

Lindon City Planning Commission Staff Report



April 28, 2026

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, April 28, 2026**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. 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 for link to download agenda & staff report materials.

1. Call to Order

2. Approval of minutes - Planning Commission 04/14/2026

3. Public Comment

4. Site Plan Approval – Alexander’s Office Warehouse

Nate Reiner of CIR has submitted application seeking site plan approval for the property located at 377 S. 800 W. The applicant proposes to develop a 53,509-square-foot office/warehouse.

(20 minutes)

5. Concept Plan Review – Dunn’s Cove – 564 W 550 N

Wayne Corbridge of Sego Homes has applied for a concept plan review to receive general feedback for future development of the property located at 564 W 550 N.

(20 minutes)

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 website found at 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 websites.

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

Posted By: Britni Laidler, City Recorder

Date: 04/10/2026 **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

Item 4: Site Plan Approval – Alexander Office/Warehouse

Date: April 28, 2026

Applicant: Nate Reiner

Presenting Staff: Michael Florence

General Plan: Flex Commercial

Current Zone: Regional Commercial

Property Owner: 377 S. 800 W.
LLC

Address: 377 S. 800 W.

Parcel ID: 45:417:0017

Type of Decision: Administrative

Council Action Required: No

Project #: 26-005-2



SUMMARY OF KEY ISSUES

1. The applicant is seeking site plan approval to develop a 53,509 square foot office/warehouse building.

OVERVIEW

- The planning commission and city council amended the general plan and zoning for the development on August 4, 2025

MOTION

I move to (*approve, deny, or continue*) the applicant's request for site plan approval for the property located at 377 S. 800 W. 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 zoning and development specifications as found in the Lindon City Development Manual;
3. If ground level equipment is proposed, those areas will be screened to meet the requirements of the Regional Commercial zone;
4. Final building and site design will meet the requirements of the Regional Commercial zone and applicable development requirements as found in Title 17 of the Lindon City Code; and
5. All items of the staff report.

Surrounding General Plan & Zoning Designations and Land Use

North: Flex Office, Research & Business (RB) – Office parking lot

East: Flex Office, Research & Business (RB) – Office building

South: General Commercial, PC-1/PC-2 – Car dealerships

West: Light Industrial, Light Industrial – Steel manufacturing plant

Site Development Standards

Parking

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

Office use: 1 stall per 350 square feet

Warehouse use: 1 stall per 500 square feet

Required	Provided	Compliant?
115	115	Yes
Drive isle 24' width	26'	Yes
Bicycle parking. 9 required	10	Yes

Traffic Conditions

The development will be served by two access points from the public street. Due to documented speeding issues on the roadway curve, and to improve safety for vehicles exiting the site, the developer will install two sets of island chokers to narrow the roadway and reduce vehicle speeds.

Landscaping Standards

Landscaping standards are based on the zone and the number of parking stalls.

Interior Parking Lot Landscaping Standards	Compliant?
A parking lot with 10 or more required parking spaces shall provide at least 40 sq. ft. of interior landscaped area for each parking space. 40 x 115 = 4,600 sq ft required.	Yes - 4,787 sq ft
The landscape materials shall consist of at least 75% living vegetation and 25% of xeriscape materials.	Yes
Trees must be installed within the interior parking lot landscaping areas at a ratio of 1 tree for every 10 required parking stalls.	Yes

Required Site Landscaping	Provided	Compliant?
Minimum 25% site landscaping	27%	Yes
A landscape strip 16'-20' in width from the back of the sidewalk.	Ranges from 8'-22'	Yes
70% plant coverage/30% mulch	8,645 sq ft	Yes
Trees must be planted every 30 ft on center along public street frontages	Trees are planted every 30'	Yes

Other Site Requirements

Site requirements are based on the development standards for the indicated zone

Requirements	Provided	Compliant?
Minimum Lot Size of Zone is 20,000 sq ft	3.429 acres	Yes
Building Setback <ul style="list-style-type: none"> • Front: 30' • Rear: 30' • Side: 30' • Side 30' 	The building is a minimum of 30' from each property line.	Yes
Building Height: 80'	48'	Yes

Building Design and Architectural Standards

Architectural Design

Design Element	Design Standard Requirement	Proposed Design Element
Façade Articulation	Buildings over 20,000 sq ft shall have multiple bays and facades that articulate every 50'. Building articulation is important to visually engage the populace. This can be accomplished through façade modulation, use of engaged columns or other expressions of the structural system, horizontal and vertical divisions through differing textures and materials.	The developer has proposed multiple individual tenant spaces that divide the building into modules. The 50' façade articulation requirement has been met. There is a change in materials, window and door fenestration, and colors and vertical divisions with the canopies
Façade Articulation	Avoid flat looking walls/façades and large, boxy buildings. Break up the flat front effect by introducing projecting elements such as wings, porticos, bay windows, trellises, pergolas, port-cocheres, awnings, recessed balconies and/or alcoves, cornices, or other offsets, changes in plane, and changes in height. Staggered bays will also contribute to a greater definition of a façade.	The facades do include canopies over the entrances and upper windows. The corner entrance canopies and windows wrap the two corners of the building.
Building Orientation	Orient buildings to the main street	The building is oriented to the main street.
Roof Variation	Variation in rooflines is appropriate through the use of dormer windows, overhangs, arches, stepped roofs, gables or similar devices.	The building includes "pop-ups" on the roofline for each tenant space with a decorative cornice treatment.
Building Materials	Concrete tilt up construction is permitted when stamped, stained, or textured panels are used to add character and appeal to the building; wainscot is also recommended to break up the façade; use change of color or change of material to break up large walls of cement; plain cement panels without decorative features are not permitted; windows can also be used to add character and break up the wall area.	The applicant is proposing concrete tilt-up buildings. Architectural features will consist of glass storefront windows, a board form texture pressed into the concrete, metal canopies, and a rock texture pressed into the concrete.
Color	Avoid large areas of the same color and/or materials with no relief. Conversely, avoid the use of too many materials and/or colors, which may create busy or incongruous façades. Earth tones are generally preferred over harsh or loud colors, except where more vibrant colors are used as accents to the primary colors.	The applicant is proposing three different color variations. The three colors meet the Lindon Color Palette.

Engineering Requirements

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

Staff Analysis

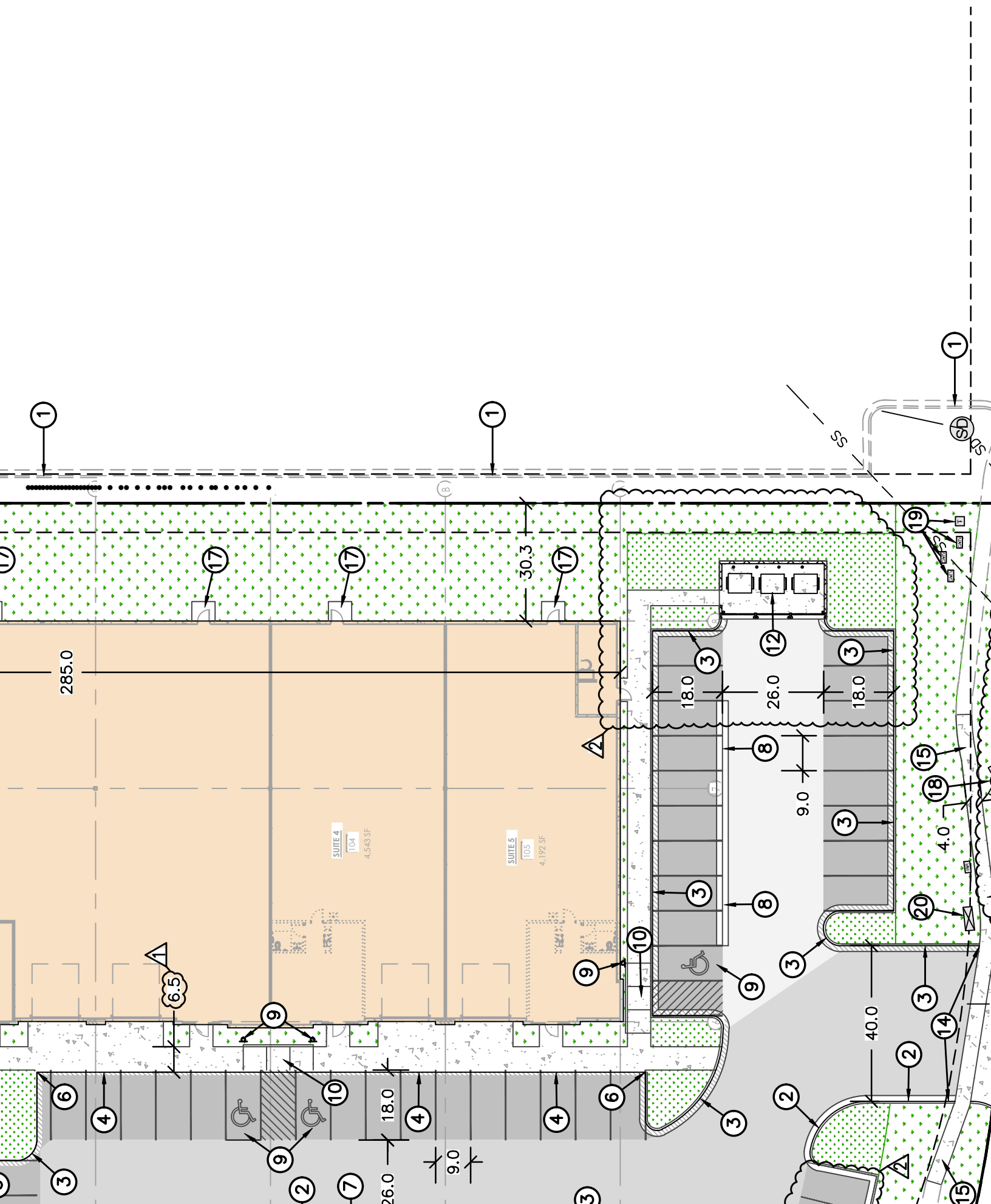
Staff believes the building meets the architectural requirements of the Regional Commercial zone. The site will be well landscaped and will be a benefit to the adjacent Canopy Business Park.

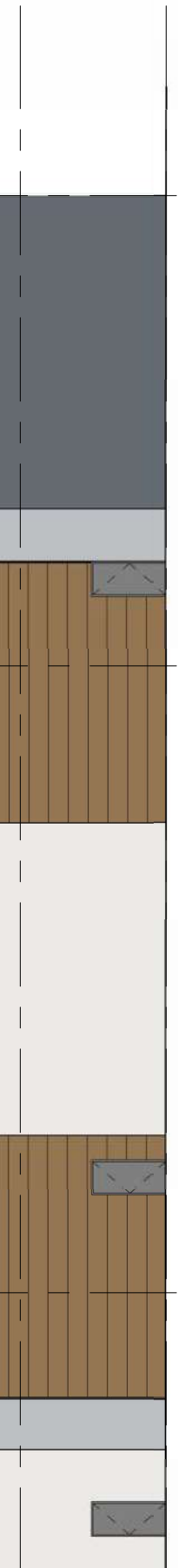
EXHIBITS

1. Aerial photo
2. Site plan
3. Landscape plan
4. Building renderings

Aerial Photo





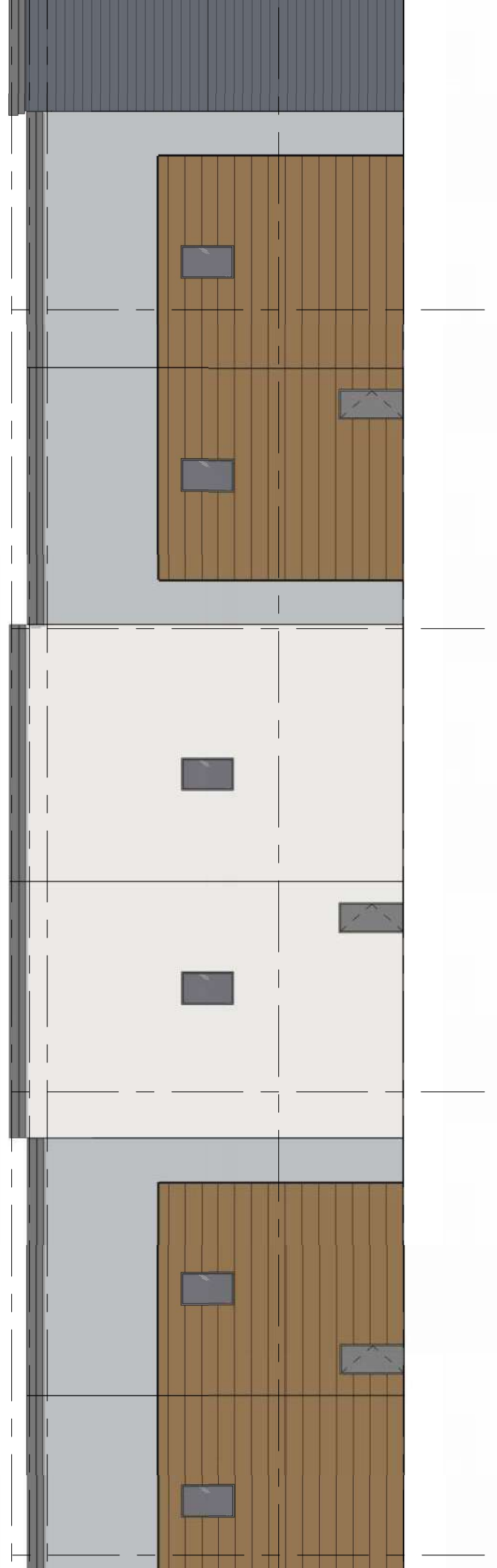


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Item 5: Concept Review — Dunn's Cove – 564 W 550 N

Date: April 28, 2026

Applicant: Wayne Corbridge

Presenting Staff: Brittany Wilde

General Plan:

General Commercial

Current Zone:

General Commercial

Size: 1.484 acres

Type of Decision:

None

Planning

Commission Action

Required: No



Overview

- Concept reviews are to provide general feedback only and no decision will be made or voted on at the meeting. The city council will also review this for concept feedback.
- The applicant is proposing residential townhomes
- The applicant is requesting feedback regarding amending the zoning on the property, creating a new residential zone, and the proposed residential unit use and density
- Due to a lack of State Street frontage and visibility, this has been a difficult commercial piece to develop. The city receives very few inquiries about development on this property.

Site and Building Design Standards

- The site plan notes the density as 20 units to the acre, with 34 townhomes shown. However, the density is actually 23 units per acre. For comparison, the density of Tilia Court, Anderson Farms Townhomes, and Songbird Cove is 10 units per. However, there are some site differences between this project and the existing townhome developments that should be considered.
- Residential is not a permitted use in the Commercial General zone.
- A new ordinance would need to be developed as the Planned Residential Development Overlay zone would not apply in this area for the following reasons:
 - does not meet the density requirements of 10 dwelling units per gross area
 - does not meet the maximum lot size of one acre or less for developments that have no commercial use provided.
- The buildings are proposed to be a 3-story building with a rooftop patio.
- The plan proposes 21 common area visitor parking stalls for 34 units.
 - Units 1-7 & 24-33 are one-car garage units with 18' driveway parking
 - Units 8-23 & 34 are two-car garage units. No driveway parking is available for the two-car garage units.
 - For comparison:
 - Tilia Court and Songbird 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 developer's intent would be to sell the units for owner occupancy.

Exhibits

1. Aerial Map
2. Proposed Site Plan

Exhibit 1: Aerial Map



