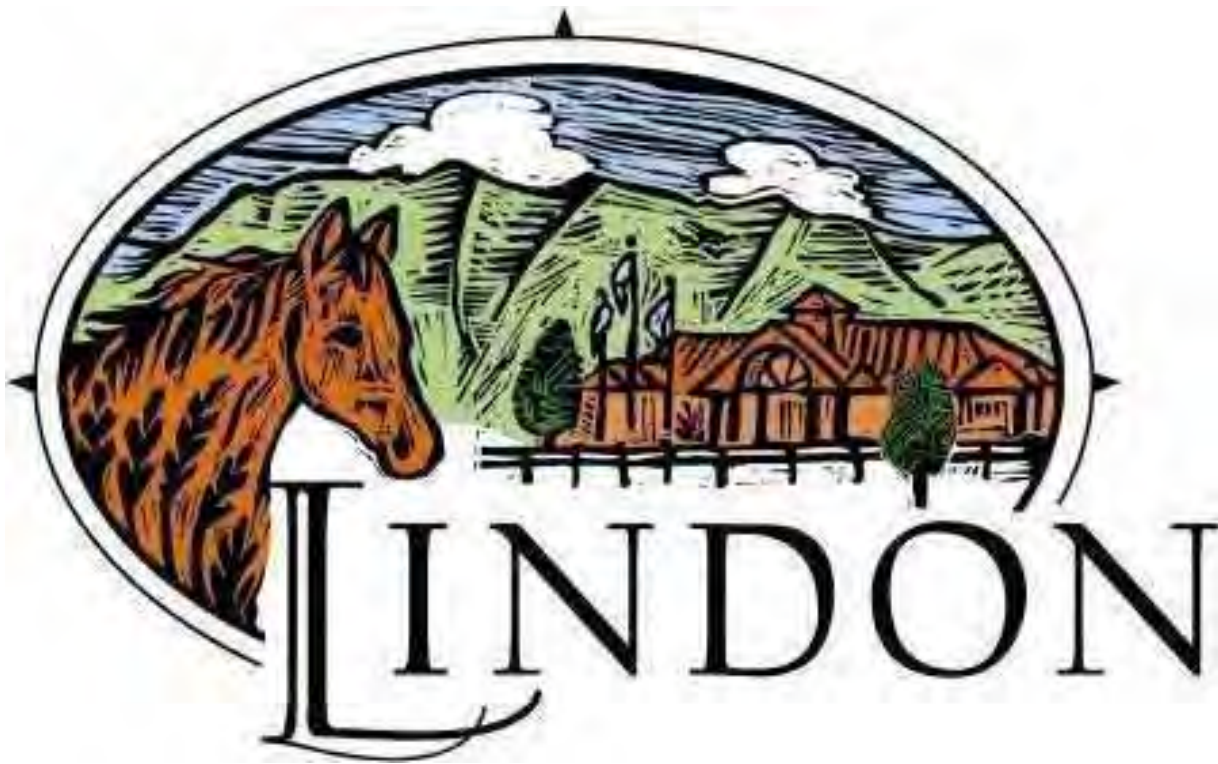


Lindon City Planning Commission Staff Report



January 10, 2023

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Renee Tribe

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, January 10, 2023**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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1. Call to Order

2. Approval of minutes

Planning Commission 12/13/2022

3. Public Comment

4. Miscellaneous Application Approval – Farrer Sports Court Setback Modification – 28 S. 250 W.

The applicant requests a sports court setback modification from the planning commission, pursuant to Lindon City Code 17.44.150 (Parcel ID #48:428:0017) (10 minutes)

5. Discussion Item – Commercial Design Standards Update

The planning commission and commercial design standards committee will discuss the progress of the ongoing commercial design standards update. CRSA consultants will present the standards. (45 minutes)

6. Planning Director Report

- General City Updates

Adjourn

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

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

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

Posted By: Kathryn Moosman, City Recorder

Date: 1/6/2022 **Time:** 5:00 pm

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

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, December 13, 2022 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Sharon Call, Chairperson
Invocation: Steven Johnson, Commissioner
Pledge of Allegiance: Rob Kallas, Commissioner

PRESENT

EXCUSED

Sharon Call, Chairperson
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Steven Johnson, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Renee Tribe, Commissioner
Mike Florence, Economic Development Director
Mary Barnes, Associate Planner
Kathryn Moosman, Recorder

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

2. APPROVAL OF MINUTES –The minutes of the regular meeting of the Planning Commission meeting of November 29, 2022 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 29, 2022 AS PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

4. Plat Amendment Approval – Manzana Acres Plat B – 279 & 288 W. 570 N.

The applicant requests plat amendment approval from the planning commission to amend and correct the lot lines of this plat in relation to the new Songbird Cove development. (Parcel IDs #46:127:0006, 46:127:0005, 45:783:0003)

Mary Barnes, Associate Planner, led this agenda item stating the applicant, Spencer Corbridge is in attendance for this application. She explained the new Songbird Cove plat is to the west of the proposed Lot 19 and 20, the west lot lines of Lot 19 and 20 will be slightly

2 moved. Therefore, a plat amendment to accommodate the changes to these two lots has been
requested. Lot 19, or 288 W 570 N, is owned by Justin and Traci Stewart. Lot 20, or 279 W 570
4 N, is owned by Kelly and Amy Alvord. The Songbird Cove Development is owned by Sego
Homes, a residential development company. The original Manzana Acres Plat A was recorded in
6 1976 The reasons this plat amendment is before the commission is that the owners of Lot 20
would like some additional property to the side and rear of their home. She noted this plat
8 amendment will result in an increase of land for Lot 19 and 20. It will also clean up the lot lines.
The single-family lot in the Sego Homes development increases in size from 9,074 sq ft to 9,562
10 sq ft.

Ms. Barnes stated the property lines of Lot 19 and 20 will be slightly adjusted with the
12 new Songbird Cove plat. This Manzana plat amendment will help to fill in the holes and ensure
that there are no nonconforming parcel remainders. No new lots are being created from this plat
14 amendment and the lots meet minimum subdivision and zoning requirements. The proposed plat
amendment is located in the Residential R1-20 zone. She then referenced the table reviewing the
16 subdivision and lot requirements for a residential lot in the R1-20 zone noting all requirements
are met.

Ms. Barnes pointed out in the original Manzana Acres Plat A, Lot 19 and 20 had an 8 ft
18 public utility easement along the west property lines. With these new lot lines, the applicant has
chosen to keep the original 8 ft PUE, while adding on the required 5 ft PUE, and eliminating any
20 possible gaps that would be left. Otherwise, the applicants would have to vacate the existing
PUE's with the utility companies. Ms. Barnes noted the planned sidewalk on 570 N will slightly
22 clip Lot 20's northwest corner. Therefore, a sidewalk easement for that 3 sq ft area has been
provided on the plat.

Ms. Barnes stated the City Engineer has completed a review of the plat and will continue
26 to work with the applicant on any needed corrections. Ms. Barnes then presented an Aerial image
with parcels, Proposed Plat B, Current Manzana Plat A and Songbird Cove Plat A followed by
discussion. She then turned the time over to the applicant for comment.

Mr. Corbridge addressed the commission at this time. He referenced his slide show
30 depicting the existing fence proposed on lot 19 to adopt the fence line as the new property line
that will split the property. They are proposing to split the lot line so it has the full right of way
32 and gives the Alvord's more property in their back yard. He noted this will address the
unclaimed land and the right of way.

Amy Alvord stated she lives on 279 West 570 North. She noted they approached Mr.
34 Corbridge about straightening the property line next to their house as it is useless property and
this will make both pieces of property more useful. She noted their house sewer line is
36 connected on the old line that doesn't connect to 570 N. but connects to 500. She said Public
Works has been working with them on this issue. She pointed out that doing this lot line
38 adjustment also helps them to adjust the sewer line problem.

