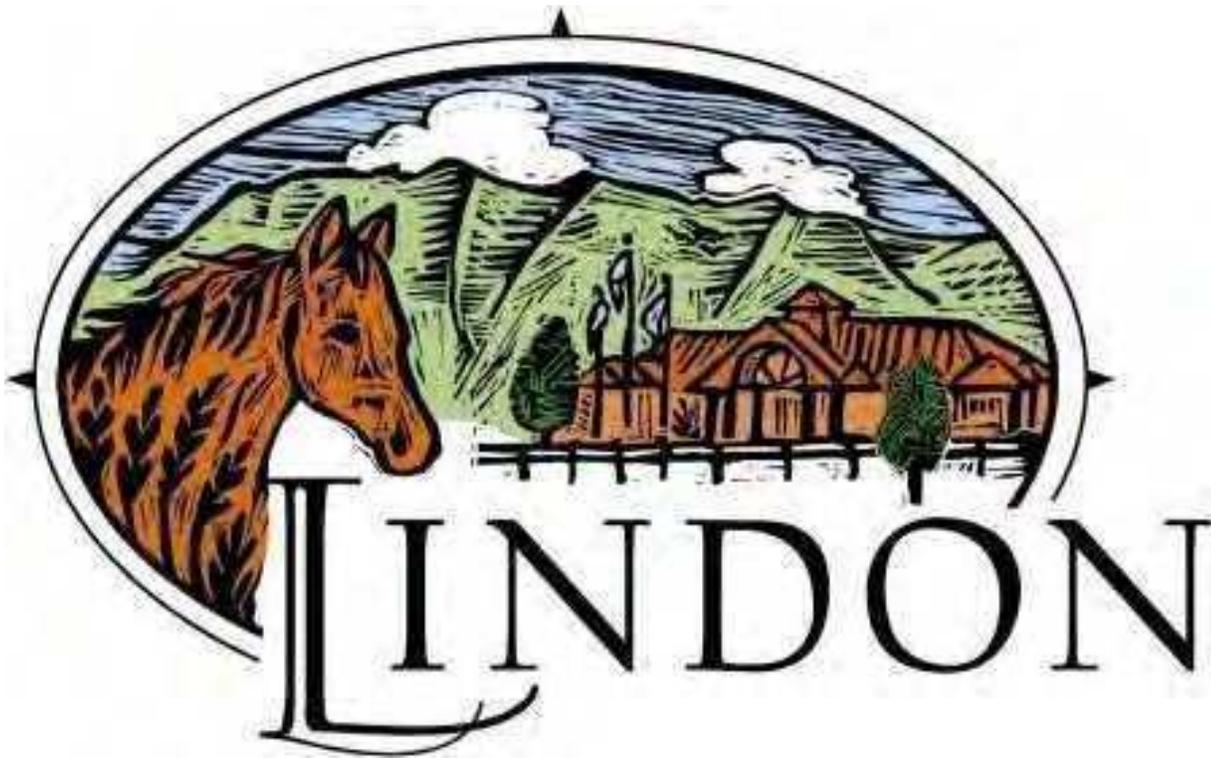


# **Lindon City Planning Commission Staff Report**



**February 24, 2026**

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, February 24, 2026**, 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](http://www.youtube.com/LindonCity). The agenda will consist of the following items:

### Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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#### 1. Call to Order

#### 2. Approval of minutes - Planning Commission 02/10/2026

#### 3. Public Comment

#### 4. Concept Plan Review – Colliers Lindon, 500 S 400 W

Rick Magness from AWA Engineering has applied for a concept plan review to receive general feedback for future development of the property located at 500 S 400 W. (20 minutes)

#### 5. 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 website found at [www.lindon.gov](http://www.lindon.gov). 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.lindon.gov](http://www.lindon.gov) websites.

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

**Posted By:** Britni Laidler, City Recorder

**Date:** 02/20/2026 **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

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **February 10, 2026 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.**

6 Conducting: Steve Johnson, Chairperson  
8 Invocation: Jared Schauers, Commissioner  
Pledge of Allegiance: Rob Kallas, Commissioner

**PRESENT**

**EXCUSED**

12 Steve Johnson, Chairperson  
Scott Thompson, Commissioner  
14 Rob Kallas, Commissioner  
Sharon Call, Commissioner  
16 Jared Schauers, Commissioner  
Karen Danielson, Commissioner  
18 Ryan Done, Commissioner  
Michael Florence, Community Dev. Director  
20 Brittany Wilde, City Planner  
Brian Haws, City Attorney  
22 Britni Laidler, Recorder

Mike Marchbanks, Commissioner

- 24 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.  
26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning  
Commission meeting of January 13, 2026 were reviewed.

28 COMMISSIONER KALLAS MOVED TO APPROVE MINUTES OF THE REGULAR  
30 MEETING OF JANUARY 13, 2026. COMMISSIONER CALL SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

36 **CURRENT BUSINESS-**

- 38 4. **Public Hearing - General Plan Amendment - MS Properties.** MS Properties has  
40 applied to amend the Lindon City General Plan Street Master Plan Map to remove  
portions of 1200 W. and 200 N. from the Streets Master Plan Map to allow roadway  
42 alignments to be determined at the time of future development.

44 Michael Florence, Community Development Director, presented the application from  
MS Properties to amend the Lindon City General Plan Street Master Plan Map by removing  
46 portions of 1200 W and 200 N. Currently, these streets don't connect, and the applicant wants the  
future road alignments to be flexible and determined at the time of property development, rather

2 than being locked into the existing master plan. The discussion began with questions from the  
commission about how this change would impact emergency vehicle access. Staff assured the  
4 commission that after discussions with the city engineer, they identified no circulation concerns.

6 Martin Snow, representing MS Properties as the applicant, elaborated on the reasoning  
for the application, emphasizing that he owns various industrial buildings in the region. He  
8 shared how the city had previously approached him regarding providing property for the  
construction of 1400 West, which initiated discussions about the removal of the planned roads  
10 from the current master plan. Mr. Snow stated that there would be no immediate advantage to  
having the 1200 West road go through existing industrial areas. This proposal seeks to reimagine  
12 the road layout to better fit with future developments of these properties.

14 Reflecting on historical agreements, Mr. Snow mentioned that in 2008, the city had  
entered into a development agreement concerning a future road. At that time, bond money was  
16 posted for securing the road's construction, and this money has remained with the city since then.  
Approval of the current application would result in the release of that bond money.

18 Chairperson Johnson asked for any further questions or comments from commission.  
20 Hearing none he called for a motion to open the public hearing.

22 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

24 Chairperson Johnson asked for any public comments. The following comments were  
26 made:

28 Jim Dain – questioned the future of the currently existing road stub. Staff noted that utility  
services would be maintained in that area through existing easements. Further, Jim Dain inquired  
30 whether a turnaround or a vacating of the street might be necessary for the stub, considering that  
the utilities could still be accessed. The staff explained that while leaving the road stub might  
32 invite questions about future connectivity, the primary concern was maintaining utility access  
and accommodation for future development layouts, rather than immediately removing it from  
34 the map.

36 Staff noted that utility services would be maintained in that area through existing  
easements. Moreover, despite the planned removal of roads from the master plan, future  
38 development phases would still hold opportunities for aligning roadways as development  
requires. The commission deliberated over the issue, with Commissioner Thompson voicing  
40 concerns about preserving the intent of the master plan. Staff underscored their commitment to  
flexibility, explaining that the properties would still have options for future road alignments upon  
42 eventual redevelopment.

44 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER DANIELSON SECONDED THE MOTION. THE MOTION CARRIED.

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

4  
6 COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE  
2026-02-O TO AMEND THE LINDON CITY GENERAL PLAN STREET MASTER PLAN  
MAP WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE STAFF REPORT.  
8 COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

10 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
12 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
14 COMMISSIONER CALL AYE  
COMMISSIONER DONE AYE  
16 COMMISSIONER THOMPSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

18  
20 **5. Major Subdivision Approval – Bylund Farms Phase 2.** Jeremiah Larson from Avenue  
Consultants, on behalf of Mark MacDougal, is seeking preliminary major subdivision  
approval for Bylund Farms Phase 2 of a four-lot single-family residential development.

22  
24 Michael Florence, Community Development Director, presented this item and noted that  
Jeremiah Larson from Avenue Consultants was present of behalf of Mark MacDougal to answer  
any questions the commission may have. Director Florence noted that this is for preliminary  
26 approval of Bylund Farms Phase 2, a four-lot single-family residential subdivision.

28  
30 Director Florence explained that the property includes wetland and floodplain areas, with  
the wetlands requiring preservation. The Army Corps of Engineers has issued a permit to pipe  
and fill a ditch area, while preserving other wetland areas. The subdivision plan shows four lots,  
with one larger lot (43,000 sq ft) that includes floodplain area but has a buildable area outside the  
32 floodplain. He also noted that a remnant parcel would need to be either put into an HOA or  
otherwise disposed of.

34  
36 Director Florence elaborated on a narrow section of 200 North, which is necessary for  
accessing the subdivision. He stated that the road is especially narrow in certain areas, with an  
asphalt width of only about 20 feet. This condition has raised safety concerns among the  
38 residents and commissioners since it impacts the ease with which vehicles, including large  
construction vehicles, can pass safely. Staff indicated that widening this stretch of 200 North  
could not be a condition imposed on the developer, as it would involve costs and land that are  
40 beyond the developer's control and responsibility. This particular stretch of road was not initially  
developed to accommodate the current level of traffic, which is primarily because the residential  
42 development in this area evolved over time. As several residents and commissioners pointed out,  
the existing conditions of the road often make it challenging for vehicles to maneuver,  
44 particularly when cars are parked on the roadside. Some commissioners expressed that  
addressing this issue might require an intervention at the city level, such as examining other  
46

2 ways to improve road safety without placing an undue burden on the developer responsible  
solely for the subdivision.

