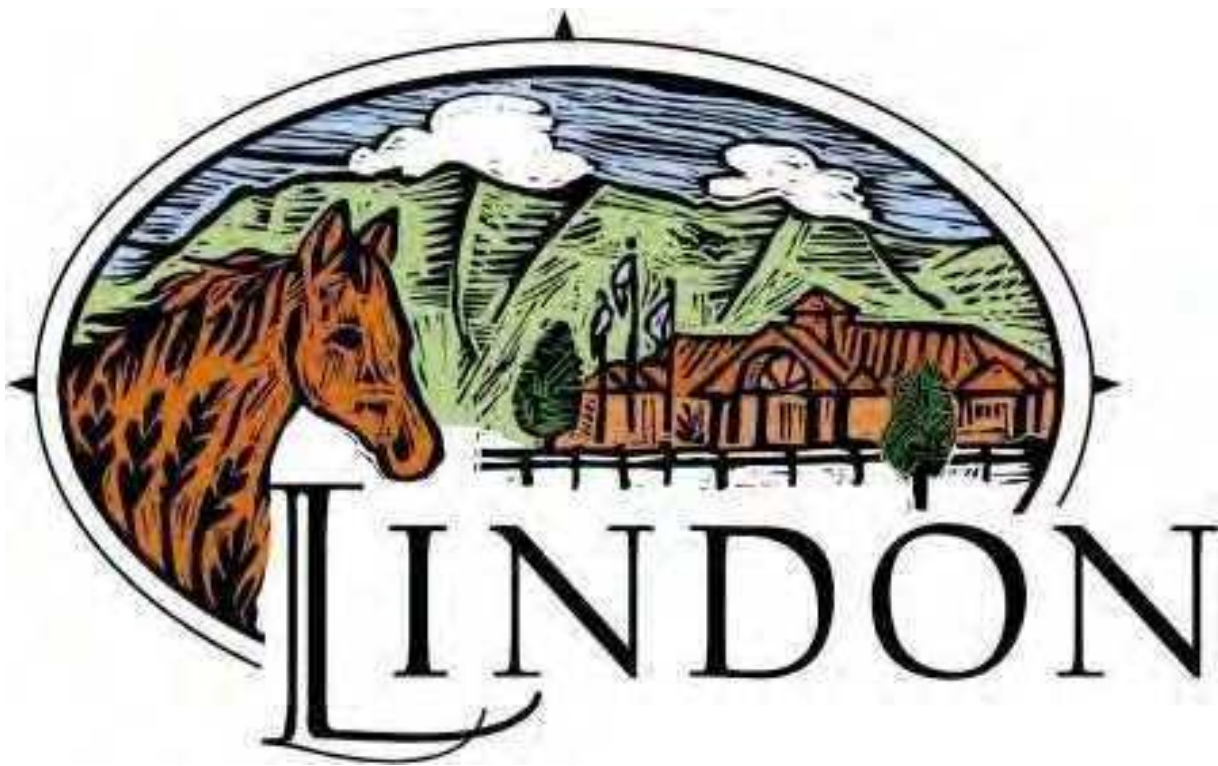


Lindon City Planning Commission Staff Report



March 25, 2025

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, March 25, 2025**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

- 1. Call to Order**
- 2. Approval of minutes - Planning Commission 3/11/2025**
- 3. Public Comment**
- 4. Conditional Use Permit – Review of a Single–Family Home Addition in the Hillside Overlay District at 62 Denali Circle.** A request by RC Dent Construction for review and approval to construct a residential home addition in the Hillside Overlay District on a portion of the lot with a slope of 20% or greater (Parcel # 36:808:0011). (30 minutes)
- 5. Open and Public Meetings Training**
- 6. Community Development Director Report - General City Updates**

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development 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 Britni Laidler at 785-1971, 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: Britni Laidler, City Recorder

Date: 03/21/2025 **Time:** 5:00 pm

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

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson
Ryan Done

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, March 11, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Rob Kallas, Commissioner
Pledge of Allegiance: Karen Danielson, Commissioner

PRESENT

Steve Johnson, Chairperson
Scott Thompson, Commissioner
Rob Kallas, Vice-Chairperson
Mike Marchbanks, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Dev. Director
Brittain Corbett, City Planner
Britni Laidler, City Recorder
Jessica Nelson, Deputy Recorder

EXCUSED

Sharon Call, Commissioner
Ryan Done, Commissioner
Jared Schauers, Commissioner

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m.

2. APPROVAL OF MINUTES –The minutes of the regular meeting of the Planning Commission meeting of February 25, 2025 were reviewed.

COMMISSIONER KALLS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 25, 2025 AS PRESENTED. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. PUBLIC COMMENT – Chairperson Johnson called for comments from any audience member who wishes to address any issue not listed as an agenda item. There were no comments.

CURRENT BUSINESS –

4. Site Plan Approval – Stringtown Station — 40 N. Geneva Road The applicant is requesting site plan approval from the Lindon City Planning Commission to construct an 8- unit, 27,000 square foot office/warehouse building (Parcels 14:065:0203, 14:065:0203, 14:065:0203).

Brittain Corbett, City Planner, presented this item and noted that the applicant, Bill Fairbanks, was present to answer any questions the commission may have. Mr. Corbett began by stating that the site plan was previously discussed and approved in 2016 planning commission meetings and revisited again in September of 2024. However, at the 2024 meeting, it did not receive approval, and the project has since been passed to the new applicant.

2 Mr. Corbett went on to say that the applicant is seeking site plan reapproval for eight (8)
office/warehouse units in a 27,300 square foot building. He noted that the applicant has not
4 submitted a landscaping plan with this application but has designated landscape areas and is also
requesting to reduce the Geneva Road landscaping from 20' to 15'. Mr. Corbett then stated that
6 the building has been pushed back against the property line and has added a drive approach. He
went on to discuss landscaping and parking, noting that the city is okay with the landscaping
8 currently being at 1,533 sq ft instead of the required 1,800 sq ft since the applicant will be
landscaping the corner of Geneva Road and Center Street which is owned by Lindon City.
10 Landscaping the city property will put the interior landscape requirement above what is required.
Mr. Corbett stated that there are no plans currently for UDOT to expand Geneva Road, however
12 if they ever do, the site plan allows for that and noted that the proposed sidewalk will be 6ft to
match the sidewalk north of the property. Mr. Corbett then presented an illustration of what the
14 applicant plans for this site. He noted that the building will be 30 ft tall and will meet the design
standard requirement with earth tones, and no windows along the side and back of the building.

16 Commissioner Kallas asked for clarification on the reasoning for no windows along the
side and back of building. The applicant stated that this is for a fire block. Commissioner
18 Thompson asked for clarification regarding the sidewalk and how it will compare to the sidewalk
north of the building, since the current sidewalk doesn't match. Mr. Corbett stated that this
20 sidewalk will match the 6ft sidewalk that the property north of this one has.

