are limited to the height ratio of the primary residence. A one-story primary residence may have a single story detached accessory apartment with a maximum height of twenty (20) feet. A two-story primary residence may have a two-story detached accessory apartment with a maximum height of thirty (30) feet.

ORDINANCE NO. 2019-6-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.46.100 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to encourage new accessory apartments and affordable housing; and

WHEREAS, on _____, 2019, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance and recommended that the Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

SECTION I: Amendment. Amend Lindon City Code Section 17.46.100 as follows:

17.46.100 **Accessory Apartments.**

This section establishes requirements and regulations regarding accessory apartments.

1. *Purpose Statement.* It is the intent of the R2 Overlay Zone to allow accessory apartments in conjunction with owner occupied single family homes in residential zones, where such single family homes were not approved as part of an R2 Overlay project. The purpose of the accessory apartment provisions are to:

- a. Provide a mix of housing options that responds to changing family needs and smaller households;
- b. Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;
- c. Provide a broader range of affordable housing;
- d. Create new housing units within existing residential zones while respecting the look and scale of single-family dwelling development within Lindon.

2. *General Requirements for all Accessory Apartments.*

- a. *Location.* Accessory apartments shall be allowed only in conjunction with owner occupied single-family dwellings, but shall not be approved in conjunction with other R2 Overlay projects.
- b. *Number of Accessory Apartments.* A maximum number of one (1) accessory apartment shall be allowed in

conjunction with each owner occupied single family dwelling.

c. *Parking.* A single family dwelling with an accessory apartment shall provide at least four total off-street parking stalls (2 for the single-family dwelling and 2 for the accessory apartment). Parking stalls within a garage or carport utilized by the single-family dwelling shall not count toward the two additional required parking stalls for the accessory apartment, or vice versa, unless the garage is sized for more than two vehicles and an accessible route from the garage parking to the accessory apartment can be maintained. No required parking shall be within the front or street-side yard setback. Tandem (end-to-end) parking in a side-yard may be acceptable for the required parking. Parking areas and driveways shall be provided with a dustless, hard surface material such as asphalt, concrete, compacted gravel, masonry, or concrete pavers. A hard surfaced path, sidewalk, or walkway shall be provided from the accessory apartment entrance to the required accessory apartment off-street parking stalls.

d. *Size Restrictions.* The size of an accessory apartment shall be at least three hundred (300) square feet and shall not contain more than three (3) bedrooms.

e. *Building Code.* All construction and remodeling shall comply with building codes in effect at the time of construction or remodeling.

f. *Building Entrances.* A single-family dwelling approved with an accessory apartment shall not have a separate entrance at the front of the building or side of the building facing the street where the sole purpose of the entrance is to provide access to the accessory apartment. Entrances to detached accessory apartments shall also not face a street unless the detached accessory apartment is placed behind the primary residence so that the entrance is not substantially visible from the street. The purpose of this requirement is to preserve the single-family residential appearance of the single-family dwelling and/or the detached accessory apartment.

g. New or existing garages and accessory buildings substantially attached to the main dwelling by covered walkways, covered breeze ways, and covered porches may include an accessory apartment. In such instances, the garage/accessory building shall not be more than a distance of eighteen feet (18') from the main dwelling unit measured linearly between the foundation lines of the two structures, and the apartment may not exceed 60% of the footprint of the primary residence livable floor area, but in no case shall it exceed one thousand two hundred (1,200) square feet of maximum livable floor area.

h. *Apartment address.* The address of the accessory apartment shall be clearly posted so as to be seen from the public street.

i. *Ownership.* An accessory apartment shall not be sold separately, or subdivided from the principal dwelling unit, parcel, or lot.

3. *Additional Requirements for Detached Accessory Apartments.*

a. *Height Restrictions.* Detached accessory apartments are limited to ~~one (1) single-story~~ **two (2) stories** above grade with a maximum height not to exceed the height of the primary residence or ~~twenty feet (20')~~ **thirty (30) feet** high, whichever is less. Building height is determined by averaging the measurements of the four (4) corners of the structure from finished grade to the highest point of the roof structure. The Planning Director and Chief

Building Official shall be responsible for designating and identifying the four corners of a structure and determining building height.