4  
6 Commissioner Schauers inquired about potential uses within the floodplain areas of the  
properties. Staff explained that the city's ordinance allows certain activities and constructions  
within floodplain areas, provided specific criteria are met. For instance, landowners can engage  
8 in grazing activities in the floodplain. Additionally, outbuildings are permitted, but they require  
proper designs to adhere to safety codes. These designs include flood-proof venting strategies,  
10 allowing water to flow through or around the structure without causing significant damage. Also,  
utilities like electrical outlets need to be elevated to avoid flood risks. However, it was  
12 emphasized that in the designated wetland areas, strict protections are in place. No structures or  
activities can encroach upon these wetlands to ensure their ecological integrity is preserved.  
14 These protections align with the permit conditions issued by the Army Corps of Engineers,  
emphasizing that any development will maintain the necessary buffer zones to safeguard these  
16 environmentally sensitive areas.

18 Mr. Larson, explained that the developer would pipe water through the property, moving  
the discharge point for an existing culvert. This alteration involves relocating the headwater,  
20 which is a natural spring currently feeding into the ditch. He noted that by redirecting the  
culvert's path to the end of the road on their property, it is anticipated that the source of moisture  
22 for the wetland area will be shifted downstream, as additional parts of the current seepage  
corridor are piped. This change is expected to dry up certain elevated sections of the existing  
24 wetland, moving the point at which water surfaces further down the stream, primarily affecting  
the distance between the present discharge location and the new one.

26  
28 Chairperson Johnson called for any questions or comments from the public that were  
present. The following comments were made:

30 Karl Jensen – whose property is adjacent to the proposed road development, expressed worry  
about the narrowness of 200 North. He noted that the road was originally designed to  
32 accommodate 12 half-acre lots but is now serving 16 residences, and any additional development  
would exacerbate existing safety issues. With the addition of more houses, the increased traffic  
34 could significantly impede safety and accessibility. His historical insight mentioned that the city  
should have invested in widening efforts when previous property ownership changes occurred.

36  
38 Jim Dain – emphasized the importance of the water source in the Hollow. He highlighted the  
shift in water infrastructure, where the city abandoned delivering secondary water through the  
North Union Canal. As a result, the hollow's water source is becoming increasingly crucial for  
40 the city since it's now serves as a primary source, necessitating careful planning and preservation  
efforts.

42  
44 Greg Lupus – raised concerns about the impact of the subdivision on his property, which  
includes a pond that depends on water from the area in question. He expressed frustrations about  
longstanding issues with utilities and the perceived lack of clarity around the temporary  
46 easement for utilities on his land. He worried that recent changes could disrupt the flow of water  
to his pond, affecting its viability.

2 In addition to individual concerns, multiple residents highlighted the broader safety issues  
4 presented by the narrow road conditions on 200 North. They mentioned how the street's poor  
6 condition makes navigation difficult, and the road barely accommodates two passing cars  
8 without parked vehicles. This challenge is compounded for larger construction vehicles that  
10 would be necessary for the new development, raising further concerns about traffic congestion  
12 and safety hazards during and after the construction phase.

14 Chairperson Johnson called for any further comments or discussion from the  
16 Commission.

18 The Commission engaged in extensive discussion about their authority regarding the  
20 application. Several residents expressed concerns about the subdivision's impact, specifically  
22 around issues such as the road's narrowness on 200 North and the potential loss of water  
24 affecting nearby ponds and irrigation systems. Other worries included increased traffic and the  
26 potential for flooding and safety hazards. Various commissioners raised questions on how the  
28 floodplain would be managed, with Director Florence explaining the city's floodplain ordinance's  
30 requirements and criteria for building in such areas. Concerns were also raised about potential  
32 liabilities for the city should flooding occur after approving the subdivision. City Attorney, Brian  
34 Haws, clarified that if an application meets code requirements, denial solely based on potential  
36 safety issues without clear evidence could result in legal challenges. He emphasized that liability  
38 for floods typically rests with engineering compliance and adherence to city ordinances rather  
40 than the approval process itself. Ultimately, the Commission was advised by Prosecutor Haws  
42 that the application met the city's code requirements, and they had a legal obligation to approve it  
44 if it conformed to code, as denying it without substantiated evidence of non-compliance or  
46 immediate safety risks could lead to legal ramifications for the city, potentially resulting in a  
constitutional taking claim against their decision.

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

COMMISSIONER DONE MOVED TO APPROVE THE APPLICANT'S REQUEST  
FOR PRELIMINARY APPROVAL OF THE BYLUND FARMS PHASE 2 MAJOR  
SUBDIVISION WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL  
CONTINUE TO WORK WITH THE CITY STAFF TO MAKE ALL FINAL CORRECTIONS  
TO THE ENGINEERING DOCUMENTS AND PLAT FOR RECORDING; 2. THE PHASE 2  
PLAT WITH LOT LAYOUTS IS PRELIMINARILY APPROVED AS PROPOSED; 3. PRIOR  
TO PLAT RECORDING, THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT  
MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNER'S CONSENT TO  
DEDICATION, AND OBTAIN SIGNATURE OF ALL ENTITIES INDICATED ON THE  
ATTACHED SUBDIVISION PLAT; 4. A DEED RESTRICTION SHALL BE RECORDED  
WITH THE PLAT FOR LOT 10 PROHIBITING DEVELOPMENT OR FILL WITHIN THE  
IDENTIFIED WETLANDS AREA; 5. COMPLETE (OR POST AN ADEQUATE  
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED  
WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE  
IMPROVEMENTS; 6. ALL PLANS AND THE PLAT SHALL COMPLY WITH THE  
LINDON CITY DEVELOPMENT MANUAL AND SUBDIVISION ORDINANCE; 7. PUBLIC

2 INFRASTRUCTURE IMPROVEMENTS IN THE FLOOD ZONE ARE CONTINGENT UPON  
3 THE PLANNING COMMISSION AND CITY COUNCIL AMENDING TITLE 17.62 FLOOD  
4 DAMAGE PREVENTION; 8. ALL ITEMS OF THE STAFF REPORT; 9. THE REMNANT  
5 PARCEL BE DISPOSED OF OR PLACED IN AN HOA PRIOR TO FINAL PLAN APPROVAL BY CITY  
6 STAFF. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS  
7 RECORDED AS FOLLOWS:

8	CHAIRPERSON JOHNSON	AYE
	COMMISSIONER KALLAS	NAY
10	COMMISSIONER SCHAUERS	AYE
	COMMISSIONER DANIELSON	AYE
12	COMMISSIONER CALL	AYE
	COMMISSIONER DONE	AYE
14	COMMISSIONER THOMPSON	AYE

15 THE MOTION CARRIED UNANIMOUSLY.

16

*Commissioner Kallas opposing due to unanswered questions about water impacts.*

18

19 **6. Public Hearing - Development Agreement – Westland Development.** Troy Dana  
20 requests approval and amendment to the 2025 Development Agreement to propose  
21 changes to the building design for the properties located at 231 S. 800 W., 345 S. 800  
22 W., and 338 S. 670 W. The original development agreement was never signed by the  
23 developer and the developer is now requesting to amend and continue the original  
24 agreement.

25  
26 Brittany Wilde, City Planner, presented a request from Troy Dana to amend the  
27 previously approved yet unsigned 2025 Development Agreement concerning properties located  
28 at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. This request involved significant changes to  
29 the buildings' designs initially approved in 2025. The earlier 2025 renderings illustrated two-  
30 story wood construction for buildings A and B, while buildings C and D were planned as single-  
31 story concrete tilt-ups. However, the revised 2026 design proposes that all these buildings will  
32 now be single-story concrete tilt-ups, featuring different architectural elements compared to the  
33 original plans.

34

35 Mr. Dana explained that the original architectural plans, drafted by a previous architect,  
36 proved infeasible upon further examination. Therefore, Mr. Dana decided to change architects,  
37 leading to the new design proposals. The updated plans include improvements, such as larger  
38 12x14 glass doors, compared to the previous 10x12 sizes. They also feature larger front windows  
39 and canopies over the doors, intending to provide both functionality and an aesthetic appeal that  
40 aligns with Lindon's architectural standards. Mr. Dana emphasized that the shift to concrete tilt-  
41 ups, though more expensive than stick-frame construction as previously planned, was driven by  
42 the desire to provide a higher quality product rather than saving costs. The new designs also aim  
43 to address resident concerns about potential privacy intrusions, particularly the changes from  
44 second-floor views that could overlook adjacent residential properties.

45  
46 The Commission noted the absence of brick, wood, or form textures in the new tilt-up  
plans, though Mr. Dana clarified that these elements were initially necessary only due to the

2 specific construction style previously proposed. Now, the new design aligns more closely with  
4 established architectural practices for tilt-up buildings in the area. Additional building features  
6 include added pop-outs and score lines, which aim to enhance the project's visual appeal. Mr.  
Dana stressed that the development would remain consistent with prior commitments to local  
residents, ensuring both aesthetic integration and functional coherence within the community.

8 Commissioner Kallas asked about the walking path, which Mr. Dana confirmed would  
10 remain the same. The Commission noted that while the buildings would look different than  
originally approved, the new design appeared attractive and appropriate.

12 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.  
14 COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

16 Chairperson Johnson called for any comments from the public. Hearing none he called  
for a motion to close public hearing.

18 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
20 COMMISSIONER DANIELSON SECONDED THE MOTION. THE MOTION CARRIED.