22 Chairperson Johnson turned the time over to the applicant to address the commission. Mr.
Fairbanks stated his reasoning for the removal of the islands that had been in previous site plan.
24 He then stated that they would be allowing for an easement through the parking lot and is willing
to work with the city on that. Commissioner Danielson asked for clarification on the sidewalk
26 plans and stated that she thinks the site plan looks nice. Commissioner Kallas asked for
clarification on why the city owns the corner of this property. Mr. Florence stated that UDOT
28 plans on putting a signal in on this corner, so in order for them to put that in, the city must own
it. Commissioner Marchbanks stated he thinks the site plan looks nice and loves the name.

30
32 Chairperson Johnson asked if there was any public present that would like to make a
comment. The following comments were made:

34 Brian Richardson - stated that he owns property just east of the property and wanted to address
the drainage on the property. He voiced concern since it always has water that flows into it and
36 has concern that the water won't have anywhere to go and will flood the railroad tracks.

38 Mr. Fairbanks addressed Mr. Richardson's concerns letting him know they plan on
placing a pipe at the footing level that will allow the water to flow into it and will drain along the
40 detention basin along the sidewalk

42 Following general discussion, Chairperson Johnson called for any further comments or
discussion from the Commission. Hearing none he called for a motion.

44
46 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 40 NORTH

2 GENEVA ROAD WITH THE FOLLOWING CONDITIONS: 1. THE THREE PARCELS
WILL BE CONSOLIDATED INTO ONE PARCEL PRIOR TO FINAL SITE PLAN
4 APPROVAL. 2. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY
ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING PLANS; 3.
6 THE PLANS WILL MEET ZONING AND DEVELOPMENT SPECIFICATIONS AS FOUND
IN THE LINDON CITY DEVELOPMENT MANUAL; 4. IF REQUIRED, COMPLETE (OR
8 POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND
POST REQUIRED WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC
10 INFRASTRUCTURE IMPROVEMENTS; 5. FINAL BUILDING AND SITE DESIGN WILL
MEET THE REQUIREMENTS OF THE LIGHT INDUSTRIAL ZONE AND APPLICABLE
12 DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY
CODE; 6. THE SITE WILL MEET LANDSCAPE REQUIREMENTS WITH A REDUCTION
14 TO THE 20' LANDSCAPE STRIP TO 15' ALONG GENEVA ROAD; 7. A LANDSCAPE
PLAN WILL BE SUBMITTED WITH CALCULATIONS FOR VEGETATION
16 PERCENTAGES AND INTERIOR LANDSCAPING; 8. A SIDEWALK EASEMENT WILL
BE PROVIDED FOR THOSE AREAS WHERE THE SIDEWALK GOES AROUND THE
18 POWER POLES; 9. A LICENSING AGREEMENT BE APPROVED AND SIGNED FOR USE
OF THE CITY PARCEL NUMBER 14:065:0057; 10. CITY STAFF WILL REVIEW THE
20 FINAL LANDSCAPE PLAN FOR COMPLIANCE; AND 11. ALL ITEMS OF THE STAFF
REPORT. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS
22 RECORDED AS FOLLOWS:

24	COMMISSIONER JOHNSON	AYE
24	COMMISSIONER THOMPSON	AYE
24	COMMISSIONER KALLAS	AYE
26	COMMISSIONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 28
- 30 **5. Site Plan Approval – Summit Ridge Warehouse — Approx 300 N. 2000 W.** The
applicant is requesting site plan approval from the Lindon City Planning Commission to
construct a 13- unit, 33,000 square foot office/warehouse building (Parcels 14:060:0024,
32 14:060:0005).

34 Mike Florence, Community Development Director, presented this item and noted that
Mike Johnson, Toph Tribe and Carey Johanson were present representing the applicant to answer
any questions the commission may have. Mr. Florence stated that the applicant is seeking site
36 plan approval for a new 13-unit office/warehouse building and the current general plan
designation for this area is Industrial. He went on to state that the site will have access from 2000
38 W using existing access and that the site has good circulation around the whole building. He
noted that there is no frontage along a public street so the applicant will landscape around the
40 perimeter of the building.

42 Mr. Florence then presented renderings of the building, noting it is a concrete precast
building and then presented the landscaping plan to the commission. He went on to state that a
44 major issue is that UDOT is planning I-15 interchange and frontage road improvements for both
the Pleasant Grove Interchange and the future 2000 W. He stated that UDOT will need to
46 purchase this property, or portion of the property, for the future I-15 improvements and that

UDOT has corridor preservation funds available and would prefer to purchase the entire property. It was noted that there are ongoing discussions between the developer and UDOT about the purchase.

Commissioner Thompson asked the applicants position on potentially selling the property, or a portion of the property to UDOT. Mr. Johnson stated that they are currently in communication with UDOT and have been for the past year regarding this, and they are open to UDOT purchasing land. Commissioner Kallas stated he feels uncomfortable approving a building that UDOT may eventually demolish in a few years. General discussion followed.

Chairperson Johnson called for any further comments or discussion from the Commission. Hearing none he called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL LOCATED AT APPROXIMATELY 300 N. 2000 W. (PARCELS 14:060:0024, 14:060:0005) WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING PLANS; 2. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4. FINAL BUILDING AND SITE DESIGN WILL BE CONSTRUCTED PER THE PROPOSED RENDERINGS AND MEET THE REQUIREMENTS OF THE LIGHT INDUSTRIAL ZONE AND APPLICABLE DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY CODE; 5. THE LANDSCAPE PLAN WILL BE UPDATED TO PROVIDE CALCULATIONS FOR VEGETATION PERCENTAGES AND INTERIOR LANDSCAPING; 6. IF REQUIRED, ANY ACCESS OR UTILITY PERMITTING WILL BE SECURED THROUGH UDOT PRIOR TO FINAL SITE PLAN APPROVAL; 7. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. Community Development Director Report

- Next meeting March 25th
- 1200 E update
- 700 N Corridor update
- Misc. City Updates

ADJOURN –

2 COMMISSIONER DANIELSON MOVED TO ADJOURN THE MEETING AT 7:03
PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
4 FAVOR. THE MOTION CARRIED.