Following some additional discussion, the Commission agreed this sounds like a great
40 solution for everyone that also solves several issues and were in agreement to approve this Plat
Amendment for Manzana Acres Plat B with the conditions in the motion as recommended by
42 staff.

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

2 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANTS
3 REQUEST FOR PLAT AMENDMENT APPROVAL OF THE MANZANA ACRES PLAT "B"
4 WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO
5 WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS
6 NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. THE APPLICANT WILL
7 OBTAIN ALL NECESSARY UTILITY NOTIFICATIONS PRIOR TO FINAL PLAT
8 APPROVAL; 3. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE
9 FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS'
10 CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES
11 INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; AND 4. ALL ITEMS
12 OF THE STAFF REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION.
13 THE VOTE WAS RECORDED AS FOLLOWS:

14 CHAIRPERSON CALL	AYE
15 COMMISSIONER MARCHBANKS	AYE
16 COMMISSIONER KALLAS	AYE
17 COMMISSIONER JOHNSON	AYE
18 COMMISSIONER THOMPSON	AYE
19 COMMISSIONER SCHAUERS	AYE
20 COMMISSIONER TRIBE	AYE
21 THE MOTION CARRIED UNANIMOUSLY	

22
23 **5. Site Plan Approval – Colts Neck Investments – Approx. 220 W. 400 N.**

24 The applicant requests site plan approval for commercial storage associated with Fence
25 Specialists, at approximately 220 W. 400 N. (Parcel ID #14:068:0163)

26
27 Mike Florence, Community Development Director, led this agenda item stating the
28 applicant Tim Clyde (who is in attendance) is proposing to construct site improvements to the
29 property in question for a commercial storage yard associated with Fence Specialists. The
30 property was rezoned from R1-20 to Commercial General in October 2019 by the city council.
31 The applicant is proposing a three-year phasing plan for the infrastructure improvements.

32 Mr. Florence indicated the applicant is proposing two drive approaches along 400 N.
33 Delivery trucks will enter from State Street and then exit from 400 N. The applicant is proposing
34 a 20' landscape strip along 400 N. with trees planted every 30 feet. The current plan only calls
35 out rock and no vegetation. In communication with the applicant, he intends to plant English
36 Hawthorn trees with vegetation consisting of Karl Forster grass and Russian sage. He noted the
37 vegetation will need to cover 70% of the 20' landscape strip. Staff has made it a condition of
38 approval the landscape requirements are met and a landscape plan be submitted for approval.

39 Mr. Florence stated the proposed plan meets the minimum lot size requirement of 20,000
40 square feet. The site is .56 acres. The applicant will be required to install a masonry fence along
41 the east property line with the residentially zoned property. The applicant will be installing storm
42 drain, curb, gutter, sidewalk and asphalt replacement along 400 N. The applicant will also be
43 installing fencing behind the landscaping to shield the outdoor storage

44 Mr. Florence then referenced the Commercial General Storage Requirements – 17.48.050
45 as follows:

- 46 1. The storage of merchandise outside an approved building shall be in an area approved as
a part of the site plan and shall be within an area enclosed with a sight obscuring fence of

at least six feet (6') in height. However, promotional displays, vehicle sales lots, and plant materials may be displayed outside of an approved building or enclosed area so long as they are placed adjacent to a building wherein the business displays the bulk of its goods for sale.

2. This subsection shall not apply to temporary site plans under Chapter 17.17.
 3. Landscaped areas and parking lots shall not be used for the displaying of merchandise.
 4. Stacking of merchandise or materials of any kind shall not be allowed to protrude above required walls or fence lines unless approved by a temporary use permit.
 5. No outdoor storage can be placed without any required fencing first being installed.
 6. For outdoor storage areas required to be visually obscured, the planning commission may approve a landscaping screen in lieu of a fence, a fence other than a sight obscuring fence or approve a fence height greater than six feet (6') if it makes the following findings:
 - a. The proposed fence/landscape screen provides an adequate buffer for the adjoining uses.
 - b. The appearance of the fence/landscape screen will not detract from adjoining uses and/or use of the property.
 - c. The proposed fence/landscape screen will shield the adjoining uses from noise, storage, traffic or any other characteristic of the storage use that is incompatible with adjoining uses.
 - d. The planning commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.
- (Ord. 2016-23 §1, amended, 2016; Ord. 98-6, repealed and replaced, 2000; Ord. 2006-10, amended, 2006; Ord. 2012-12, amended, 2012)

Mr. Florence stated the City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants final site plan approval. Mr. Florence made note it has taken the applicant some time to move forward since the city council approved the zone change. The landscaping on the site has been dead and unmaintained for quite a few years. He added the applicant recently removed all the dead vegetation.

Mr. Florence stated the commission must specifically approve the phased time line as allowed under 17.17.125 as follows:

"The City understands that due to financial constraints, some developments will be required to be constructed in multiple phases. As such, Lindon City is willing to make some accommodations to allow phased developments for site plans. Phased development must be clearly distinguished during application submittal and approved by the Land Use Authority. Application approval will be subject to the site plan expiration timeline as indicated in LCC 17.12. Each successive phase must be completed within 24 months of the previous phase with all phases of the site plan being completed within six years. Applications for new approvals shall be submitted for any phased development that exceeds six years."

Mr. Florence then presented an Aerial photo, Site and phasing plan and exhibit #1 followed by some general discussion. He then turned the time over to the applicant for comment.

Mr. Clyde addressed the commission at this time explaining he is proposing to do this in 3 phases over a 3-year time frame. He noted the existing berm is being removed and curb gutter

2 and sidewalk will be installed. He pointed out there is a utility and fiber in the middle of the
4 berm which will be in the middle of the future sidewalk. He stated the landscape will be water
friendly with low maintenance.

6 Commissioner Kallas commented that he has some concerns with the phasing to get
everything done as this has been an unsightly area for years. It would be nice to get the
improvements going.

8 Chairperson Call commented that one of the conditions as far as approval was to install
site improvements. She added it sounds like the landscaping plan is nice, and the 7 ft fence next
10 to the residential will be installed. She added it's good that you're getting the property to look
nice. Mr. Clyde said he wants to do an 8 ft. fence.

12 Chairperson call called for any public comment at this time. Several residents in
attendance addressed the Commission as follows:

14 Mike Harper: Mr. Harper stated he lives straight across the street from the property in
question. Mr. Harper then handed out an informational folder to all the commission. Mr. Harper
16 explained when he built his home 39 years ago it was all horse property and their farm all around
it. Little by little it changed when the school district came in and a vet clinic, a school and then
18 Tim Clyde came in and he explained what his business would be and he hasn't completed any of
the required conditions. He said he was putting in a stone fence all around the property and that
20 didn't happen. The city planners said he would not be allowed to store above his fence and he
continually stores his inventory above his 6 ft above his fence. Coming in off of State Street
22 there is no fence, no cutting vinyl, and all this property was supposed to be twin homes.
Everything Tim Clyde had said he would do he hasn't done; he has not been a good neighbor. In
24 his opinion the city planners at that time were completely disqualified.

Mr. Harper stated he has had the mayor there and Buidling Inspector/Code Enforcement
26 Officer, Gary Hogland and the council through the years. It has been like this for years and Mr.
Clyde's place is an eyesore. He then pointed out how Tim Clyde takes care of his property
28 compared to others. He added that Gary Hoglund told him he couldn't get Tim Clyde to do
anything. For himself, every time he comes out of his house, he thinks of all the promises Tim
30 Clyde has made with not one having been honored. This has devalued his property immensely;
it has diminished our property values and our lives. He stated to the commission if you wouldn't
32 want his business across from your house you should vote no.

Chairperson Call noted the purpose tonight is to approve actions that will improve that
34 property. Mr. Harper commented that the question is will he do it this time; that is the question.