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

24 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF  
26 RESOLUTION 2026-07-R TO AMEND THE DEVELOPMENT AGREEMENT BETWEEN  
WESTLAND DEVELOPMENT LLC AND LINDON CITY. COMMISSIONER DONE  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
30 COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
32 COMMISSIONER CALL	AYE
COMMISSIONER DONE	AYE
34 COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

36  
38 **7. Public Hearing - Ordinance Amendment – Timpanogos Special Service District  
(TSSD).** Timpanogos Special Service District (TSSD) requests an amendment to the  
Regional Commercial (RC) zoning ordinance to allow above-ground utility facilities and  
40 associated buildings, and to modify lot size, frontage, landscaping, and architectural  
requirements for utility sites.

42  
44 Michael Florence, Community Development Director, presented the request from  
Timpanogos Special Service District (TSSD) to amend the Regional Commercial zoning  
46 ordinance to allow above-ground utility facilities and buildings, and modify requirements for  
utility sites.

2 Richard Mickelsen from TSSD explained that the district is undergoing major plant  
3 upgrades to accommodate growth and capture odors. The project involves capturing methane  
4 gas and hydrogen sulfide, purifying it, and injecting the methane back into the grid through  
5 Enbridge. The proposed amendment would allow a metering station on a 1.7-acre pad.

6  
7 The proposed amendments would: 1) allow above-ground gas utility lines and associated  
8 buildings; 2) exempt utility sites from the 100-foot frontage requirement while still requiring  
9 access; 3) exempt utility sites from the 25% open space landscaping requirement (except next to  
10 residential areas); and 4) exempt buildings under 800 square feet from architectural  
11 requirements while still requiring block construction.

12  
13 Commissioners expressed concerns about the visual impact of above-ground pipes and  
14 equipment, particularly with the future Vineyard Connector road planned nearby. They  
15 suggested adding a requirement for solid wall screening around the utility pad. TSSD  
16 representatives noted they would need to coordinate with Enbridge regarding security concerns  
17 but were willing to work with the city on screening requirements.

18  
19 COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING.  
20 COMMISSIONER DANIELSON SECONDED THE MOTION. THE MOTION CARRIED.

21  
22 Chairperson Johnson called for any comments from the public. Hearing none he called  
23 for a motion to close public hearing.

24  
25 COMMISSIONER DANIELSON MOVED TO CLOSE THE PUBLIC HEARING.  
26 COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

27  
28 Chairperson Johnson called for any further comments or discussion from the  
29 Commission. Hearing none he called for a motion.

30  
31 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF  
32 ORDINANCE AMENDMENT 2026-1-O AS PRESENTED WITH THE CHANGES OF  
33 ELIMINATING THE 20,000 SQUARE FEET REQUIREMENT AND ADDING  
34 REQUIREMENTS FOR SOLID CONCRETE OR PRECAST CONCRETE WALL  
35 SCREENING. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS  
36 RECORDED AS FOLLOWS:

37 CHAIRPERSON JOHNSON	AYE
38 COMMISSIONER KALLAS	AYE
39 COMMISSIONER SCHAUERS	AYE
40 COMMISSIONER DANIELSON	AYE
41 COMMISSIONER CALL	AYE
42 COMMISSIONER DONE	AYE
43 COMMISSIONER THOMPSON	AYE

44 THE MOTION CARRIED UNANIMOUSLY.

2           **8. Public Hearing - Amended Development Agreement – Nutricost Athletic Center**

4           Jason Brown requests an amendment to the 2024 Development Agreement to reduce the lot open space landscaping requirement from 20% to 15%.

6           Michael Florence, Community Development Director, presented agenda items 8, 9 and 10 at this time. Director Florence presented Jason Brown's request to amend the 2024 Development Agreement to reduce the open space landscaping requirement from 20% to 15%. He explained this amendment would update the site plan exhibit in the development agreement and confirm that corner treatments and decorative lighting would be included. Director Florence displayed renderings showing the changes from the original plan to the current design. These renderings highlighted a shift in architectural emphasis, focusing now entirely on athletics without the previously planned warehouse space.

14           Jason Brown, the applicant, mentioned the exciting changes, indicating that the facility is likely to be entirely devoted to athletics. This shift away from warehouse space marks a significant development in the project's scope. Specifically, Mr. Brown mentioned that the athletic facility would host a variety of sporting activities, with ample indoor space optimized for sports such as volleyball, potentially accommodating tournaments and regional athletic events. With a stronger focus on athletics, the facility aims to become a key destination for sports enthusiasts and participants alike.

22           The commission noted that the updated site plan not only reduces landscaping to 15% but also includes features like benches and planters, intended to enhance the overall visual appeal and functionality of the site. These additions aim to create a welcoming environment for both athletes and spectators.

28           COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING.  
30           COMMISSIONER KALLAS SECONDED THE MOTION. THE MOTION CARRIED.

32           Chairperson Johnson called for any comments from the public. The following comments were made:

34           Carolyn Lundberg – expressed strong support for the project. She pointed out the potential regional draw of the Nutricost Athletic Center, highlighting the enthusiasm from Explore Utah Valley, the county's PR firm. They are eager to promote the facility and emphasized their readiness to book events as soon as the center becomes operational. This expectation of regional engagement underscores the anticipated economic and community benefits the center is likely to bring to Lindon. The discussion also touched upon logistics, such as the ample parking provision, exceeding minimum requirements, and ensuring that guests would have sufficient space and convenience during events. The collaboration between Jason Brown and city planners demonstrated a shared vision for making the Nutricost Athletic Center a pivotal community asset, inspiring active lifestyles and fostering regional connectivity.

44           COMMISSIONER DONE MOVED TO CLOSE THE PUBLIC HEARING.  
46           COMMISSIONER KALLAS SECONDED THE MOTION. THE MOTION CARRIED.

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

4  
6 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF  
RESOLUTION 2026-08-R TO AMEND THE 2024 DEVELOPMENT AGREEMENT  
8 BETWEEN JASON BROWN AND LINDON CITY AS PRESENTED (OR LISTED  
CHANGES). COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

10 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
12 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
14 COMMISSIONER CALL AYE  
COMMISSIONER DONE AYE  
16 COMMISSIONER THOMPSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

18  
20 **9. Site Plan Approval – Nutricost Athletic Center (continued)** Jason Brown requests  
site plan approval for the site plan review that was continued by the Planning  
Commission on September 23, 2025.

22  
24 *Presented in agenda item #8. This item was a continuation from the September 23, 2025  
meeting for site plan approval of the Nutricost Athletic Center.*

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

28  
30 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT’S REQUEST  
FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE  
32 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL  
FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL  
MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY  
34 DEVELOPMENT MANUAL; 3. TREES PLANTED ALONG 700 NORTH WILL COMPLY  
WITH THE RECOMMENDATIONS FROM THE TREE BOARD; A TWO LANDSCAPE  
36 BERM WILL BE CREATED FOR THE STREET LANDSCAPING ALONG 700 N.; 4. THE  
APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS, IF APPLICABLE;  
38 5. ALL ITEMS OF THE STAFF REPORT 6. CONDITIONAL UPON APPROVAL IS  
CONTINGENT UPON CITY COUNCIL APPROVAL OF THE DEVELOPMENT  
40 AGREEMENT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE  
WAS RECORDED AS FOLLOWS:

42 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
44 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
46 COMMISSIONER CALL AYE  
COMMISSIONER DONE AYE

2 COMMISSIONER THOMPSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

4  
6 **10. Minor Subdivision Approval – Nutricost Athletic Center (continued)** Jason Brown  
requests a minor subdivision approval for a two-lot subdivision at approximately 1200  
W. 700 N. and was continued by the Planning Commission on September 23, 2025.

8  
10 *Presented in agenda item #8. This item was a continuation from the September 23, 2025  
meeting for minor subdivision approval for a two-lot subdivision at approximately 1200 W. 700  
N.*

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

14  
16 COMMISSIONER DONE MOVED TO APPROVE THE APPLICANT’S REQUEST  
FOR MINOR SUBDIVISION APPROVAL AT APPROXIMATELY 1200 W. 700 N.  
18 (PARCEL 14:050:0051) WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT  
WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL  
CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. IF REQUIRED,  
20 COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE),  
WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC  
22 INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT RECORDING, THE  
APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED  
24 SIGNATURES OF OWNERS’ CONSENT TO DEDICATION; AND OBTAIN SIGNATURES  
OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4.  
26 THE PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE  
SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; AND  
28 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DANIELSON SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

30 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
32 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
34 COMMISSIONER CALL AYE  
COMMISSIONER DONE AYE  
36 COMMISSIONER THOMPSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

38  
40 **6. Community Development Director Report**

- Next meeting: February 24<sup>th</sup>
- Misc. City Updates

42  
44 **ADJOURN** –

46 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 9:40 PM.  
COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
THE MOTION CARRIED.

2  
4  
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Approved, February 24, 2026

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Steven Johnson, Chairperson

---

Michael Florence, Community Development Director

DRAFT

## Item 4 - Concept Plan Review —Colliers Lindon, 500 S 400 W

**Date:** February 24, 2026

**Applicant:** Rick Magness

**Presenting Staff:** Brittany Wilde

**Location:** 500 S. 400 W.

**General Plan:** Research & Business

**Current Zone:** Research & Business

**Size:** 22.7692 acres

**Type of Decision:** None

**Council Action Required:**  
No



### Overview

- Concept reviews are intended to provide general feedback only. No decision will be made or voted on at this meeting.
- The applicant is proposing a three-phase mixed-use development consisting of commercial uses and residential townhomes.
- The applicant is requesting feedback regarding amending the zoning on the property, and the proposed residential unit use and density.
- With the widening of 1600 N. and current traffic volumes, this commercial corner will become increasingly important as the site redevelops. This property has the potential to strengthen the City's tax base and provide a benefit to Lindon residents and surrounding communities.