6 Approved, March 25, 2025

8
10
12

Steve Johnson, Chairperson

14
16

Michael Florence, Community Development Director

Item 4: Conditional Use Review of Single-Family Home Addition in the Hillside Protection District — 62 S Denali Circle

Date: March 25, 2025

Project Address: 62 S. Denali Circle

Applicant: Scott Dent

Property Owner: Michael & Teresa Harris

Current Zone: R1-12 (Residential)/
Hillside Protection District Overlay

Parcel ID: 36:808:0011

Acreage: 1.5264

Type of Decision: Administrative

Council Action Required: No

Presenting Staff: Michael Florence



Summary of Key Issues

1. The Hillside Protection Zone requirements apply to all residential developments on parcels and lots within the city that have an average slope exceeding twenty (20) percent, as defined in Section 17.57.030(2).
2. The property owners propose a 9,000-square-foot addition to their existing home. A survey has determined that the addition's location has a slope between 20%-25%.

Overview

1. The property is located in the Canberra Heights Plat A Subdivision, recorded in 1999.
2. The subdivision plat also acknowledges several key points:
 - a. All lots in Canberra Heights, Plat A, are subject to Lindon City's Hillside Protection Zone (Section 17.57).
 - b. A geotechnical study for the subdivision was completed by AGEK on April 3, 1997.
3. The Lindon City Hillside ordinance, 17.57, requires the following plans to be submitted when a project is in the Hillside Overlay District:
 - a. Soils Report
 - b. Geology Report
 - c. Garding and Drainage Plan
 - d. Fire Protection Report
 - e. Vegetation Plan
4. For the home addition, the contractor will need to excavate approximately 22' for the footing and foundation. The geotechnical engineer recommends the following:
 - a. Client will excavate for the new proposed addition and excavate a test pit to a depth of 3 feet below the proposed footing elevation.
 - b. IGES will observe the excavation and take soil samples at varying depths.
 - c. IGES will complete appropriate laboratory tests for bearing capacity calculations and slope stability analysis, if required.
 - d. IGES will provide a Geotechnical and Geologic Report once the laboratory data and engineering analysis is complete.

Typically, the Hillside Overlay District ordinance requires the submission of soils and geology reports before city and planning commission review. However, Lindon City has evaluated the geotechnical engineer's approach and recommends that the planning commission consider granting approval for excavation only, allowing further geotechnical and soil analysis to be conducted. This approval would be contingent upon city staff reviewing the report and recommendations, after which the applicant must return to the planning commission for final review of the soils report and geotechnical study.

Motion

I move to (approve, deny, or continue) the applicant's request for excavation of the site at 62 S. Denali Circle for the single-family home addition with the following conditions:

1. The geotechnical engineer's recommendations outlined in the engineer's letter dated March 19, 2025, shall be followed for further study of the excavation area;
2. A building permit will be issued, and appropriate fees paid, for excavation only in the area of the residential addition;
3. No further work beyond excavation shall be performed until the geotechnical and geology reports are submitted, reviewed and approved by all applicable city departments, and presented for approval at a second planning commission meeting;
4. Updated building plans incorporating the recommendations from the geotechnical engineer and geologist shall be submitted for full building plan review;
5. Mitigation measures outlined in Lindon City ordinance 17.57 – Hillside Overlay District and Adopted Interpretations will be addressed in the geotechnical and geology reports;
6. Compliance with the Canberra Height Plat A subdivision plat note, which states that the maximum square footage home allowed without additional fire protection measure being employed is 9,400 s.f. (type 5N construction based on 2,500 GPM fire flow with residual pressure at 20 PSI) or an alternative approved by the building official, fire marshal, and planning commission. Homeowner shall verify water pressure and flow rates and submit a report to the city engineer and building official simultaneously with the required geotechnical and geology reports;
7. A written statement by the landscaper or another qualified person or firm will be submitted to the city for review by the planning commission before final approval. This statement must address any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in a manner as to prevent hazard to life or property, adverse effects on the safety, use or stability of a public way or drainage channel, and adverse impact on the natural environment; and
8. All items of the staff report

Hillside Code Requirements - [Link to 17.57 Hillside Protection Overlay District](#)

Applicability of Provisions

17.57.010 - Purpose of provisions.

1. *The purpose of the Hillside protection zone is to promote health, safety and the general public welfare of the residents of the city, by establishing standards for development of certain hillsides located in the city to minimize soil and slope instability, erosion, downstream siltation, and to preserve the character of the hillsides.*
2. *The provisions herein are designed to accomplish the following:*
 - a. *Encourage the location, design and development of building sites to provide maximum safety and human enjoyment while adapting the development to the natural terrain;*
 - b. *Provide for safe circulation of vehicular and pedestrian traffic to public and private areas and minimize the scarring and erosion effects of cutting, filling and grading related to Hillside street construction;*
 - c. *Prohibit activities and uses which would result in degradation of fragile soils and steep slopes;*
 - d. *Encourage preservation of open space to preserve the natural terrain;*
 - e. *Minimize flooding by protecting streams, drainage channels, absorption areas and floodplains from substantial alteration of the natural functions.*

17.57.030 – Applicability of Provisions

2. *The Hillside protection zone requirements shall also be applicable to residential development of all parcels and lots located in the city having an average slope in excess of twenty (20) percent, as defined in this chapter.*

Area for new addition – 20%-25% sloped identified



Ordinance Review

Building Site Requirements	Proposal	Compliant
Each lot or parcel of land shall contain a primary building site appropriate to accommodate the primary residential structure, which building site shall be outlined on the subdivision plat. The primary building site shall include a buildable area of sufficient size to allow not less than two thousand five hundred (2,500) square feet of footprint for the residential structure, after allowing for all required setbacks, and other requirements.	The Canberra Heights Plat A identifies the buildable area on the plat. The home will have a footprint exceeding 2,500 sq ft but is located within the footprint on the plat.	Yes
Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend closer than twenty (20) feet from the lot or parcel boundary lines, nor more than thirty (30) feet, horizontally, in front, to the rear or to the side of the proposed structure unless a greater distance is approved by the planning commission upon a showing by the developer that a greater distance will not be contrary to the purpose of this chapter.	From the edge of the existing driveway to the east rear property line is approximately 20'. All other setbacks exceed the 30' requirement	Yes
The primary building site shall have a natural or manmade slope of twenty (20) percent or less.	The contractor has stated that the 20% slope will be met. This will be confirmed prior to issuing a building permit	Yes
The driveway(s) to the building site shall have a maximum slope of twelve (12) percent and shall have direct access to a public street.	Existing	Yes

Technical Report Review

Technical Report	Proposal	Compliant
Soils/Geotechnical Report	A report has not yet been submitted but the geotechnical engineer recommends submitting the report after excavation and submitting results to city staff and planning commission	No. See conditions of approval and engineers recommendation letter in Exhibit 2.
Grading and Drainage Plan	The current slopes of the area from the addition are 20%-25%. The contractor had provided a grading and drainage plan as well as a letter stating that the site will contain any additional drainage created by the new construction.	Yes
Fire Protection Report	Orem City Fire has evaluated the site and provided the city a letter, Exhibit 7, in which it states that there will be no increased wildfire risk and the proposed development is improving their situation by removing the scrub oak within the property for the home addition. The property owner has previously also installed a suppression sprinkler system on portions of the property line.	Yes. However, the homeowner or contractor will need to verify water pressure and flow rates prior to construction and obtaining a building permit as noted on the subdivision plat.
Vegetation Plan	The applicant has provided an updated vegetation plan for landscaping but not a statement from the landscaper or other firm regarding the mitigation of the new landscaping to prevent hazards to life or property.	No. A condition of approval was added to the motion that a statement to go along with the landscape plan be submitted prior to the next planning commission meeting.