Betty Clark: Ms. Clark stated she owns the property east of the property in question. She
36 stated the last time we had this meeting was when we were having problems with the fence etc.
And at that time, there was some trees on the property line and because it interfered with the
38 business, they cut them down. They have had to prop up the vinyl fence and it was her
understanding the fence would be done and it is not done. She noted another neighbor, Dorothy
40 Sisam, who was unable able to attend tonight, had her flower bed completely demolished by and
one of the trucks with the fencing company. Mr. Clyde promised he was going to replace that
42 and it hasn't been done yet and she hasn't heard from anyone about it. If a man won't honor his
word with his neighbors and for him to allow putting that berm in with no watering system and
44 to let it die is very dishonorable. She is ashamed to say that is the street she lives on. It is
ridiculous that the city keeps giving him chances. He needs to fulfill what he needs to do before
46 giving more chances.

2 Chairperson Call stated the whole intent is to put in place some things so the conditions
will happen with the fencing, curb and gutter, and the landscaping improvements. She stated in
4 taking this action, the city will follow up to ensure that this will happen.

Commissioner Marchbanks pointed out that there will be a bond posted so ensure it
6 will happen with the insurance bond. Mr. Florence pointed out the clock starts ticking and there
will be ramifications. He also clarified trucks will come off state street and exit on 400 north.
8 Commissioner Johnson stated this started with a rezone and this will be the next logical step
adding that this has taken a long time.

10 Commissioner Thompson commented that he has concerns with the phasing and
understands we can't change the city code. He especially has concerns of the neighbors.
12 Commissioner Marchbanks stated once the bond goes in place either Mr. Clyde or the city will
put in the improvements. Commissioner Johnson stated as far as staff is concerned does this plan
14 meets all requirements? Mr. Florence stated there are a few that need to be done and staff will
make sure they are done; we are 99% percent there.

16 Mr. Harper stated he would like the report with the conditions sent to him. Ms. Clark
stated she wants paper copies. Mr. Florence stated he will make sure they get the conditions.

18 Commissioner Kallas stated 400 north is a major artery in the city and one of the busiest
streets in the city. He feels Mr. Clyde's new plan is good, but he has a real hard time with how
20 long this has taken and has concerns with the time frame. He feels he shouldn't be able to use all
the property until it is all completed. Mr. Florence stated the planning commission has the
22 ability to change the time frame. He added the fencing will be allowed as part of phase one.

Following some additional discussion on this issue, the Commission was in agreement to
24 approve this Site Plan Approval for Colts Neck Investments located at approximately 220 West
400 North with the conditions listed in the motion as recommended by staff.

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

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE
30 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL
FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL
32 MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY
DEVELOPMENT MANUAL; 3. LANDSCAPE PLANS WILL BE MET AND MEET THE
34 REQUIREMENTS OF LINDON CITY AND A LANDSCAPE PLAN BE SUBMITTED TO
THE CITY FOR FINAL APPROVAL; 4. THE PROPOSED PHASING PLAN BE APPROVED
36 SUBJECT TO ALL IMPROVEMENTS BEING INSTALLED, INSPECTED, AND
APPROVED BY LINDON CITY NO LATER THAN DECEMBER 31ST 2025; 5. THE USE
38 AS A STORAGE YARD IS CONNECTED AS A BUSINESS OPERATION TO FENCE
SPECIALISTS LOCATED AT 360 N. STATE SUITE A AND TO COMPLY WITH TITLE
40 17.48.050 MAY NOT BE SOLD OR LEASED FOR A STANDALONE STORAGE
FACILITY; 6. THE APPLICANT WILL COMPLY WITH ALL BONDING
42 REQUIREMENTS; AND 7. INSTALL ALL FENCING AS PART OF PHASE ONE AND
8. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER TRIBE SECONDED THE
44 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE

46 COMMISSIONER MARCHBANKS AYE

2 COMMISSIONER KALLAS NAY
COMMISSIONER JOHNSON AYE
4 COMMISSIONER THOMPSON AYE
COMMISSIONER SCHAUERS AYE
6 COMMISSIONER TRIBE AYE
THE MOTION CARRIED UNANIMOUSLY

8
10 *Commissioner Kallas explained he is opposed due to the length of time given to Mr. Clyde to complete the phases.*

12 **6. Site Plan Approval – The Training Room – 1670 W. 700 N.** The applicant requests site
plan approval for a 2-story commercial building at 1670 W 700 N (Parcel ID
14 #51:731:0001)

16 Mr. Florence also presented this agenda item stating the applicant is seeking approval to
construct a two story, 50,706 square foot personal gym and general commercial tenant space.
18 The owner and main tenant will be the Training Room gym. Mr. Florence explained the parking
standards are based on the zone and the different uses in the building and their respective square
20 footage noting all requirements are met.

Mr. Florence stated the primary access will be from 700 N. The three lots, as part of the
22 RAI subdivision plat, have cross access easements so traffic can circulate through the three
properties. The Ruf subdivision to the west has a 24' public access easement identified on the
24 subdivision plat and includes easement language to allow the Training Room owner access to the
24' public access easement. This is a vehicle connection would allow better site circulation
26 between the two properties and district.

Mr. Florence noted the current site plan does not show the vehicle connection with the
28 west property owner but will be updated on the next revision to show this. A cross access
easement will need to be recorded for vehicle access. Mr. Florence pointed out the provided
30 landscape plan meets the Commercial General ordinance requirements. The City has provided
comments to the applicant and they are working on an updated plan. Staff has made the updated
32 site plan a condition of approval to be submitted to the City for final review and approval.

Mr. Florence stated the proposed plan meets the minimum lot size requirement of 20,000
34 square feet. The site is 4.9 acres and 700 N. has a specific street cross section. The applicant is
compliant in meeting this standard. The proposed building setback is 106 feet. The commercial
36 design standards recommend a front setback of 20-50 feet with a maximum of 50 ft with no more
than one row of parking stall is recommended to avoid a suburban atmosphere of large parking
38 lots front the street. He noted the applicant is asking for an exception from the recommended
standard.

Mr. Florence indicated that recently the planning commission and city council approved a
40 height adjustment to 80' for buildings on the northside of 700 N. The city council asked staff
42 consider larger front setbacks for taller buildings. 75% of the applicant's required parking is
located on the side and rear of the building. Pedestrian cross walks are called out as a textured
44 concrete. The commercial design standards require entry ways to be enhanced with furnishings,
waste bins lighting, paving materials, public art & landscaping. The applicant is proposing raised
46 tree planter boxes and a landscape arch at the entrance of the building. He noted the south east
corner also preserves space for outdoor sitting and eating area and City street lighting is

2 proposed along 700 N. The applicant still needs to show parking lot lighting on the site plan and building lighting.

4 Mr. Florence indicated buildings in the Commercial General zone are required to meet the Lindon Commercial Design Standards. Under the commercial design standards, commercial
6 development should pick one of three building forms: one-part commercial block, two-part commercial block, and central block buildings. The proposed building most aligns with the one-
8 part commercial block building. He then turned the time over to the applicant for comment.

Mr. Eager addressed the commission and explained his model of operation. Chairperson
10 Call called for any public comment at this time. Mr. Steve Rue stated he owns property in the back of the property in question. He noted his office will look right at this and he likes it; he is
12 excited for access to 700 north.

Following some additional discussion on this issue, the Commission was in agreement to
14 approve this minor subdivision request for Timber Creek Estates Plat B with the conditions listed in the motion as recommended by staff.

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

18 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE
20 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL
22 MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. FINAL DESIGN WILL MEET THE COMMERCIAL
24 DESIGN STANDARDS FOR COMMERCIAL SITES AND BUILDINGS, PARTICULARLY REGARDING THE ROOFLINE, DIFFERENTIATING BETWEEN THE GROUND FLOOR
26 AND UPPER FLOOR AND ENSURING THAT THE GREATEST CONSIDERATION IN TERMS OF DESIGN EMPHASIS AND DETAILING TO THE STREET FACING FAÇADE;
28 4. A CROSS ACCESS EASEMENT BE RECORDED ON THE WEST PROPERTY LINE IN AND A 24' VEHICLE ACCESS BE INSTALLED TO CONNECT THE TRAINING ROOM
30 DEVELOPMENT WITH 1810 W. 700 N. 5. LANDSCAPE PLANS WILL BE MET AND MEET THE REQUIREMENTS OF LINDON CITY; 6. THE SITE PLAN IS APPROVED
32 WITH A FRONT SETBACK OF 106'; 7. THE PROPOSED DESIGN WITH TWO ROWS OF PARKING IS APPROVED; 8. THE APPLICANT WILL COMPLY WITH ALL BONDING
34 REQUIREMENTS, IF APPLICABLE; AND 9. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS

36 RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
38 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
40 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
42 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

44 THE MOTION CARRIED UNANIMOUSLY

2 **7. Minor Subdivision Approval – Sunrise Warehouse Park Plat A – Approx. 860 W.**
3 **200 S.** The applicant requests minor subdivision approval for a 2-lot subdivision with
4 Sunrise Warehouse Park Plat A at approximately 860 W. 200 S. (Parcel ID
5 #14:065:0221, 14:065:0218, 14:065:0213, 14:065:0222, 14:065:0188)

6
7 COMMISSIONER MARCHABANKS MOVED TO OPEN THE PUBLIC HEARING.
8 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN
9 FAVOR. THE MOTION CARRIED.

10
11 Ms. Barnes presented this agenda item by stating the planning commission will be
12 reviewing three separate applications as part of the approval for the Sunrise Warehouse Park
13 development. These three applications are as follows:

- 14 1. Minor Subdivision approval – A requirement to build on this lot is to clean up the lot
15 lines. Therefore, the applicant has applied for Minor Subdivision approval.
- 16 2. Site Plan Approval – To review the site and building elevations to ensure they comply
17 with the LI zone requirements and parking code.
- 18 3. Zone Map Amendment – Public hearing, preliminary approval, and recommendation to
19 the City Council re-zone a .166-acre (7229 sq ft) Residential R1-20 parcel to Light
20 Industrial (LI).

21
22 Ms. Barnes explained the applicant is proposing an industrial warehouse park with two
23 warehouses at approximately 860 W. 200 S. In May 2016, the City Council approved a major
24 subdivision for a 46-storage unit commercial condominium plat on this property. In May 2021,
25 the planning commission received an application for to expand the storage unit development on
26 additional property. At that time, the application was continued until the August 17, 2021
27 meeting, where the planning commission recommended approval to the City Council. In
28 September 2021, the City Council approved a major subdivision for 75 storage units, and a zone
29 map amendment property. She pointed out the subdivision plat was never recorded.

30 Ms. Barnes indicated since 2021, the property has changed hands to the current property
31 owners, who have proposed two warehouses on the property. Building 1 will be 55,353 sq ft,
32 with 8 units with offices and warehouse space. Building 2 will be 13,405 sq ft, with 4 units with
33 offices and warehouse space. This request consists of a minor subdivision application to
34 consolidate all existing parcels, a site plan regarding the two warehouses, and a zone map
35 amendment for a small piece of land that the property owner has acquired.

36 Ms. Barnes further explained the previous property owners purchased the property at 122
37 S. 800 W. and then divided the property by deed in 2018. Any division of property that create
38 new lots are required to seek land use approval from the City. The planning commission
39 previously approved this item but the prior owners never recorded the plat. She noted this new
40 proposal also takes the area to be rezoned into account so the industrial land area is larger. One
41 of the purposes of this minor subdivision is to correct this error of deed-divided property. Lot 1
42 will be subdivided for the existing single-family home. Lot 2 will consolidate all remaining
43 parcels into one lot for the development goes through the property at 850 W. 200 S.

44 Ms. Barnes further explained this access was previously approved by the planning
45 commission and City Council in 2016. The Orem Fire Department approved the proposed access
46 as well as an emergency fire access from 800 West that uses a 20' easement through the property
47 at 136 S. 800 W. She then noted the exhibit, "Nielsen Access Easement" noting the plat

2 dedicates 4,205 sq ft of Lot 1 to Lindon City for right-of-way. She stated the City Engineering
Department does not recommend installing curb, gutter and sidewalk on 122 S. 800 W. at this
4 time because none of the other adjacent properties on the eastside of 800 W. have these
improvements.

6 Ms. Barnes commented the parking standards are based on the zone and the different uses
in the building and their respective square footage. The following list will explain the parking
8 requirements for this property: 114 total parking spaces have been provided. Per Lindon City's
Development Manual, 5 ADA parking spots have been provided in this parking lot, satisfying the
10 ADA requirements.

12 Ms. Barnes pointed out this site provides one easement access from 200 S that goes
through the property at 850 W. 200 S. The site plan shows the turning radiuses around Building
1, demonstrating that there is adequate room for large vehicles to drive around the site. This has
14 been reviewed by the engineering department. The site also provides an emergency access to 800
W. that goes through the property at 136 S. 800 W., using an access easement and a gate. This
16 access will be for emergency vehicles only.

18 Ms. Barnes then referenced Lindon City Code section 17.49.060 requires that "Unless
otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width
shall be planted with grass and maintained in a living, growing condition along all public street
20 frontages." The proposed site plan does not have public street frontage. However, this property is
required to follow the Interior Parking Landscaping Requirements in section 17.18.085 of the
22 Lindon City Code. The site plan shows a 7' masonry fence that will be constructed along all
property lines adjacent to the residential zone, as required by the City Code in the Light
24 Industrial zone. Existing masonry and chain link fences on the border with the neighboring Light
Industrial uses will remain.

26 Ms. Barnes stated any off-street parking lot adjacent to a residential use or residential
zone shall provide a minimum 10' landscaped buffer from the parking lot to the adjacent
28 residential use or zone. Trees shall be planted at least every 10' along the landscaped strip
adjacent to the residential use or residential zone and trees must be a minimum of 2" caliper
30 measured one foot off the ground and at least 6' tall when planted. In addition to any required
fencing, trees shall be of a variety that will mature to a height of at least 20' tall in order to
32 provide a visual barrier between the non-residential use and the residential use.

34 Ms. Barnes stated the Planning Commission has flexibility to grant exceptions to this
landscape screening standard if existing vegetation or other existing screening is found to meet
the intent of the screening requirements found in this section. Ms. Barnes went on to say this
36 strip of landscaping goes from about 6 ft wide to 2 ft wide. One tree will be planted on top of the
wall, on the other side of the required fence, which is still within the applicant's property. The
38 required 7' fence will be on top of a retaining wall, which will add more height to the fence. The
residential neighbor for this section, 136 S 800 W, will be screened with the retaining wall and
40 added fence. Therefore, the required screening is sufficient to meet the intent of this section of
code, with the existing grade, the needed retaining wall, and the required 7' fence. The applicant
42 is asking for a reduction in landscaping from 10' to the proposed 2'-6' in this area.

44 Ms. Barnes indicated that due to the absence of public roads with this development, the
applicant will not put any streetlights in along 200 S. The site lighting will be mounted on the
building, and will be directional and shielded and there will be no lights in the parking lot, the
46 building mounted lights will provide the parking lot lighting.

2 Ms. Barnes noted that buildings in the Light Industrial zone are required to follow the
architectural standards found in LCC 17.49.070. Buildings in the Light Industrial Zone are
4 required to have an exterior with a minimum of 25% brick, decorative block, stucco, wood, or
other similar materials as approved by the Planning Commission. Building 1's façade will
6 primarily be made up of split face decorative block, some smooth concrete block, and a small
amount of stucco. This building does meet the requirements. Building 2's façade is the same, it
8 primarily uses the mentioned primary industrial building materials. Both buildings are in
compliance. Ms. Barnes added that the buildings on the proposed site plan meet the development
10 setback requirements, with a 20 ft front setback, and a 40 ft building setback from surrounding
residential property lines.

12 Ms. Barnes stated the City Engineer is working through technical issues related to the site
plan and will conduct a final review if the planning commission grants final site plan approval.

14 Ms. Barnes noted the subject property for zone map amendment recommendation, parcel
ID #14:065:0222, is .166 acres, or 7229 sq ft. It was a part of Robert Nielsen's property (136 S
16 800 W); however, the applicant has purchased this property from Robert Nielsen. The applicant
is requesting a re-zone, to consolidate his property and to be able to build and landscape a
18 parking lot on the property. The current zone is R1-20, and the proposed zone is LI.

Ms. Barnes made note that the subject property has a Residential-Low designation in the
20 Land Use Map in the Lindon General Plan. With the upcoming general plan update early next
year, depending on the outcome of this zone change, this designation will be updated to Mixed
22 Commercial, which is what the rest of the property is. According to the General Plan, the
purpose for areas designated as Mixed Commercial is as follows: "This category includes
24 general commercial, low intensity light industrial, and research and business use." The proposed
general plan designation of Mixed Commercial would support a rezone of the property from R1-
26 20 to LI.

Ms. Barnes indicated that the Light Industrial Zoning ordinance requires that a masonry
28 or concrete fence seven feet high, be constructed and maintained along any property line
between a non-residential development and a residential use or a residential zone. This fencing
30 requirement will be completed with the approval of the site plan for Sunrise Warehouse Park.
The permitted and conditional uses for the Light Industrial zone are designated in the standard
32 land use table. She noted that with the approval of the minor subdivision, this lot will meet the
minimum LI lot size of 1 acre, it will be consolidated with other parcels owned by the applicant.

34 Ms. Barnes stated that Public Hearing Notices, required per Lindon City Code section
17.14, were mailed to properties within 800 feet and to each affected entity. She added that the
36 zone map amendment notice was also published on the State Public Notice and city websites,
also posted at Lindon City Hall, Public Safety, and Community Center buildings.

38 Ms. Barnes stated that the previously approved storage units brought up neighbor,
commission, and Council concerns of possible residences in the storage units. This property is a
40 difficult piece to develop, but putting two warehouses on the property will ensure that there are
no illegal residences, and that this otherwise empty land has investment put into it. This proposal
42 will probably have less potential impact on the neighborhood and will benefit the city by
providing additional employment opportunities. She stated that City staff believes that the minor
44 subdivision, site plan, and zone change are appropriate, because these warehouses will bring
more businesses into Lindon, generate more tax for the City, and clean up a site that has been
46 empty for years.

2 Ms. Barnes then presented an Aerial Photo, Zoning Map, Draft Ordinance, Sunrise
Warehouse Park Plat A, Site Plan, Landscaping Plan, Building Elevations and the Nielsen
4 Access Easement followed by some general discussion.

Chairperson Call clarified that this agenda item includes three separate applications as
6 part of the approval for the Sunrise Warehouse Park development; the Minor Subdivision
approval, Site Plan Approval and the Zone Map Amendment. She stated all applications have
8 been presented and reviewed and she will call on a separate motion for each item.

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

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

16 Chairperson Call called for any comments or discussion from the Commission. Hearing
none she called for a motion for minor subdivision approval.

18 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR MINOR SUBDIVISION APPROVAL OF SUNRISE WAREHOUSE PARK
20 PLAT A WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE
TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE
22 ENGINEERING DOCUMENTS AND PLAT; 2. COMPLETE (OR POST AN ADEQUATE
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED
24 ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3.
PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT
26 MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO
DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE
28 SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND PLAT WILL MEET
AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE
30 LINDON CITY DEVELOPMENT MANUAL; AND 5. MINOR SUBDIVISION APPROVAL
OF THE SUNRISE WAREHOUSE PARK PLAT A IS CONDITIONED UPON THE CITY
32 COUNCIL GRANTING AN AMENDMENT TO THE LINDON CITY ZONING MAP; AND 6.
ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED
34 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
36 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
38 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
40 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE
42 THE MOTION CARRIED UNANIMOUSLY	

44 **8. Site Plan Approval – Sunrise Warehouse Park – Approx. 860W. 200 S.**

2 The applicant requests site plan approval to develop 2 office/warehouse buildings at
4 approximately 860 W. 200 S. (Parcel ID #14:065:0221, 14:065:0218, 14:065:0213,
14:065:0222, 14:065:0188)

6 Ms. Barnes stated she previously presented information on this agenda item. Chairperson
8 Call called for any comments or discussion from the Commission. Hearing none she called for a
motion for site plan approval.

10 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
12 REQUEST FOR SITE PLAN APPROVAL FOR TWO WAREHOUSES AT
14 APPROXIMATELY 860 W 200 S WITH THE FOLLOWING CONDITIONS: 1. THE
16 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL
18 FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL
20 MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY
22 DEVELOPMENT MANUAL; 3. FINAL EXTERIOR MATERIAL DESIGN IS APPROVED
24 AS PROPOSED AND WILL MEET THE ARCHITECTURAL BUILDING REQUIREMENTS
IN ALL OTHER ASPECTS; 4. THE APPLICANT WILL COMPLY WITH ALL BONDING
REQUIREMENTS, IF APPLICABLE; AND 5. AN EXCEPTION IS GRANTED REGARDING
THE RESIDENTIAL LANDSCAPING STRIP NEXT TO THE EASTERN PROPERTY LINE
OF 136 S 800 W AND NORTHSIDE LANDSCAPING; AND 6. SITE PLAN APPROVAL OF
THE SUNRISE WAREHOUSE PARK DEVELOPMENT IS CONDITIONED UPON THE
CITY COUNCIL GRANTING AN AMENDMENT TO THE LINDON CITY ZONING MAP;
AND 7. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER TRIBE SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
28 COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
30 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
32 COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY

34
36 **9. Public Hearing for a Recommendation to the Lindon City Council to amend the
Lindon City zoning map from R1-20 to LI– Sunrise Warehouse Park – Approx. 860
W. 200 S.** The applicant is seeking a recommendation to the City Council to rezone a
38 .166-acre parcel from R1-20 to LI, with the intent to include it in the overall Sunrise
Warehouse Park development at approximately 860 W. 200 S. (Parcel ID #14:065:0221,
40 14:065:0218, 14:065:0213, 14:065:0222, 14:065:0188)

42 Ms. Barnes stated she previously presented information on this agenda item. Chairperson
44 Call called for any further comments or discussion from the Commission. Hearing none she
called for a motion to amend the Lindon City zoning map.

46 COMMISSIONER JOHNSON MOVED TO APPROVE ORDINANCE 2022-20-O TO
AMEND THE LINDON CITY ZONING MAP FROM RESIDENTIAL (R1-20) TO LIGHT

INDUSTRIAL (LI) AT APPROXIMATELY 860 WEST 200 SOUTH WITH PARCEL
NUMBER 14:065:0222. COMMISSIONER THOMPSON SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY

10. New Business: Reports by Commissioners – Chairperson Call called for any new business or reports from the Commissioners. There was no new business at this time.

11. Planning Director Report - General City updates. Mr. Florence mentioned the employee Christmas Party on December 20th at the community center. He also asked the commission to please send any training information to him by the end of the year. He also thanked the commission for all their hard work.

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

ADJOURN –

COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE MEETING AT 8:45 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – January 10, 2023

Sharon Call, Chairperson

Michael Florence
Community Development Director

Item: 4 Miscellaneous Application – Farrer Sport Court Setback Modification – 28 S 250 W

Date: January 10, 2023

Project Address: 28 S. 250 W.
Presenting Staff: Mary Barnes

Applicant: Andy Farrer
Property Owner: Andy and Rebecca Farrer

General Plan: Residential Low
Current Zone: R1-20 (Residential)

Parcel ID: 48:428:0017

Type of Decision: Administrative
Council Action Required: No



Summary of Key Issues

The applicant is seeking approval to modify the setback requirement of his existing sports court.