### Site and Building Design Standards

- The property is currently located within the Research & Business (R&B) zone.
- The proposed development would require an ordinance amendment and the creation of a new zoning district to allow a mix of commercial and residential uses.
- The proposed development would consist of the following:
  - 114,253 square feet of retail and commercial.
    - 19,682 sq ft of stand-alone pad sites.
    - 94,571 sq ft for anchor tenants.
  - 126 townhome units at a density of 14.8 units per acre.
- The applicant has submitted a conceptual site plan for the property, as well as conceptual renderings from previous projects to illustrate potential townhome designs.

### Staff Feedback

Staff have provided the following feedback to the developer:

- Relocate the pickleball courts so they function as a stronger amenity for the overall development.
- The plan proposes 63 visitor parking stalls for 126 units. Staff recommends evaluating the visitor parking ratio.
  - Tilia Court and Song Bird Cove provide 0.5 visitor stalls per unit, along with two-car garages and driveway parking.
  - Anderson Farms includes 125 units with 47 visitor stalls, two-car garages, and driveway parking.

- The city would prefer the townhome units be owner-occupied
- Consider incorporating a mix of front-loaded and rear-loaded units to allow some townhomes to include private rear yards.
- While the project includes significant landscaping, the three common open space areas appear to total approximately 10% open space.
- Staff have concerns regarding the quality and livability of units located near the anchor tenant delivery areas. The applicant has removed one unit at the end of each building to allow for additional trees and landscaping.

### **Exhibits**

1. Aerial Image
2. Project Narrative
3. Concept Site Plan
4. Townhome Rendering Examples

### **Aerial Image**





February 17, 2026

City of Lindon  
Development Services  
100 N State St  
Lindon, UT 84042

RE: Project Narrative

AWA Engineering is requesting a Land Use Permit for a proposed mixed-use community plan that will include commercial and residential development.

#### Background

The current site is developed with two separate structures which house multiple businesses including Warehouse B Discount Store and Vivint.

Existing building is approximately 364,248 s.f. and will be demolished.

Overall site area: ± 22.703 acres

Perimeter rights-of-way: 500 South Street (1600 North Street), 400 West Street, 400 South Street

Current Zoning: R&B – Research and Business

General Plan Designation: Flex- Office

#### Site Plan / Phasing

The subject property is located at the corner of 500 W and 500 S St. This development will have 3 phases to be developed at separate times. Phase 1 will include the development of approximately 5.985 acres for 4 commercial pads. This development will primarily face 500 South Street. Phase 2 will include 2 commercial anchors that will have a site area of 8.228 ac. Anchors will be located north of the commercial pads from phase 1. Phase 3 will include 122 residential townhome units with a site area of 8.489 ac. Townhomes will be located along 400 South Street and 400 West Street. Townhomes are primarily 2-story, rear-loading units with 2 parking spaces per unit. The townhomes along 400 West St. are 3-story, rear-loading units, however, only the top two stories will be exposed from the frontage as the structures are used to catch grade given the steep existing slopes.

A detention pond will be constructed on the northwest corner of the site to collect stormwater runoff from the entire development. Landscaping improvements will be constructed through each phase, culminating in an overall open space area percentage of 21.6%. There are 63 guest parking stalls for the residential phase. There will be 6 pickleball courts with separate parking constructed on the northwest corner of the development during phase 3.

## Transportation / Access

The site offers multiple access points:

Two full access locations on 500 South Street – this provides general vehicular access to the commercial retail pads and anchor stores.

One full access location on 400 West Street - this provides vehicular access to the townhome units and provides circulation for commercial visitors.

Two full access locations on 400 South Street – this provides vehicular access to the townhome units.

Colliers looks forward to working with Lindon City during the review/approval process, as well as being a partner with the city's success at this location. Thanks in advance for your consideration and approval.

Regards,

*Rick Magness*

Rick Magness, AICP

Entitlement Manager / Land Planner

[rickm@awaeng.com](mailto:rickm@awaeng.com)

(702) 370-6962

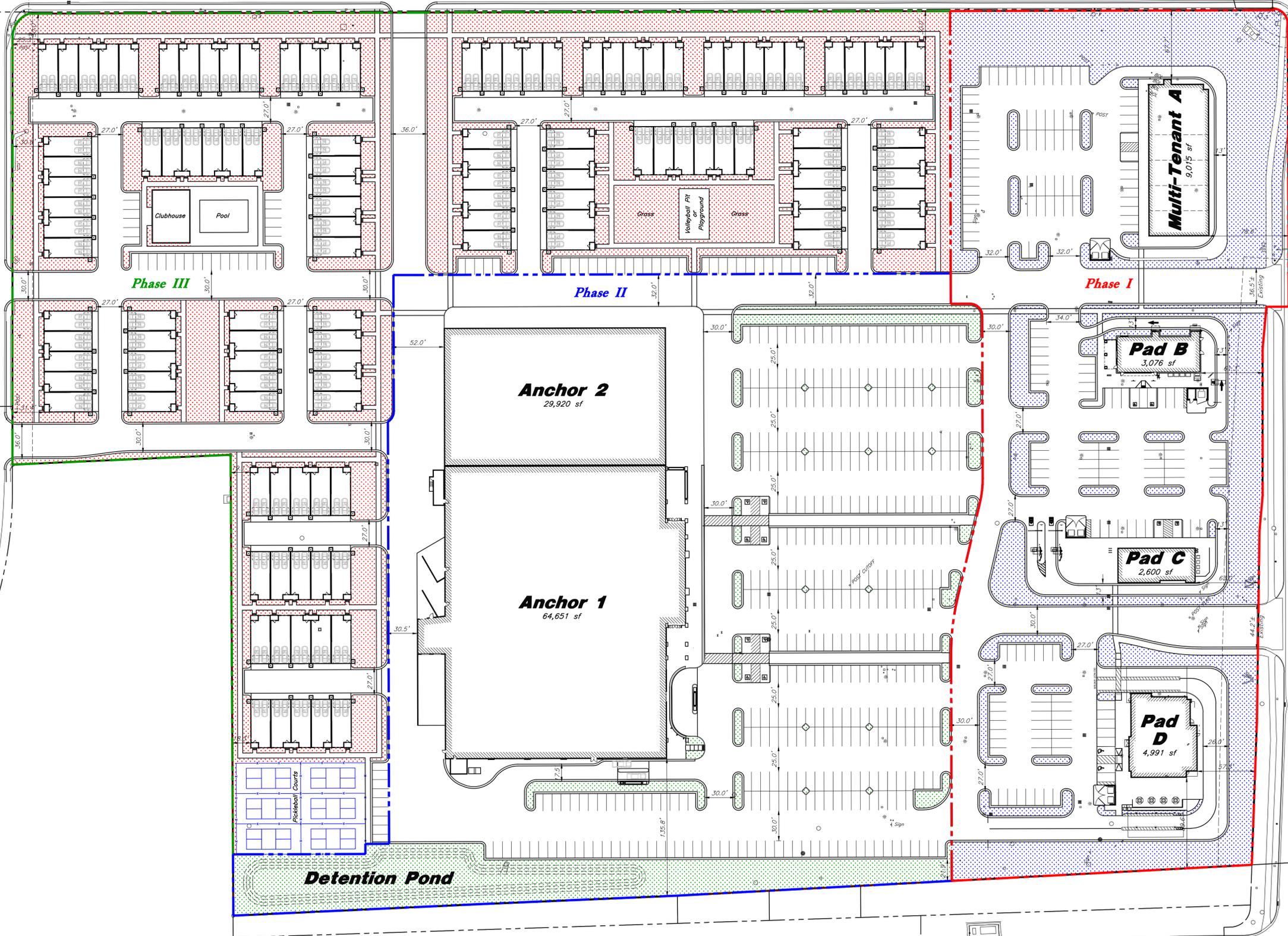


Scale: 1" = 50'  
 50' 0 50' 100'

400 West Street

400 South Street

500 South Street  
 1600 North Street



**Site Data**

Overall = 22,703 ac  
 Commercial = 14,213 ac (62.6%)  
 Residential = 8,490 ac (37.4%)  
 Open Space = 4,910 ac (21.6%)

**Phase I Commercial 1 Site Area**  
 = 260,722 sf (5.985 ac)  
 Pad A = 9,015 sf  
 Pad B = 3,076 sf  
 Pad C = 2,600 sf  
 Pad D = 4,991 sf  
 Total = 19,682 sf  
 Landscaping = 74,141 sf

**Phase II Commercial 2 Site Area**  
 = 358,414 sf (8.228 ac)  
 Anchor 1 = 64,651 sf  
 Anchor 2 = 29,920 sf  
 Total = 94,571 sf  
 Landscaping = 39,970 sf

**Phase III Residential Townhomes**  
 = 369,786 sf (8.490 ac)  
 122 Units (14.37 Units/Acre)  
 Landscaping = 99,750 sf

CLIENT INFORMATION:

Colliers

CLIENT LOGO:



Conceptual Site Plan

**Colliers Lindon**  
 500 West 500 South  
 Lindon, Utah

Project No:	25-107
Designer:	DC
PM:	JT/PM
DCM:	XX
Final Review:	XX

25-107 CSP L

13 Feb, 2026

SHEET NO.

**L**

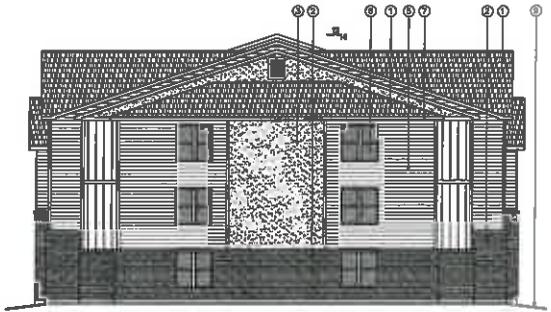
NOTE:  
 This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

# Apartments

### LEGEND

1. 30 YR. ARDYS GRADE ASPHALT/FIBERGLASS COMP. SHINGLES OVER 1/2" U.S. FELT
2. BRICK VENEER: ATTACH ONLY BRICK TIES TO WALL STUDS, EA. TIE SHALL NOT SUPPORT MORE THAN 2 SQ. FT. BRICK TIES SHALL BE METAL ATTACHED TO STUDS. U.S. BRICK LAY ALL OUT BY 48 INCHES. FT. FROM BY A MIN. OF 2". INSTALL CONDENSATION RESISTANT FLASHING FROM FINISH OF THE STUD 2" OUTSIDE & TO EXTERIOR 1/2" MIN. BEYOND FINISH FACE. PROVIDE 3/8" VEEB HOLES AT 6" O.C.
3. STUCCO SYSTEM (1 COAT) OVER WIRE LATH OVER (2) LAYERS BRICK OR FELT OR GIBBS BRICK OVER STRUCTURAL BRICKWORK. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER IT REPORT FROM AN CITY/INSPECTOR APPROVED EQUAL-PEPARE BRICKMAY & METAL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CORNICE, JOINTS.
4. MANUFACTURED STONE VENEER, METAL PER MANUFACTURER'S SPEC.
5. FIBER-CEMENT BOARD SIDING, PAINT & METAL PER MANUFACTURER'S SPEC. HORIZONTAL, LAP BOARD & BATTERY BRANK, AND PAINT, SIDING FOR ELEVATIONS.
6. DR. GLAZED VINYL SLIDING WINDOWS & PATIO DOORS. SEE DETAIL 8/A-302. DASH ALL AROUND.
7. FIBER-CEMENT BOARD PARDEA & TRIM AT ROOF OVERHANGS & BALCONIES.
8. STEEL STAIRS W/ CONC. PAWL, NON SLIP SURFACE.
9. FIBER GRADE PER CIVIL DRAWING.
10. GALVANIZED FLASHING W/ DRIP EDGE.
11. VINYL WRAPPED POSTS AND TRILLS BY HANDBRICKS INC.

Tubile and Associates, P.C.  
 ARCHITECTS  
 1000 10th Ave. N.E.  
 Atlanta, GA 30309  
 404.525.1111  
 tubileandassociates.com



LEFT & RIGHT ELEVATIONS



FRONT & REAR ELEVATIONS

EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS  
 SHEET NO. A-201.01  
 DATE:



# Clubhouse - \*1

## LEGEND

1. 30 YR. ARCH'L. GRADE ASPHALT/FIBERGLASS COMP. SHINGLES OVER 1/2" FELT.
2. BRICK VENEER. ATTACH GALLY. BRICK TIES TO WALL STUDS. EA. TIE SHALL NOT SUPPORT MORE THAN 2 SQ. FT. BRICK TIES SHALL BE MESH ATTACHED TO ROOF. JT. MEM. LAP ALL JTS. W/ 4" MEM. JT. MEM. BY A MIN. OF 2". INSTALL DOWNSPOUT RESTRAINT FLASHING FROM FINISH UP THE 1ST 3 COURSES & TO EXTEND 1/2" MIN. BEYOND FINISH FACE. PROVIDE 3/4" WEIR HOLES 3" C.C.
3. STUCCO SYSTEM (1 COAT) OVER WIRE LATH OVER (2) LAYERS GRADE 1/2" FELT ON HOUSE WRAP OVER STRUCTURAL BREATHING STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ED REPORT #104. OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS. INCLUDING CONTROL JOINTS.
4. PAINTED FIBER-CEMENT BOARD & BATTEN SIDING. INSTALL PER MANUFACTURER'S SPEC'S.
5. HORIZONTAL FIBER-CEMENT LAP SIDING. INSTALL PER MANUFACTURER'S SPEC'S.
6. DRK. GLAZED WOOD SLIDING WINDOWS & PATIO DOORS. ALL WINDOWS TO HAVE 2" POP-OUT TRIM.
7. ALUMINUM FASCIA & TRIM AT ROOF OVERHANGS & BALCONIES.
8. FINISH GRADE PER CIVL. DRAWINGS.
9. GALVANIZED FLASHING W/ DRIP EDGE.

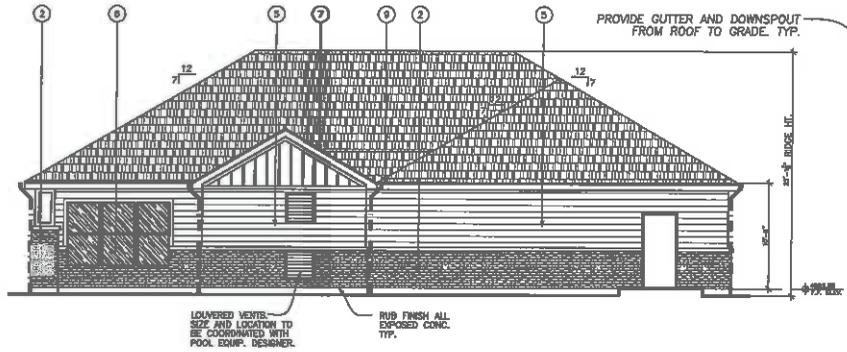
THE ARCHITECTS  
 Roy, Utah  
 ARCHITECTS  
 500 EAST MAIN ST.  
 RAY, UTAH 84304  
 TEL: 435-833-1111  
 FAX: 435-833-1112



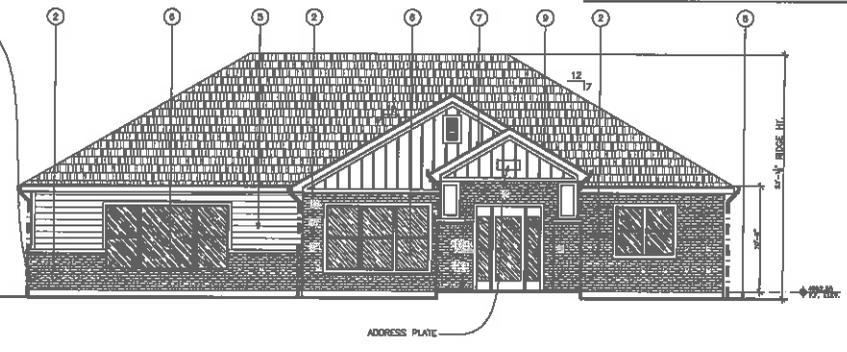
THE ORCHARDS AT ROY  
 Roy, Utah

CLUBHOUSE ELEVATIONS

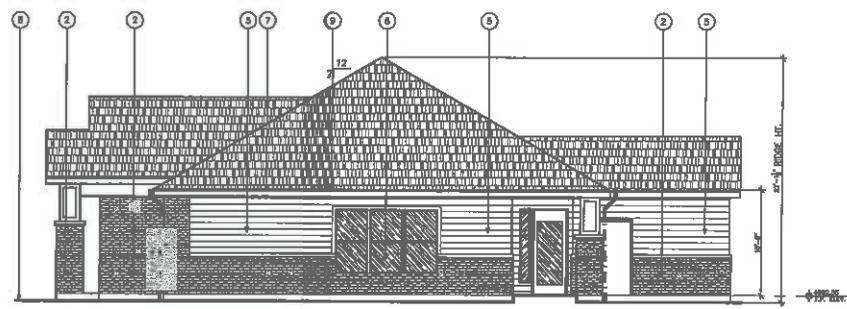
May 10, 2018  
 DATE  
 DRAWN BY  
 CHECKED BY  
 PROJECT NO.  
 A-201.7



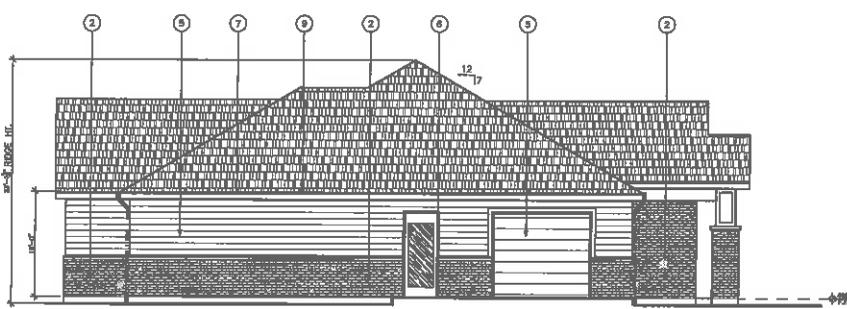
**D REAR ELEVATION**  
 A-201.7 SCALE: 3/16" = 1'-0"



**A FRONT ELEVATION**  
 A-201.7 SCALE: 3/16" = 1'-0"



**C RIGHT ELEVATION**  
 A-201.7 SCALE: 3/16" = 1'-0"



**B LEFT ELEVATION**  
 A-201.7 SCALE: 3/16" = 1'-0"

Twin homes

**FOUNDATION NOTES:**

All footings shall bear on natural undisturbed soil. Footings shall be constructed to a minimum depth to an approved frost penetration depth (see ASCE 7-10) or as determined by geotechnical engineer. All footings shall be finished on the exterior with a minimum slope of 1/4" per foot minimum for first 12'-0" with the slope thereafter to approved drainage area.

**ATTIC VENTILATION NOTES:**

The net free ventilation area shall not be less than 1/60th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated. The area to be provided by ventilated attic system.

**GENERAL NOTES:**

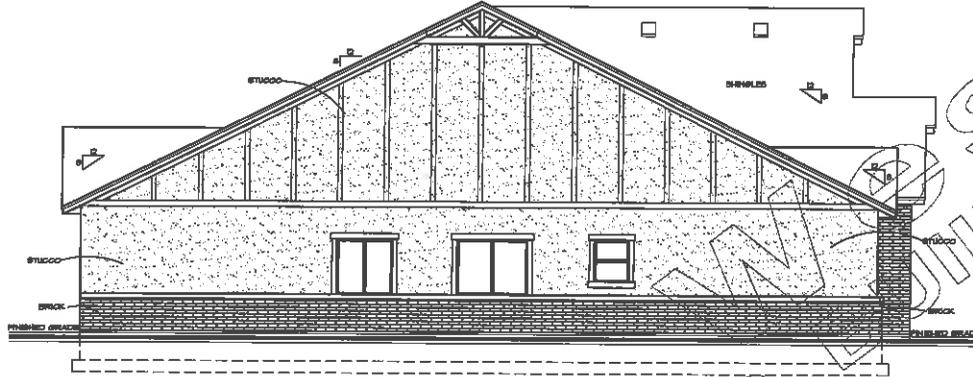
Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and alterations prior to construction. All dimensions shall be given unless otherwise noted. Foundation's responsibilities for foundation of exterior shall be to provide. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

**WINDOWS NOTES:**

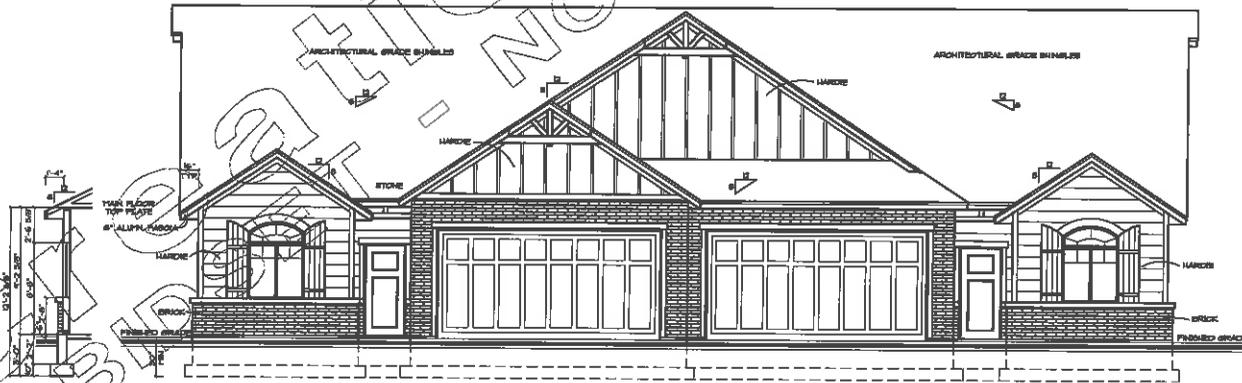
Windows shall have a finished clear opening height size of 44" from floor. Windows to have 20" min. clear width and 20" min. clear height. Window sashes to be a min. of 5/8" x 1/4". Windows to be rated at VEM1 for the use for glass area and 1/20th of the sq. ft. for ventilation requirements. Maximum area of the floor to be of tempered glass.

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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.



**LEFT ELEVATION**  
SCALE 1/4" = 1'-0"



**TYP. SECTION**  
SCALE 1/4" = 1'-0"  
NOT APPLICABLE IN ALL LOCATIONS

**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"

CREATIONS WEST  
UNIVERSITY RIDGE  
1000 SOUTH UNIVERSITY PARK  
CLEARFIELD, UTAH

8261 E. 1700 Street  
Ammon, Idaho 83408  
Phone: 325.3653  
Phone: 325.3653

1181 Loganville Park Dr.  
Suite # 110  
Clearfield, Utah 84015  
Phone: 325.3653  
Phone: 325.3653

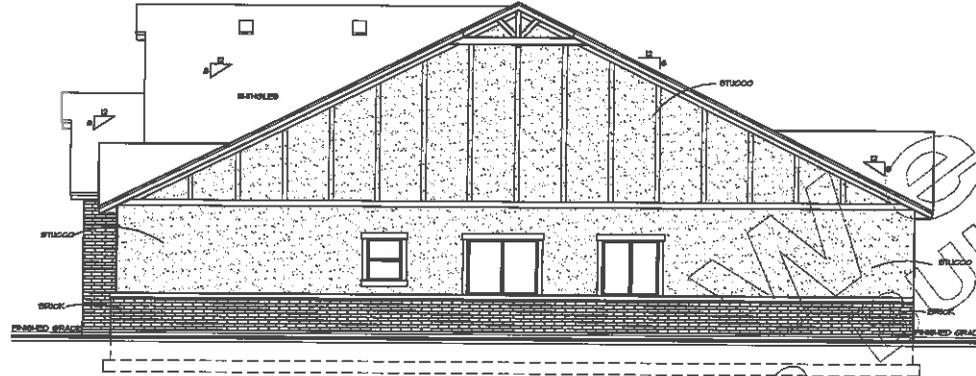
**CREATIONS WEST**  
ARCHITECTURE & DESIGN  
WWW.CREATIONSWEST.COM

DATE  
MAY, 19 15  
SHEET  
1

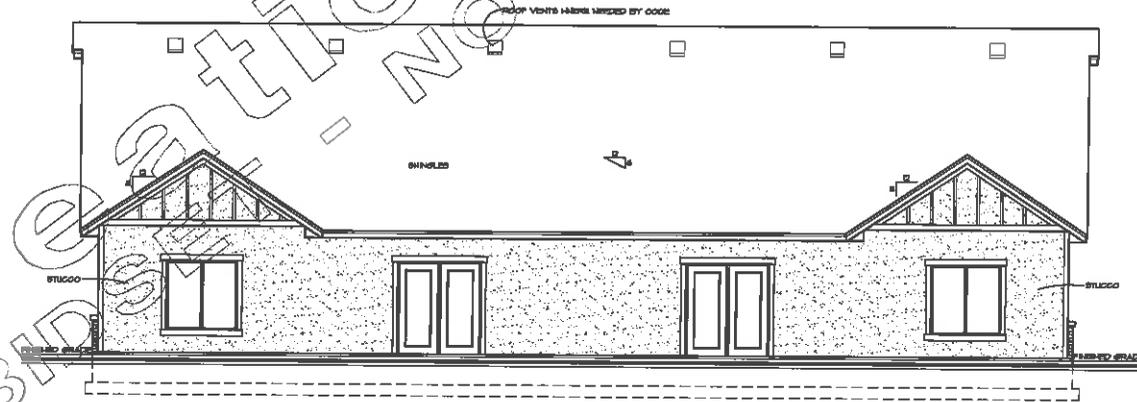
PLAN NUMBER  
**DUPLEX**

# Twinhomes

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**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

PLANNED FOR:  
**UNIVERSITY RIDGE**  
 SOUTH UNIVERSITY PARK  
 1000 CLEARFIELD, UTAH

3244 E. 17th Street  
 Ansonia, Utah 84006  
 P: 801.226.4700  
 plans@creationswest.com

1181 Legend Hills Dr.  
 Suite # 130  
 Clearfield, Utah 84005  
 P: 801.226.4700  
 plans@creationswest.com

**CREATIONS WEST**  
 ARCHITECTURE & DESIGN  
 WWW.CREATIONSWEST.COM



PLAN NUMBER  
**2**

PLAN NUMBER  
**DUPLEX**

Twinhomes

**FOUNDATION NOTES:**

All footings shall bear on natural undisturbed soil. Footings shall be embedded to a minimum depth to an approved local jurisdiction. (2'-0" MIN.)  
 Finish grading shall be done to an approved positive drainage grade from all building foundations. A minimum slope of 1% shall be maintained for first 12'-0" with this slope thereafter to approved drainage area.

**ATTIC VENTILATION NOTES:**

The net free ventilation area shall not be less than 1/60th provided that on each side of the attic is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

**GENERAL NOTES:**

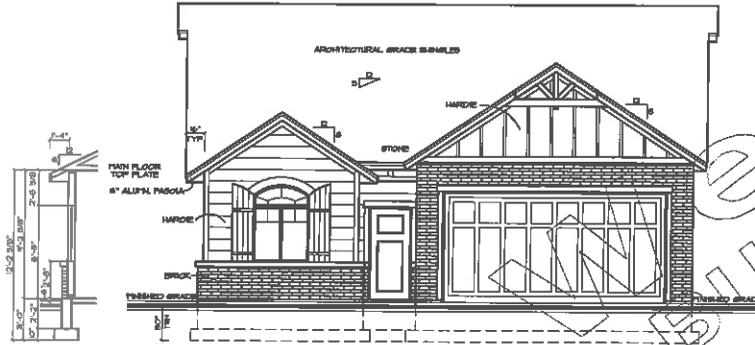
Contractor shall verify all conditions governing the work shall be made and endorsed by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.  
 Note that all written dimensions take precedence over notes. Manufacturer's specifications for installation of materials shall be followed.  
 Horizontal dimensions shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

**MISCELLANEOUS NOTES:**

Windows shall have a finished clear opening height min. of 44" from floor.  
 Windows to have 20" clear width and 24" with clear height.  
 Windows shall be a min. of 1 1/2" sq. ft.  
 Windows to be sized to provide for 100 sq. ft. for glass area and 250% of the sq. ft. for ventilation requirements. Windows shall be 18" of the floor to be of tempered glass.

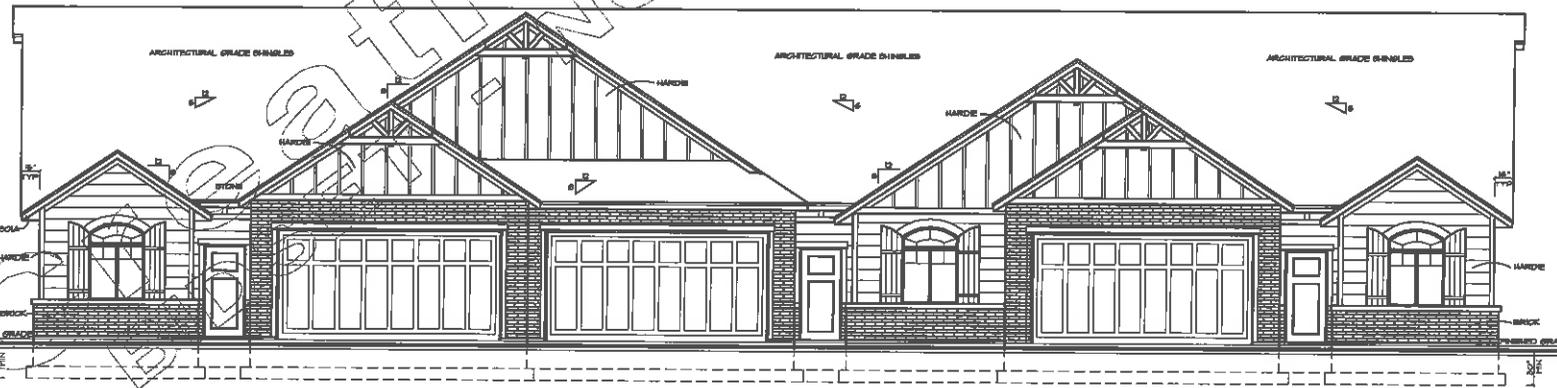
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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.



**TYP. SECTION**  
 SCALE: NOT APPLICABLE IN ALL LOCATIONS

**FRONT ELEVATION 1-PLEX OPTION**  
 SCALE: 1/8" = 1'-0"



**TYP. SECTION**  
 SCALE: NOT APPLICABLE IN ALL LOCATIONS

**FRONT ELEVATION 3-PLEX OPTION**  
 SCALE: 1/8" = 1'-0"

PLAN NUMBER  
**UNIVERSITY RIDGE**  
 1000 SOUTH UNIVERSITY PARK  
 CLEARFIELD, UTAH

83241 E. 17th Street  
 American Fork, UT 84003  
 801-227-3333  
 plans@creationswest.com

11811 Leonard Hill Dr.  
 Suite # 120  
 Clearfield, Utah 84015  
 801-227-3333  
 plans@creationswest.com

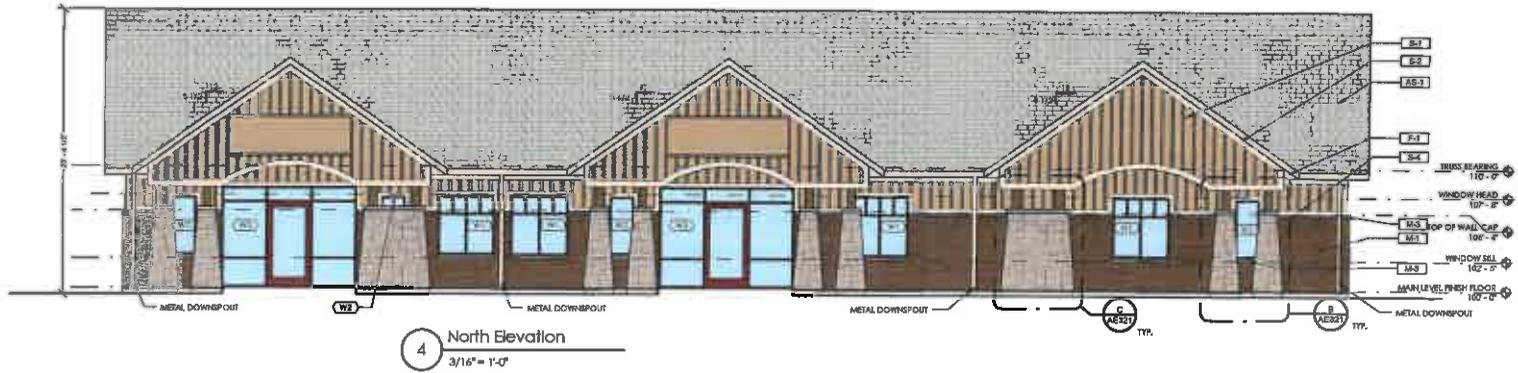
**CREATIONS WEST**  
 ARCHITECTURAL DESIGN  
 WWW.CREATIONSWEST.COM



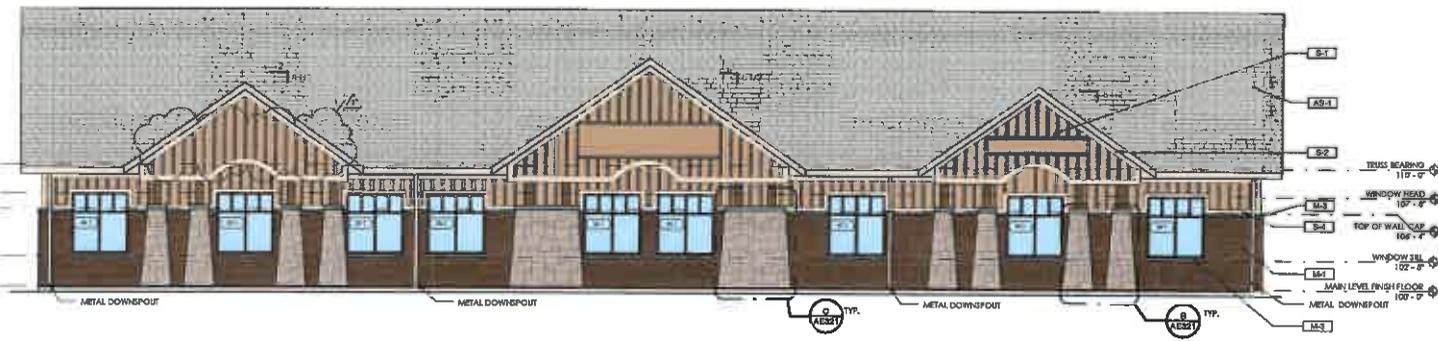
DATE: 11/11/15  
 DRAWN BY: H B  
 CHECKED BY:

PLAN NUMBER  
**DUPLEX**

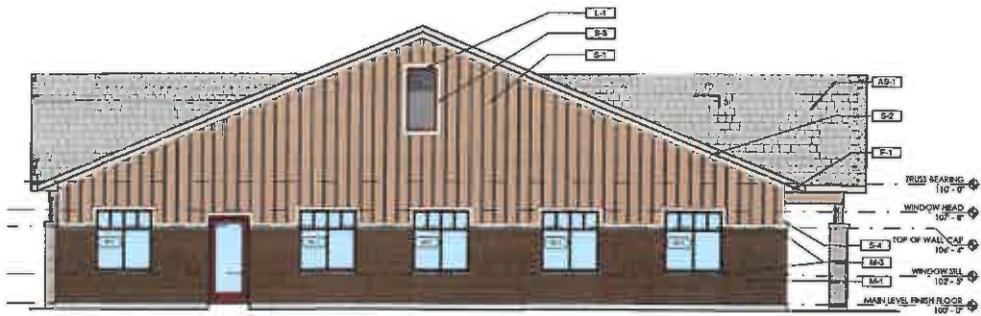
Commercial/12,000 Office



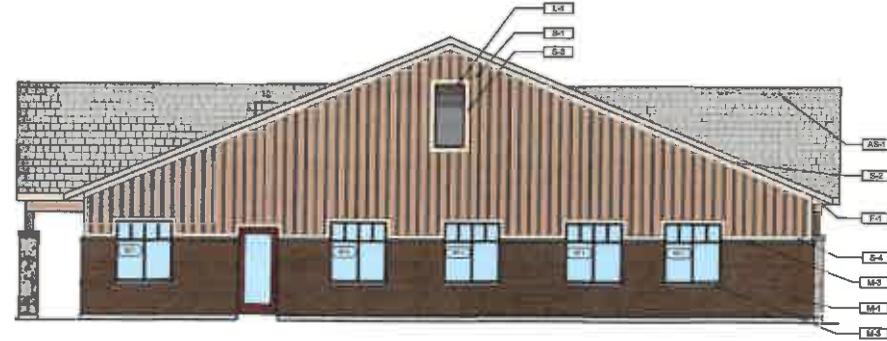
4 North Elevation  
3/16" = 1'-0"



3 South Elevation  
3/16" = 1'-0"



2 East Elevation  
3/16" = 1'-0"



1 West Elevation  
3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	MATERIAL / MARK	COLOR / FINISH	PRODUCT INFORMATION
L-1	2" x 2" metal AWG Louver	Color: Match window frames	Preparation and application as per Manufacturer instructions.
<b>MASONRY</b>			
M-1	Interstate Brick	Interstate BRICK Color: mocha, Size: 2 1/4 IMPROVER	Preparation and application as per Manufacturer instructions.
M-2	Stone Cultured Stone	Stone Cultured Stone-Country Ledgerstone-Color: Aspen	Preparation and application as per Manufacturer instructions.
M-3	Stone Cultured Stone	Stone Cultured Stone-Country Ledgerstone-Color: Aspen	Preparation and application as per Manufacturer instructions.
<b>Metal</b>			
F-1	Metal Fascia	Color: To be indicated by Architect by Manufacturer color	
<b>Siding</b>			
S-1	LP Building Products	Smart Side - 3/8" x 1 1/2" 1/2" in. on board modeling Color: SW4114 Polar Ice White/Satin	Product information
S-2	LP Building Products	SmartSide 5/8" x 1 1/2" x 5/8" Color: FW4113 Interactive Green/Starvo Williams Duration Exterior Latex Coating - Finish Sate	Preparation and application as per Manufacturer instructions.
S-3	LP Building Products	SmartSide 5/8" x 3/4" x 5/8" Color: FW4113 Interactive Green/Starvo Williams Duration Exterior Latex Coating - Finish Sate	Preparation and application as per Manufacturer instructions.
S-4	LP Building Products	SmartSide 1/2" x 1 1/2" x 5/8" Color: FW4113 Interactive Green/Starvo Williams Duration Exterior Latex Coating - Finish Sate	Preparation and application as per Manufacturer instructions.

**GENERAL NOTES**

1. Provide blocking as required for vertical wood siding.
2. All exterior windows must have an MBIC label or label to the frame or must have an approved certificate to allow the use of any 1/2" insulate less than the default factor. (ASQ) Unless the approved certificate is provided the U factor are not acceptable and a default factor of .60, SHGC of .7 for windows.
3. C-402.3.2 make reference to 301.5 factor.
4. C-402.3.3 Fenestration is limited to 30% max of the gross of the above grade wall.



Consultant

**FARMINGTON FIELDS**  
Building # 1  
491 West Bourn Circle  
Farmington, Utah

No.	Date	Description
1	03.26.15	CD REVIEW PACKAGE
2	04.30.15	CD PACKAGE

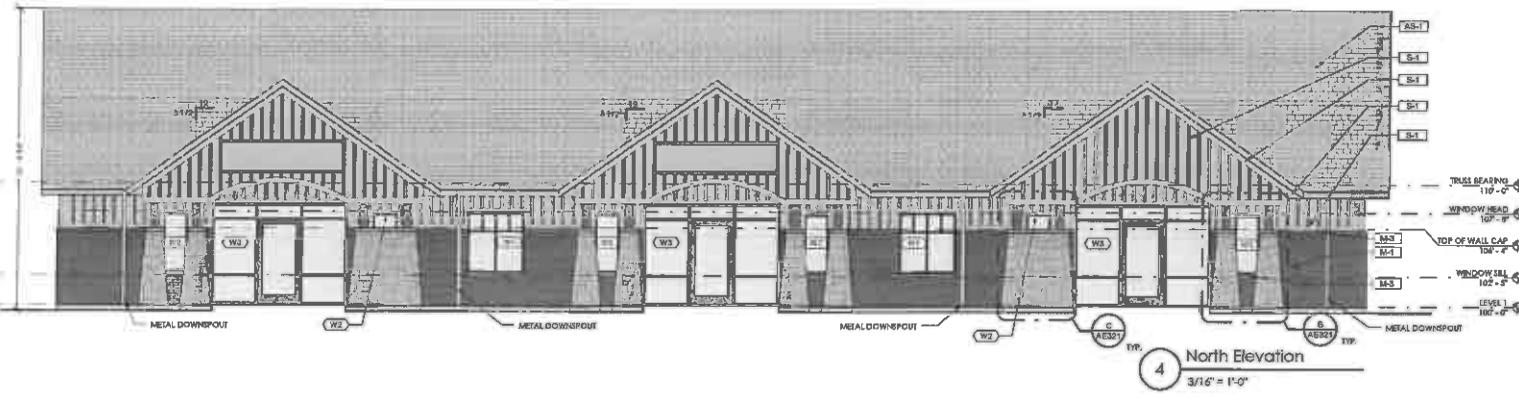
Revision	No.	Date	Description
1	01.28.15		Revision 1
2	02.13.15		Revision 2

SAA Project No. 213001  
Drawing Title

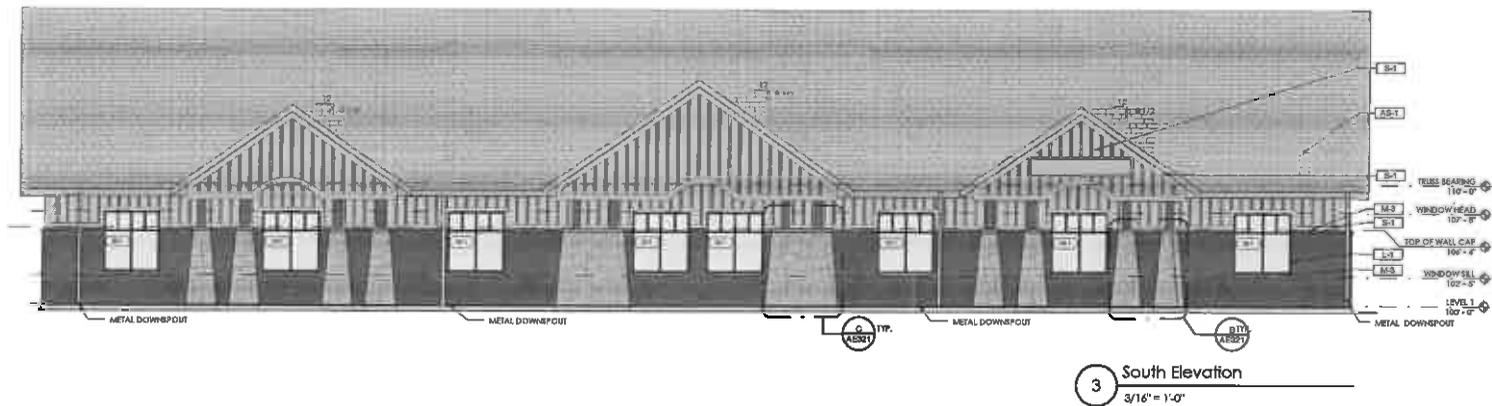
EXTERIOR ELEVATION

Sheet Number

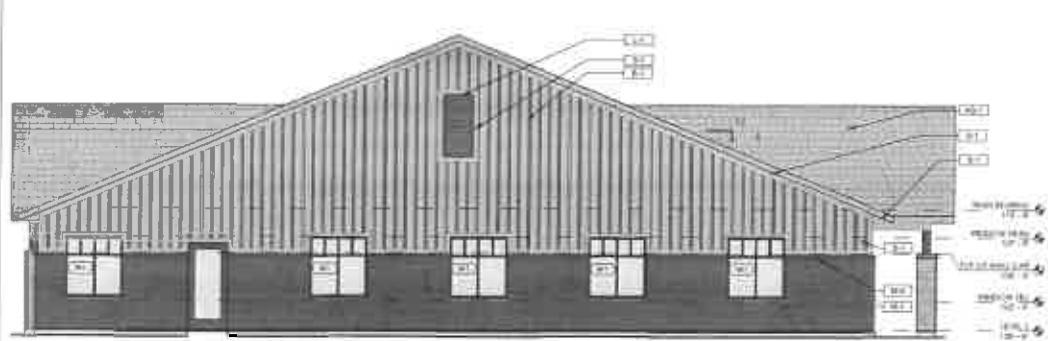
**AE200**



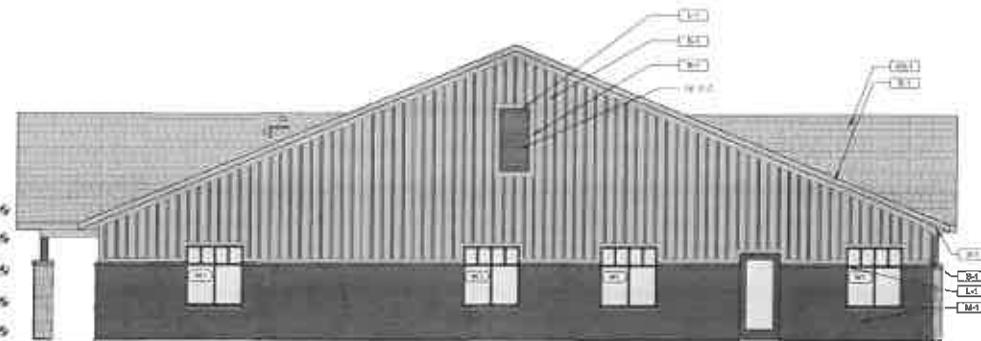
4 North Elevation  
3/16" = 1'-0"



3 South Elevation  
3/16" = 1'-0"



2 East Elevation  
3/16" = 1'-0"



1 West Elevation  
3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARC	MATERIAL / MANUF	COLOR / FINISH	PRODUCT INFORMATION
LP-1	LP Building Products	SmartSide Trim - a 1/2" x 5/8" - Color: SW41 50 Universal Knots, Sherwin Williams Duralux Exterior Latex Coating - Finish: Satin	Preparation and application as per Manuf. written instructions
<b>Asphalt Shingles</b>			
AS-1	Carlisle	Asphalt Shingle, Color to Match Building #1	Preparation and application as per Manuf. written instructions.
<b>Windows</b>			
L-1		7'-0" x 5'-0" Metal AISC L-Series - Color: Match window frames	Preparation and application as per Manuf. written instructions.
<b>MASONRY</b>			
M-1	Interstate Brick	Interstate Brick, Color: mocha, Size: 2 1/4 IMPEROR Match Building #1	Preparation and application as per Manuf. written instructions
M-2	Rural Cultured Stone	Rural Cultured Stone-Country Ledgerstone-Color: Aspen	Preparation and application as per Manuf. written instructions.
M-3	Rural Cultured Stone	Rural Cultured Stone-Country Ledgerstone-Color: Aspen	Preparation and application as per Manuf. written instructions.
<b>Metal</b>			
F-1		Metal Fascia - Color to Match Building #1	

**GENERAL NOTES**

1. Provide bleaching as required for vertical wood siding.
2. All exterior windows must have an NRC label or label to the same or must have an approved certificate to allow the use of any U factor less than the default factor, 1.650. Unless the approved certificate is provided the U factor will not be acceptable and a default factor of 1.650, NRC of 7 for windows.
3. C-402.5 Metal aluminum to .35 U factor.
4. C-402.5 Fastener/trim is limited to 30% max. of the gross of the above grade wall.



Consultant

**FARMINGTON FIELDS**  
Building #2  
491 West Bourn Circle  
Farmington, Utah

Revised		
No.	Date	Description
1	11.18.15	CH
Revised		
No.	Date	Description

EXTERIOR ELEVATION

Sheet Number  
**AE200**