Staff Analysis

Lindon City acknowledges the homeowner and contractor's efforts in providing appropriate studies and reports for the sloped area of the proposed addition. The 1997 geotechnical study identified potential collapsible soils in the subdivision and noted the closest Wasatch Fault trace is 300-400 feet northeast of the development. While the landslide risk is minimal, strong ground shaking remains a consideration.

Given the excavation depth of approximately 22 feet, the city recommends proceeding with excavation first to allow further study. Once excavation is completed, the geotechnical engineer will submit a final report for review. The planning commission will then review the findings at a second meeting, at which additional conditions may be imposed based on the final reports. If severe soil or water issues are discovered that render the site unbuildable, the geotechnical engineer must provide recommendations for site restoration.

1. Aerial photo
2. Geotechnical Engineer Letter
3. Renderings
4. Site Plan
5. Slope Identification
6. Grading and Drainage Plans
7. Civil Engineer Drainage Letter
8. Fire Report
9. Landscape/Vegetation Plan
10. Canberra Height Plat A Subdivision Plat

[illegible]



Intermountain GeoEnvironmental Services, Inc.
12429 S. 300 E. Ste 100 Draper, Utah 84020
~ T: (801) 748-4044 ~ F: (801) 748-4045

March 19, 2025

RC Dent Construction
1385 West 400 North
Orem, Utah 84057
Attn: Scott Dent

IGES Project No. 04262-001

RE: **Geotechnical Engineering Assessment**
Canberra Heights – Lot 11 – Addition
62 South Denali Circle
Lindon, Utah

Mr. Dent:

IGES understands a Geotechnical and Geologic report are required for the proposed addition to the existing home at Lot 11 in the Canberra Heights Development located at 62 South Denali Circle in Lindon, based on Lindon City Standards for Hillside Development. Based on our understanding of the requirements, IGES will provide the following Geotechnical and Geologic Report *after* the excavation for the addition is completed.

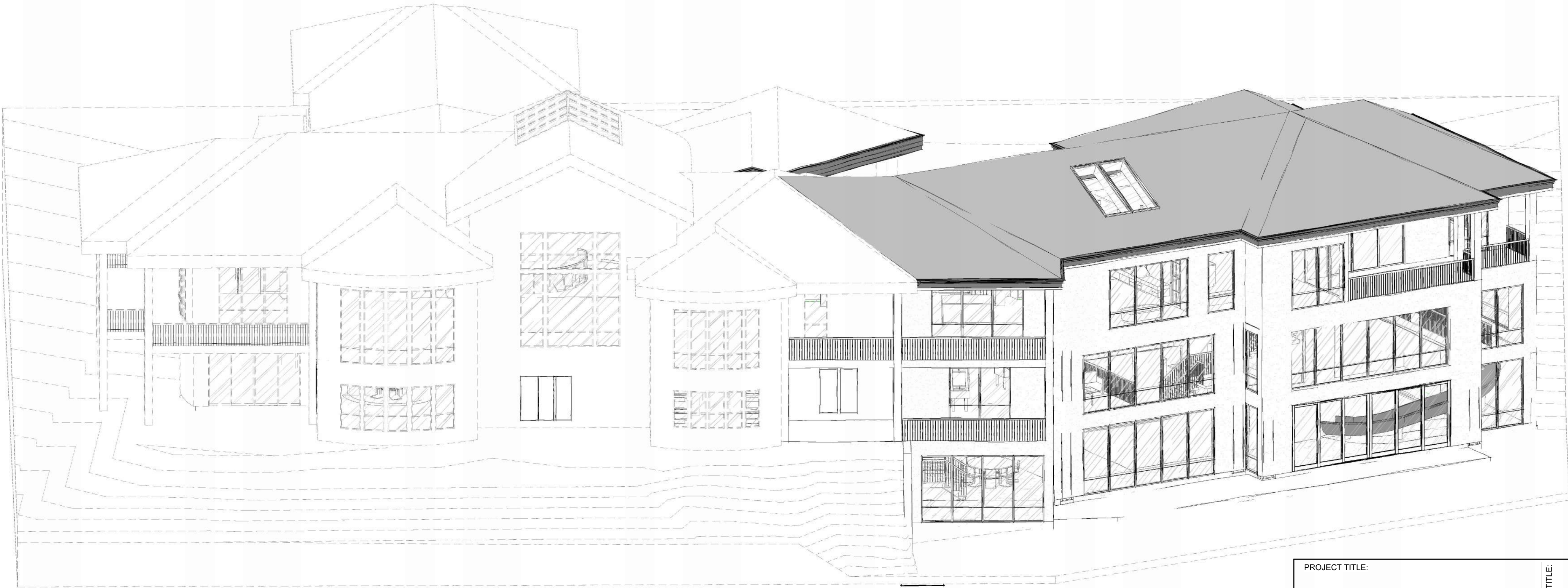
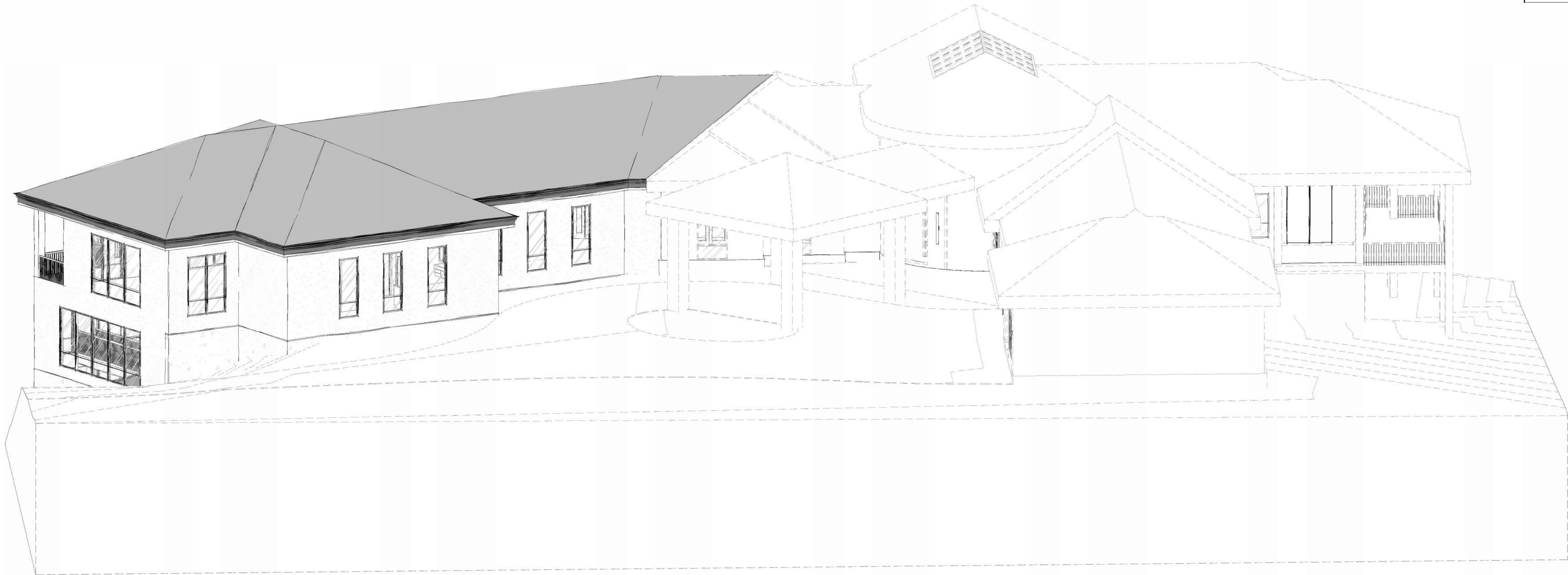
- Client will excavate for the new proposed addition and excavate a test pit to a depth of 3 feet below the proposed footing elevation.
- IGES will observe the excavation and take soil samples at varying depths.
- IGES will complete appropriate laboratory tests for bearing capacity calculations and slope stability analysis, if required.
- IGES will provide a Geotechnical and Geologic Report once the laboratory data and engineering analysis is complete.