b. *Setbacks.* A detached accessory apartment must meet the same setbacks as the primary residence for the underlying zone in which it is located, except that it shall be set back at least 10' further from a front-facing façade of the primary residence which faces a street. Detached accessory apartments on the street- side yard of corner lots are only required to be set back 10' further than the front- facing façade of the primary residence. No additional setback applies to street- side yard areas. See Table 17.46B. To minimize direct views to adjacent neighboring properties and to preserve privacy, clerestory windows shall be required no less than six (6) feet above the finished floor if the two-story structure is located between ten to fifteen (10-15) feet from the side property line. If a deck is constructed on the second story, the building setback will be measured from the deck.

c. *Size limit.* The detached accessory apartment may be attached to or part of other accessory structures, but in no case shall the maximum livable floor area of the detached accessory apartment exceed ~~one thousand (1,000)~~ fifteen hundred (1,500) square feet or forty (40) percent of the primary residence, whichever is less. The total livable square footage is calculated for both stories and does not apply separately to each story. Stairways for access to the second story shall be constructed on the interior of the accessory apartment. No exterior staircases shall be constructed unless required by building code. If an accessory apartment is connected to or constructed above a garage, the apartment shall have a separate entrance from the garage area.

d. *Exterior design.* Architectural features and roofline of the detached accessory apartment shall be designed and constructed to be compatible with the character and materials used on the exterior of the primary residence.

e. *Utilities.* Except for sewer service, all public and private utility services to the detached accessory apartment shall be provided through utility lines which service the primary residence. Additional utility meters, utility laterals, or secondary service hook-ups are not permitted except as approved by the Chief Building Official and/or the Public Works Director in cases where options to provide utilities through the primary residence service laterals are not feasible or cause significant hardship to the applicant.

4. *Accessory Apartment Permit.* Any person constructing or causing the construction of a residence that has an accessory apartment or any person remodeling or causing the remodeling of a residence for an accessory apartment, or any person desiring an accessory apartment shall obtain a building permit from the City. Before the permit is issued the applicant shall:

a. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, and the location of parking stalls.

b. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses and other criteria required by the Chief Building Official.

5. The City shall evaluate the permit and shall approve or deny the application based on the criteria as outlined in LCC [17.46.100](#). If the application meets all requirements, the City shall mail notice to owners of record within 300' of the subject property. This notice shall summarize the nature of the request, give the location of the apartment, list the approval criteria with an indication that the City intends to issue the permit, and inform the property owners that they

may request that the accessory apartment application be reviewed by the Planning Commission if they feel that the application does not meet the approval criteria. Any interested party requesting Planning Commission review shall submit a written request to the Planning Commission within fourteen (14) days after the date of the notice received and shall state how the application does not meet the ordinance criteria. If no written request for Planning Commission review is received by the City within 14 days after the date of the notice, the permit for the accessory apartment can be issued.

6. Upon submittal to the Planning Department of a written request for Planning Commission review, the Planning Commission shall hear the item at their next regularly scheduled meeting and shall review the request to determine compliance with the approval criteria as found within LCC [17.46](#). The Planning Commission shall then approve, continue, or deny the application.

7. Upon issuance of the accessory apartment building permit, the applicant shall pay fees in accordance with the currently adopted Lindon City Fee Schedule.

8. *Affidavit and Agreement Requirements.* The following affidavits and agreements shall be required prior to issuance or final approval of a building permit for an accessory apartment:

a. The owner of any single-family dwelling requesting an accessory apartment shall sign an affidavit therein stating that the primary dwelling and/or the accessory apartment on the lot or parcel will be owner occupied. This affidavit shall be recorded against the property and run with the land and be binding on future successors of the property; and

b. The owner shall provide documentation that the accessory apartment rental rates will meet the “moderate income housing” definition as per Utah State Code. On a form approved by the City, a certification regarding the owner’s understanding of the moderate income housing requirements and an agreement to abide by said requirements shall be signed by the owner and recorded against the property and shall run with the land and be binding on future successors of the property.

c. The provisions of subsection b. above shall apply to any accessory apartment which was approved by Lindon City after February 1, 2012. (Ord. 2012-2, amended, 2012; Ord. 2008-6, amended, 2008; Ord. 2008-1, amended, 2008; Ord. 2001-10, amended, 2001; Ord. 2000-13, amended, 2000; Ord. 99-22, amended, 2000; Ord. 98-13, amended, 2000)

SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____day of _____, 2019.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL