Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, February 12, 2019,** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA
Invocation: By Invitation
Pledge of Allegiance: By Invitation

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1. **Call to Order**

2. **Approval of minutes**
   Planning Commission 1/22/2019

3. **Public Comment**

4. **Lindon's Edge Site Plan Approval — Castle Park Properties, LLC and Davies Design Build 126 S. Main**
   Continued from January 22, 2019. The applicants request site plan approval for a fourteen (14) building business park to be constructed on approximately 5.5 acres located in the General Commercial zone. (Parcel #'s 45:424:0001, 14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302)
   (15 minutes)

5. **Lindon's Edge Plat Amendment – Castle Park Properties, LLC and Davies Design Build 126 S. Main**. The applicant's request Subdivision Plat Amendment approval of the Lindon's Edge Plat A Subdivision to consolidate existing parcels into one lot located in the General Commercial zone. (Parcel #'s 45:424:0001, 14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302) *(10 minutes)*

6. **Site Plan Approval for Lot 3 of Mountain Tech South approximately 400 N. 2800 W.**
   Continued from December 11, 2018. Mark Weldon, on behalf of WICP West Mountain Tech South, requests site plan approval for a 158,000 square foot office building in the Regional Commercial zone. (Parcel #14:059:0040)
   (15 minutes)

7. **Concept Review – Mountain Tech South Lot 4. Approximately 400 N. 2800 W.**
   Mark Weldon requests concept review for Lot 4 to orient the proposed building towards the interior of the business park. *A Concept Review allows applicants to receive Planning Commission feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.* (Parcel #14:059:0040) *(15 minutes)*

8. **Lindon Ridge Plat Amendment – approximately 45 S. Main Street**
   The applicant requests Subdivision Plat Amendment approval of the Lindon Ridge Subdivision to consolidate existing parcels into one lot located in the General Commercial zone. (Parcel #'s 14:070:0249, 14:070:0254, 14:070:0036, 14:070:0124, 14:070:0090, 14:070:0092, 14:070:0229, 14:070:0126, 14:070:0125, 14:070:0320) *(10 minutes)*

9. **Beany's to Go Site Plan Approval. Mike Penn and Laura Goldfinch, 531 N. State Street**
   The applicants request site plan approval for a beverage drive-thru building located in the General Commercial zone. Parcel #45:244:0001) *(15 minutes)*

Notice of Meeting
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10. doTERRA Plat Amendment – 2400 W. 400 N.

The applicant requests Subdivision Plat Amendment approval of the doTERRA Lindon Subdivision Plat A to consolidate two existing parcels into one lot located in the Regional Commercial zone. (Parcel #'s 14:059:0026 and 14:059:0048) *(10 minutes)*

11. New Business from Commissioners

12. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State http://www.utah.gov/pmn/index.html and City www.lindoncity.org websites.

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

Posted By: Kathryn Mossman, City Recorder
Date: February 8, 2019
Time: 3:30
Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Item 1 – Call to Order

Sharon Call – Chair

Mike Marchbanks

Steve Johnson

Rob Kallas

Scott Thompson

Jared Schauers

Item 2 – Approval of Minutes

Planning Commission 1/22/2019

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, January 22, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

Conducting:	Sharon Call, Chairperson
Invocation:	Mike Vanchiere, Commissioner
Pledge of Allegiance:	Rob Kallas, Commissioner

PRESENT	**EXCUSED**
Sharon Call, Chairperson	Scott Thompson, Commissioner
Rob Kallas, Commissioner	
Mike Marchbanks, Commissioner	
Charlie Keller, Commissioner	
Steven Johnson, Commissioner	
Mike Vanchiere, Commissioner	
Jared Schauers, Commissioner	
Mike Florence, Planning Director	
Anders Bake, Associate Planner	
Kathy Moosman, Recorder	

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

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of January 8, 2019 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 8, 2019 AS PRESENTED. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

4. **Site Plan Approval – Lindon's Edge, Castle Park Properties, LLC and Davies Design Build – 126 South Main.** The applicants request site plan approval for a fourteen (14) building business park to be constructed on approximately 5.5 acres located in the General Commercial zone. Parcel #'s 45:424:0001, 14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302.

Mike Florence, Planning Director, led this discussion by stating the applicants are requesting site plan approval for a fourteen (14) building business park to be constructed

on approximately 5.5 acres located in the General Commercial zone. The planning commission will be evaluating whether the site plan and buildings meet Title 17 development regulations and the Commercial Design Standards. He explained the applicant proposes 14 buildings consisting of 42 individual office spaces on 5.89 acres. He noted each building is two stories and has an average square footage of approximately 900 square feet per floor; certain units will also have a basement for office storage. The reception center building at the northeast corner of the property will remain and will continue in business.

Mr. Florence further explained the developer is proposing a shared parking plan, which is recommended by the Commercial Design Standards between the new business park and the reception center. He noted the parking analysis from the developer that describes the shared parking plan is included in the staff packet. He then referenced the table identifying the required parking for the business park. The reception center would use the business parking weekly after 6:00 p.m. and on weekends. He noted that currently, all of the property and parking will be under the same ownership.

Mr. Florence indicated the developer will need to meet the requirements for lighting installation and separation along Main Street. He added the developer has provided a lighting photometric study for the interior of the development to ensure lighting does not affect the surrounding neighborhood.

Mr. Florence went on to say the General Commercial zone requires 20% of the site to be landscaped and the applicant is providing 28%. The Commercial Design Standards require a park strip for new development, however, due to the alignment of the utilities along Main Street staff does not recommend installing the park strip. The developer will also be installing the required amount of street trees behind the sidewalk.

Mr. Florence commented the development will be constructed in three phases. First, the developer will demo the houses along Main Street and possibly the shed on the south side. Any building or landscaping that isn't in the way of construction will remain intact, until that corresponding phase starts.

Mr. Florence indicated the site plan provides adequate traffic circulation and two means of ingress and egress from Main Street. He noted there is an existing emergency access at the southwest corner of the property that has a chain across it limiting access. This access was required in a 2011 approval by the fire department due to not having sufficient site circulation. With this development proposal, the applicant is proposing that the emergency gate on the southwest corner remain. However, the main concern with the emergency access is that it opens into a single-family residential neighborhood.

Mr. Florence mentioned that the Commercial Design Standard 3.2 states to “avoid access to parking from/through residential areas.” He indicated staff is reviewing with the fire department whether this emergency access can be closed. With the new development plan, there will be two means of ingress and egress from the site from Main Street. If this area is required to remain open then the fire department will want to have “Knox” key access and staff would recommend that a new gate be installed instead of the existing chain.

Mr. Florence reminded the Commission that buildings in the General Commercial zone are required to meet the Lindon Commercial Design Standards. Under the commercial design standards commercial development should pick one of three building forms: one-part commercial block, two-part commercial block, and central block buildings. The proposed buildings most align with the two-part commercial block

building. He then referenced the standards for such buildings in the Commercial Design Standards.

Mr. Florence indicated the business park is currently situated with all buildings facing each other internally. The developer has provided a good design that identifies the entrance as to create attractive buildings. Lindon City Commercial Design Standards require at least the buildings along a public street to be oriented with the front façade and entrance toward the street. Staff could not find a section that allows the rear of the building to face the street. He noted the following sections apply:

- *2.2 - Orient and align the street-facing façade of buildings to the street to help define and shape the street.*
- *2.2 - Orient primary entrances to streets and other public spaces, such as plazas, courtyards, and pathways, that have higher levels of pedestrian activity.*
- *5.2.1 – Building placement and orientation should also reinforce the connection to primary and secondary streets, contributing in a positive manner to the streetscape of the commercial area.*
- *5.2.1- Orient buildings to the main street, either parallel to the street or at a maximum angle of 45 degrees. If a building is on a corner lot, it may have a corner orientation. This is not to preclude entrances or façade detailing to other orientations, such as a side parking lot.*
- *5.2.1 - Give the greatest consideration in terms of design emphasis and detailing to the street facing façade (or façades if a corner site). Clusters of buildings in a single planned development may utilize common or compatible building forms and/or architectural styles, with a secondary emphasis on the internal relationships of buildings around a shared parking facility, interior court, landscaped yard, or plaza.*
- *5.2.6 - Facades that front on to public ways should contain functional windows and doors, with a balance of solids and voids.*

Mr. Florence then referenced the submitted color board noting the colors vary from copper (metal), light grey (EIFS), Manganese Iron Spot (brick), clear aluminum (storefront and canopies). Mr. Florence stated the City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted. He added the new Lindon's Edge business park will be a new attractive amenity to the commercial and employment core of Lindon City. He stated the developer has done a good job in trying to contextually fit the development in with the surrounding neighborhood. The items of building materials, access and building orientation should be further evaluated and considered by the planning commission.

Mr. Florence then read the conditions to include in the motion if approved as follows:

1. The applicant will finalize engineering reviews;
2. A plat amendment be approved by the planning commission prior to construction beginning;
3. Shared parking be approved as outlined in the developers parking analysis. If the shared parking becomes an issue where insufficient on-site parking is not provided due to incompatible shared uses or vehicle parking overflows into the surrounding neighborhood the project property owners will secure additional parking through purchase or agreement. Upon complaint, the City may require

changes to hours of operations for the shared uses, an updated shared parking analysis, or other requirements to provide sufficient parking;

4. A deed or other legal instrument will be recorded guaranteeing access to parking as per Lindon City Code Title 17;
5. Due to the development being constructed in phases and the need to share parking between uses, a minimum of one hundred (100) parking stalls will be constructed and available for phase one;
6. The buildings along Main Street will be oriented with the front façade and entry doors that face the street as required by Lindon City Commercial Design Standards;
7. All items of the staff report

Mr. Florence then presented the following exhibits: aerial photo, site pictures, site plan, landscaping plan, architectural renderings, color board, and parking analysis followed by discussion.

Chairperson Call then turned the time over to the applicant, Edward Axley for comment. Mr. Axley spoke on the uses for this property stating they feel this proposal is the least intrusive product with daytime type of businesses and services and this footprint is not much different than a residential structure in height; this will be a beautiful project.

Chairperson Call stated her biggest concern is the two buildings with a main street building orientation and to meet the commercial design guidelines; it appears the orientation needs to be turned. Mr. Ackely stated they will maintain as much of the access and use on the inside parking area (on the parking lot side). He indicated they can give it two fronts and "dress" it so it is extremely attractive on both sides (one aesthetic and one functional). Also, they will encourage parking on the inside and not on the street. Mr. Florence stated it will need to meet the architectural changes to meet the guidelines.

Commissioner Kallas asked Mr. Florence to read the code again. Mr. Florence then read the code. Commissioner Marchbanks suggested making the back look like the front with no parking as to shy away from people parking on main street.

Architect, Kory Harris, spoke on the building materials and the 85% requirement and 60/40 split. He indicated he feels the code contradicts itself. There was then some general discussion on the building façade requirements.

Chairperson Call allowed public comment at this time. There were several in attendance who addressed the commission as follows:

Richard Gale: Mr. Gale read a prepared statement. He stated he is a neighbor to this project. They love that Lindon is quiet and diverse. They abut a large event center which has been good with good events in the past, however, they do have issues with parking. They are concerned this proposal will affect the ambience of the neighborhood. He then gave several reasons as follow:

1. Noise every day.
2. Traffic main street will be the main artery with no sidewalks and is not lit. A traffic study should be done before approval; this is a primary concern for everyone.
3. Parking (shared parking model). There is not enough parking now for the event center. This needs to be examined more closely
4. Safety (who will buy these) and the zoning.

5. Ambiance of the neighborhood. This will affect the site line and view of the mountains.

Mr. Gale stated this is zoned commercial as a family owned business and is not what this was originally intended for. They respect property and owner's rights, but they hope that the rights of the families are not affected by this proposal.

David Lee. Mr. Lee stated he owns neighboring property to this proposal. He echoed Mr. Gales comments. He noted traffic will be a big issue as there is only one light. The road is not big enough to support a complex like this and to have it be accessible. This is a big problem with the citizens who live in the neighborhood. They would also like to know if these units will be owner occupied or rentals and if they will have an elevator and if there will be an HOA. He supports the development, but the big issue is traffic problems. There will be people parking on the street and there is no way around that.

Jeremy Ackley. Mr. Ackley stated he is a neighbor to this proposed development. He stated he is comfortable with the height but his main concern is the emergency crash gate and mixing commercial with residential. Residents don't know who is going in them etc. and this is going to pose safety issues. He feels there is no need for a crash gate as it creates and inlet of people (strangers) coming in and walking through the residential neighborhood. The other concern is the dance studio on the corner with no sidewalk curb and gutter which poses a huge safety hazard; this got through because previous city staff did not do a good job. This proposed project will facilitate so much more traffic and there has to be more of separation. He also asked about phasing and to make sure the exteriors are what actually happens. He would ask that this issue comes back to the Planning Commission.

Patrice Breschstettler: Ms. Breschstettler stated it appears that there doesn't seem to be a buffer or landscape zone. She added she does not like the architecture and it does not fit in with their neighborhood. She also mentioned her concerns with the landscaping.

Brittney Underwood: Ms. Underwood expressed her concerns that this cannot support all the additional traffic.

Eric Barzeele: Mr. Barzeele spoke on the actual width of the road and pointed out that the road is not finished.

Steve Davies: Mr. Davies stated he believes the subject of the ratios should be decided now.

Chairperson Call stated as far as the commercial zoning this is a permitted use. Mr. Axley stated there is plenty of parking beyond what is asked for the use and as far as the emergency egress it is the Fire Marshal who is requesting it; they would be happy to put in an impenetrable wall. They also have concerns of people or kids coming through the gate/wall to come into a commercial development and vandalism.

Commissioner Vanchiere commented Mr. Lee's points are well taken but the challenge is how things may impact the surrounding neighborhoods. If it is zoned

accordingly with the code, he believes there is really nothing the planning commission has the ability to do if it meets the zone and the design standards, they don't have any recourse; the only control they have is over the materials etc.

Commissioner Marchbanks asked if the breakaway gate is non-passable only to emergency personnel adding he doesn't want to see parking on the street or in the neighborhood. Mr. Florence stated the Planning Commission has the ability to have a traffic study. They can also give direction to the applicant to provide updated renderings of the façade, a traffic study, the trees/landscaping and the type of gate to be installed. Also, a development agreement with construction timelines and setting maximum heights is a possibility; we can go that direction if the Commission so chooses. Commissioner Vanchiere commented he feels this doesn't rise to the level of a development agreement as this is not that complex.

Mr. Axley stated they would be happy to redistribute the trees. He pointed out they are not asking for a zone change which is costly, time consuming and an unfair burden to put on the developer. They are not asking for a change in zone and this is not a high-density project.

Commissioner Kallas spoke on the issues of the required curb, gutter and sidewalk on main street and where we stand on that. Mr. Florence stated they will be required to put in curb gutter and sidewalk. Commissioner Kallas feels we need to look into how to finish the road to allow for the traffic and what options are open to the city to finish off the road.

Commissioner Kallas listed his concerns with the road, heights of the parapets, lighting in the parking lot and the gate needs to be installed/fixed so no one can get through. Commissioner Marchbanks stated he agrees with Commissioner Kallas' comments. He doesn't see parking as an issue as there is a similar event center down the street that hasn't had any concerns. He also feels the gate should be included in Phase 1.

Mr. Axley stated they are not condo-minimizing these so they can control what businesses go in. The applicants will be service type scenarios and they are going to rent them. He pointed out the phasing timeline is market driven.

Chairperson Call stated the Commission wants to make sure that we get a development that will meet all requirements and guidelines; she added she would like to see this item come back before the Commission rather than staff. Mr. Florence stated the city engineer and public works director can be here at the next meeting for further discussion if this item is continued. Commissioner Kallas stated he would like interpretation on the code (percentages). Mr. Florence stated he can research that to provide to the applicant and commission before the next meeting. Commissioner Johnson stated his personal opinion is that the code is a little outdated (on building materials) and needs further discussion.

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

COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE MEETING TO THE NEXT MEETING. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE

COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE
COMMISSIONER SCHAUERS AYE
THE MOTION CARRIED UNANIMOUSLY.

5. **Luxury Motorsport Conditional Use Permit - Jared Janson, 1070 W. 400 N.** The applicant requests conditional use permit approval to operate an auto repair business and tow yard. Parcel # 45:111:0003.

Anders Bake, Associate Planner led this discussion by explaining the applicant, Jared Janson is requesting approval to use the existing site for automotive repair of luxury vehicles and towing services. The proposal requires a conditional use permit in the LI zone.

Mr. Bake further explained the purpose of the Light Industrial (LI) district is to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of the district are designed to protect environmental quality of the district and adjacent areas. He noted the subdivision plat was recorded in 1985 and the existing building was constructed in 1995 after a previous building was destroyed by fire. No changes are proposed to the site or building at this time. Notices were mailed on January 11, 2018 to adjoining property owners in accordance with Lindon City Code and Staff has received no public comment at this time.

Mr. Bake noted the 20-foot landscaping strip 20-foot landscaping strip with grass 2 trees (1 tree every 30 feet) 4 trees. There is an existing metal building on the site. The applicant does not propose any changes to the existing building at this time.
He then went over the staff analysis as follows:

- There is area sufficient for the required 13 parking stalls. Staff recommends that the stalls be designated with striping as a condition.
- The applicant has installed vinyl slats in the chain link fence along 4oo North to comply with Lindon City Code requirements for a view-obscuring fence.
- As per title 17.06.040 The applicant may only store inoperable vehicles outdoors for up to 72 hours. The maximum number of inoperable vehicles outdoors is 10. The planning commission may approve specific conditions allowing vehicle storage, of operable or inoperable vehicles beyond ten vehicles and for longer than seventy-two hours when approved as part of a conditional use permit.

Mr. Bake then referenced the exhibits for discussion as follows: Description of Business, Aerial photo of the site and surrounding area, Site Plan, Photos of the property and building.

Mr. Bake explained Luxury Motorsports started in 2018 with the goal to turn from a small luxury used car dealership into the first full exotic car experience in Utah. It also wants to provide service to those exotics while also allowing all makes & models. With its unique color of lime green, it wants to serve the public with towing operations throughout Utah county. It is one of the few that offers automotive sales, repair, and towing. Besides the clear goal of making a profit it strives to provide the best customer experience possible always wanting positive, appreciative, and high reviews. Luxury

Motorsports will do whatever is necessary to keep that standard. He then turned the time over to the applicant for comment.

Mr. Jared Janson stated he has complied with all requirements and will continue to improve the site. Chairperson Call stated she feels this is pretty straightforward request and has no other questions.

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

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE REPAIR AND TOWING BUSINESS TO BE LOCATED AT 1070 WEST 400 NORTH, WITH THE FOLLOWING CONDITIONS: 1. ALL VEHICLES MUST BE STORED WITHIN THE BUILDING OR WITHIN THE REAR FENCED AREA. 2. NO AUTOMOBILE PARTS WILL BE STORED OUTSIDE OF THE BUILDING. 3. THE APPLICANT WILL PROVIDE STAFF WITH A LIQUID WASTE STORAGE AND MANAGEMENT PLAN. 4. VEHICLES MAY ONLY BE STORED OUTDOORS FOR LONGER THAN 72 HOURS WHEN WAITING ON DELIVERY OF PARTS. 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE
COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. **PUBLIC HEARING -** A recommendation to the Lindon City Council for an ordinance amendment to Title 17.44.090 regarding allowed deck projections into required corner side yard setbacks - Lindon City.

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

Mr. Florence gave an overview of this discussion item stating Lindon City is proposing to amend Titles 17.02.010 and 17.44.090 pertaining to definitions and deck projections into residential corner side yard setbacks. The proposed amendment would allow a deck projection of up to twelve feet into a corner side yard setback. He noted for a deck to be approved, the deck could only be constructed on the corner side yard facing the street, can only be accessible from the first story or below, and the home must have a minimum side yard setback of thirty feet. Currently, Title 17.44.090 allows a four-foot projection into the corner side yard setback. Residential rear yards allow a deck projection of twelve feet with a thirty-foot rear setback.

Mr. Florence indicated the City is also proposing to add and amend definitions to Title 17.02.010 so it is clear which story the deck can be constructed from as to not disrupt the privacy of surrounding neighbors. The definitions to be amended and added

are basement, first-story, story, and ground floor. Mr. Florence then went over the ordinance draft followed by discussion.

Proposed Ordinance:

"Basement" means a floor level below the first story in a building which floor is more than twelve inches (12") below the average level of the final grade adjoining ground, but where no more than one half (½) of its floor-to- ceiling height is below the average contact level of the final grade adjoining ground. A basement shall be counted as a story for purposes of height measurement and as a half-story for the purpose of side yard determination.

First Story – The ground floor level and lowest Story, not including basement, in a building provided the floor level is not more than twelve inches (12") below Final Grade for more than fifty percent (50%) of the perimeter.

Second Story - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Ground Floor – The first story of a building other than the basement.

17.44.090 Projections into Yards.

1. The following structures may be erected on or project into any required yard setback:
    a. Fences and walls in conformance with the Lindon City Code and other City codes or ordinances;
    b. Necessary appurtenances for utility service.
2. The structures listed below may project into a minimum front, side, or rear year not more than the following distances:
    a. The following may project into a minimum front, side or rear yard not more than twenty-four (24) inches: Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features; fireplace structures and bays (provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part), awnings and planting boxes or masonry planters.
    b. The structures listed below may project into a rear yard not more than twelve (12) feet: A shade structure or uncovered deck (which does not support a roof structure, including associated stairs and landings) extending from the main floor level and/or ground level first story of a building, provided such structure is open on at least three (3) sides, except for necessary supporting columns and customary architectural features.
    c. The following may project into a front, side or rear yard (above or below grade) not more than four feet as long as they are uncovered (not supporting a roof structure): unenclosed stairways, balconies, landings, and fire escapes. (Ord. 2009-3, amended, 2009; Ord. 2003-15, amended, 2003; Ord. 111 §1, amended, 1985; Prior code §12-111-8)

d. Properties with a corner street side yard setback of at least thirty (30) feet, an uncovered deck located at and accessible from the first story or below the first story, inclusive of stairs, may project not more than twelve (12) feet into a required corner street side yard setback.

Chairperson Call called for any public comments. Hearing none she called for a motion to close the public hearing.

COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER VANCHIERE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Following some additional general discussion regarding the ordinance amendment the Commission was in agreement to approve the recommended changes to the City Council.

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

COMMISSIONER VANCHIERE MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL ORDINANCE 2019-1-O AS PRESENTED. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE
COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. This item was noticed for a public hearing but will be continued to a future meeting. **A recommendation to the Lindon City Council to amend ordinance 17.64 and removing unrestricted habitation time limits in a Recreational Vehicle Parks and amending definitions, adding Recreational Vehicle Parks as a conditional use under the RMU-W land use district in the Appendix A Standard Land Use Table and adopting a new ordinance section 17.78 titled Recreational Vehicle Parks. – Ron Madsen**

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

Mr. Florence stated this item was noticed for a public hearing but will be continued to a future meeting. He then recommended a motion to continue.

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL ORDINANCE 2019-1-O AS PRESENTED.

COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE
COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Call asked if there were any further public comments. Hearing none she moved called for a motion to close the public hearing.

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

Chairperson Call asked if there were any further comments or discussion. Hearing none she moved on to the next agenda item.

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

Chairperson Call and the Commission congratulated Mike Vanchiere for his recent appointment to the City Council. Mr. Vanchiere was also presented with a plaque for his service. Commissioner Vanchiere expressed his appreciation for the Commission and how much he has enjoyed working with everyone and for the friendships made.

Commissioner Kallas mentioned the corner on main street from the discussion item tonight. Mr. Florence stated that this issue is on the enforcement end of things and they will be working with the city attorney to resolve the issue. Mr. Florence then went over the city email setup process with the commissioners. Commissioner Marchbanks mentioned he as long as colors are on the color palette that colors are not debated in the meeting unless they are asking for a change. He would like to add this issue as a discussion item for approval at the next meeting.

9. **Planning Director Report –** Mr. Florence mentioned the car dealerships ordinance noting it will need to be addressed at a future meeting for more clarification to update the code.

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

ADJOURN –

COMMISSIONER VANCHIERE MADE A MOTION TO ADJOURN THE MEETING AT 9:45 PM. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – February 12, 2019

_____

Sharon Call, Chairperson

_____

Michael Florence, Planning Director

Item 3 – Public Comment

Item 4: Site Plan — Lindon's Edge
126 S. Main

Date: February 12, 2019

Project Address: 126 S. Main
Applicants: Castle Park Properties, LLC and Davies Design Build
Property Owners: Castle Park Properties and Lois J. Bowen Family Trust

General Plan: Commercial
Current Zone: General Commercial

Parcel ID's: 45:424:0001, 14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302

Type of Decision: Administrative
Council Action Required: No
Presenting Staff: Michael Florence



SUMMARY OF KEY ISSUES

1. For site plan approval, the planning commission will be evaluating whether the site plan and buildings meet Title 17 development regulations and Commercial Design Standards.
2. Since the meeting on January 22, 2019 the developer has made the following updates:
    a. Façade materials for the two buildings along Main Street now include 85% brick and glass
    b. The buildings along Main Street are oriented towards the street with a front entrance
    c. Landscape islands were added as an option in the parking lot adjacent to the single family. The applicant has provided site plans with and without the landscape islands. Two stalls would be lost but the parking would still be in compliance – See site plan exhibit

OVERVIEW

1. The applicant proposes 14 buildings consisting of 42 individual office spaces on 5.5 acres. Each building is two stories and has an average square footage of approximately 900 square feet per floor. Certain units will also have a basement for office storage.
2. The reception center building, at the northeast corner of the property, will remain and will continue in business.

*Below is a list of items reviewed at the January 22nd meeting

Development Standards

Site Deign

Site Design	Compliance
Parking – 315 stalls proposed	Compliant
Site lighting	Compliant – applicant provided a photometric study
Street lighting	Applicant will need to install the appropriate Lindon City Light Poles
Site Landscaping	Compliant
Parking lot landscaping	At the last meeting the planning commission considered whether to require a ten-foot landscape buffer adjacent to the residence at the intersection of 130 S. and 70 W. The applicant has provided an option of two landscape islands. Lindon code requires a 10-foot landscape buffer but the code allows the planning commission flexibility to grant exceptions if existing screening or vegetation is found to meet the intent of the screening requirements of the code
Traffic circulation	Compliant – Emergency access to remain open but gated
Setbacks	Compliant

Building Design

The proposed buildings most align with the two-part commercial block building. Below are the standards for such building in the Commercial Design Standards:

Design Element	Design Standard Requirement	Compliance
Massing and Form	Windows should be used to distinguish the front façade or storefront	Compliant, See updated renderings for Main St. buildings
Height and Scale/Size	Bays should vary in width from 15-25' Buildings are less than 48' as per code	Compliant
Roofing	Flat roof allowed but should have a parapet	Compliant
Exterior Walls and Surfacing (building Materials)	Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades. Section 5.2.4: *Fenestration can also be counted towards the 85% of the building materials (5.2.4)	Compliant, See updated renderings for Main St. buildings
Fenestration (windows and doors)	Storefront windows, transom, awnings, panes	Compliant
Exterior Trim and Decorative Detailing	Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail	Compliant
Orientation	Orient buildings to the main street	Compliant

Engineering Requirements

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

Phasing

The development will be constructed in three phases. The developer will demo the houses along Main St. first. Possibly the shed on south side. Any building or landscaping that isn't in the way of construction will remain intact, until that corresponding phase starts.

MOTION

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

1. The applicant will finalize engineering reviews;
2. A plat amendment be recorded prior to construction beginning;
3. Shared parking be approved as outlined in the developers parking analysis. If the shared parking becomes an issue where insufficient on-site parking is not provided due to incompatible shared uses or vehicle parking overflows into the surrounding neighborhood the project property owners will secure additional parking through purchase or agreement. Upon complaint, the City may require changes to hours of operations for the shared uses, an updated shared parking analysis, or other requirements to provide sufficient parking;
4. If the business park and the reception center were ever to have different ownerships then a deed or other legal instrument will be recorded guaranteeing access to parking as per Lindon City Code Title 17;
5. Due to the development being constructed in phases and the need to share parking between uses, a minimum of one hundred (100) parking stalls will be constructed and available for phase one;
6. Light poles along Main Street will be installed that meet Lindon City development standards;
7. All items of the staff report

EXHIBITS

1. Aerial photo and site pictures
2. Site plan
3. Site plan with landscape islands
4. Architectural Renderings

Exhibit 1






S Main St


S Main St


SHOP HERE

LINDON'S EDGE

H P PROPERTIES
14:069:0080

LINDON STORAGE LC
14:069:0014

N 89°0'40" E 454.60'

EXISTING BUILDING

N 88°52'57" E 224.44'

E 1/4 SEC 33
T5S, R2E, SLB&M

S 32°07'44" E 16.45'

EXISTING CONCRETE RAIL FENCE TO REMAIN

SR-89 (STATE ST.)

ACKLEY
45:424:0011
DUMPSTER ENCLOSURE PER CITY DETAIL ON SHEET C9
NO TRASH COLLECTION PERMITTED BETWEEN 10 P.M. AND 6 A.M.

EXISTING RECEPTION CENTER
BUILDING TO REMAIN

ADA SIGN

BIKE RACK (4 BIKES)

N 1°15'15" W 296.02'

EXISTING 8' CONCRETE FENCE

MARTIN
45:424:0012

ZAUGG
45:424:0013

INSTALL 6' SOLID GATE WITH KNOX LOCK ON GATE

EXISTING LANDSCAPING

EXISTING 8' CONCRETE FENCE

S 88°45'12" W 119.53'

130 SOUTH STREET

S 88°45'12" W 129.54'

EXISTING 8' CONCRETE FENCE

GELB
45:424:0002

N 1°14'48" W 180.15'

70 WEST STREET

DUMPSTER ENCLOSURE PER CITY DETAIL ON SHEET C9

KHAN
45:521:0001

S 89°35'17" W 123.31'

N 0°18'46" W 3.88'

EXISTING 8' CONCRETE FENCE

TUTTLE
45:521:0003

EXISTING 6' WHITE VINYL FENCE

WEST 203.95'

PODZIKOWSKI
14:069:0236

N 0°11'51" W 270.00'

P.O.B.

WEST 27.00'

SE COR SEC 33
T5S, R2E, SLB&M
ELEV = 4735.85

S 0°11'51" E 380.43'

BASIS OF BEARING (NAD27)

MAIN ST.

C1 C2 C3 C4

SITE

SR-89 (STATE STREET)

MAIN STREET

130 SOUTH STREET

70 WEST STREET

200 SOUTH STREET

VICINITY MAP

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	60.00	60.92	58°10'38"	58.34	N 86°46'41" W
C2	50.00	21.48	24°37'12"	21.32	S 76°26'36" W
C3	15.00	17.57	67°6'1"	16.58	S 1°24'49" W
C4	127.00	77.92	35°9'12"	76.70	S 17°22'45" W

LEGAL DESCRIPTION

Beginning at a point located North 0°11'51" West along section line 270.00 feet and West 27.00 feet from the Southeast Corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along the northerly boundary of Lindon Treasury Plat "B" and extension thereof the following three courses and distances: 1) West 203.95 feet, 2) North 0°18'46" West 3.88 feet, and 3) South 89°35'17" West 123.31 feet; thence North 1°14'48" West 180.15 feet; thence South 88°45'12" West 129.54 feet; thence along the arc of a 60.00 foot radius curve to the left 60.92 feet through a central angle of 58°10'38" (chord bears North 86°46'41" West 58.34 feet); thence along the arc of a 50.00 foot radius curve to the right 21.48 feet through a central angle of 24°37'12" (chord bears South 76°26'36" West 21.32 feet); thence South 88°45'12" West 119.53 feet; thence North 1°15'15" West 296.02 feet; thence North 89°00'40" East 454.60 feet; thence North 88°52'57" East along a fence line and extension thereof a distance of 224.44 feet; thence South 32°07'44" East 16.45 feet; thence along the arc of a 15.00 foot radius curve to the right through a central angle of 67°06'01" for 17.57 feet (chord bears South 01°24'49" West 16.58 feet); thence along the arc of a 127.00 foot radius curve to the left through a central angle of 35°09'12" for 77.92 feet (chord bears South 17°22'45" West 76.70 feet); thence South 0°11'51" East 380.43 feet to the point of beginning.

Area = 5.8907 Acres

GENERAL NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT" (ADA).
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
3. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
4. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
5. NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
6. ZONE=CG
7. IBC CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATION: B
8. INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATION: B
9. THE EXISTING RECEPTION CENTER IS TO REMAIN. ALL OTHER BUILDINGS ARE TO BE REMOVED.
10. ALL PUBLIC UTILITIES ARE ALREADY CONSTRUCTED IN THE STREET IN FRONT OF THE SITE.
11. SEE SEPARATE SUBMITTALS ON STORM DRAINAGE CALCULATIONS AND GEOTECHNICAL REPORT
12. ALL BUILDINGS WILL BE FIRE SPRINKLED.
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16. THIS LOT IS LOCATED IN ZONE C, FEMA FIRM COMMUNITY PANEL NUMBER 490210 0005 C, EFFECTIVE DATE FEBRUARY 19, 1986.
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TABULATIONS:

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TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 315
ADA STALLS REQUIRED AND PROVIDED: 8
BICYCLE PARKING: 8% X 315 STALLS = 25, HOWEVER ONLY A MAXIMUM OF 16 BICYCLE PARKING ARE REQUIRED. 16 BIKE PARKING ARE PROVIDED.

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30 15 0 30 60 90
Scale 1" = 30'

REVISIONS

Rev.	Date	Description
1	01/10/19	REVISED AS PER CITY COMMENTS FROM REVIEW 1
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Surveyor: Aztec Engineering, Inc.
c/o Aaron Thomas
801-592-2693

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — STATE OF UTAH — 01/10/19

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

BENCH MARK
SOUTHEAST CORNER, SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4735.85

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110 South Main, Lindon, UT 84042

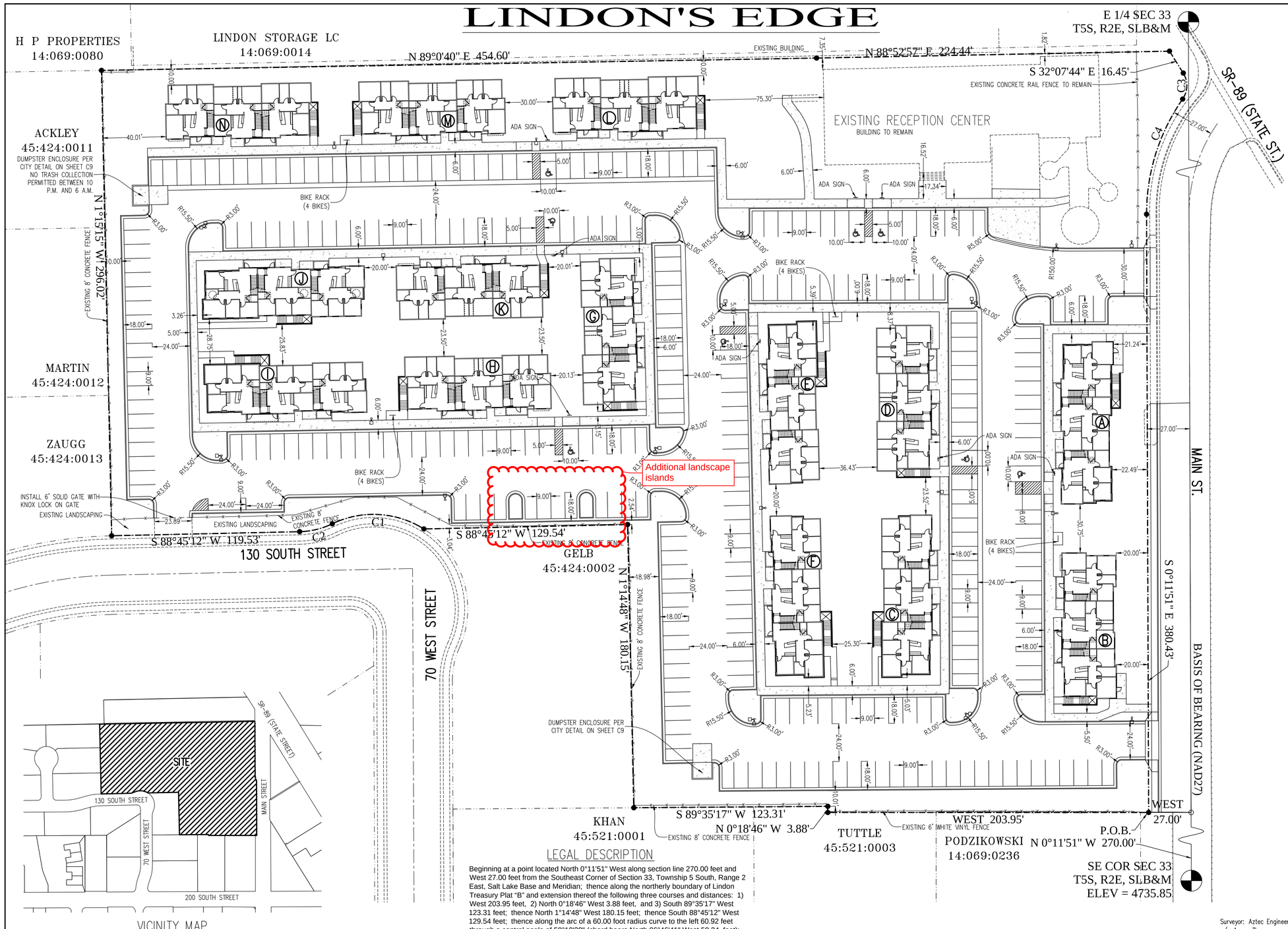
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

LINDON'S EDGE
LINDON 126 S. MAIN UTAH

Drawn by: D.W.P.	Scale: 1"=30'
Designed by: D.W.P.	Date: 11/05/18
Checked by: D.W.P.	C1

SITE PLAN

LINDON'S EDGE



VICINITY MAP

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EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756–4504; david@excelcivil.com

LINDON'S EDGE
LINDON 126 S. MAIN UTAH

Drawn by: D.W.P.	Scale: 1"=30'
Designed by: D.W.P.	Date: 11/05/18
Checked by: D.W.P.	

SITE PLAN

C1

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5
b. EC (electrical conductivity): < 2.0 mmhos per centimeter
c. SAR (sodium absorption ration): < 3.0
d. % OM (percent organic matter): >1%
e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.
b. Portland Cement (see concrete spec. below for type)
c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

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

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

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

3.4 TURF - SOD LAYING

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

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

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

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

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

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

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

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

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

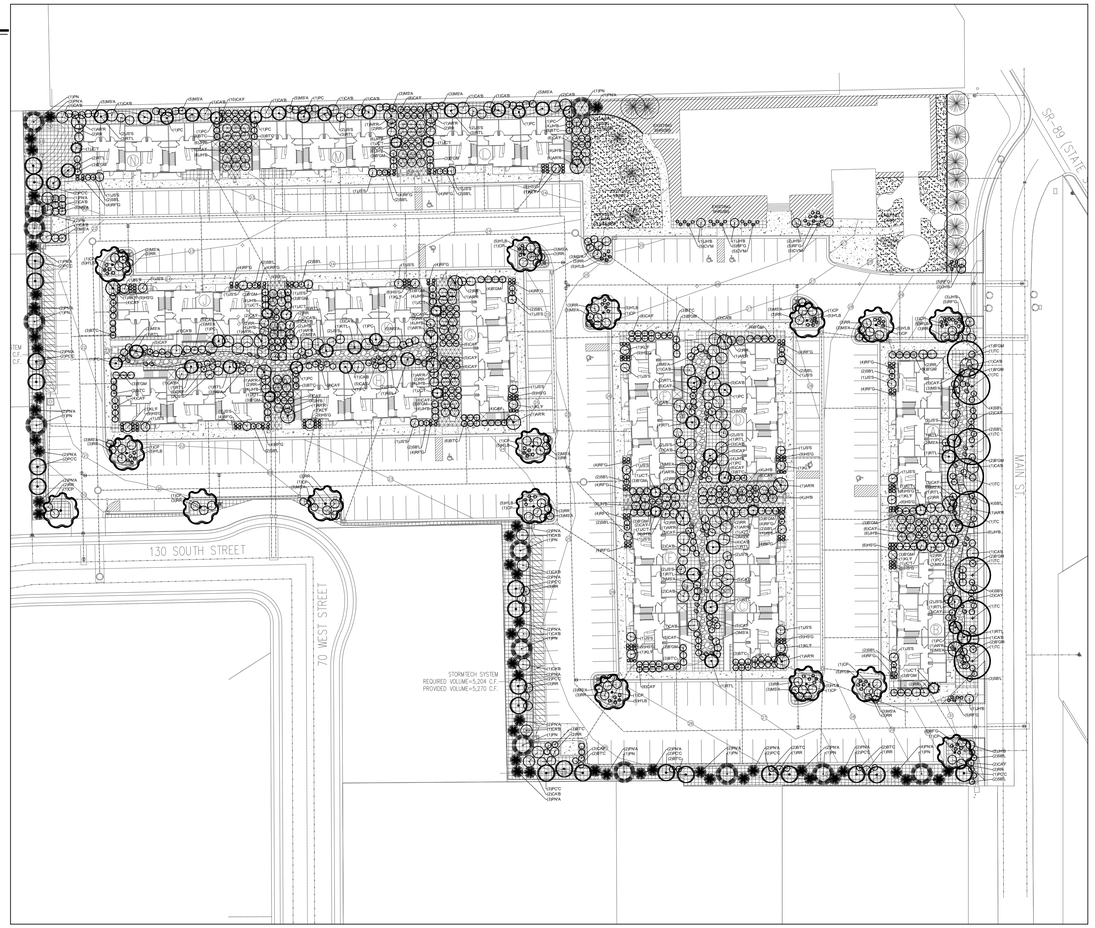
3.5 WEED BARRIER

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

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION



SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
MAIN ST.: 1 TREE PER 30 LINEAR FT. (303 FT.)	10	10

* DUE TO UTILITIES AND ENTRANCE PLACEMENT, REQUIRED AMOUNT OF TREES ARE NOT ABLE TO BE 30 FT. O.C. AND VARY TO PROVIDE ENOUGH TREES.

*TREES SELECTED FROM THE RECOMMENDED LINDON CITY TREE LIST

70% COVERAGE IN PLANTER AREAS:		
TOTAL PLANTER AREA: 59,892 SQ.FT.	41,925 SQ.FT.	41,998 SQ.FT.

LANDSCAPING AREA: 72,507 SQ.FT. = 28.6%
PARKING LANDSCAPE AREA REQUIRED: 40 SQ.FT. PER STALL X 315 STALLS: 12,600 SQ.FT.
PARKING LANDSCAPE AREA PROVIDED: 13,768 SQ.FT.

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

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

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

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	16	2" CAL	LOW	
AR'R	ACER RUBRUM 'REDPOINT'	REDPOINT MAPLE	21	2" CAL.	LOW	
PN	PINUS NIGRA	AUSTRIAN PINE	13	6'-8' TALL	LOW	
TC	TILIA CORDATA	LITTLELEAF LINDON	8	2" CAL.	LOW	
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR	22	2" CAL.	LOW	
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	45	6'-8' TALL	LOW	
JC'T	JUNIPERUS VIRGINIANA 'TAYLOR'	COLUMNAR JUNIPER	14	6'-8' TALL	MODERATE	
PC	PRUNUS X CERISIFERA 'CRIFOJZAM'	CRIMSON POINTE FLOWERING PLUM	15	10GAL.	MODERATE	
RT'L	ACER GINNALA	AMUR MAPLE	30	10 GAL.	LOW	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
KL'F	KALMIA LATIFOLIA 'FRECKLES'	FRECKLES MOUNTAIN LAUREL	12	5 GAL	MODERATE	
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	93	5 GAL	HIGH	
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	68	5 GAL	MODERATE	
SB'L	SPIREA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	49	5 GAL	MODERATE	
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	71	5 GAL.	MODERATE	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	47	5 GAL	LOW	
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	108	5 GAL	LOW	
JS'S	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	47	10 GAL	LOW	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	202	1 GAL	HIGH	
MS'A	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	119	1 GAL	LOW	
HSG	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	111	1 GAL	MODERATE	

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CV'M	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	15	1 GAL	LOW	
RF'G	RUDBECKIA FULGIDATA SULLIVANTII 'GOLDSTRUM'	BLACK EYED SUSAN	114	1 GAL	HIGH	
H'LB	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	65	1 GAL	HIGH	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	1" OQUIRRH GRAVEL (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	44,915 SQ.FT. (416 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	5,665 SQ.FT.	PATCH AREAS DESTROYED IN CONSTRUCTION
	1"-2" BLACK LAVA ROCK (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	7,714 SQ.FT. (71 CU.YD)	LOCATED WHERE SPECIFIED
	3"-8" ROYAL COBBLE (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	4,415 SQ.FT. (41 CU.YD)	LOCATED WHERE SPECIFIED
	2'-4' SANDSTONE BOULDERS	56	LOCATED WHERE SPECIFIED

LANDSCAPE NOTES

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

ISSUE DATE	PROJECT NUMBER
02-04-2019	UT18075

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

LINDON'S EDGE OFFICES

110 S. MAIN ST.
LINDON, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
CASTLE PARK PROPERTIES
110 S. MAIN ST,
LINDON, UT

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDERSON 812012-5501 02/04/2019 STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/4/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



REAR ELEVATION - (STREET FACING)

LINDON'S EDGE

BUILDING - A

HARRIS ARCHITECTURE

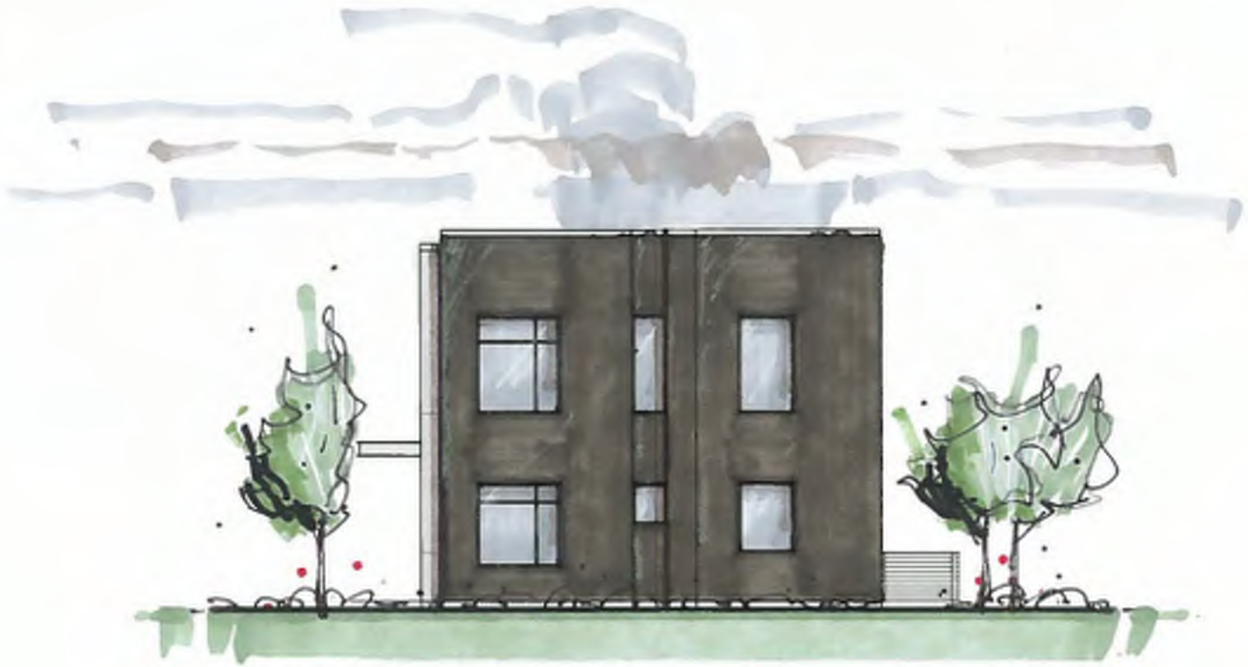


FRONT ELEVATION

LINDON'S EDGE

BUILDING - A

HARRIS ARCHITECTURE



RIGHT SIDE



LEFT SIDE

LINDON'S EDGE

BUILDING - A

HARRIS ARCHITECTURE

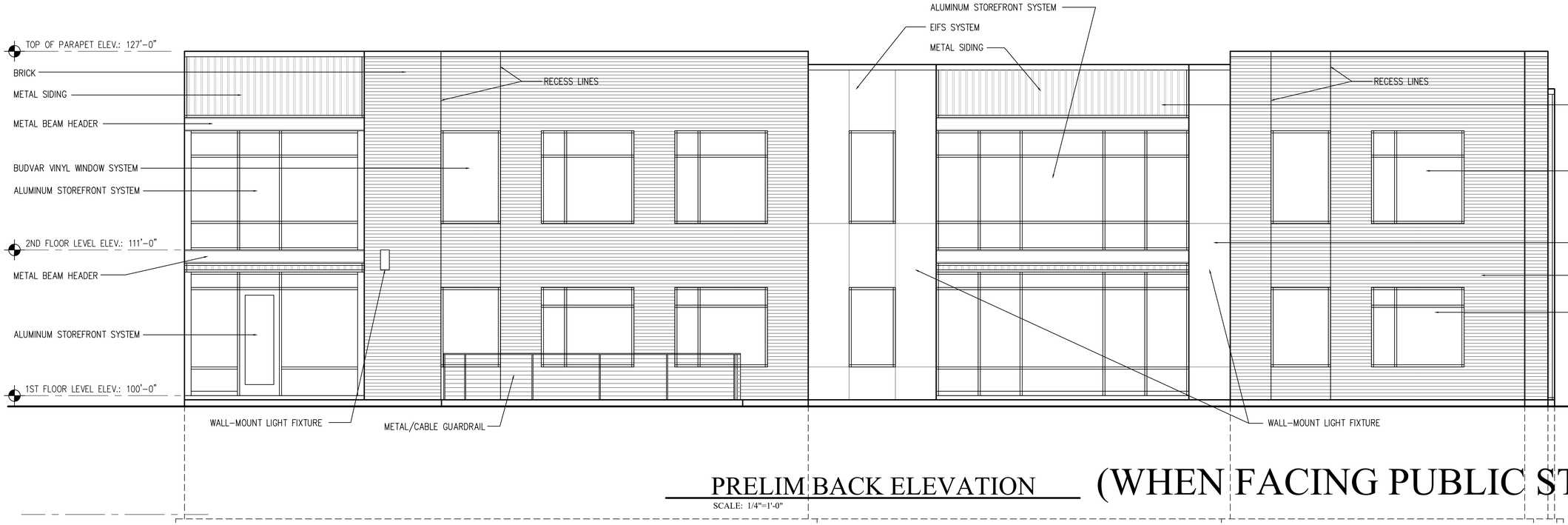


REAR ELEVATION

LINDON'S EDGE

BUILDING - A

HARRIS ARCHITECTURE

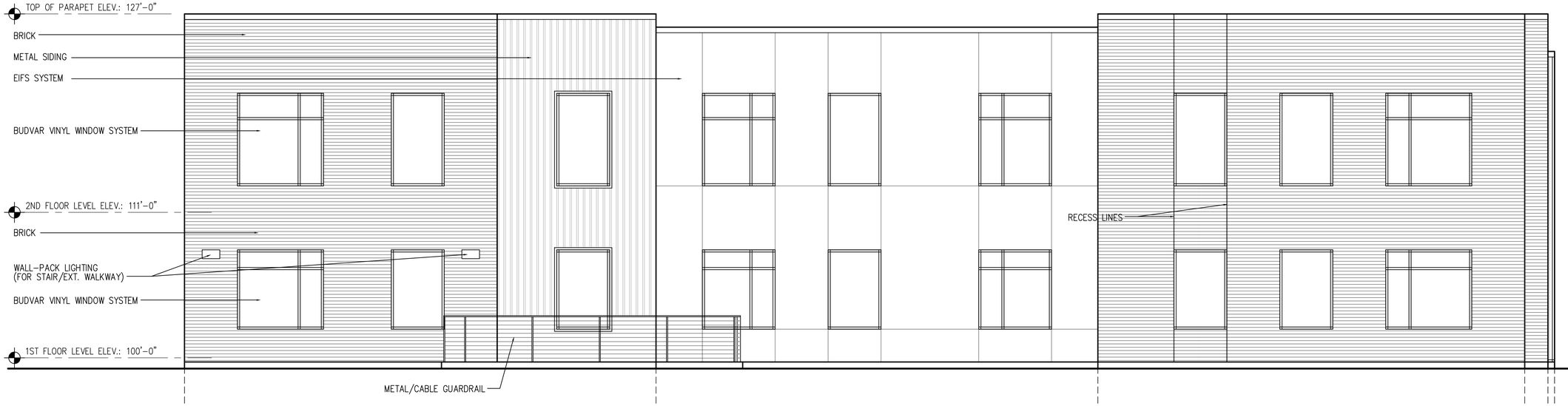


PRELIM BACK ELEVATION (WHEN FACING PUBLIC STREET)

SCALE: 1/4"=1'-0"

NOTE: PUBLIC STREET (MAIN STREET) FACADE HAS 85% BRICK/WINDOWS

NOTE: PUBLIC STREET (MAIN STREET) FACADE HAS 61% FENESTRATION



PRELIM BACK ELEVATION (WHEN NOT FACING PUBLIC STREET)

SCALE: 1/4"=1'-0"

103'-6" WIDE BLDG.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

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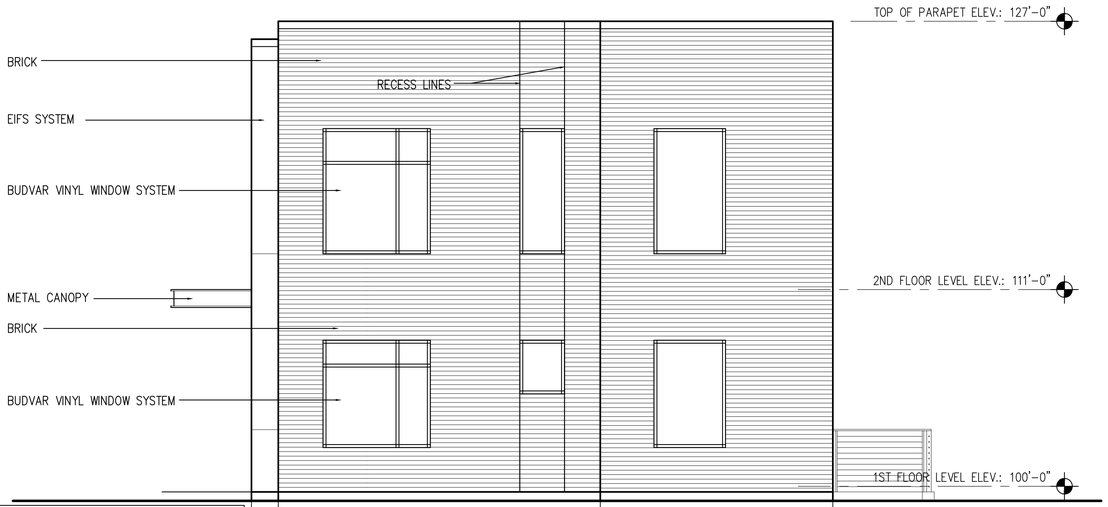
A NEW OFFICE BUILDING FOR
LINDON'S EDGE
LINDON UTAH
EXTERIOR ELEVATIONS (BLDG. A)

JANUARY 31, 2018

A2.2

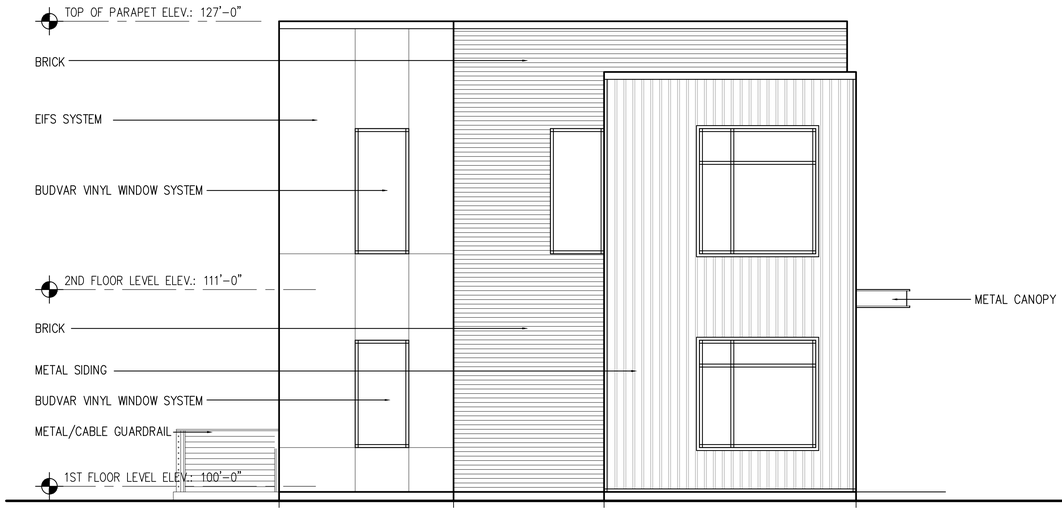
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PLOT DATE: 1/31/2019 O:\ACAD\Rel\LINDONS EDGE - OFFICES\WORKING\PRELIMS\dsaves-lmdon\DFF-A-01-01-1DP.dwg



PRELIM RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



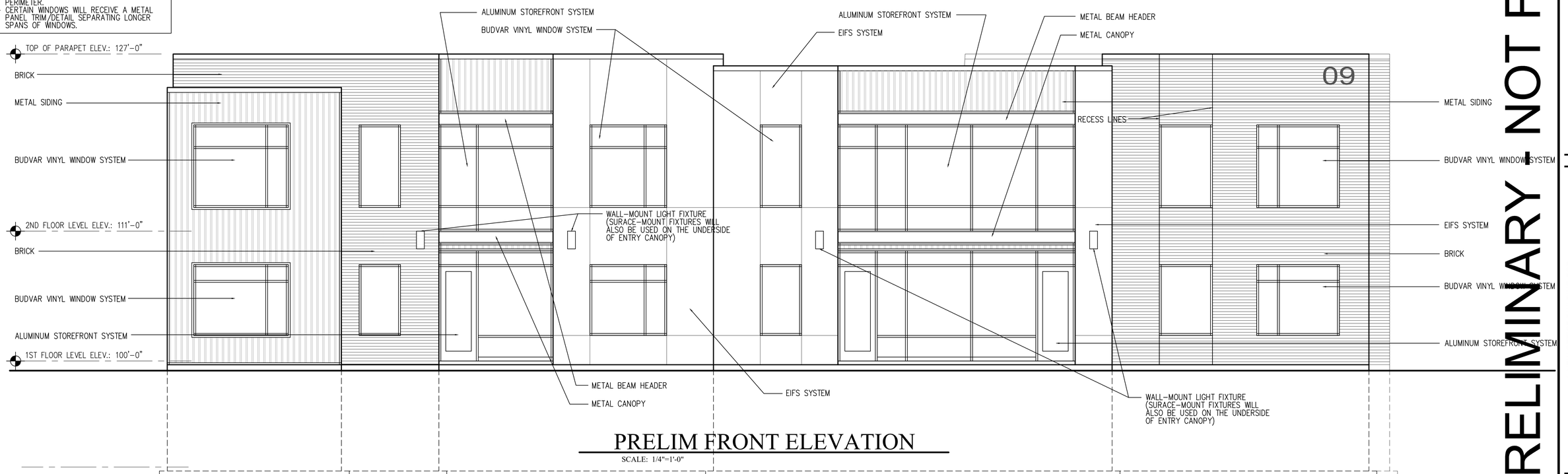
PRELIM LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

TRIM NOTE:

BECAUSE THE DESIGN OF THIS BUILDING IS CONTEMPORARY IN NATURE, ARCHITECT HAS ADDRESSED THE TRIM REQTS FOR THE LINDON CITY COMMERCIAL DESIGN STANDARDS USING THE FOLLOWING METHODS:

- PORTIONS OF THE BRICK AND EIFS FACADES HAVE BEEN RECESSED AT SEVERAL WINDOW EDGES TO PROVIDE A SHADOW/DETAIL LINE.
- METAL CANOPIES HAVE BEEN USED ABOVE ENTRIES. AT LEVEL 2 A STEEL BEAM WILL ALSO BE USED TO ADD DETAIL/TRIM TO ENTRY LOCATION.
- ABOVE AND BELOW ENTRY STOREFRONT, METAL PANELS HAVE BEEN USED TO GIVE THE ENTRY MORE DETAIL.
- ALL WINDOWS THAT ARE WITHIN METAL PANELED WALL WILL RECEIVE A TRIM TREATMENT AROUND ENTIRE WINDOW PERIMETER.
- CERTAIN WINDOWS WILL RECEIVE A METAL PANEL TRIM/DETAIL SEPARATING LONGER SPANS OF WINDOWS.



PRELIM FRONT ELEVATION

SCALE: 1/4"=1'-0"

MATERIAL PERCENTAGES (ENTIRE BUILDING)		
BRICK (& WINDOWS)	4286 SF	59%
EIFS	2039 SF	28%
METAL SIDING/PANELS	923 SF	13%
TOTAL	7248 SF	100%

NOTE: PUBLIC STREET (MAIN STREET) FACADE HAS 85% BRICK/WINDOWS

GROUND FLOOR FENESTRATION AT PRIMARY FACADE FACE	
OVERALL SQUARE FOOTAGE TOTAL AT LEVEL 1 FRONT	1017 SF
FENESTRATION TOTAL AT LEVEL 1 FRONT	509 SF (50%)

NOTE: PUBLIC STREET (MAIN STREET) FACADE HAS 61% FENESTRATION

103'-6" WIDE BLDG.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

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LINDON'S EDGE
LINDON UTAH
EXTERIOR ELEVATIONS (BLDG. A)

JANUARY 31, 2018

A2.1

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REAR ELEVATION - (STREET FACING)

LINDON'S EDGE

BUILDING - B

HARRIS ARCHITECTURE



FRONT ELEVATION

LINDON'S EDGE

BUILDING - B

HARRIS ARCHITECTURE



RIGHT SIDE



LEFT SIDE

LINDON'S EDGE

BUILDING - B

HARRIS ARCHITECTURE

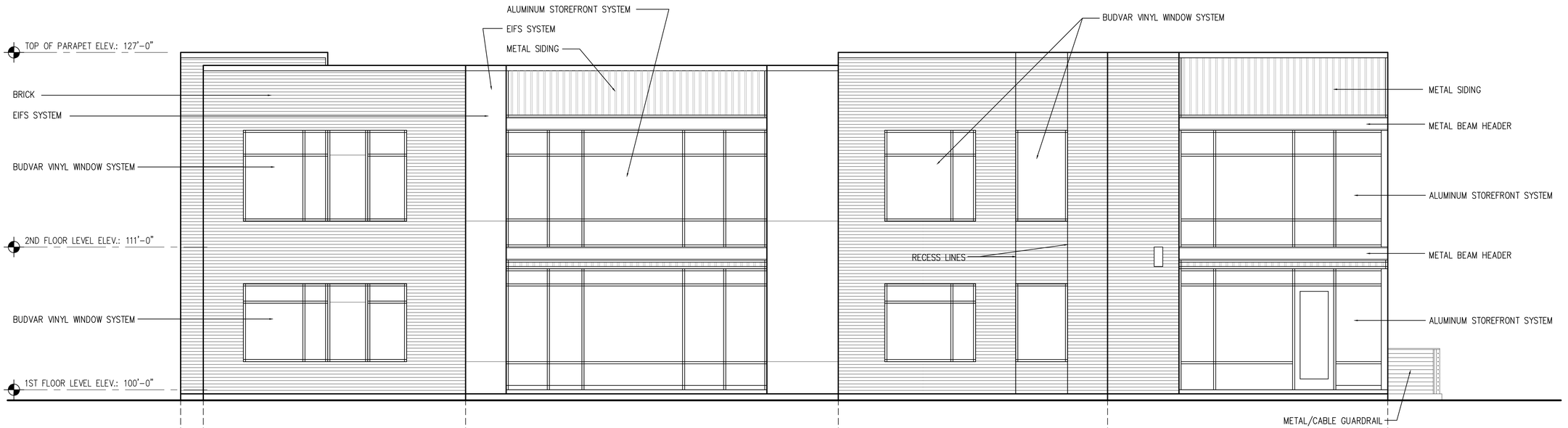


REAR ELEVATION

LINDON'S EDGE

BUILDING - B

HARRIS ARCHITECTURE



PRELIM BACK ELEVATION (WHEN FACING PUBLIC STREET)

SCALE: 1/4"=1'-0"

NOTE: PUBLIC STREET (MAIN STREET) FACADE HAS 86% BRICK/WINDOWS
NOTE: PUBLIC STREET (MAIN STREET) FACADE HAS 60% FENESTRATION



PRELIM BACK ELEVATION (WHEN NOT FACING PUBLIC STREET)

SCALE: 1/4"=1'-0"

93' WIDE BLDG.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

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A NEW OFFICE BUILDING FOR
LINDON'S EDGE
LINDON UTAH
EXTERIOR ELEVATIONS (BLDG. B)

JANUARY 31, 2018

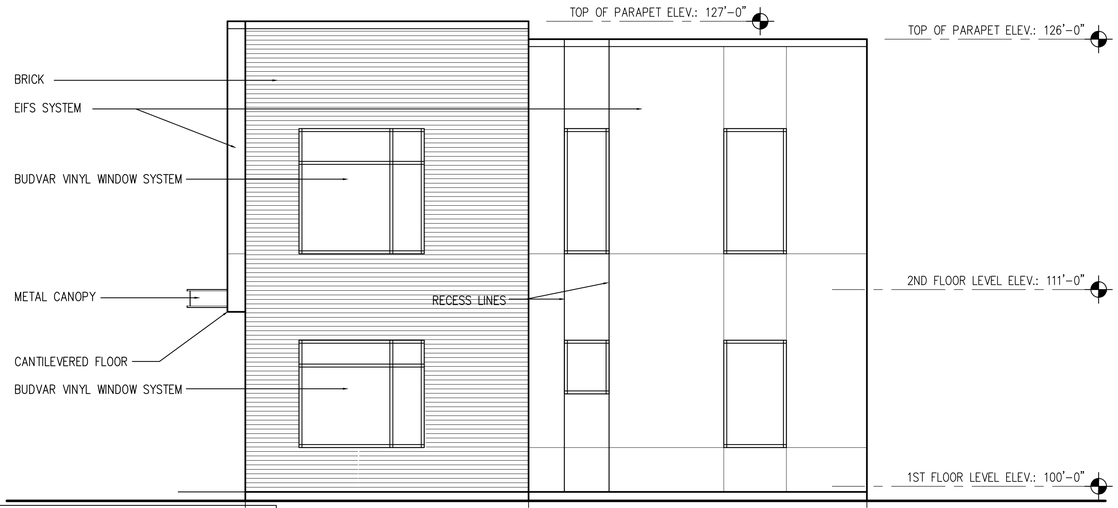
A2.2

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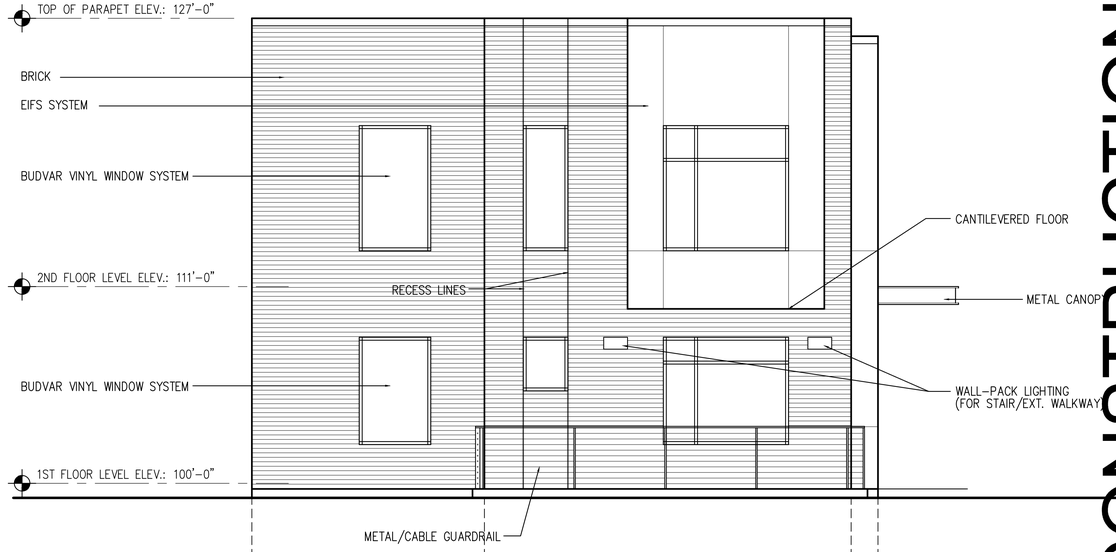
THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 1/31/2019 O:\ACAD\Files\LINDONS EDGE - OFFICES\WORKING\PRELIMS\daves-lindonOFF-A-01-01-1LP.dwg



PRELIM RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



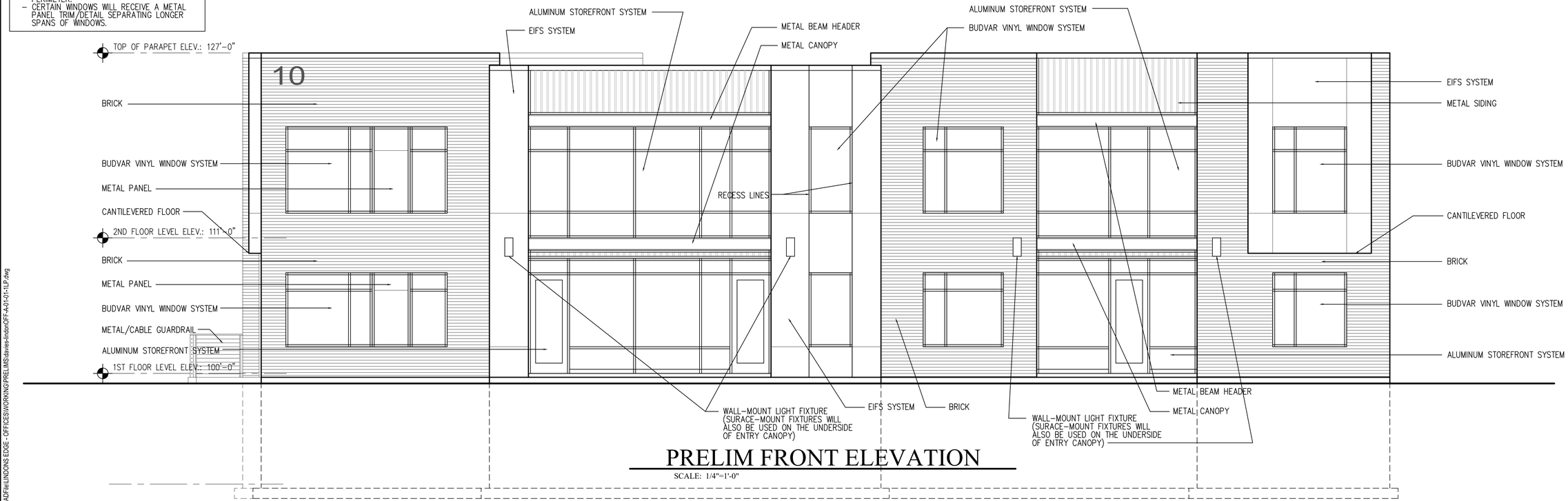
PRELIM LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

TRIM NOTE:

BECAUSE THE DESIGN OF THIS BUILDING IS CONTEMPORARY IN NATURE, ARCHITECT HAS ADDRESSED THE TRIM REQTS FOR THE LINDON CITY COMMERCIAL DESIGN STANDARDS USING THE FOLLOWING METHODS:

- PORTIONS OF THE BRICK AND EIFS FACADES HAVE BEEN RECESSED AT SEVERAL WINDOW EDGES TO PROVIDE A SHADOW/DETAIL LINE.
- METAL CANOPIES HAVE BEEN USED ABOVE ENTRIES. AT LEVEL 2 A STEEL BEAM WILL ALSO BE USED TO ADD DETAIL/TRIM TO ENTRY LOCATION.
- ABOVE AND BELOW ENTRY STOREFRONT, METAL PANELS HAVE BEEN USED TO GIVE THE ENTRY MORE DETAIL.
- ALL WINDOWS THAT ARE WITHIN METAL PANELED WALL WILL RECEIVE A TRIM TREATMENT AROUND ENTIRE WINDOW PERIMETER.
- CERTAIN WINDOWS WILL RECEIVE A METAL PANEL TRIM/DETAIL SEPARATING LONGER SPANS OF WINDOWS.



PRELIM FRONT ELEVATION

SCALE: 1/4"=1'-0"

MATERIAL PERCENTAGES (ENTIRE BUILDING)		
BRICK (& WINDOWS)	4139 SF	61%
EIFS	2504 SF	37%
METAL SIDING/PANELS	156 SF	2%
TOTAL	6799 SF	100%

NOTE: PUBLIC STREET (MAIN STREET) FACADE HAS 86% BRICK/WINDOWS

GROUND FLOOR FENESTRATION AT PRIMARY FACADE FACE	
OVERALL SQUARE FOOTAGE TOTAL AT LEVEL 1 FRONT	915 SF
FENESTRATION TOTAL AT LEVEL 1 FRONT	503 SF (55%)

NOTE: PUBLIC STREET (MAIN STREET) FACADE HAS 60% FENESTRATION

PRELIMINARY - NOT FOR CONSTRUCTION

93' WIDE BLDG.

REVISIONS

DRAWN BY

HARRIS ARCHITECTURE
3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING FOR
LINDON'S EDGE
LINDON UTAH
EXTERIOR ELEVATIONS (BLDG. B)

JANUARY 31, 2018

A2.1

Item 5: Plat Amendment – Lindon's Edge
126 South Main Street

Date: February 12, 2019
Applicant: Castle Park Properties LLC & Davis Design Build
Presenting Staff: Michael Florence

General Plan: Commercial
Current Zone: General Commercial (CG)

Property Owner: Castle Park Properties LLC
Address: 126 South Main St.
Parcel IDs: 45:424:0001, 14:069:0012, 14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302
Existing Parcel Sizes: 4.24, 0.42, 0.18, 0.25, 0.41, 0.16, 0.16 acres
Proposed Lot Sizes: 5.85 acres

Type of Decision: Administrative
Council Action Required: No



Overview

1. Castle Park Properties is petitioning to consolidate existing parcels into one lot.

Surrounding Zoning and Land Use

North: General Commercial / Commercial businesses and storage units
South: General Commercial, Residential R1-20 / single family residential
East: General Commercial / single family and beauty salon
West: Residential R1-20 / single family residential

Subdivision Standards

Lindon City Code 17.32.00 references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to join two or more of the petitioner fee owner's contiguous lots.

10-9a-608. Vacating, altering, or amending a subdivision plat.

(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if:

(a) the petition seeks to:

(i) join two or more of the petitioner fee owner's contiguous lots;

(ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

(iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are

located in the same subdivision;
(iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or
(v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
(A) owned by the petitioner; or
(B) designated as a common area; and

(b) notice has been given to adjacent property owners in accordance with any applicable local ordinance.

Engineering Requirements

The City Engineer is working through technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment.

Findings of Fact

- The applicant, Castle Park Properties LLC, owns all parcels that will be amended as part of the application for one lot;
- The proposed plat amendment is located in the General Commercial (CG) zone and meets minimum lot size and frontage requirements.

Motion

I move to (approve, deny, continue) the applicant's request for preliminary approval of Lindon's Edge Plat "A" with the following conditions:

1. The applicant will continue to work with City staff to make all technical corrections as necessary to the plat prior to recording;
2. Prior to plat recording and occupancy of any new development within this plat, the applicant must update the final plat Mylar to include notarized signatures of owners' consent to dedication consistent with item one above; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. All items of the staff report.

Exhibits

1. Aerial Image with Parcels
2. Parcel Map
3. Plat

Exhibit 1

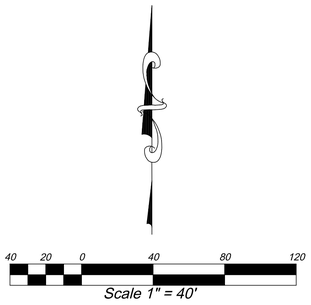


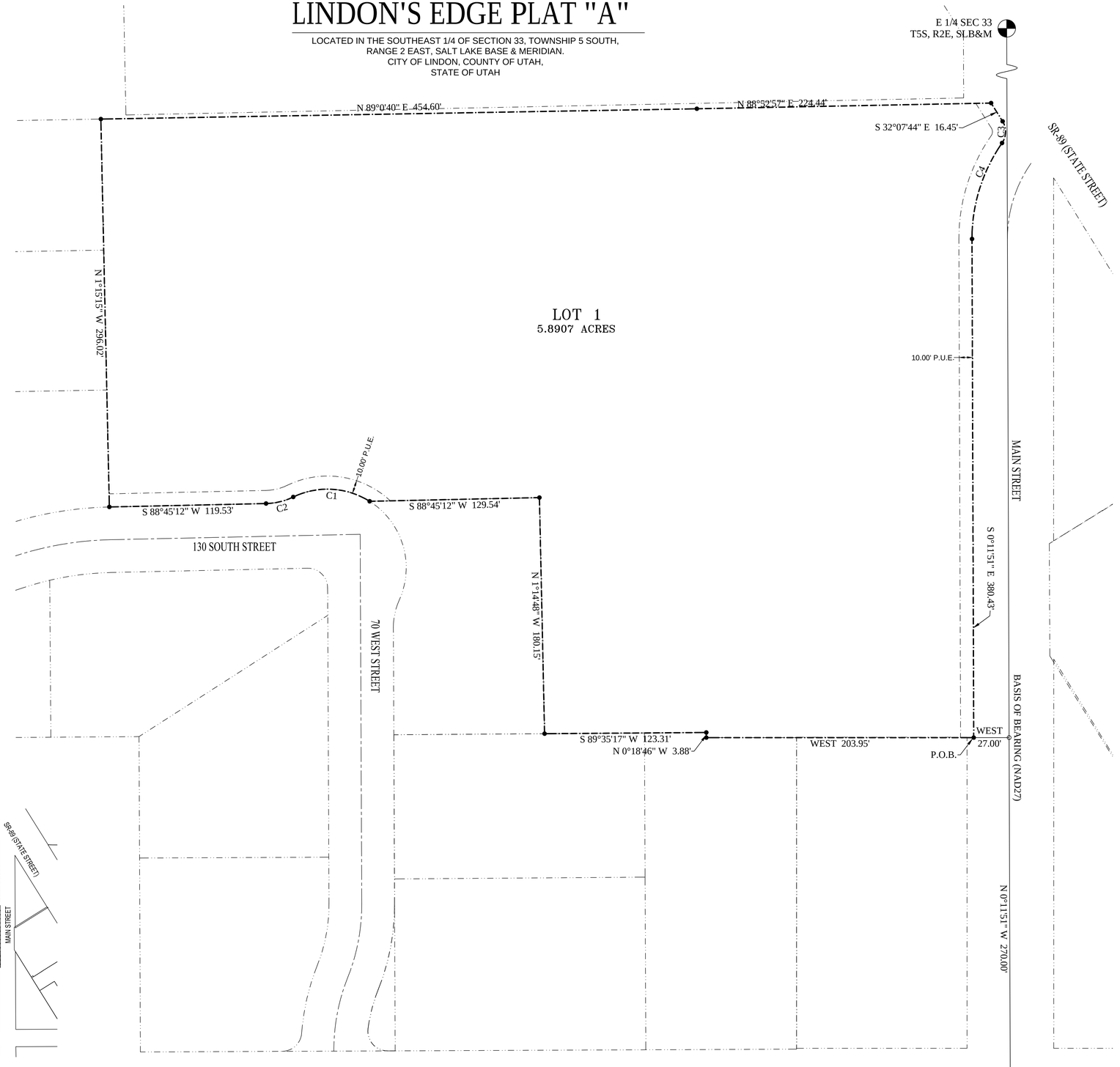
Exhibit 2



LINDON'S EDGE PLAT "A"

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.
CITY OF LINDON, COUNTY OF UTAH,
STATE OF UTAH







VICINITY MAP

LAND SURVEYOR:
AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	60.00	60.92	58°10'38"	58.34	N 86°46'41" W
C2	50.00	21.48	24°37'12"	21.32	S 76°26'36" W
C3	15.00	17.57	67°6'1"	16.58	S 1°24'49" W
C4	127.00	77.92	35°9'12"	76.70	S 17°22'45" W

SE COR SEC 33
T5S, R2E, SLB&M
ELEV = 4735.85

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN TO LOTS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE, CORRECT AND ACCURATE.

BOUNDARY DESCRIPTION

Beginning at a point located North 0°11'51" West along section line 270.00 feet and West 27.00 feet from the Southeast Corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along the northerly boundary of Lindon Treasury Plat "B" and extension thereof the following three courses and distances: 1) West 203.95 feet, 2) North 0°18'46" West 3.88 feet, and 3) South 89°35'17" West 123.31 feet; thence North 1°14'48" West 180.15 feet; thence South 88°45'12" West 129.54 feet; thence along the arc of a 60.00 foot radius curve to the left 60.92 feet through a central angle of 58°10'38" (chord bears North 86°46'41" West 58.34 feet); thence along the arc of a 50.00 foot radius curve to the right 21.48 feet through a central angle of 24°37'12" (chord bears South 76°26'36" West 21.32 feet); thence South 88°45'12" West 119.53 feet; thence North 1°15'15" West 296.02 feet; thence North 89°00'40" East 454.60 feet; thence North 88°52'57" East along a fence line and extension thereof a distance of 224.44 feet; thence South 32°07'44" East 16.45 feet; thence along the arc of a 15.00 foot radius curve to the right through a central angle of 67°06'01" for 17.57 feet (chord bears South 01°24'49" West 16.58 feet); thence along the arc of a 127.00 foot radius curve to the left through a central angle of 35°09'12" for 77.92 feet (chord bears South 17°22'45" West 76.70 feet); thence South 0°11'51" East 380.43 feet to the point of beginning.

Area = 5.8907 Acres

AARON D. THOMAS
(See Seal Below)

DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED A SURVEY AND THIS PLAT TO BE MADE OF THE PROPERTY AND 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. THE UNDERSIGNED OWNERS CONSENTS TO RECORDATION OF THIS PLAT .

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____DAY OF _____, A.D. 20___

BY:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 20_____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

Commission Number _____

Signed (A Notary Public Commissioned in Utah)

Commission Expires _____

Print Name of Notary

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, 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____DAY OF_____, A.D. 20___.

MAYOR/PLANNING COMMISSION CHAIR

CITY ATTORNEY

CITY ENGINEER
(See Seal Below)

PLANNING DIRECTOR

CITY RECORDER
(See Seal Below)

OCCUPANCY RESTRICTION NOTICE

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

CONDITIONS OF APPROVAL

LINDON'S EDGE
PLAT "A"

LINDON CITY UTAH COUNTY, UTAH
SCALE: 1" = 40' FEET

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 6418780 AARON D. THOMAS 11-5-18 STATE OF UTAH			

Item 6: Site Plan Approval — Mountain Tech South Approximately 400 N. 2800 W.

Date: February 12, 2018
Applicant: WICP South, LLC
Presenting Staff: Michael Florence

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

Property Owner: WICP South, LLC
Address: Approx. 400 N. 2800 W.
Parcel ID: 14:059:0040
Lot Size:
- Lot 3 – 8.104 acres

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

1. Whether the request for site plan approval of an office building and associated parking structure complies with Lindon City land development and building design regulations?
2. Whether the development adequate site circulations and complies with the traffic study

OVERVIEW

1. At the December 11th Planning Commission meeting the Planning Commission gave subdivision approval for the three-lot development and site plan approval for the two office/warehouse buildings;
2. The planning commission continued site plan approval of the office building to review a traffic circulation plan, traffic study, and updated renderings of the parking structure.

MOTION

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

1. Final design of the office building and parking structure are to comply with Lindon City design standards;
2. The project complies with all engineering requirements as determined by the City Engineer based upon City Standards;
3. Proposed and future access roads in and out of the site will be constructed as proposed in the traffic study;
4. The applicant will continue to work with Lindon City and UDOT on designing and dedicating the appropriate right-of-way on the Mountain Tech South property to accommodate the intersection signal;
5. Property will be dedicated on the Mountain Tech South plat to accommodate the 66' right-of-ways on 2800 W. and 400 N. and improvements installed on the Mountain Tech South property;
6. The developer will continue to work with UDOT to further study the acceleration and deceleration lanes on 600 N.
7. All items of the staff report

Development Standards

Parking

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

Required	***Provided***
Office Building	
Office – 1 per 350 sq. ft. of floor area (158,366)	452 - Compliant
Bike Stalls	Not shown on the applicant's plan, but required
Total stall required/provided	353/1026 353 parking lot 673 parking structure

Landscaping Standards

Site Landscaping – final review will be completed with building plan submittal

Required Site Landscaping	**Provided**
25% lot of each lot	Compliant
16-20 landscape strip behind meandering sidewalk along 2800 W. and 400 N.	Compliant Final review will be completed with the building plans
70% vegetation	Compliant Final review will be completed with the building plans
Trees planted 30 foot on center	Compliant

Interior Landscaping

Required Landscaping	**Provided**
40 sq. ft. per parking stall Lot 3 – 353*40 = 14,120 (staff calculated this ratio from the parking lot only and did not include the parking structure)	Compliant
1 tree per 10 parking stalls	Compliant
70% living material in landscaping	Compliant
10 feet of landscaping around perimeter of each building	Compliant

Building Design and Architectural Standards

Architectural Design

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

Parking Structure
The applicant's proposal includes a three-story parking structure for 673 vehicles. At the last meeting, the planning commission continued the review of the parking structure for the applicant to return with a design that is more architecturally similar to the office building. The applicants design has removed some of the concreate supports and replaced them with steel supports and vegetation screens. Staff has attached a picture from a different project of what those screens may look like.

Lindon City Code 17.54.060 (1)(a)

- *Any parking structure above the finished ground elevation shall have the same setback requirements as outlined for buildings, and shall be architecturally integrated through use of the same or similar materials, colors, rhythm, landscaping, etc. Interior parking lot landscaping, as outlined in Section 17.18.085, must be provided for any parking stall in a parking structure that is visible from a "bird's eye view."*



Building Height – max height 80 feet in the RC zone
Office building – 78'
Parking Structure – 24' to the top of the structure wall.

Setbacks
The proposed structures meet the minimum setback requirements.

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

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

Traffic Circulation and Traffic Study

At the last meeting, the planning commission continued the site approval of the office building and requested that the applicant provide a traffic circulation plan and traffic study. The site plan shows that the north/south access road is blocked in the middle with basketball courts. This was to limit traffic from other properties using this road as a cut through to the Pleasant Grove Interchange. Staff has provided a circulation plan which isn't much different than what the commission saw last time but staff is more supportive of the updated plan.

Regarding the traffic study and feedback from city staff and UDOT, the major items that came out of the study are as follows:

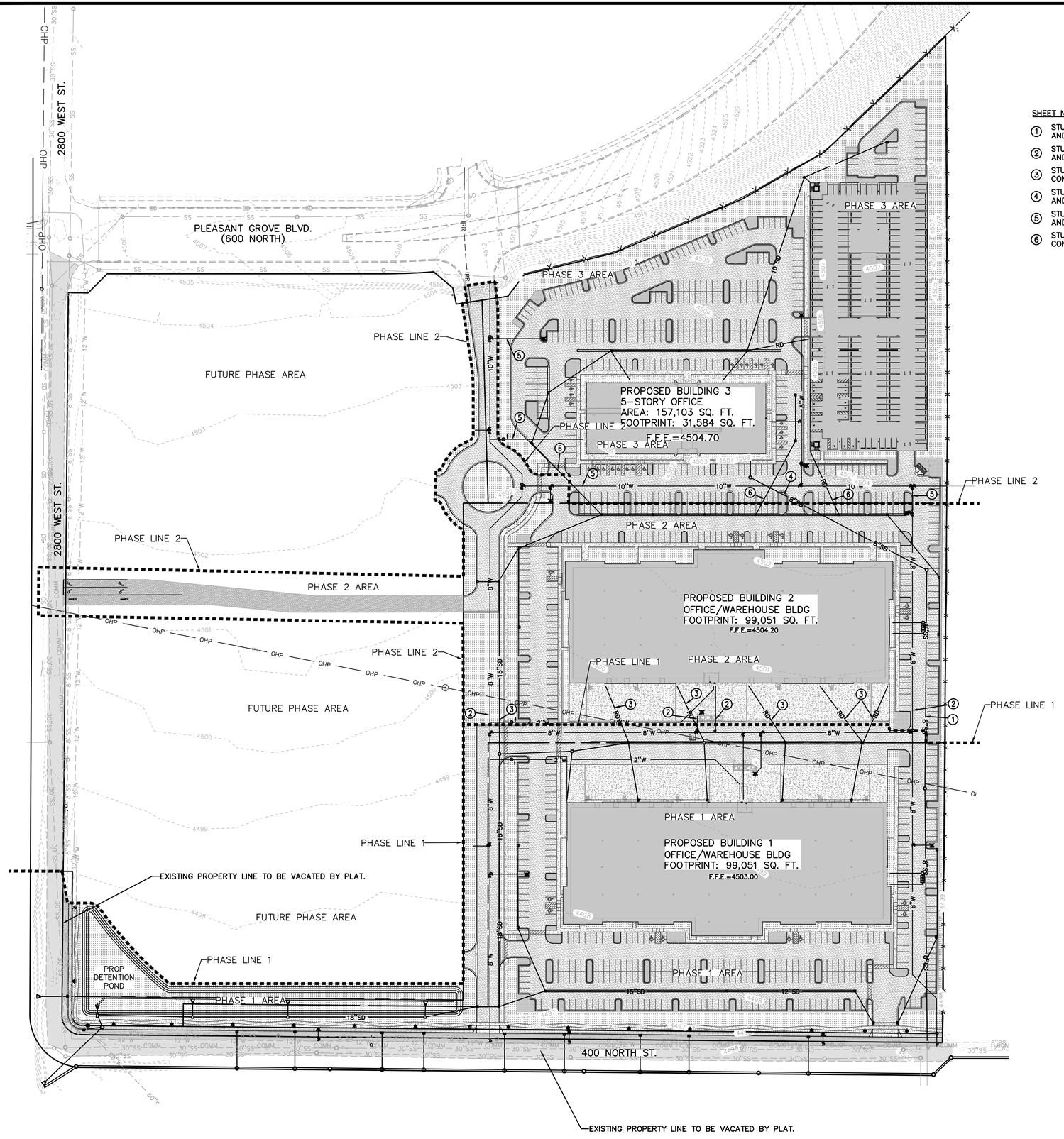
- The intersection at 2800 W. 600 N. already fails due to the amount of traffic during evening peak hours (4-6 p.m.)
- UDOT has determined that the intersection warrants a traffic signal but Lindon and American Fork Cities will need to ensure that the right-of-way is provided and the improvements installed prior to UDOT installing the traffic signal. Installing the traffic signal improves the level of service from a level F to a level C
- By 2024 the level of service at the intersection decreases to a level D
- 2800 W. and 400 N. needs to be improved to a 66' right-of-way that would include two drive lanes and a center turn lane
- UDOT would like to see deceleration and acceleration lanes built for the development on 600 N.
- When the intersection improvements are constructed, vehicles will no longer be able to do U-turns where they currently turn on 600 N. and will only be able to turn at the intersection
- The traffic engineer determined that the internal circulation is sufficient to accommodate the anticipated traffic flows

Developer Improvements

- The developer has agreed to plan for and install improvement on their property to accommodate the traffic signal. The developer previously made the improvements for Mountain Tech 3. The remaining improvements are in American Fork's jurisdiction and the developer and City have agreed to work with those property owners and the City to try and get the improvement installed. The exact right-of-way still needs to be studied and approved by UDOT but the developer has provided a proposed design
- The developer is dedicating 9 feet on 400 N. and 14 feet on 2800 W. and improving the right-of-way on his half of the street. When the remaining properties develop the right-of-way will be developed to it full 66' width and a center turn lane will be installed
- The developer will need to continue to work with UDOT on studying the acceleration and deceleration lanes on 600 N.

EXHIBITS

1. Site Plan
2. Architectural Renderings – office building and parking structure
3. Traffic Circulation Plan
4. Emergency Vehicle circulation



SHEET NOTES:

1. STUB SEWER LINE 5' PAST PHASE LINE FOR PHASE 1 CONSTRUCTION. CAP AND MARK FOR FUTURE CONNECTION.
2. STUB WATER LINE 5' PAST PHASE LINE FOR PHASE 1 CONSTRUCTION. CAP AND MARK FOR FUTURE CONNECTION.
3. STUB STORM DRAIN LINE 5' PAST PHASE LINE FOR PHASE 2 CONSTRUCTION. CAP AND MARK FOR FUTURE CONNECTION.
4. STUB SEWER LINE 5' PAST PHASE LINE FOR PHASE 2 CONSTRUCTION. CAP AND MARK FOR FUTURE CONNECTION.
5. STUB WATER LINE 5' PAST PHASE LINE FOR PHASE 2 CONSTRUCTION. CAP AND MARK FOR FUTURE CONNECTION.
6. STUB STORM DRAIN LINE 5' PAST PHASE LINE FOR PHASE 2 CONSTRUCTION. CAP AND MARK FOR FUTURE CONNECTION.

N

0 80 160 240

Scale in Feet

SHEET LEGEND

PHASE LINE

UTILITY PHASING NOTE:
ALL UTILITIES TO BE INSTALL AS PART OF THIS PHASE OF IMPROVEMENTS UNLESS THERE IS A NOTE INDICATING TO STUB THE UTILITY 5' PAST THE PHASE LINE. SEE CALLOUTS, THIS SHEET.

GENERAL PHASING NOTE:
THE INTENT IS TO NOT HAVE TO CUT INTO ANY ASPHALT THAT IS INSTALLED TO PUT IN ANY UNDERGROUND UTILITIES AS PART OF FUTURE PHASES. ANY UTILITIES THAT NEED TO BE STUBBED FOR FUTURE PHASES ARE TO BE STUBBED 5' PAST EDGE OF ASPHALT/CONCRETE AND MARKED FOR FUTURE USE.

NO.	COMMENTS	BY	DATE
1		TLH	01/09/19

REVISIONS

DESIGNER: SDT PROJECT ENGINEER: SDT

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

MOUNTAIN TECH SOUTH – PHASE 1, 2 & 3

2552 WEST 400 NORTH, LINDON CITY, UTAH, 84042

PHASING PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
C0.1

PROJECT ID	DATE:
W1020-01	11/02/18
FILE NAME: PRJ-MTS	SCALE: 1"=80'

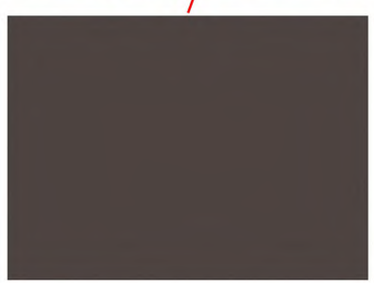
MOUNTAIN TECH. SOUTH OFFICE BUILDING

aeurbia
architects and engineers

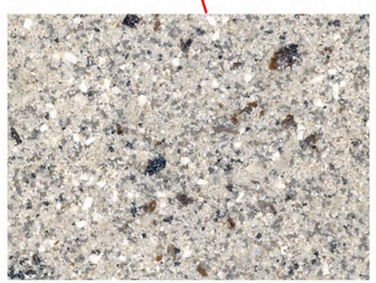




ACM PANEL
Alpolic: SOG Grey



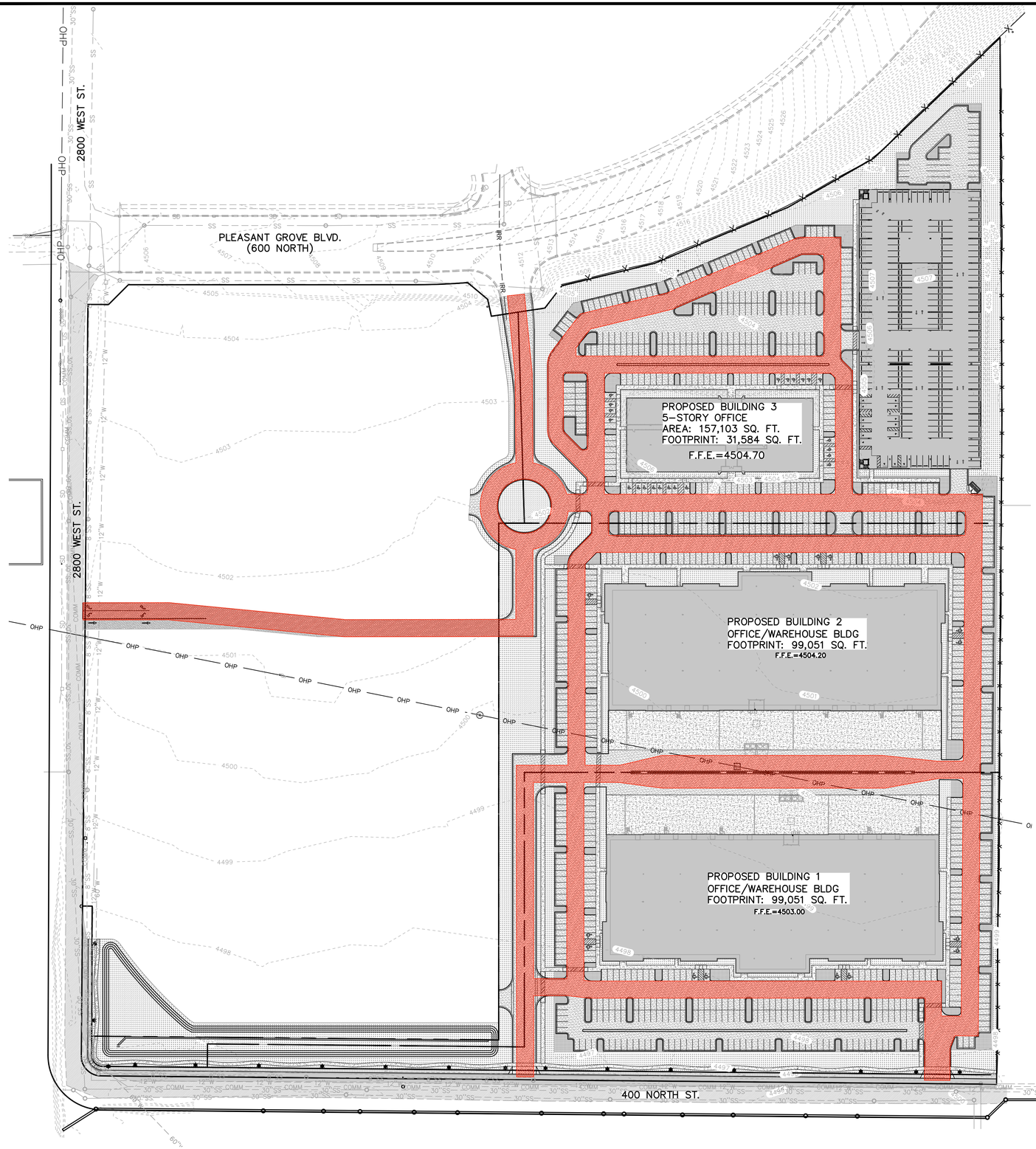
ACM PANEL
Alpolic: CNC Charcoal

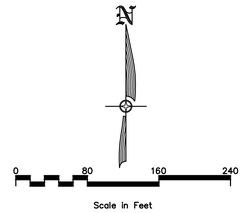


TERRANEO
Everest


ae urbia
architects and engineers


Signage
Signage
aeurbia
architects and engineers





NO.	REVISIONS	BY	DATE
1.	COMMENTS	TLH	01/09/19

DESIGNER: SDT PROJECT ENGINEER: SDT

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

MOUNTAIN TECH SOUTH – PHASE 1, 2 & 3

2552 WEST 400 NORTH, LINDON CITY, UTAH, 84042

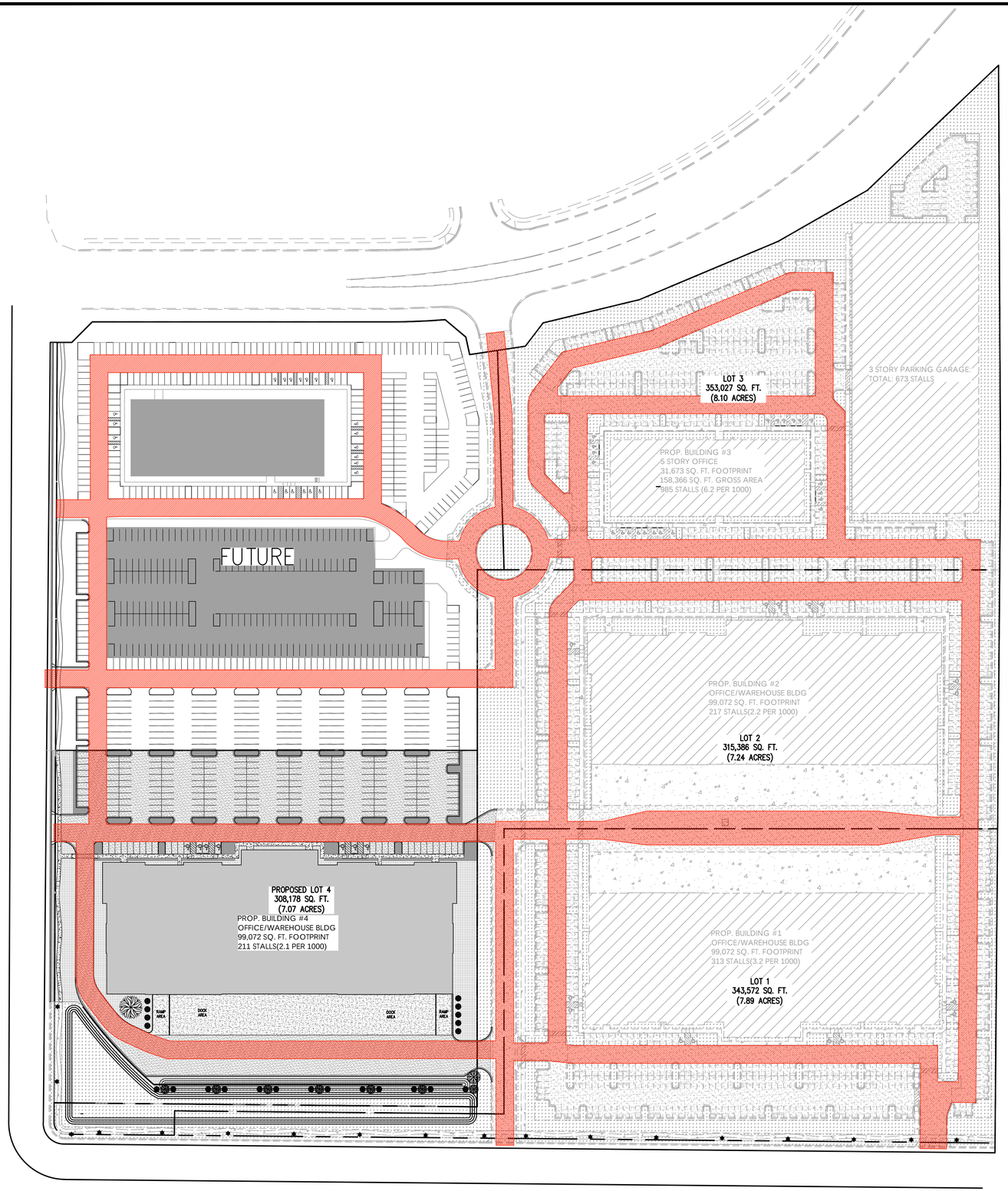
EMERGENCY VEHICLE CIRCULATION EXHIBIT

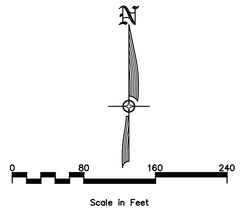
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG!
IT'S THE LAW
BLUE STAKES 1 800 662 4111

SHEET NO.
EXH

PROJECT ID	DATE:
W1020-01	11/02/18
FILE NAME: PRJ-MTS	SCALE: 1"=80'





NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

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

MOUNTAIN TECH SOUTH – SITE PLAN

2552 WEST 400 NORTH, LINDON CITY, UTAH, 84042

OVERALL SITE PLAN

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

C1

Item 7: Concept Review — Mountain Tech South Lot 4 Approximately 400 N. 2800 W.

Date: February 12, 2018
Applicant: WICP South, LLC
Presenting Staff: Michael Florence

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

Property Owner: WICP South, LLC
Address: Approx. 400 N. 2800 W.
Parcel ID: 14:059:0040
Lot Size:
- Lot 4 – 7.3 acres

Type of Decision: None
Council Action Required: No



SUMMARY OF KEY ISSUES

1. The Regional Commercial zone requires under code 17.54.050 (1)(b) that buildings be oriented to the main street.
2. The applicant is requesting feedback before applying for site plan approval whether the proposed building for Lot 4 can be oriented to the interior of the development with the back of the building oriented to 400 N.

OVERVIEW

1. Concepts reviews are to provide general feedback only and no decisions will be made or voted on at the meeting.
2. The doTERRA warehouse building is oriented with the rear of the building towards 400 N. From staffs research, it appears that the planning commission allowed the doTERRA warehouse to be oriented towards I-15 and to be oriented to the call center office building to create a campus type design. Because the warehouse was not oriented towards the street it appears that the planning commission required an increased amount of landscaping area and planting as well as a solid fence along 400 N. The doTERRA plan shows 158'of landscaping behind the meandering sidewalk for the portion screening the loading docks. Lindon City code requires 16-20 feet of landscaping behind the sidewalk. The areas screening the parking lots are between 28' and 44'.
3. The developer of Mountain Tech South is requesting that the proposed building on Lot 4 be oriented with the back of the building oriented towards 400 N. and the side of the building to 2800 W.
4. The applicant is proposing an increased amount of landscaping and a solid masonry wall to screen the back of the building. From the back of the meandering sidewalk to the north edge of the landscaping measures about 77'. However, there is a significant stormwater detention pond as part of this area that will receive detention for a large portion of the development. The current plans for lots 1, 2, 3 shows the detention area as rock but the site plan that the developer has provided shows the area as a "green" color that may indicate landscaping. The planning

commission should clarify if the detention area will now be landscaped or if it will remain as rock. The commission should also consider as part of the concept plan the width of the landscaping and how the sites function.

5. The developer is also providing an increased amount of architectural detail and windows that will face 2800 W. to help make the façade more attractive from the street.

EXHIBITS

1. Site Plan
2. Building renderings
3. Landscape plan
4. doTERRA landscape plan
5. doTerra rendering

2/7/2019 4:41:56 PM

NORTH		
TOTAL	5,544 SF	
GLAZING	2,773 SF	50% OF TOTAL

SOUTH		
TOTAL	5,676 SF	
GLAZING	3,676 SF	65% OF TOTAL

WEST		
TOTAL	2,310 SF	
GLAZING	871 SF	38% OF TOTAL

EAST		
TOTAL	2,310 SF	
GLAZING	871 SF	38% OF TOTAL

GRAND TOTAL		
TOTAL	15,840 SF	
GLAZING	4,444 SF	44% OF TOTAL

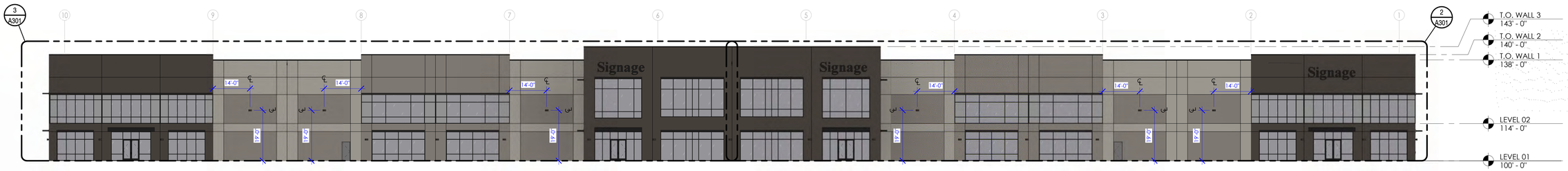
EXTERIOR COLORS & MATERIALS:

- = PAINTED CONCRETE TILT UP PANEL. SW7643 - PUSSYWILLOW
- = PAINTED CONCRETE TILT UP PANEL. SW7018 - DOVETAIL
- = PAINTED CONCRETE TILT UP PANEL. SW7019 - GAUNTLET GRAY
- =BRONZE GLASS WITH REFLECTIVE COATING.
- =BRONZE SPANDREL GLASS TO MATCH COLOR AND LOOK OF STANDARD STOREFRONT SYSTEM GLASS
- = THERMACORE OVERHEAD DOOR - GRAY
- = ANODIZED ALUMINUM

GENERAL EXTERIOR FINISH NOTES:

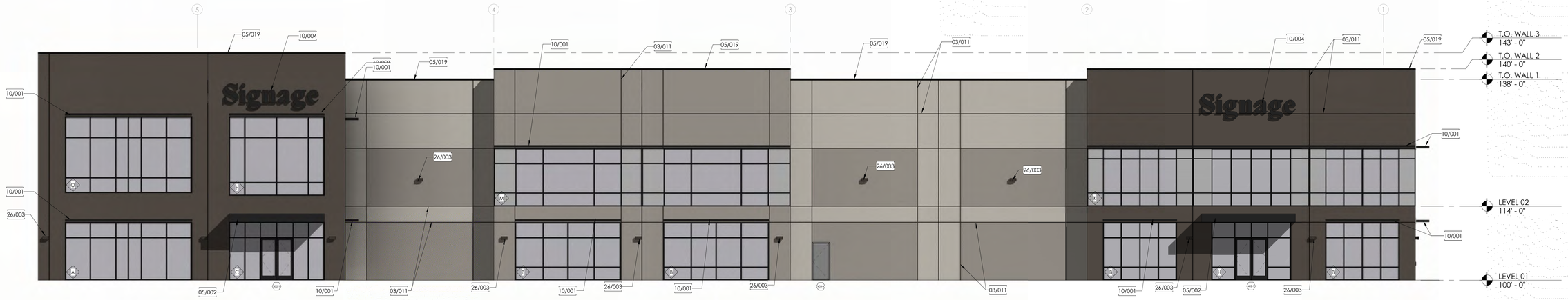
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING..
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A505 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL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

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



1 A301 **NORTH SIDE ELEVATION**
1/16" = 1'-0"

GRAPHIC SCALE 0 8' 16' 32'



2 A301 **ENLARGED NORTH ELEVATION - LEFT SIDE**
1/8" = 1'-0"

GRAPHIC SCALE 0 4' 8' 16'



3 A301 **ENLARGED NORTH ELEVATION - RIGHT SIDE**
1/8" = 1'-0"

GRAPHIC SCALE 0 4' 8' 16'

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

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

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2017.142

NORTH ELEVATION

DATE: JANUARY 03, 2019

SHEET #:

A301

CONSTRUCTION DOCUMENTS

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NORTH		
TOTAL	5,544 SF	
GLAZING	2,773 SF	50% OF TOTAL

SOUTH		
TOTAL	5,676 SF	
GLAZING	3,676 SF	65% OF TOTAL

WEST		
TOTAL	2,310 SF	
GLAZING	871 SF	38% OF TOTAL

EAST		
TOTAL	2,310 SF	
GLAZING	871 SF	38% OF TOTAL

GRAND TOTAL		
TOTAL	15,840 SF	
GLAZING	4,444 SF	44% OF TOTAL

EXTERIOR COLORS & MATERIALS:

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- = THERMACORE OVERHEAD DOOR - GRAY
- = ANODIZED ALUMINUM

GENERAL EXTERIOR FINISH NOTES:

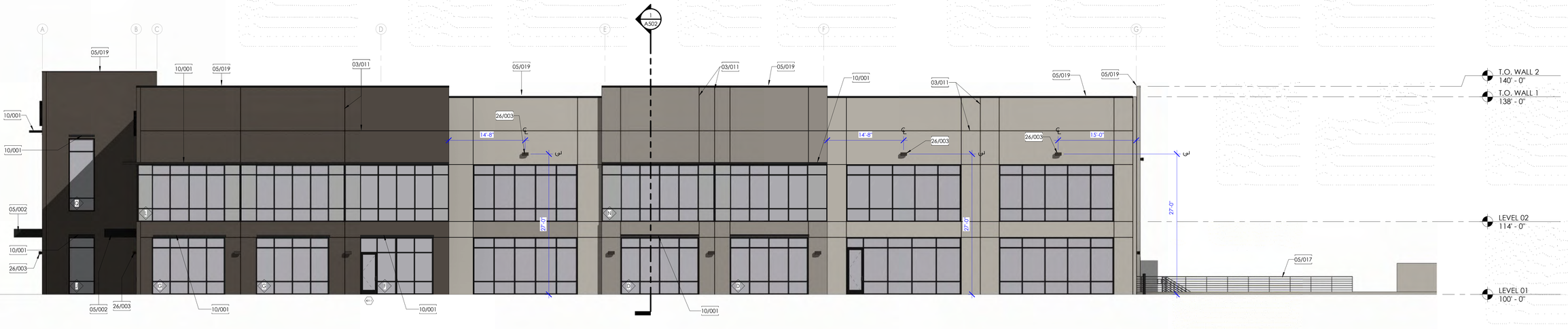
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KEYNOTE LEGEND	
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05/017	EXTERIOR DOCK RAILING. SEE DETAIL 16/A102
05/019	BLACK METAL PARAPET CAP
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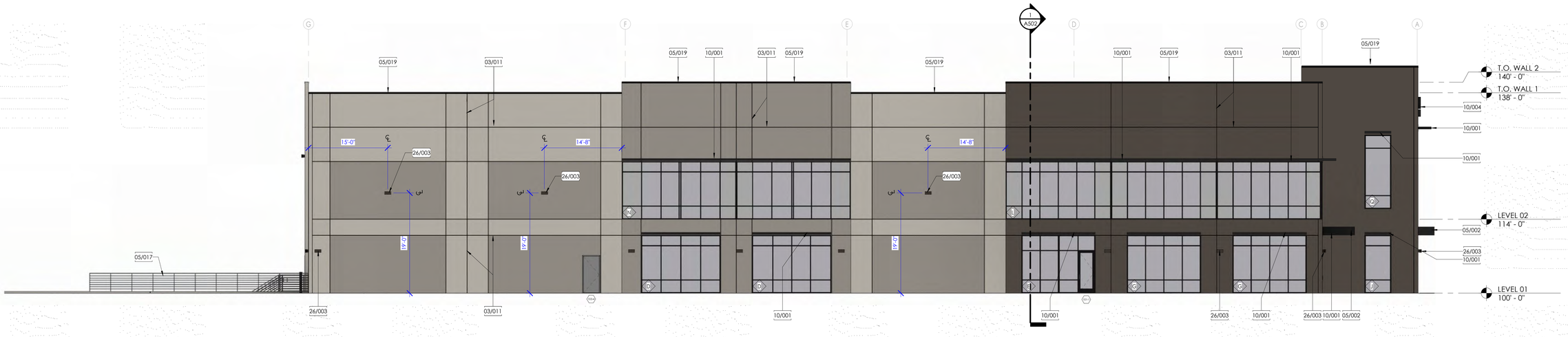
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1 A302 BUILDING ELEVATION - WEST ELEVATION

1/8" = 1'-0"

GRAPHIC SCALE 0 4' 8' 16'



2 A302 BUILDING ELEVATION - EAST ELEVATION

1/8" = 1'-0"

GRAPHIC SCALE 0 4' 8' 16'

MOUNTAIN TECH SOUTH LOT 2 BUILDING #4

MARK WELDON

2542 WEST 400 NORTH, LINDON, UT, 84042

Revision Schedule		
MARK	DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS

AE2017.142

EAST & WEST ELEVATIONS

DATE: JANUARY 03, 2019

SHEET #:

A302

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NORTH		
TOTAL	5,544 SF	
GLAZING	2,773 SF	50% OF TOTAL

SOUTH		
TOTAL	5,676 SF	
GLAZING	3,676 SF	65% OF TOTAL

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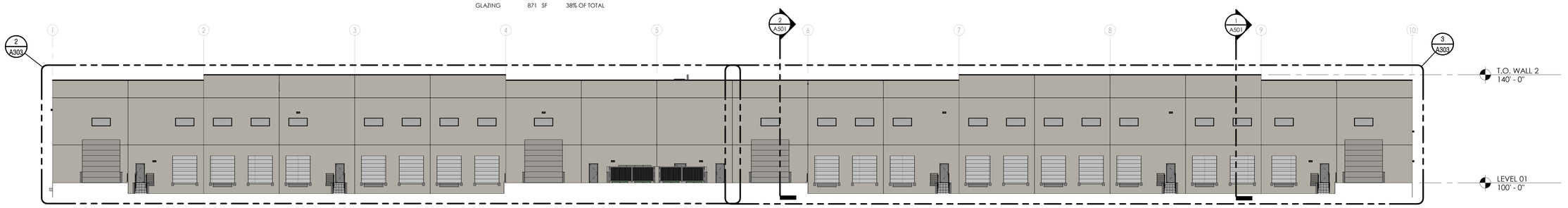
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GENERAL EXTERIOR FINISH NOTES:

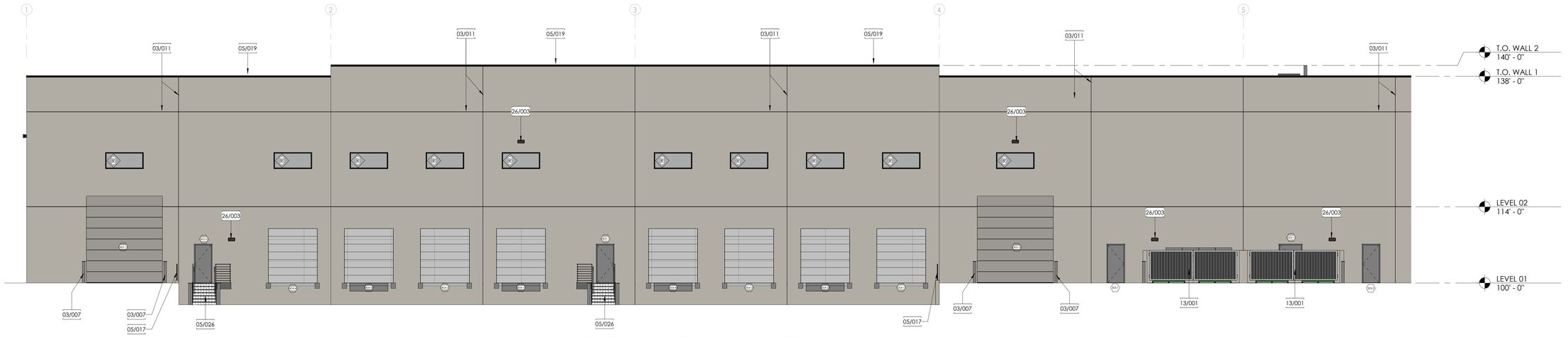
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6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

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



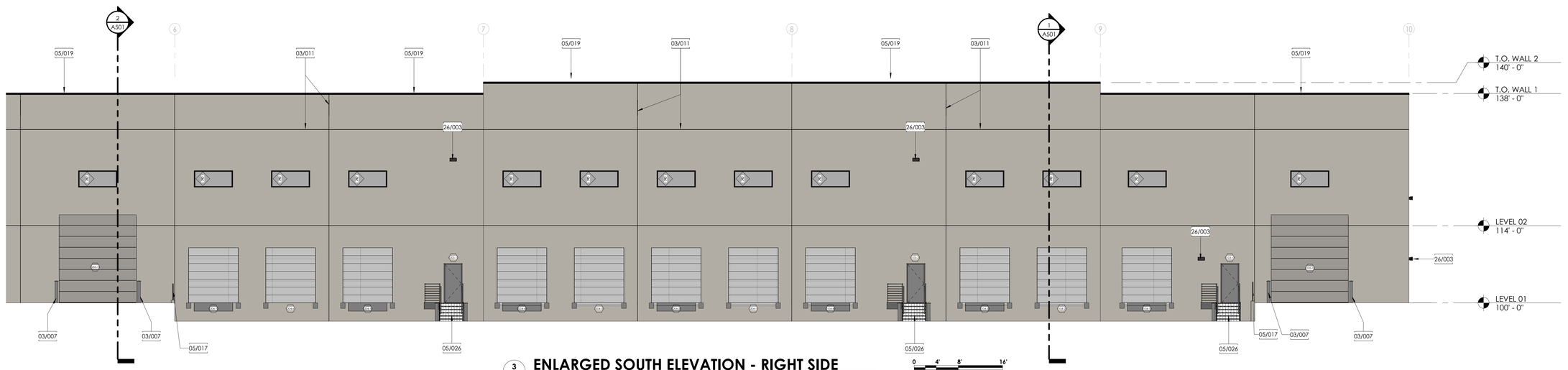
1 A303 **SOUTH SIDE ELEVATION**
1/16" = 1'-0"

GRAPHIC SCALE 0 8' 16' 32'



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

GRAPHIC SCALE 0 4' 8' 16'



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

GRAPHIC SCALE 0 4' 8' 16'

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LICENSED ARCHITECT 174600 JAMES MICHAEL WELDON STATE OF UTAH

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MOUNTAIN TECH SOUTH LOT 2 BUILDING #4

MARK WELDON

2542 WEST 400 NORTH, LINDON, UT, 84042

Revision Schedule

MARK	DESCRIPTION	Revision Date

CONSTRUCTION DOCUMENTS

AE2017.142

SOUTH ELEVATIONS

DATE: **JANUARY 03, 2019**

SHEET #:

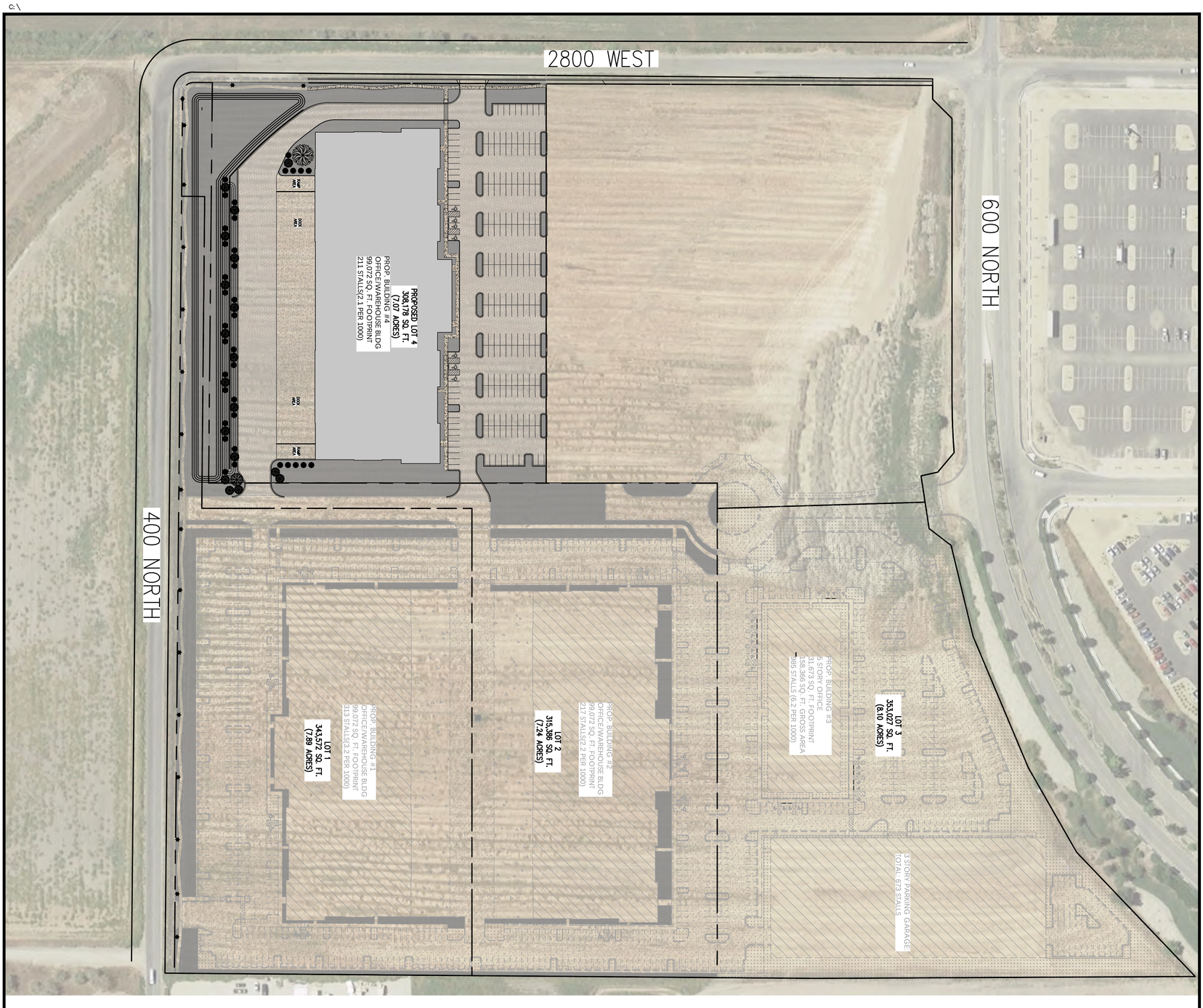
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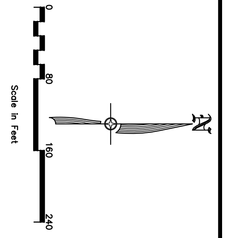
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MOUNTAIN TECH SOUTH – SITE PLAN

2552 WEST 400 NORTH, LINDON CITY, UTAH, 84042

MOUNTAIN TECH SOUTH 4

SHEET NO.: C1.0

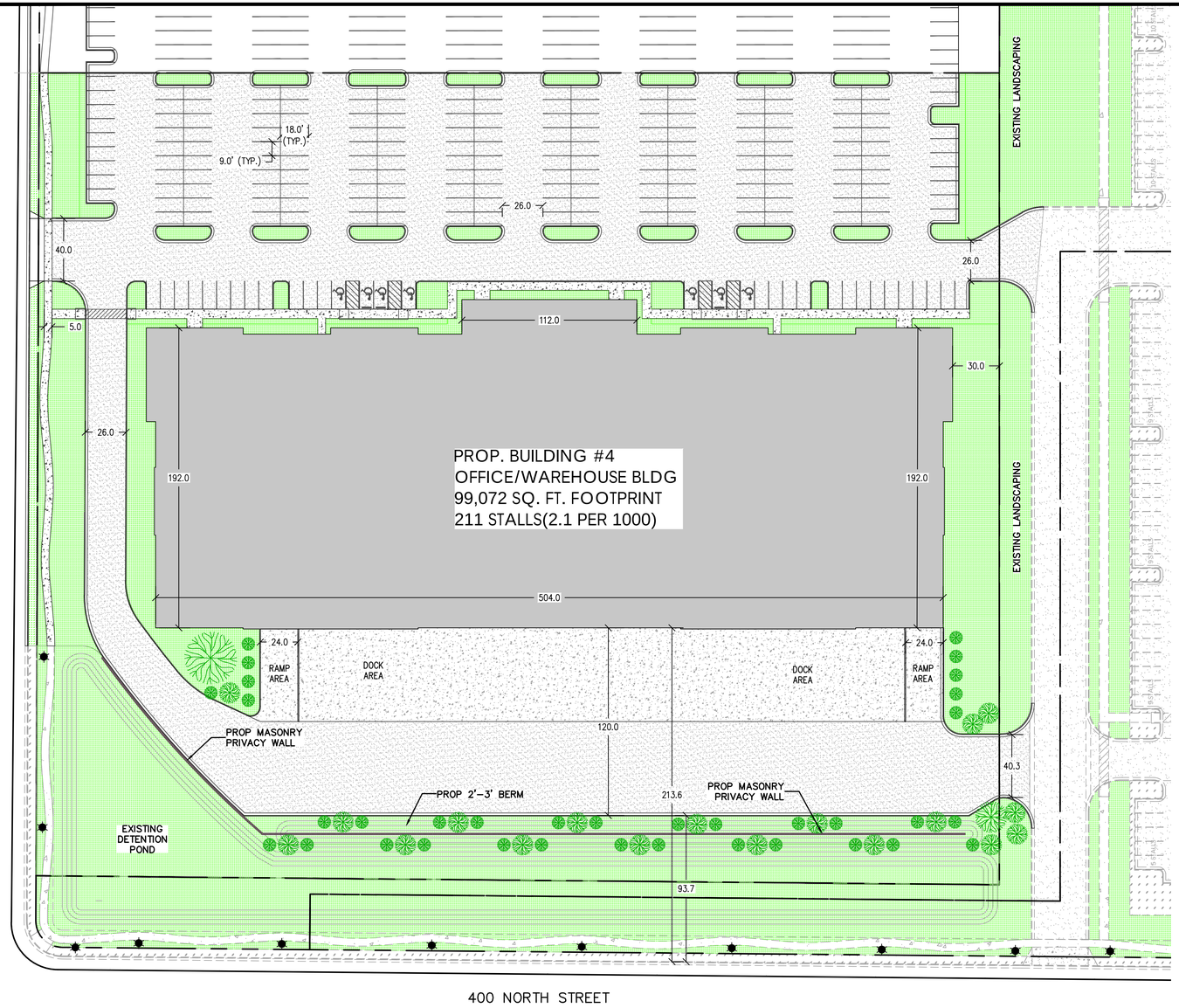
PROJECT ID: A-1000 | DATE: 2/7/19

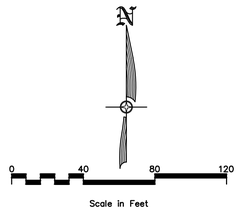
FILE NAME: PRJ-MTS | SCALE: 1"=80'

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

NO.	REVISIONS	BY	DATE

DESIGNER: SDT | PROJECT ENGINEER: SDT





PROJECT SUMMARY:

LOT 4 AREAS:

LOT 4		318,103 SQ. FT. / 7.30 ACRES
	BUILDING 4 FOOTPRINT	99,072 SQ. FT. / 2.27 ACRES
	TOTAL LANDSCAPING	68,944 SQ. FT. / 1.58 ACRES
	EXISTING	24,945 SQ. FT. / 0.57 ACRES
	INTERIOR PARKING	8,479 SQ. FT. / 0.19 ACRES
	REMAINING	35,520 SQ. FT. / 0.82 ACRES
	ASPHALT	112,061 SQ. FT. / 2.57 ACRES
	CONCRETE	38,026 SQ. FT. / 0.87 ACRES

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

PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
LOT 4:		
PROPOSED BUILDING 4		
OFFICE	10,000 SQ. FT.	28.57 (1/350)
WAREHOUSE	89,072 SQ. FT.	178.14 (1/500)
MINIMUM REQUIRED:		207 (206.71)
LOT 4 PARKING STALLS:		211 PARKING STALLS
TOTAL PROVIDED:		211
ACCESSIBLE SPACES		7 (7 - 201 to 300)

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

LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
LOT 4:		
PARKING LANDSCAPING	8,479 SQ. FT.	(40SF PER STALL MIN(OR 8,440 SQ. FT. REQ'D)
OPEN SPACE	79,744 SQ. FT.	25.07% PROVIDED (25% REQ'D)

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

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

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

MOUNTAIN TECH SOUTH – SITE PLAN

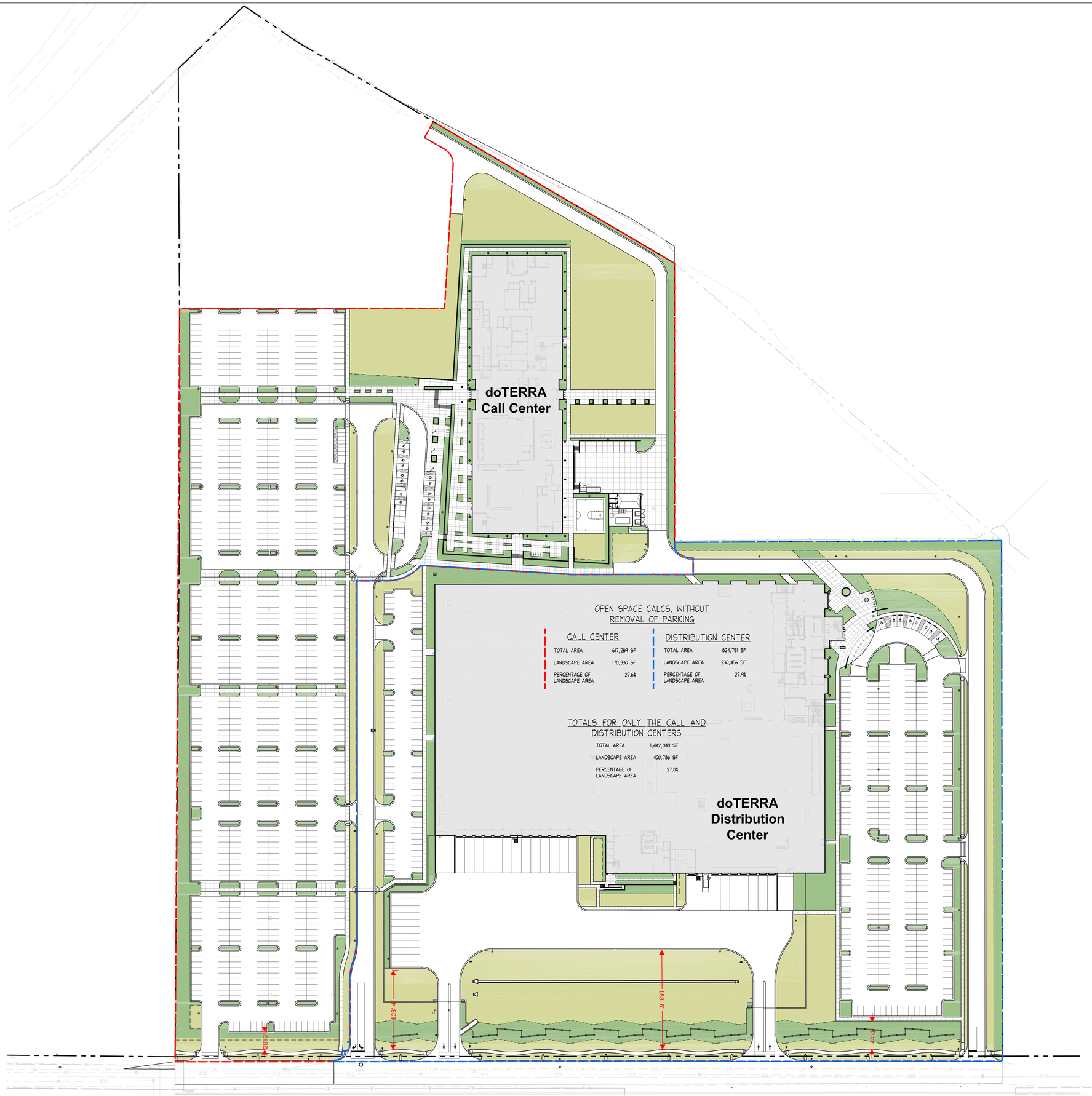
2552 WEST 400 NORTH, LINDON CITY, UTAH, 84042

LOT 4 SITE PLAN

SHEET NO.
C1.4

PROJECT ID	DATE:
A-1000	10/02/18
FILE NAME: PRJ-MTS	SCALE: 1"=40'

C:\



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
Dec. 8, 2018
STATE OF UTAH

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design
1058 east 2100 south
Salt Lake City, Utah 84106
office 801.487.4923 fax 801.466.3046
www.arcsitiodesign.com

REV	DATE	DESCRIPTION

VCBO NUMBER:	17200
CLIENT NUMBER:	00000
DATE:	12/08/2018

doTERRA DISTRIBUTION CENTER

doTERRA CORPORATION
LINDON, UT 84042
CITY RESUBMITTAL

NORTH
SCALE: 1" = 60'-0"
0 30 60 120

OVERALL OPEN SPACE DIAGRAM

L-L401

File : E:\17050_doterra Distribution\Cadd\L_CC_Site Landscape2.dwg Dec 08, 2018-11:02am



400 NORTH - LOOKING NORTHEAST

doTERRA Distribution Center | Lindon, Utah

VCBO ARCHITECTURE

Item 8: Plat Amendment – Lindon's Ridge
75 South Main Street

Date: February 12, 2019
Applicant: Lindon Ridge Apartments
Presenting Staff: Anders Bake

General Plan: Commercial
Current Zone: Senior Housing Facility Overlay (SHFO)
Property Owner: Christensen, Richard S & Sharon W
Address: 75 South Main St.
Parcel IDs: 14-070-0036, 14-070-0124, 14-070-0320, 14-070-0125, 14-070-0126, 14-070-0229, 14-070-0092, 14-070-0090
Existing Parcel Sizes: 0.54, 0.66, 0.6, 0.44, 0.44, 0.25, 0.25, 0.25
Proposed Lot Sizes: 3.42 acres

Type of Decision: Administrative
Council Action Required: No



Overview

1. Lindon Ridge Apartments is petitioning to consolidate existing parcels into one lot.
2. The City Council gave final approval for the Lindon's Ridge Senior Apartments in December 2018.

Surrounding Zoning and Land Use

North: R1-20 – Farmland, single family
South Mixed Commercial – MEI Rigging & Crating
East: General Commercial – Timpanogos Academy
West: General Commercial – Single family, multiple commercial uses

Subdivision Standards

Lindon City Code 17.32.00 references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to join two or more of the petitioner fee owner's contiguous lots.

10-9a-608. Vacating, altering, or amending a subdivision plat.
(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if:

(a) the petition seeks to:
(i) join two or more of the petitioner fee owner's contiguous lots;
(ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
(iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the

adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;
(iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or
(v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
(A) owned by the petitioner; or
(B) designated as a common area; and

(b) notice has been given to adjacent property owners in accordance with any applicable local ordinance.

Engineering Requirements

The City Engineer is working through technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment.

Findings of Fact

- The applicant, Lindon's Ridge, owns all parcels that will be amended as part of the application for one lot;
- A site plan including the development of three apartment buildings on this property has previously been approved by the Planning Commission and City Council;
- The proposed plat amendment is located in the Senior Housing Facility Overlay (SHFO) zone and meets minimum lot size and frontage requirements.

Motion

I move to (approve, deny, continue) the applicant's request for preliminary approval of the Lindon's Ridge Plat with the following conditions:

1. The applicant will continue to work with City staff to make all technical corrections as necessary to the plat prior to recording;
2. Prior to plat recording and occupancy of any new development within this plat, the applicant must update the final plat Mylar to include notarized signatures of owners' consent to dedication consistent with item one above; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. All items of the staff report.

Exhibits

1. Aerial Image
2. Parcel map
3. Previously approved Lindon's Ridge Site Plan
4. Plat

Exhibit 1

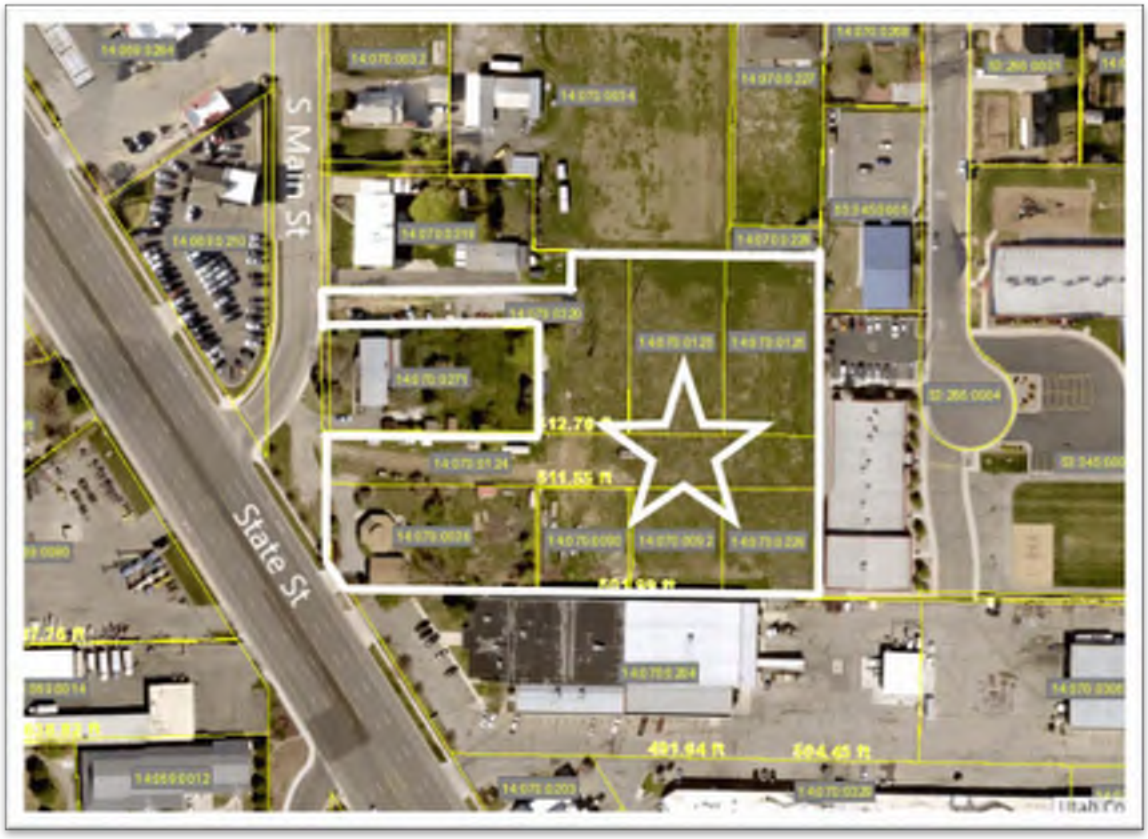
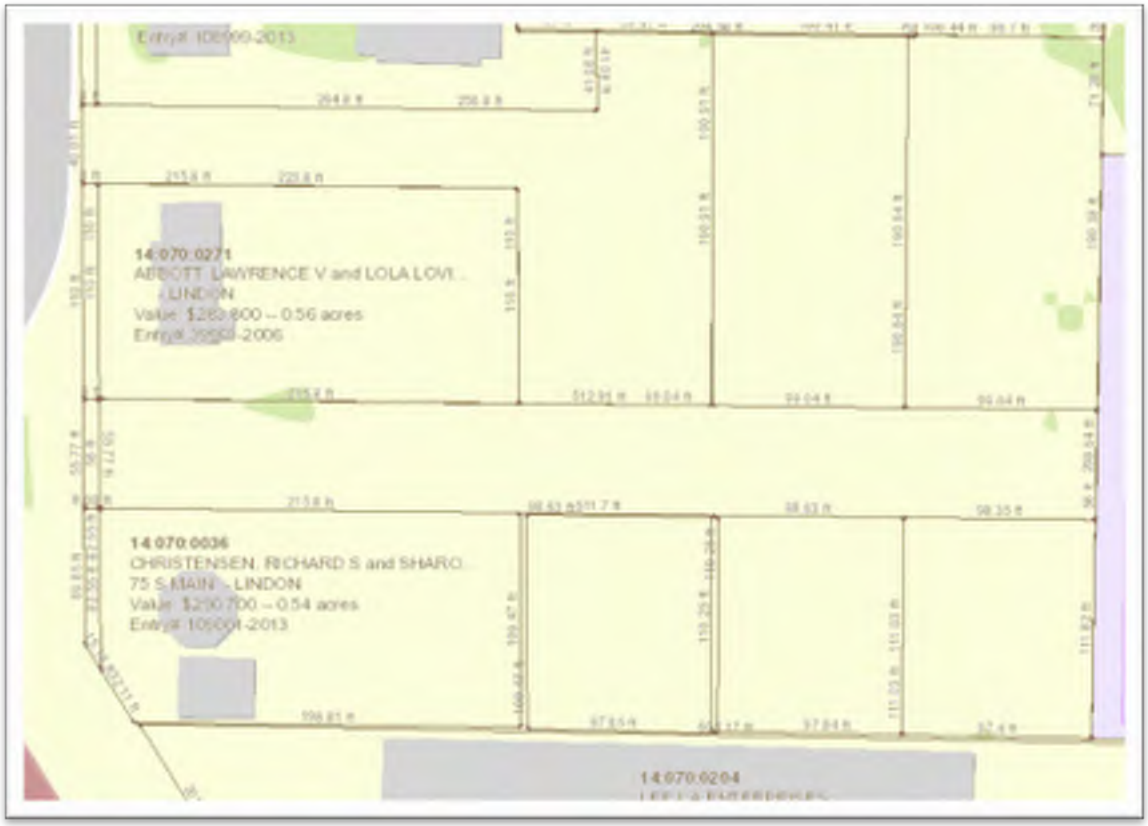


Exhibit 2



NORTH
1" = 20'

Note:

Developer is responsible for providing usable power to energize all street lights for the development.

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
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

Lindon Ridge Apts.
45 South Main
Lindon, Utah

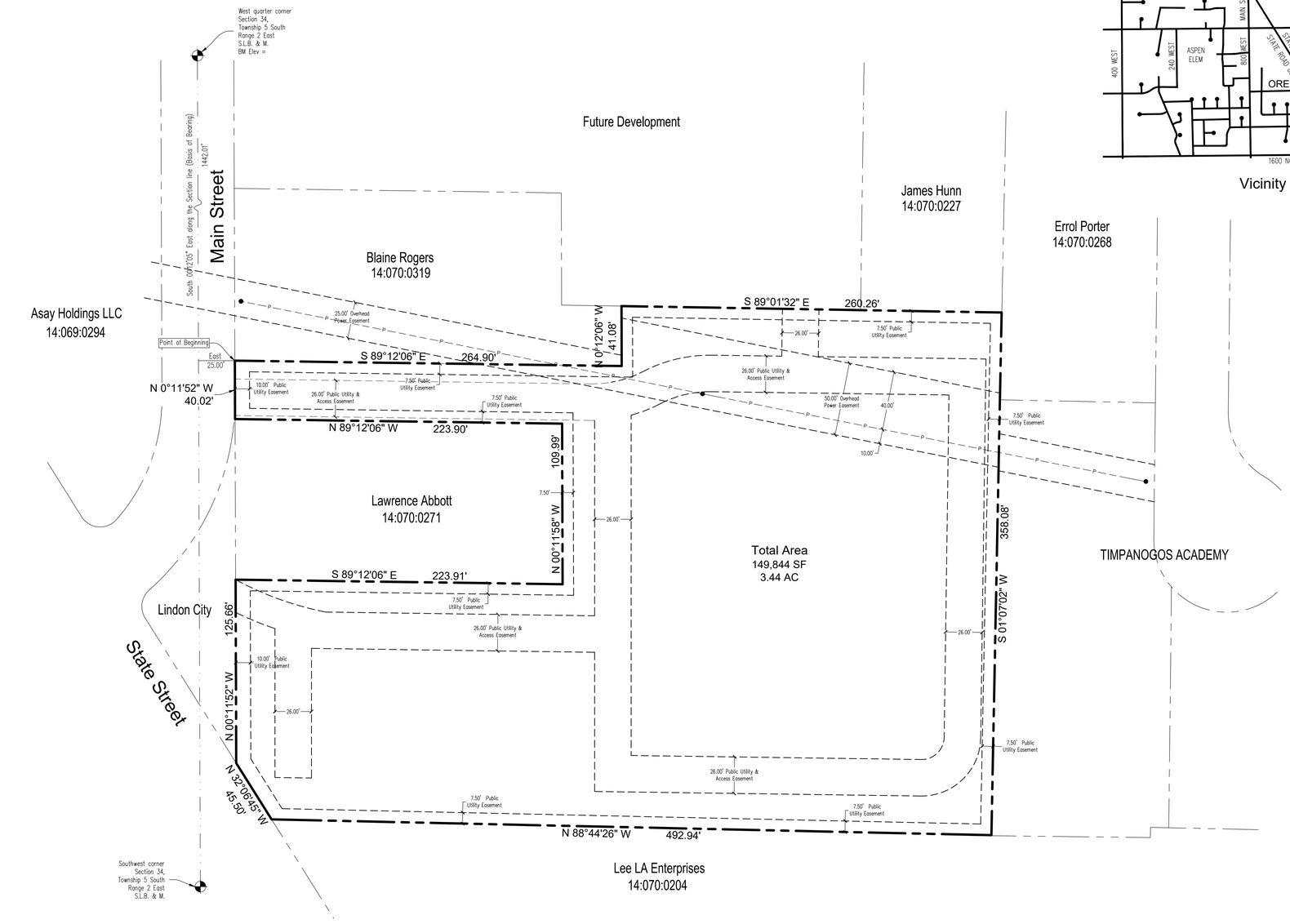
Utility Plan

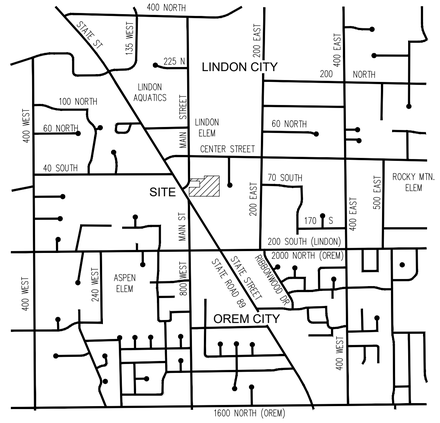
Revisions

Date
6-5-2018
Scale
1" = 20'
By
TD
Tracing No.
L -

Sheet No.
C - 3.0

NORTH
1" = 40'





Vicinity Map

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify: that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code: that the boundary description below correctly describes the land surface upon which will be constructed Lindon Ridge Apts, That I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

Boundary Description

Commencing at a point located South 00°12'05" East along the Section line 1442.01 feet and East 25.00 feet from the West quarter corner of Section 34, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°12'06" East 264.90 feet; thence North 00°12'06" West 41.08 feet; thence South 89°01'32" East 260.26 feet; thence South 01°07'02" West along Timpanogos Academy 358.08 feet; thence North 88°44'26" West 492.94 feet more or less to State Street; thence North 32°06'45" West along State Street 45.50 feet; thence North 00°11'52" West along Main Street 125.66 feet; thence South 89°12'06" East 223.91 feet; thence North 00°11'58" West 109.99 feet; thence North 89°12'06" West 223.90 feet more or less to Main Street; thence North 00°11'52" West along Main Street 40.02 feet to the point of beginning.

Area = 149,844 sq.ft. or 3.44 Acres

Basis of Bearing is South 00°12'05" East along the Section line from the West quarter corner to the Southwest corner of Section 34.

Basis of Bearing _____

_____ _____
Date Surveyor
(See Seal Below)

Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above- described land hereby certifies that; owner has caused a survey to be made of said land and to be prepared for the Lindon Ridge Apts, Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this____ day of _____ A.D. 20___.

Acknowledgement

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

On the ____ day of _____ A.D. 20___, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

_____ A notary public commissioned in Utah _____
(Notary's full name) (Commission number)

_____ _____
My Commission Expires (signature)

Acceptance of Legislative Body

The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated hereon, and hereby accepts the dedication of all streets, easements and other parcels of land intended for perpetual use of the public this_____ day of _____ , A.D. 20___.

Mayor Council Member
Council Member Council Member
Council Member Council Member
Attest
Approved
Lindon City Engineer

Board of Health

Approved subject to the following conditions _____

City-County Health Department

Planning Commission Approval

Approved this ____ day of _____ A.D. 20___ by the Lindon City Planning Commission.

Director - Secretary Chairmabn, Planning Commission

Plat " A "

Lindon Ridge

Subdivision

Lindon City, _____ Utah County, Utah

Scale: 1" = 40 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

Item 9: Site Plan — Beany's To Go
531 N State St.

Date: February 12, 2019

Project Address: 531 N State St.
Applicant: Mike Penn & Laura Goldfinch
Property Owner: Platt, Valerie & Edward (Linden Nursery)

General Plan: Commercial
Current Zone: General Commercial (CG)

Parcel ID: 45:244:0001

Type of Decision: Administrative
Council Action Required: No
Presenting Staff: Anders Bake



Summary of Key Issues

1. For site plan approval, the planning commission will be evaluating whether the site plan and building meet Title 17 development regulations and Commercial Design Standards.

Overview

1. The applicant proposes to remove an existing outdoor restroom building and construct a new drive-through coffee shop building on the Linden Nursery property. The event center is currently constructing new restrooms in the existing building.

Motion

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

1. The applicant will finalize engineering reviews;
2. The applicant will install bike parking as per Lindon City code
3. The applicant complies with UDOT drive access requirements for State Street;
4. All items of the staff report.

Surrounding Zoning and Land Use

North: General Commercial – Saratoga Jewelry Co
South: General Commercial – Linden Nursery
East: General Commercial – State Street/single family & commercial
West: Residential (R1-20) – Linden Nursery

Site Development Standards

Parking – the applicants site plan meets vehicle parking requirements but does not provide the two required bicycle parking spaces.

Required	***Provided***
Eating and Drinking Establishments	5 stalls - compliant
2 bike stalls required in CG zone	0 - not compliant

Landscaping Standards

The General Commercial zone requires a landscaped berm at least three feet high and twenty feet wide along all public street frontages. An existing berm along State Street meets this requirement. The code requires that trees shall be planted thirty feet on center, centered ten feet from the edges of the strip in all required landscaped and bermed areas. The site plan indicates an existing tree and notes that new trees will be planted every 30 feet along State Street in the portion of the property adjacent to the applicant's building.

Interior Landscaping

Required	***Provided***
Open Space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.	The existing open space on the property meets landscaping requirements.

Phasing

The site and building will be constructed in one phase.

Traffic Circulation

The site plan provides adequate traffic circulation for the proposed use. All customers will enter and exit the site at the main driveway for the Linden Nursery and event center from State Street. Customers will drive in a counter clockwise loop around the building. The 20' turn radius meets city engineering standards and the route will be controlled using curbing or planter boxes. There is a second access at the North end of the site which the applicant is working with UDOT to determine if it will remain open. It is currently used by the nursery and will not be used by Beany's customers.

Building Design and Architectural Standards

Buildings in the General Commercial zone are required to meet the Lindon Commercial Design Standards. Under the commercial design standards commercial development should pick one of three building forms: one-part commercial block, two-part commercial block, and central block buildings.

The proposed buildings most align with the one-part commercial block building. Below are the standards for such building in the Commercial Design Standards:

Design Element	**Design Standard Requirement**	**Compliance**
Massing and Form	If the structure is used for a business requiring a drive-through area, use an extension of the roofline detail and supportive elements on the façade to encompass a covered drive-through area that is consistent with the building.	The applicant will provide an updated rendering for the meeting.
Height and Scale/Size	Bays should vary in width from 15-25' Proposed height is approximately 16'	Compliant
Roofing	Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building.	Compliant

Exterior Walls and Surfacing (building Materials)	Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades.	The applicant will provide an updated rendering for the meeting.
Fenestration (windows and doors)	Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone.	Compliant
Exterior Trim and Decorative Detailing	Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail	Compliant - Detailing or fenestration is provided at least every 25 feet.

Development Size and Setbacks

Required	***Provided***
Development lot size: 20,000 sq ft	8.94 acres
Front: 20’	40’
Rear when adjacent to residential: 40’	>40’
Side adjacent to commercial: 0’	>40’
Side adjacent to commercial: 0’	>40’

Engineering Requirements

The City Engineer is working through technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment.

Staff Analysis

The new Beany’s To Go will be an attractive amenity to the commercial corridor of Lindon City. The items of bicycle parking should be evaluated further by the planning commission.

Exhibits

1. Aerial photo
2. 3D rendering
3. Site Plan
4. Building elevations

Exhibit 1



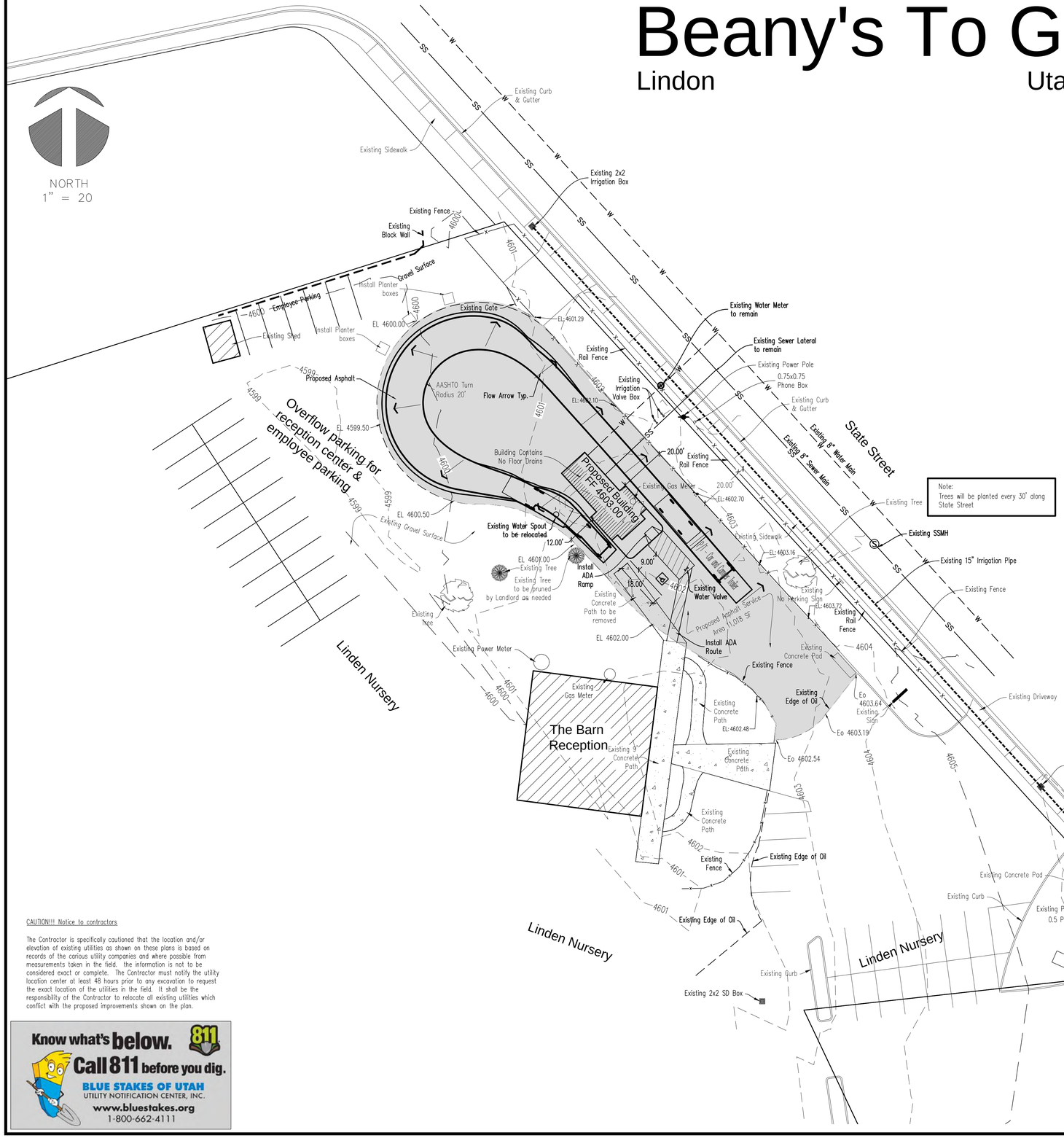
Exhibit 2



Beany's To Go

Lindon Utah

NORTH
1" = 20

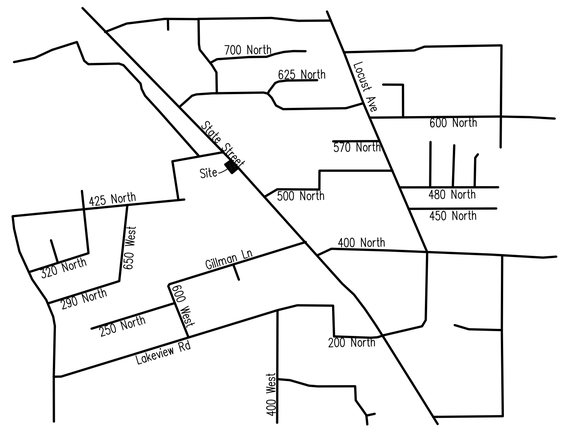


Note:
Trees will be planted every 30' along State Street

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.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Vicinity Map

1. The applicant is responsible for compliance with all requirements of the "American with Disabilities Act" (ADA)

2. All landscaped areas shall have an automatic, underground sprinkling system with a backflow prevention device and a backflow prevention device to the building, unless landscaping is served by the secondary water system.

3. Water meters are to be located behind back of walk or back of curb in an area that is accessible, not located behind fenced areas or under covered parking.

4. Lindon Standard Specifications and Drawings apply to construction of public improvements that well be owned or maintained by Lindon City and take precedence over other standards.

Developer:

Gold Penn, LLC, Beany's
To Go Lindon
995 North 1000 West
American Fork Utah 84003
801-616-1180
management@beanys.org

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = CG
Bld Area 486 SF
Total Asphalt Area 10,532 SF
Total Impervious Area 11,018 SF

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

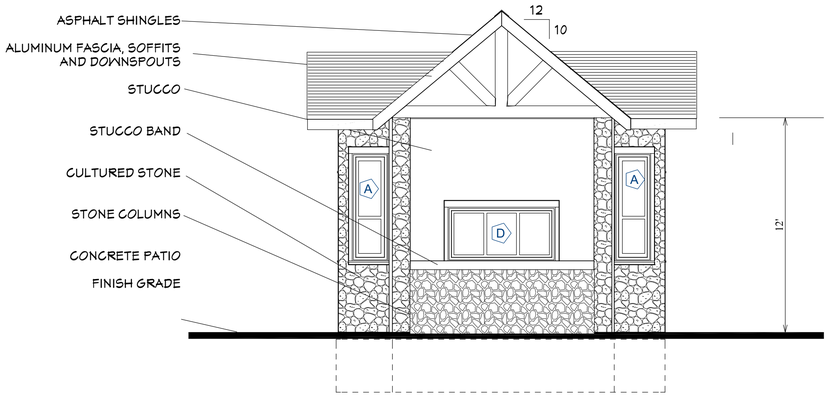
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Beany's To Go
Site Plan
Utah
Lindon City

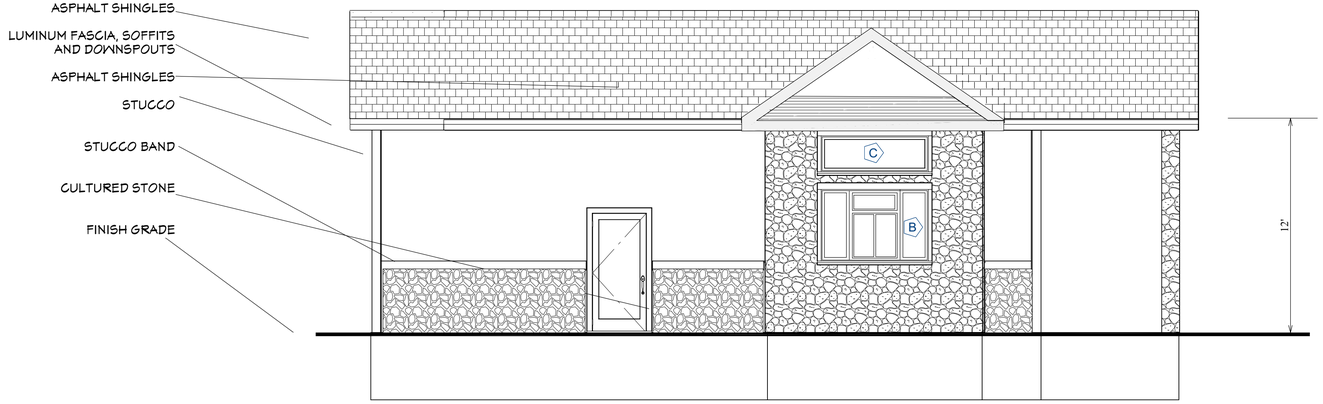
Revisions

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By BHT
Tracing No. L -14440

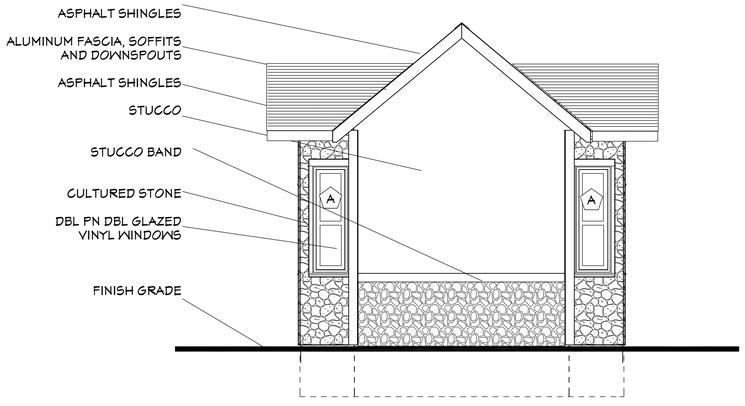
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C - 1



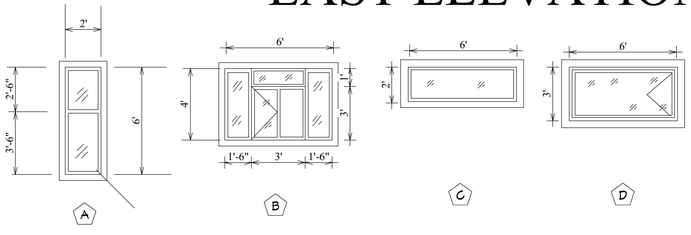
WEST ELEVATION

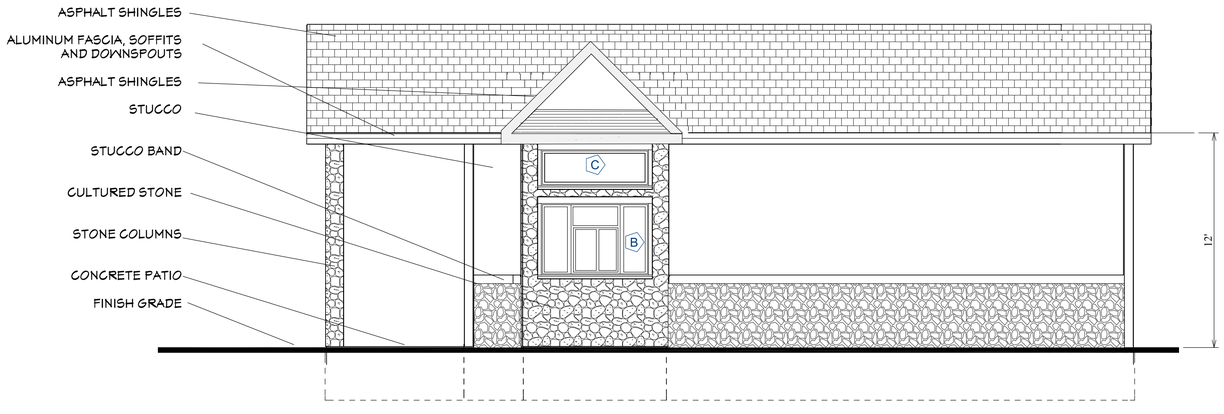


NORTH ELEVATION



EAST ELEVATION





SOUTH ELEVATION

DATE	Revision Description	MARK

SHEET NAME:

PROJECT TITLE:

BEANY'S
LINDON SITE

MBA DESIGNS
1092 south 350 east - Payson, Utah - 801-592-0073

DATE: **1/9/2019**
DRAWN BY: **MARK STEVENSON**
SCALE: 1/4" = 1'-0" UNLESS OTHERWISE SPECIFIED
CHECKED BY:

PAGE
A2.1

Item 10: Plat Amendment – DoTerra
531 N State St.

Date: February 12, 2019
Applicant: DoTerra International
Presenting Staff: Anders Bake

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

Property Owner: DoTerra International
Address: 1190 W 400 N
Parcel IDs: 14:059:0048, 14:059:0026
Existing Parcel Sizes: 32.02, 5.03 acres
Proposed Lot Sizes: 37.05 acres

Type of Decision: Administrative
Council Action Required: No



Overview

1. DoTerra International is petitioning to consolidate two parcels they own into one lot.
2. This project is currently under construction

Surrounding Zoning and Land Use

North: Regional Commercial – I-15
South Regional Commercial – Farmland, unused raceway
East: Regional Commercial – Farmland, I-15
West: Regional Commercial – Mountain Tech South Business Park

Subdivision Standards

Lindon City Code 17.32.00 references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to join two or more of the petitioner fee owner's contiguous lots.

10-9a-608. Vacating, altering, or amending a subdivision plat.

(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if:

(a) the petition seeks to:
(i) join two or more of the petitioner fee owner's contiguous lots;
(ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
(iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the

adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;
(iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or
(v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
(A) owned by the petitioner; or
(B) designated as a common area; and

(b) notice has been given to adjacent property owners in accordance with any applicable local ordinance.

Engineering Requirements

The City Engineer is working through technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment.

Findings of Fact

- The applicant, DoTerra International, owns both parcels which will be amended as part of the application for one lot;
- A distribution warehouse and call center building is currently under construction on the two lots;
- The proposed plat amendment is located in the Regional Commercial (RC) zone and meets minimum lot size and frontage requirements.

Motion

I move to (approve, deny, continue) the applicant's request for preliminary approval of an amendment to the DoTerra Plat with the following condition:

1. The applicant will continue to work with City staff to make all technical corrections as necessary to the plat prior to recording;
2. Prior to plat recording and occupancy of any new development within this plat, the applicant must update the final plat Mylar to include notarized signatures of owners' consent to dedication consistent with item one above; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. All items of the staff report.

Exhibits

1. Aerial Image
2. Parcel Map
3. Previously approved DoTerra Site Plan
4. Plat

Exhibit 1



Exhibit 2



N 0°28'03" E

820.02'

N 0°26'02" E 168.09'

N 0°16'42" W 362.69'

N 0°16'40" W 220.73'

N 45°20'54" E 144.49'

S 65°53'32" E 102.62'

170.74'

S 59°39'21" E

524.06'

1315.52'

Total = 798 Stalls

Future Development

Phase Line

Phase Line

doTERRA
Call Center

63,088 s.f.
FF=4506.50

doTERRA
Distribution Center

270,021 s.f.
FF=4505.00

Maintenance & Shipping

Detention Pond

North

Interstate I-15

70.5'

171.3'

S 59°35'08" E

S 0°01'27" W 443.95'

520.37'

N 89°41'13" E

S 89°57'46" W

S 0°05'38" E 820.06'

Scale: 1" = 60'

60' 0 60' 120'

Site Data

Call Center Site Area = 618,538 s.f. (14.200)
Landscaping Provided = 169,979 s.f. (27.48%)
Building Footprint = 63,088 s.f. (10.7%)
2nd Story = 68,908 s.f.
3rd Story = 68,908 s.f.
Total Building Area = 200,904 s.f.
Less Parking Deductible Areas, Mech. Rooms, Restrooms, Etc. = 24,971 s.f.
Parking Required (1/250) = 704 Stalls
Parking Provided (Including ADA) = 798 Stalls
Bicycle Parking: Maximum Required = 16 Provided = 16
ADA Parking: Required (2%) = 16 Stalls Provided 16

Lindon City Site Notes:

1. The applicant is responsible for compliance with all requirements of the "Americans with Disabilities Act" (ADA).
2. All landscaped areas shall have an automatic, underground sprinkling system with a backflow prevention device and a backflow prevention device to the building, unless landscaping is served by the secondary water system.
3. Water meters are to be located behind back of walk or back of curb in an area that is accessible, not located behind fenced areas or under covered parking.
4. Lindon Standard Specifications and Drawings apply to construction of public improvements that will be owned or maintained by Lindon City and take precedence over other standards.
5. All utilities located outside of the public right-of-way or public easement are privately owned and maintained.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

LICENSED PROFESSIONAL ENGINEER
NO. 7736441-2202
ERIC L. MALMBERG
8/27/2018
STATE OF UTAH

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - awassoc.com

REV	DATE	DESCRIPTION
-	-	-

VCBO NUMBER:	17200
CLIENT NUMBER:	00000
DATE:	21 AUGUST 2018

doTERRA CALL CENTER

doTERRA CORPORATION
LINDON, UT 84042

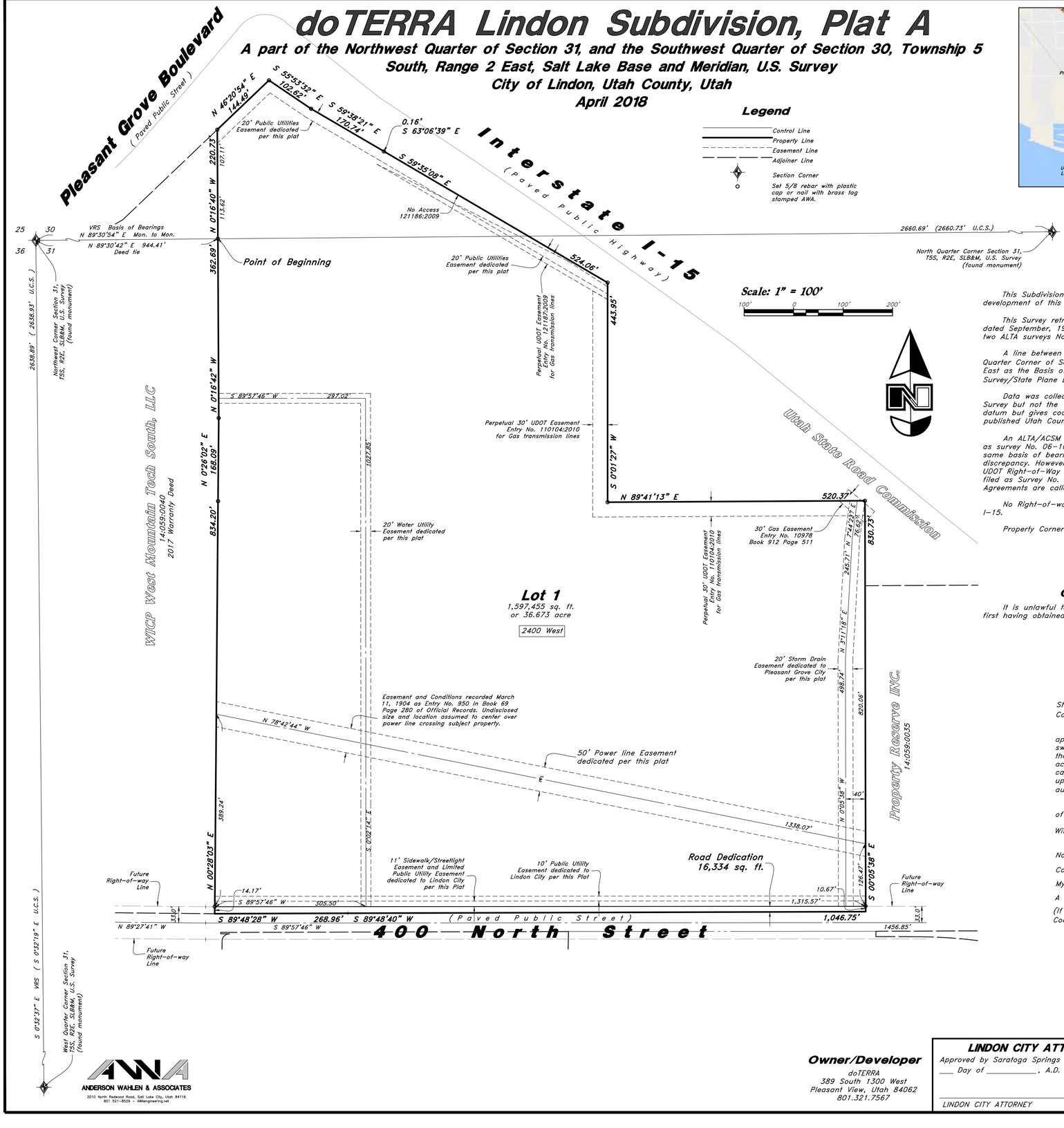
OVERALL SITE PLAN

C1.0

17-077 sub

doTERRA Lindon Subdivision, Plat A

A part of the Northwest Quarter of Section 31, and the Southwest Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey
City of Lindon, Utah County, Utah
April 2018





Vicinity Map
A part of Lindon, Utah
Utah County, Utah
Not to Scale

Narrative

This Subdivision was requested by Valley Properties prerequisite to the development of this property.

This Survey retraces a previous ALTA/ACSM Survey by Draper & Associates dated September, 1995 and filed as Survey No. 96-116 of Official Records and two ALTA surveys No. 18-170 & No. 18-171, performed by AWA in 2017.

A line between monuments found for the Northwest Corner and the North Quarter Corner of Section 31 was assigned the VRS bearing of North 89°30'54" East as the Basis of Bearings to place the survey on the Utah County Survey/State Plane Datum.

Data was collected on the State Plane Datum which matches the Utah County Survey but not the 1995 survey as 1995 survey purports to be on State Plane datum but gives coordinates for the Section Corners that do not match the published Utah County Survey values.

An ALTA/ACSM survey by Ensign Engineering dated 12 December, 2005 and as survey No. 06-104 of Official Records retraced the 1995 survey using the same basis of bearings along the Section line but there is no mention of the discrepancy. However, Interstate bearings on the 2005 survey match those of a UDOT Right-of-Way survey by Daley and Associates dated 1 November, 2002 and filed as Survey No. 03-2 of Official Records. Also the 1995 Boundary Line Agreements are called out as State Plane Datum.

No Right-of-way markers were recovered along 400 North Street or Interstate I-15.

Property Corners were placed as shown hereon.

Occupancy Restriction Note

It is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 362256, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify 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 a Lot and a street dedication, and in accordance with Utah Code section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

Boundary Description

A part of the Southwest Quarter of Section 30, and the Northwest Quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in the City of Lindon, Utah County, Utah:

Beginning at the intersection of the Section Line and a Boundary Line Agreement recorded June 13, 1995, as Entry No. 37074, in Book 3696, at Page 803, of the record of Utah County, said point located North 89°30'42" East 944.41 feet along the Section Line from the Southwest Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 0°16'40" West 220.73 feet along the said Boundary Line Agreement to the South Line of Pleasant Grove Boulevard; thence North 46°20'54" East 144.49 feet along the South Line of said Pleasant Grove Boulevard to the West Line of the Interstate 15 Freeway; thence South 55°53'32" East 102.62 feet along the said West Line of the Interstate 15 Freeway; thence South 59°38'21" East 170.74 feet along the said West Line of the Interstate 15 Freeway; thence South 63°06'39" East 0.16 feet along the said West Line of the Interstate 15 Freeway; thence South 59°35'08" East 524.06 feet along the said West Line of the Interstate 15 Freeway to a Line defined within the said Boundary Line Agreement; thence South 0°01'27" West 443.95 feet along the said Boundary Line Agreement; thence North 89°41'13" East 520.37 feet along the said Boundary Line Agreement; thence South 0°05'38" East 830.73 feet along the said Boundary Line Agreement; thence South 89°48'40" West 1046.75 feet along the said Boundary Line Agreement; thence South 89°48'28" West 268.96 feet; thence North 0°28'03" East 834.20 feet; thence North 0°26'02" East 168.09 feet along the said Boundary Line Agreement; thence North 0°16'42" West 362.69 feet along the said Boundary Line Agreement to the point of beginning.

Contains 1,613,789 sq. ft.
or 37.048 acres
1 Lot

Date

Bruce D. Pimper
Utah PLS No. 362256

Owner's Certificate & Dedication

Know all men by these presents that We, the undersigned owners of the above described tract of land, having caused the same to be subdivided into a Lot to be hereafter known as

doTERRA Lindon Subdivision, Plat A

and do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) and all agents, successors and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors and assigns voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision to the drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.
In witness whereof we have hereunto set our hands this____day of A.D. 20_____.

Valley Properties, LLC

By: David N. Stirling
Its: President

Acknowledgment

State of
County of } *S.S.*

On this _____ day of _____, 20___, personally appeared before me David N. Stirling, who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed this plat with full authority of the owner(s).

I certify under penalty of perjury under the laws of the State of Utah that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

Acceptance By Legislative Body

The City Council of the City of Lindon, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This_____, day of_____, A.D. 20_____.

City Mayor/Planning Commission Chair *Attest* *City Recorder (See Seal Below)*

Conditions of Approval

PLANNING DIRECTOR

Approved by the Planning Director this ____ Day of _____ A.D. 20

PLANNING DIRECTOR

LINDON CITY ATTORNEY

Approved by Saratoga Springs Attorney on this ___ Day of _____, A.D. 20____

LINDON CITY ATTORNEY

CITY ENGINEER

Approved by the City Engineer on this ___ Day of _____, A.D. 20____

CITY ENGINEER

Owner/Developer
doTERRA
389 South 1300 West
Pleasant View, Utah 84062
801.321.7567

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

doTERRA Lindon Subdivision, Plat A
A part of the Northwest Quarter of Section 31, and the Southwest Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey
City of Lindon, Utah County, Utah

Surveyors Seal	City Engineer Seal	Clerk-Recorder Seal
PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH		

W:\17-077 doTERRA Warehouse\dwgs\17-077sub.dwg, 11/16/2018 9:35:11 AM, kh