Respectfully submitted,
IGES, Inc.

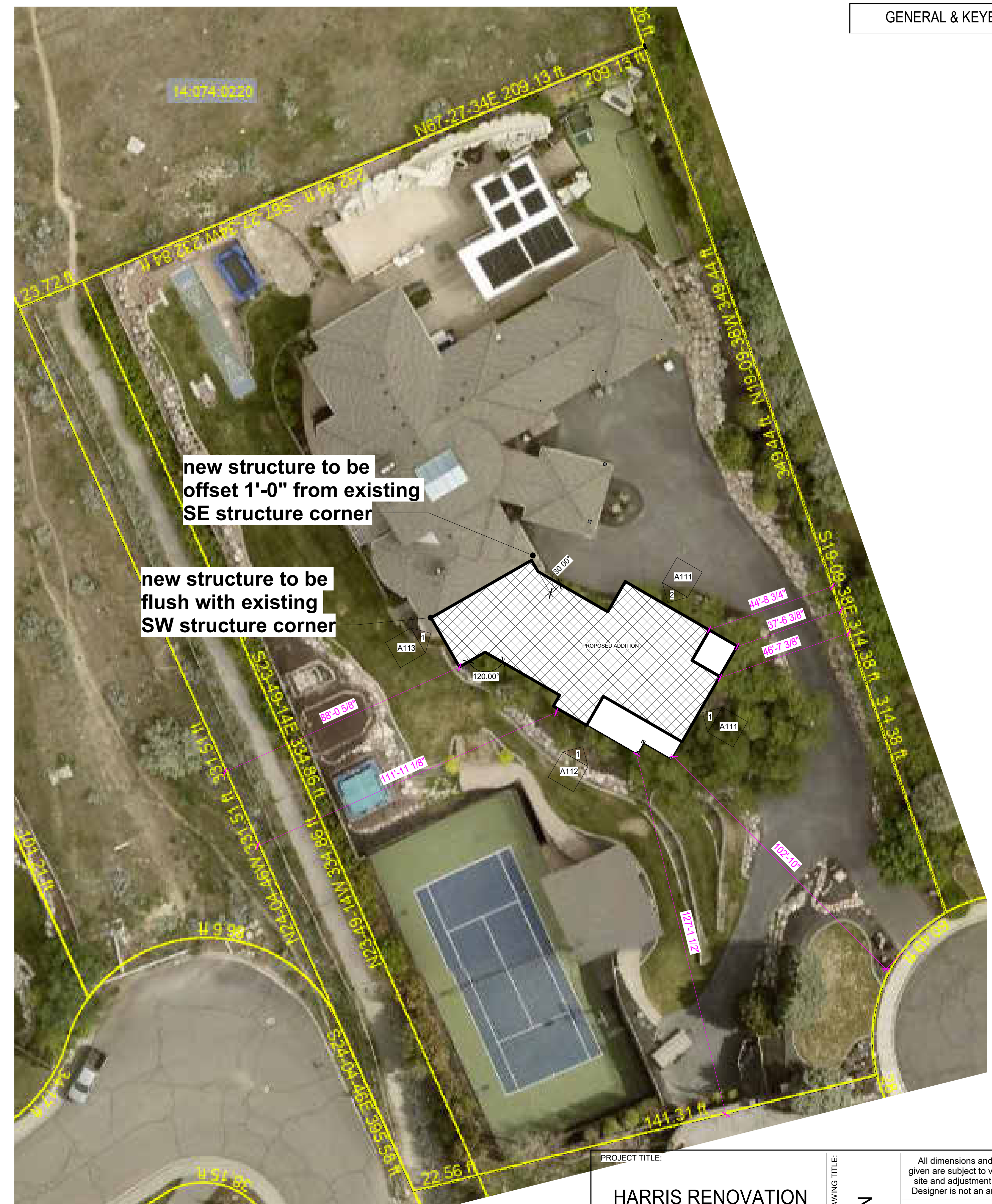
Justin W. Whitmer, P.E.
Project Engineer



PROJECT TITLE:		DRAWING TITLE: 3D VIEWS	All dimensions and size designations given are subject to verification on the job site and adjustment to fit job conditions. Designer is not an architect or engineer.	
HARRIS RENOVATION			SCALE: on 24x36 sheet	
Lindon, UT	62 DENALI CIRCLE		PRINT DATE: 1/7/2025 10:52:11 AM	
DRAWN BY:			JOB #:	A116
			031023	



PROJECT TITLE:		DRAWING TITLE: 3D VIEWS	All dimensions and size designations given are subject to verification on the job site and adjustment to fit job conditions. Designer is not an architect or engineer.	
HARRIS RENOVATION			SCALE: on 24x36 sheet	
Lindon, UT	62 DENALI CIRCLE		PRINT DATE: 1/7/2025 10:52:18 AM	
DRAWN BY:			JOB #:	A117
			031023	

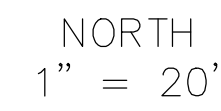


SITE PLAN



DRAWING TITLE:

A002



Existing Topography

Harris Family Pool Addition

Linden City

Utah

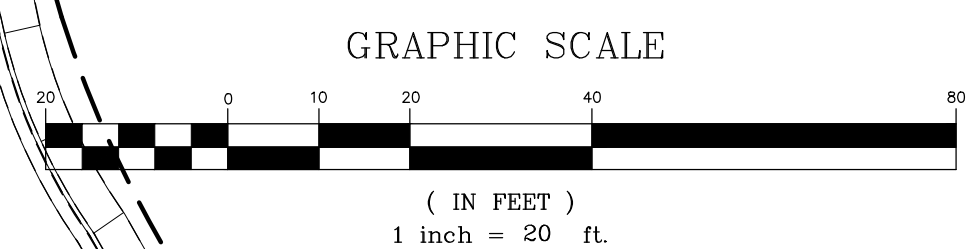
Revisions				
-----------	--	--	--	--

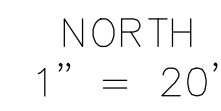
Sheet No.
C - 2

Know what's below.  **Call 811 before you dig.**

 **BLUE STAKES OF UTAH**
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.





DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Lindon City

Existing Topography

Harris Family Pool Addition

Utah

Revisions	

Date	-27-2025
Scale	"=20'
by	
BHT	
Tracing No.	- 6699

Sheet No.
C - 2

Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

GRAPHIC SCALE

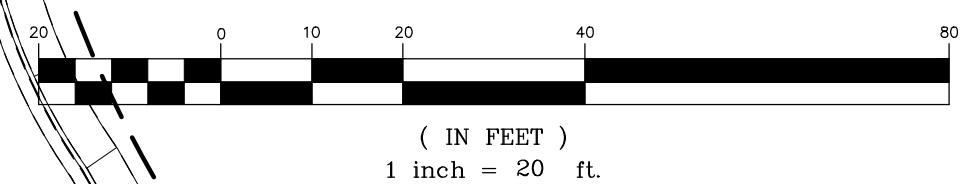
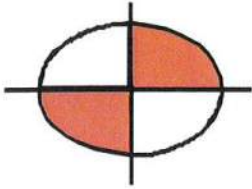


Exhibit 7



DUDLEY & ASSOCIATES, Inc.
ENGINEERS PLANNERS SURVEYORS

March 3, 2025

Brinton Neff
R C Dent Construction
1385 West 400 North
Orem, Utah 84057

RE: Harris residence – 62 South Denali Circle – Lindon, Utah

Brinton,

Per request, we have reviewed again the site drainage at the Harris Residence in Lindon. The existing site drainage is well contained within the Harris property. There are several granular basins which have been constructed along the West perimeter and around the site amenities (tennis court, pavilion, planter boxes, etc.).

The roof drainage for the existing home is self-contained on the East and West sides of the structure. Roof drainage for the proposed addition will be dissipated into the landscape areas similar to that of the existing home. The area adjacent to and West of the current improvements is the public trail and McKinley Drive as well as a landscaped area which mitigates any excess drainage, if needed.

We are confident that the finished landscaped site will contain any additional drainage created by the new construction.

Sincerely,

Roger D. Dudley, PE
Project Engineer



Exhibit 8

Orem Fire and Life Safety Inspection Report v.3

Facility Information

Occupant Name:

Business Phone:

Address: 62DenaliLondon

Contact Information

Contact First Name Brinton

Contact Cell Phone

Contact Last Name Neff

Contact Email Brinton.rcdent@gmail.com

Inspection Information

Inspection Number: OFD250177

Inspection Passed: Yes

Inspection Type: Permit

Reason: Scheduled

Notes: Fire Protection Report
Lindon Code 17.57.110

Upon assessment of the property and review of the project, it was determined that there will be no increased wildfire risk. The project will not be extending past the property line into unmitigated terrain. In fact, they are improving their situation by removing a large thicket of scrub oak within the property for this home addition. This will improve their defense from blowing embers and hotspots in the event of a wildfire.

The property owner has made a significant effort in protecting his home from wildfire by installing a suppression sprinkler system on portions of the property line.

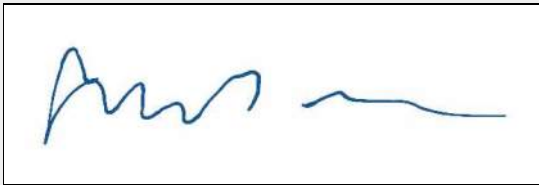
The contractor stated they will not be operating heavy equipment and/or other tools in unprotected/unmitigated areas.

The State Forester's Wildfire Hazard & Residential Development Identification Classification remains unchanged.

Acknowledgement - Signatures

Signatures

First Name	Last Name	Signature Date	Signature Graphic
------------	-----------	----------------	-------------------

Scott	Beardall	02/13/2025	
-------	----------	------------	--

Shift:

Station: City of Orem Fire Department
(PSB)

Unit: INS33 - INS33

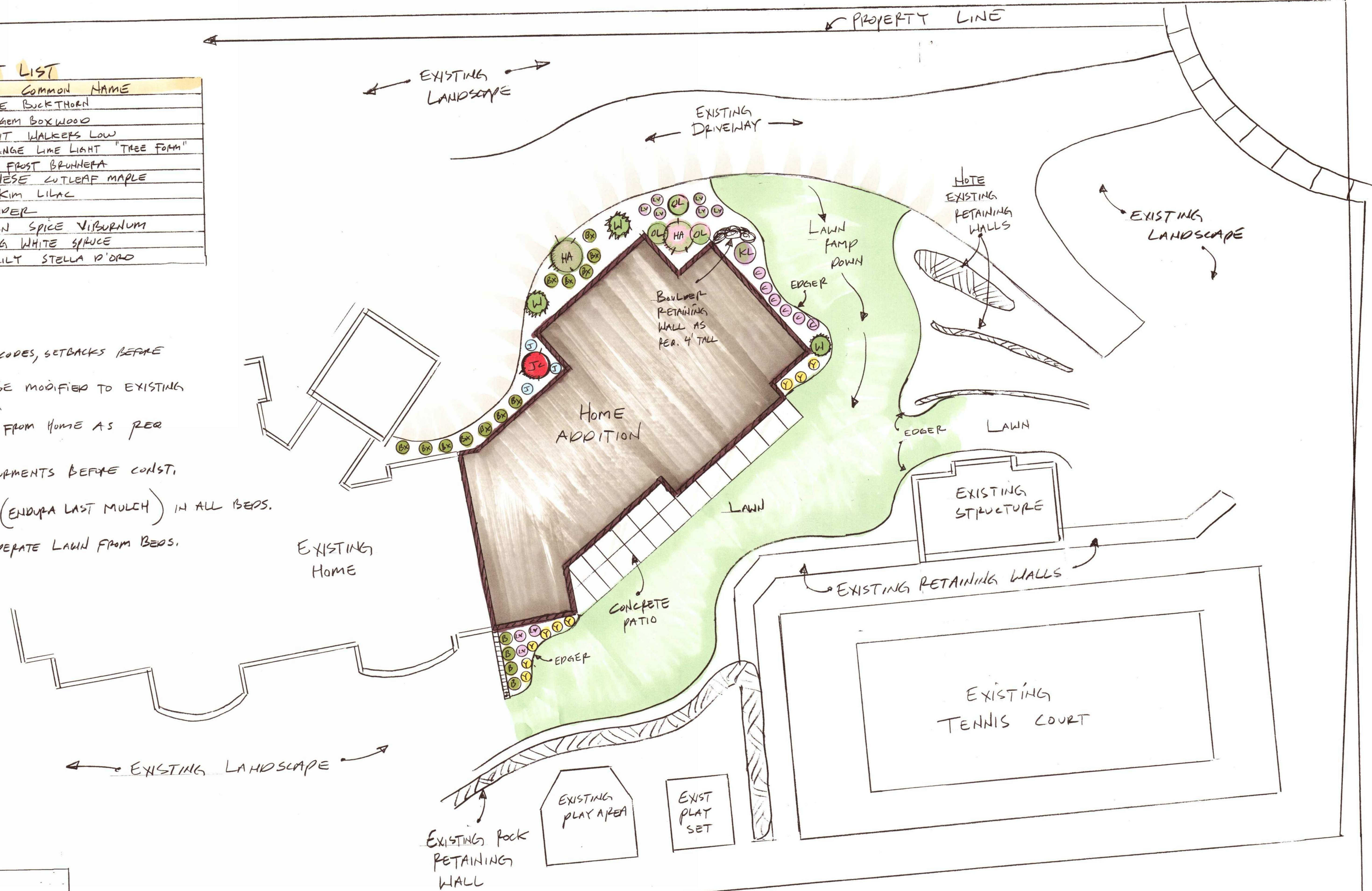
...

PLANT LIST

SYM	#	SIZE	COMMON NAME
B	4	5'x1'	FINELINE BUCKTHORN
BX	12	5'x1'	WINTERGEM BOXWOOD
C	6	1'x1'	CATMINT WALKERS LOW
HA	2	5' TALL	HYDRANGE LIME LIGHT "TREE FORM"
J	3	1'x1'	JACK FROST BRUNHEA
JL	1	25'x1'	JAPANESE CUTLEAF MAPLE
KL	1	5'x1'	MISS KIM LILAC
LV	9	1'x1'	LAVANDER
OL	3	5'x1'	KOREAN SPICE VIBURNUM
W	3	9' TALL	WEeping WHITE SPICE
Y	9	1'x1'	DAY LILY STELLA D'ORO

NOTES

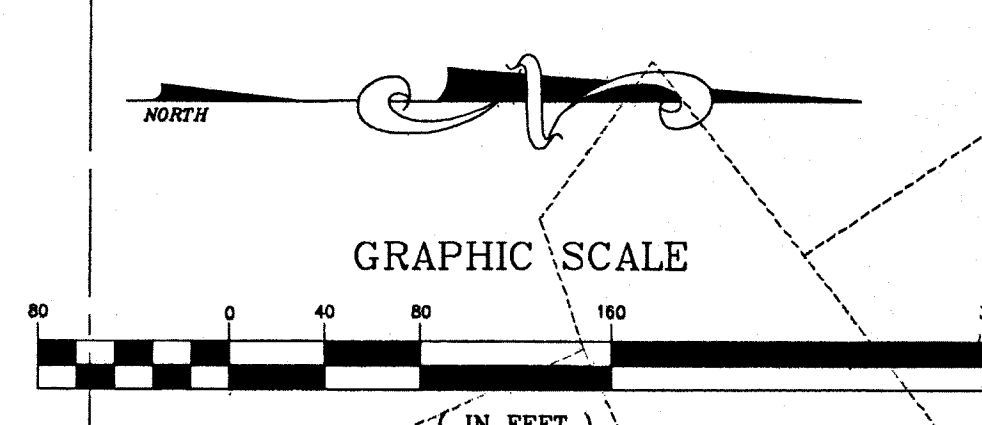
- * CHECK ALL PERMITS, CODES, SETBACKS BEFORE CONSTRUCTION
- * IRRIGATION TO BE MODIFIED TO EXISTING SYSTEM AS PER.
- * DRAINAGE AWAY FROM HOME AS PER
- * VERIFY ALL MEASUREMENTS BEFORE CONST.
- * 3" DEEP MULCH (ENDURA LAST MULCH) IN ALL BEDS.
- * EDGER TO SEPERATE LAWN FROM BEDS.



ENVISION LAND DESIGN
DARREN@ENVISIONLANDDESIGN.COM
801-791-9079
DRAWN BY:
DARREN BURNETT
LANDSCAPE ARCHITECT

CLIENT: THE HARRIS RENOVATION
ADDRESS: 62 DENALI CIRCLE
LINDEN, UTAH
DESIGN

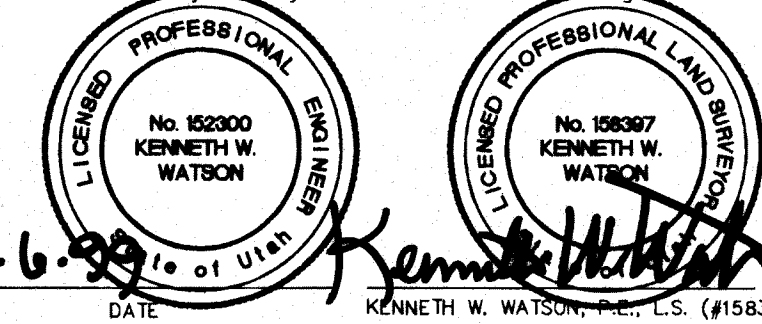
R.C. DENT
CONSTRUCTION

CURVE DATA TABLE

CURVE	CRS	LENGTH	FACTOR	CHORD	MEASUREMENT	DELTA
C1	542.0	267.53	148.7	282.17	N 20° 10' 00" E	36.60
C2	542.0	267.53	148.7	282.17	N 20° 10' 00" E	36.60
C3	125.0	66.80	28.25	26.19	S 57° 07' 00" E	28.94
C4	125.0	66.80	28.25	26.19	S 57° 07' 00" E	28.94
C5	125.0	66.80	28.25	26.19	S 57° 07' 00" E	28.94
C6	125.0	213.58	118.80	118.80	S 57° 07' 00" E	118.80
C7	125.0	213.58	118.80	118.80	S 57° 07' 00" E	118.80
C8	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C9	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C10	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C11	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C12	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C13	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C14	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C15	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C16	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C17	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C18	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C19	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C20	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C21	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C22	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C23	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C24	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C25	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C26	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C27	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C28	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C29	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C30	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C31	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C32	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C33	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C34	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C35	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C36	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C37	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C38	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C39	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C40	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C41	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C42	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C43	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C44	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C45	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C46	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C47	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C48	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C49	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C50	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C51	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C52	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C53	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C54	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C55	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C56	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C57	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C58	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C59	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C60	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C61	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C62	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C63	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C64	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C65	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C66	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C67	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C68	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C69	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C70	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C71	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C72	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C73	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C74	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C75	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C76	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C77	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C78	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C79	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C80	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C81	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C82	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C83	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C84	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C85	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C86	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C87	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C88	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C89	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C90	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C91	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C92	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C93	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C94	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C95	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C96	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C97	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C98	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C99	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70
C100	125.0	130.48	66.80	148.70	N 20° 10' 00" E	148.70

SURVEYOR'S CERTIFICATE

I, Kenneth W. Watson, do hereby certify that I am a Registered Civil Engineer, and Land Surveyor, and that I hold certificate No. 152300/158397, as prescribed under the laws of the State of Utah. I further certify that by authority that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as CANNBERA HEIGHTS PLAT "A" SUBDIVISION, and that same has been correctly surveyed and staked on the ground as shown on this plat.



BOUNDARY DESCRIPTION

[illegible]

BASIS OF BEARING From the Southeast Corner of Section 35, T-5-S, R-2-E, to the South Quarter Corner of Section 35, bearing N 89°53'07" W.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF May A.D. 19 99.
Canberra Development Company, L.C.
 by: David A. Lee, its CEO. HM 5980 Map # 8070
 RANDALL A. COVINGTON
 HUNTER COUNTY RECORDER
 1999 May 05 10:27 AM TEL 55.00 BY SS
 RECORDED FOR LONDON CITY
 DAVID A. LEE

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF May A.D. 1999.

J.A.O.
 ATTEST:
 Clerk/Recorder (SEE SEAL BELOW)

J. Paul Zlatich
 City Engineer
 APPROVED:
 City Engineer (SEE SEAL BELOW)
 City Attorney

PLANNING COMMISSION APPROVAL

APPROVED THIS 29th DAY OF October, A.D. 19 97 BY THE LONDON CITY
PLANNING COMMISSION.
[Signature] Ron K. Gustafson
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

CANBERRA HEIGHTS PLAT A

LOCATED IN THE SOUTHEAST QUARTER OF SECT. 35
TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M.
LINDON, UTAH COUNTY, UTAH

SCALE 1" = 80'

SURVEYOR'S SEAL

CITY ENGINEER'S SEAL

NOTARY SEAL

Plat acknowledged
before me by David
J. Allen on 5/10/99
James H. Hines

NOTARY PUBLIC
JAMES H. HINES
210 South Main
St. George, Utah 84770
My Commission Expires 12/31/00
State of Utah

REGISTERED PROFESSIONAL ENGINEER
MARK L. CHRISTENSEN
No. 186311
STATE OF UTAH

LONDON CITY
Seal
UTAH COUNTY UTAH

SPECIAL NOTES:

NO PERMANENT STRUCTURES ARE TO BE CONSTRUCTED
WITHIN THE EXISTING SALT LAKE CITY AQUEDUCT
EASEMENT LOCATED WITHIN LOTS 1,4,5,6,7,8,9,11
AND 41 OF THIS PLAT.

A GEOTECHNICAL STUDY HAS BEEN COMPLETED FOR THIS PROJECT PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS (AGEC) DATED APRIL 3, 1997. IN ADDITION WITH A SUPPLEMENTAL LETTER TO THE REPORT DATED JANUARY 25, 1999, A SUBSEQUENT REVIEW REPORT HAS ALSO BEEN PREPARED BY THE UTAH GEOLOGICAL SURVEY DATED NOV. 20, 1998. THESE REPORTS ARE ON FILE IN THE LINDON CITY OFFICES.

THE GEOTECHNICAL REPORT IDENTIFIES THE POSSIBILITY OF COLLAPSIBLE SOILS ONSITE. IT WILL BE THE RESPONSIBILITY OF EACH CLOT OWNER TO PROVIDE LINDEN CITY WITH A WRITTEN DOCUMENTATION PREPARED BY A GEOTECHNICAL ENGINEER VERIFYING THAT FOOTING EXCAVATIONS WERE INSPECTED AND MITIGATIONS MEASURES TAKEN, WHERE NEEDED TO DEAL WITH COLLAPSIBLE SOILS.

ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, 19 ____, PERSONALLY
APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION
WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC
RESIDING IN UTAH COUNTY, STATE OF UTAH

APRIL 6 1999

OCCUPANCY 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

ALL CANBERRA HEIGHTS, PLAT A LOTS ARE SUBJECT TO
LINDON CITY'S HILLSIDE PROTECTION ZONE.
(SECTION 17.57 OF THE LINDON CITY CODE.)

ALL CANBERRA HEIGHTS, PLAT "A" LOTS ARE SUBJECT
TO COVENANTS, CONDITIONS, AND RESTRICTIONS.

PRIMARY BUILDING SITES ARE TO BE 20 FEET FROM
SIDE LOT LINES AND 30 FEET FROM FRONT AND REAR
LOT LINES.

LOT LINES.

THE MAXIMUM SQUARE FOOTAGE HOME ALLOWED WITHOUT ADDITIONAL FIRE PROTECTION MEASURES BEING EMPLOYED IS 9400 S.F. (TYPE 5N CONSTRUCTION BASED ON 2500 GPM FIRE FLOW WITH RESIDUAL PRESSURE AT 20 PSI.) HOMEOWNER TO VERIFY WATER PRESSURE AND FLOW RATES PRIOR TO CONSTRUCTION AND OBTAINING A BUILDING PERMIT.

* NOTE FOR LOTS 9,10 & 11:
OWNER OF LOTS 9,10 & 11 MAY BE REQUIRED TO SEWER SERVICE
TO MCKINLEY DRIVE DEPENDING ON HOUSE PLACEMENT.

ON ALL BUILDING LOTS
THE FINISH FLOOR ELEVATION SHALL BE ESTABLISHED TO PROVIDE
A DRIVEWAY THAT SLOPES UP FROM THE BACK OF THE SIDEWALK
AT AN AVERAGE OF AT LEAST 3% FOR THE FIRST 32 FEET.

WATER SLARES TURNED IN

8070-93

SE 35.5, 2E
M1000