Overview

1. The applicant built the existing pickleball/sports court in 2020
2. The setback from 250 W. (east setback) is about 12'5", and the setback from 40 S (south setback) is about 21-24 ft.
3. According to LCC 17.44.150, sport court fencing shall not be allowed in the required 30 ft front yard setback. Because 28 S. 250 W. is a corner lot, it essentially has two front yards (the yard facing 250 W. and the yard facing 40 S.).
4. According to LCC 17.44.150, the Planning Commission may modify the setback requirement to be less than 10 ft when specific requirements are met. Typically, this modification is only applied to the side and rear setbacks. However, in consultation with the Lindon City attorney, the code language is general enough that the planning commission can grant a modification to the setbacks in the front yard. The code does not specifically state that the modification request should only apply to the rear and side yard.
5. The applicant is requesting a modification to the requirement to allow the existing sport court in question to come into compliance and be placed along the front property lines of 28 S. 250 W. with a reduced setback.
6. This lot does have an odd lot configuration, which should be considered.
7. The sports court fencing is 9'7" tall
8. The sports court does meet clear-view triangle requirements.

Ordinance requirements.

17.44.150

1. Sport Courts. Outdoor sport courts are permitted when in compliance with the following conditions:
 - a. Lighting of sport courts shall be contained within the sport court boundaries and shall not be directed onto another's property.
 - b. Sport court fencing shall not be taller than twelve (12) feet.
 - c. Sport court fencing when taller than seven (7) feet shall maintain a minimum ten (10) foot setback from rear and side yard property lines. Any sight obscuring materials used on such fencing shall be maintained and kept in good repair. Sport court fencing shall not be allowed in the required thirty (30) foot front yard setback.

- d. The Planning Commission may modify the height of sport court fencing to be taller than twelve (12) feet and the setback requirement to be less than ten (10) feet when the following findings are made:
- i. The proposed height and/or setback modification is necessary to provide privacy and protection of private property interests.
 - ii. The appearance and/or setback of the fence will not detract or cause aesthetic damage to neighboring property owners.
 - iii. The proposed height and/or setback modification will not cause a public safety hazard.
 - iv. The proposed additional height is necessary to provide an adequate buffer for the adjoining land owners' use.

Code Compliance

Requirement	Explanation	Compliant?
The proposed height and/or setback modification is necessary to provide privacy and protection of private property interests.	This court is approximately 100 ft from the closest dwelling. It borders a Rocky Mountain Power facility. This sports court does block the view of the power facility from some neighbors.	Yes
The appearance and/or setback of the fence will not detract or cause aesthetic damage to neighboring property owners.	Since its construction, the planning department has not received any complaints about this sports court.	Yes
The proposed height and/or setback modification will not cause a public safety hazard.	This sports court meets clear view requirements.	Yes
The proposed additional height is necessary to provide an adequate buffer for the adjoining land owners' use.	Additional height is not being considered for this modification.	N/A

Staff Analysis

The setback modification from the planning commission was intended to be for rear and side yard setbacks only, however, the code language does not specifically state that. In the future, the city may want to consider amending the code to ensure sports courts are not able to be built in front yards with the exception of irregularly shaped lots. In this case, the lot is oddly shaped, and a sports court may be the best use for this front corner of the lot. The modification has not significantly affected the neighborhood.

Permitting this modification will allow Mr. Farrer to be in compliance.

Motion

I move to (approve, deny, or continue) the applicants request to modify the sports court setback requirement found in 17.44.150 for the property located at 28 S. 250 W. with the following conditions:

- a) The sport court lighting will not shine into another's property; and
- b) All items of the staff report.

Exhibits

- 1. Aerial photo
- 2. Site Plan
- 3. Picture from 250 W
- 4. Picture from 40 S

[illegible]



View from 250 W



View from 250 W



View from 40 S



Item: 5 Discussion Item – Commercial Design Standards Update

Date: January 10, 2023

The planning commission and commercial design standards committee will discuss the progress of the ongoing commercial design standards update. CRSA consultants will present the standards. This item is discussion only, no action will be taken on the Commercial Design Standards at this time.

LINDON

COMMERCIAL DESIGN STANDARDS



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9.0	SIGNAGE - not shown
10.0	ADMINISTRATION

0.0 INTRODUCTION

PURPOSE OF DESIGN STANDARDS

The Design Standards within this document outline an implementable and achievable framework for properties, allowing the City of Lindon to help business/property owners design buildings. Standards organized within this document will help the City of Lindon to achieve the below goals:

- Clear development objectives for those planning and designing projects within the City
- Architectural and site design treatments that enhance the visual appearance and development for commercial zones within Lindon City
- Building and site designs that fit into the context of established neighborhoods
- Attractive facilities that increase the economic viability of the City
- Architectural details that foster a more cohesive and attractive business district
- Strong community image and identity requiring architectural treatments that enhance the visual characteristics of buildings in the City
- Enhanced streetscape design along the pedestrian and vehicle corridors, resulting in a more comfortable, accessible and safe pedestrian experience
- Building articulation that reduces mass/scale and incorporates architectural features that provide visual interest while also allowing flexibility
- Material selections that meet community standards and are environmentally sustainable

VALUES

This document intends to further the design values of Lindon City, and describe each within the context of all the Standard sections.

HUMAN SCALE

How the human body relates itself, when experiencing a physical space. A human-scaled design element is approachable and optimized for the public in a way that encourages interaction.

CONNECTED

How a place is joined by sidewalks and roadways in order to promote accessibility and communal use.

RESILIENT

The intentional design of buildings, landscapes, communities, and regions in order to respond to natural and man made disasters and disturbances—as well as long-term changes resulting from trends in building and construction.

ACTIVE

Lively and fosters growth for current and future residents and community members.

0.0 INTRODUCTION

APPLICABILITY

The Standards within this document are applicable to new development, redevelopment, and additions to existing buildings. They describe applicability for commercial buildings in Commercial General, Commercial General-A, Commercial General A-8, Commercial General Storage, Mixed Commercial, Lindon Village Zones, as well as Lindon Village Town Center and 400 North as shown below.



1.0 PLACEMENT

VALUES

The placement of improvements on a site is important to the pattern of a town center or commercial corridor. It's crucial to locate elements that provide visual cues to entry in natural places of pedestrian interaction, which produces **human-scaled** buildings. When those buildings are built along a corridor within proximity of their neighbors with good pedestrian walkways and well-planned circulation routes, they convey a sense of **connectivity**. Following these standards will result in more **active** commercial zones that will withstand the test of time - exhibiting true **resiliency**. The location of the buildings, entries, and publicly accessible open space are addressed by the placement standards.

STANDARDS

MULTIPLE PRINCIPLE BUILDINGS

The allowance of more than one principal structure on a lot.

	400N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.1 Multiple Principal Buildings	Permitted							

FRONT PROPERTY LINE COVERAGE

The minimum percentage of street wall or building facade required along the street. To measure front property line coverage, the width of the principal structure(s) shall be divided by the width of the lot. This calculation allows the length of a courtyard along the property line to be included in the “width of the principal structure”. Designs may allow side yard parking to be exempted from the front lot line coverage calculation. In such cases the width of up to one (1) double loaded aisle of parking including adjacent sidewalks and landscaping, may be exempted, to a maximum of sixty-five feet (65’). In addition, if a courtyard or side yard is implemented along the front facade, it may be included in the front property line coverage when it is used for outdoor dining or amenity space.

COURTYARD

Green space or hardscaped area recessed back from the facade of a building. It must include an entry or outdoor amenities.

	400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.2 Minimum Front Property Line Coverage	60%	70%	N/A					

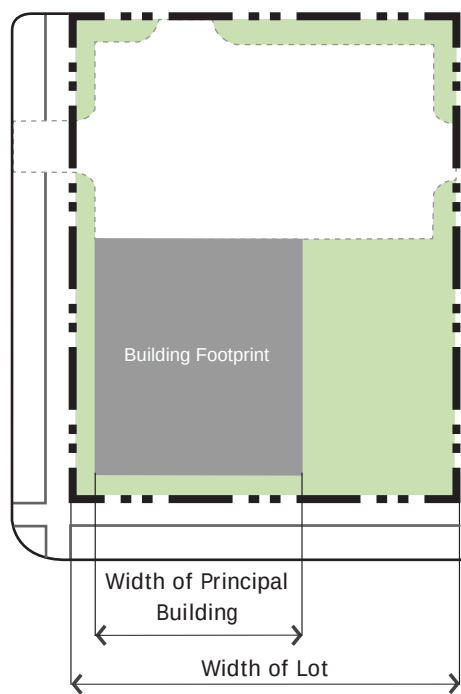


Figure 1.2 Measuring Front Property Line Coverage

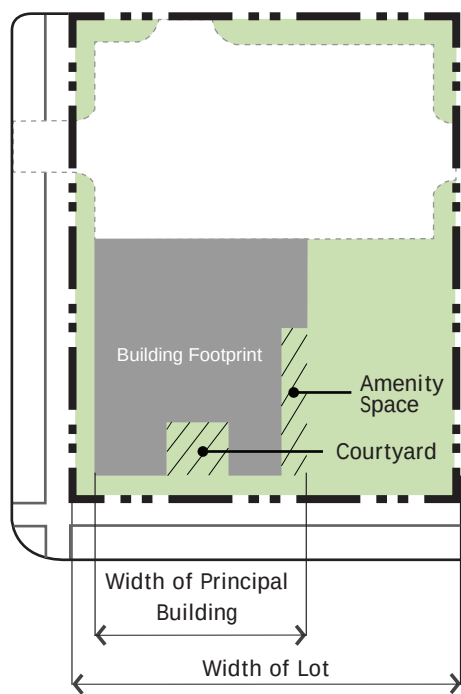


Figure 1.21 Measuring Front Property Line Coverage

1.0 PLACEMENT

OCCUPATION OF CORNER

The occupation of the intersection of the front and side setbacks with a principal structure. Enhanced corner treatment is required and shall be fulfilled with upgraded pavers, stamped concrete, or corner amenities that enhance the pedestrian experience. All final designs to be approved by Lindon City Staff.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.3	Occupation of Corner	Required, with enhanced corner treatment	Required, with enhanced corner treatment	Permitted					

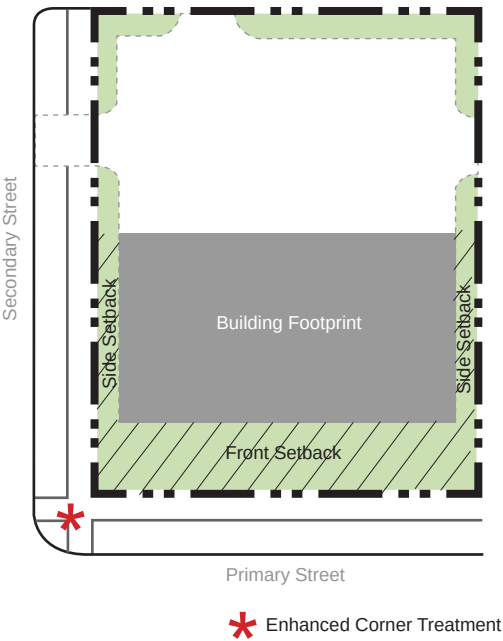


Figure 1.3 Occupation of Corner

FRONT SETBACK

The setback parallel to the front property line. Building components, such as awnings or signage, are permitted to project into the setback area up to the back edge of sidewalk. All setback areas not met by the building must contain either landscape, patio space, or sidewalk space.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.4	Front Setback	20'	10'	Refer to Table LCC 17.48.020					

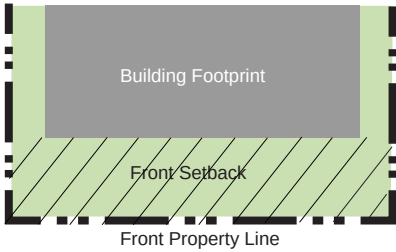


Figure 1.4 Front Setback

1.0 PLACEMENT

CORNER SETBACK

The setback parallel to the corner property line. All setback areas not covered by building must contain either landscape, patio space, or sidewalk space.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.5	Corner Setback Range	5' to 20'	5' to 20'	N/A					

MINIMUM SIDE YARD SETBACK

The minimum required setback along a side property line. All setback areas not covered by building must contain either landscape, patio space, or sidewalk space.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.6	Side Yard Setback, when abutting a nonresidential zone	0'	0'	Refer to Table LCC 17.48.020					
1.6.1	Side Yard Setback, when abutting a residential use or zone	20'	20'	Refer to Table LCC 17.48.020					

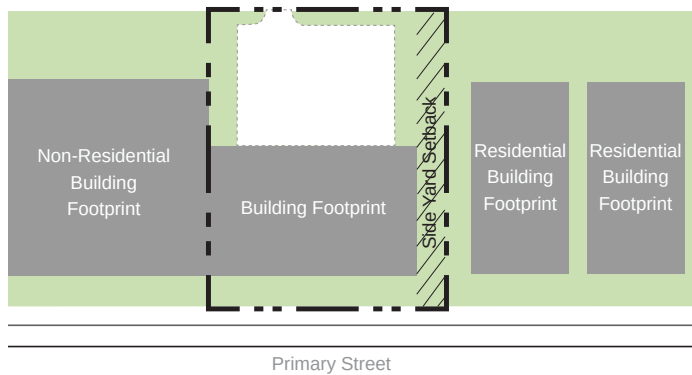


Figure 1.6 Side Yard Setback

MINIMUM REAR YARD SETBACK

The minimum required setback along a rear property line.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.7	Rear Yard Setback, when abutting a nonresidential zone	5'							
1.7.1	Rear Yard Setback, when abutting a residential use or zone	40'	40'	Refer to Table LCC 17.48.020					

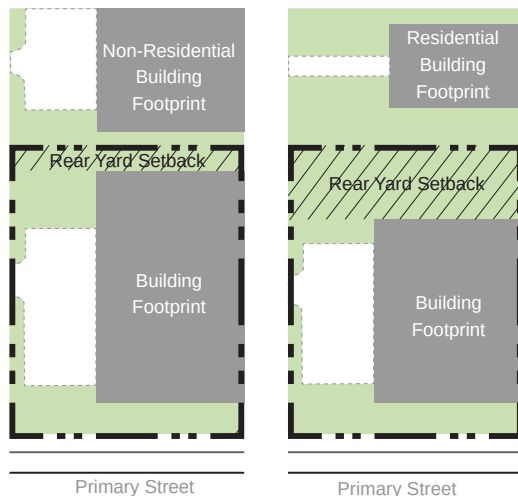


Figure 1.7 Rear Yard Setback

1.0 PLACEMENT

MINIMUM AND MAXIMUM LOT OR BUILDING WIDTH

The minimum or maximum building or unit width measured at or parallel to the front property line depending on the zone, may also include the minimum and maximum width of a lot.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.8	Minimum Lot Width Maximum Lot Width				None None				

FRONT FACADE ORIENTATION

The direction of the front facade in relation to the primary street.

FRONT FACADE

The building facade that contains the primary entrance, and can be seen from the primary street.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.9	Front Facade Orientation, in relation to Primary Street				Parallel				

DRIVE-THROUGH PLACEMENT

A drive-through is made up of the window, driveway, and queuing area required to provide a service directly to a vehicle, or where a customer drives to a window to be serviced from within their vehicle. Such drive-throughs must be placed behind the principle building, and must not use primary access drives for queuing.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
1.10	Drive-through Placement				Behind principle building				

Requirements by Zone and Special Areas									
		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
Commercial Design Table									
1.0 PLACEMENT									
1.1	Multiple Principal Buildings				Permitted				
1.2	Minimum Front Property Line Coverage	60%	70%		N/A				
1.3	Occupation of Corner	Required, with enhanced corner treatment	Required, with enhanced corner treatment		Permitted				
1.4	Front Setback	20'	10'		Refer to Table LCC 17.48.020				
1.5	Corner Setback Range	5' to 20'	5' to 20'		N/A				
1.6	Side Yard Setback, when abutting a nonresidential zone	0'	0'		Refer to Table LCC 17.48.020				
1.6.1	Side Yard Setback, when abutting a residential use or zone	20'	20'		Refer to Table LCC 17.48.020				
1.7	Rear Yard Setback, when abutting a nonresidential zone				5'				
1.7.1	Rear Yard Setback, when abutting a residential use or zone	40'	40'		Refer to Table LCC 17.48.020				
1.8	Minimum Lot Width Maximum Lot Width				None None				
1.9	Front Facade Orientation, in relation to Primary Street				Parallel				
1.10	Drive-through Placement				Behind principle building				

1.0 PLACEMENT

LINDON VILLAGE, LINDON VILLAGE TOWN CENTER, & 400 N



Front property line coverage provides a continuous facade experience.



Orienting building façades parallel to the primary street establishes a street wall that promotes safety and comfort in the pedestrian realm.



Placing a drive-through on the building side opposite to the street, keeps an attractive primary street corridor.



Appropriate setback allows for a flexible design on the site, but also keeps the building relatively close to the primary street.



Landscaping and hardscaping designed to compliment the architectural qualities of the building will allow more cohesive outdoor spaces.



Multiple principle buildings allow for variety and human-scaled development within less dense zones.

1.0 PLACEMENT

LINDON VILLAGE, LVTC, & 400 N (CONT.)



Appropriate setbacks can allow for parking and drive aisles.



Appropriate setback allows for a comfortable pedestrian experience, as well as ample space for parking.



Occupying the corner of a lot allows for a continuous pedestrian experience.

CG, CG-A, CG-A8, CG-S, MC



Appropriate side setbacks ensure transitions between zones feel comfortable.



Parking to one side can allow the building to be placed closer to the primary street.



Appropriate front setbacks can allow for parking and drive aisles while also maintaining a front facade that is oriented toward the primary street.

2.0 MASSING

VALUES

The general shape of a building or series of buildings can determine whether a place feels intentional or hap-hazard, and whether a new development is compatible with surrounding and existing buildings. Using consistent and cohesive building sizes, heights, and forms will create a **human-scaled** town that feels **connected**. When a town or commercial zone feels intentional and unified, it will be more **resilient** and able to withstand the test of time. If used appropriately, scale and form will positively impact the impression of users of the downtown, encouraging frequent, **active** use and participation of the public.

STANDARDS

MINIMUM STRUCTURE HEIGHT

The minimum structure height is the required overall height a building must meet, in feet. Stories above the required minimum height may be stepped back from the facade.

MAXIMUM STRUCTURE HEIGHT

The maximum structure height is the overall height of a building allowed by code, in feet. See section 5.0 Articulation for more information on the height of parapets.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
2.1	Minimum Structure Height	12'	12'	Refer to Table LCC 17.48.020					
2.2	Maximum Structure Height	48'	60'	Refer to Table LCC 17.48.020					

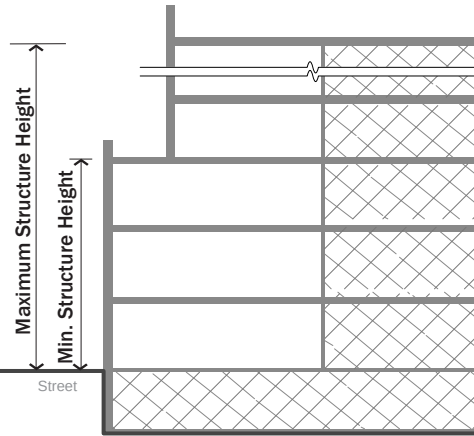


Figure 2.1 Structure Height

GROUND STORY AND UPPER STORY MINIMUM AND MAXIMUM HEIGHT

Each floor height is the measurement, in feet, between the floor of a story to the floor of the story above it. Floor height requirements apply only to street facing facades. For single-story buildings and the uppermost story of a multiple-story building, floor to floor height shall be measured from the floor of the story to the roof deck above. Upper stories may be allowed the same minimum and maximum heights of the corresponding ground story, if they choose to implement an Upper Story Setback as described below.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
2.3	Ground Story: Minimum Height Maximum Height	16' 20'	16' 18'	16' 18'	13' 16'	13' 16'	13' 16'	13' 16'	13' 16'
2.4	Upper Stories: Minimum Height Maximum Height	13' 15'	13' 15'	13' 15'	10' 15'	10' 15'	10' 15'	10' 15'	10' 15'

2.0 MASSING

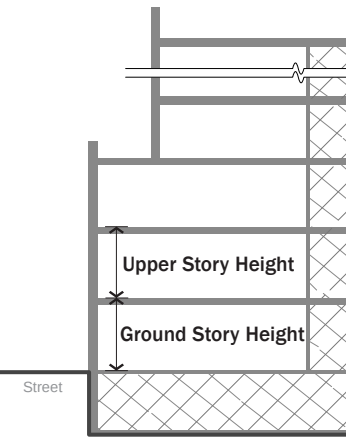


Figure 2.3 Story Height

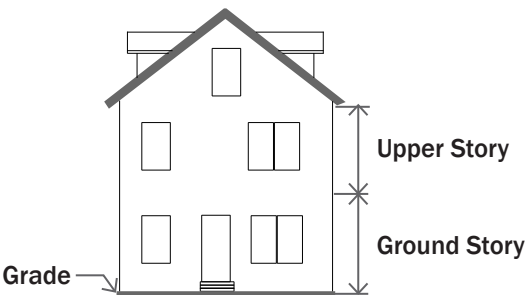


Figure 2.31 Story Height

UPPER STORY SETBACK

In order to reduce the perceived ‘weight’ of the front facade of a primary building within 20 feet of the front property line, some zones require the whole story be recessed at least 6 feet from the front facade.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
2.5	Upper Story Setback	Allowed above 1st Story, Required above 2nd story, 6’ recess			See LCC 17.48.020				

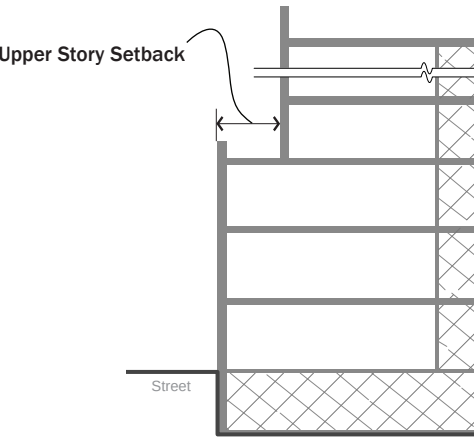


Figure 2.5 Upper Story Setback

2.0 MASSING

Requirements By Zone and Special Areas									
		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
Commercial Design Table									
2.0 MASSING									
2.1	Minimum Structure Height	12'	12'	Refer to Table LCC 17.48.020					
2.2	Maximum Structure Height	48'	60'	Refer to Table LCC 17.48.020					
2.3	Ground Story: Minimum Height Maximum Height	16' 20'	16' 18'	16' 18'	13' 16'	13' 16'	13' 16'	13' 16'	13' 16'
2.4	Upper Stories: Minimum Height Maximum Height	13' 15'	13' 15'	13' 15'	10' 15'	10' 15'	10' 15'	10' 15'	10' 15'
2.5	Upper Story Setback	Allowed above 1st Story, Required above 2nd story, 6' recess		See LCC 17.48.020					

2.0 MASSING

LINDON VILLAGE, LINDON VILLAGE TOWN CENTER, & 400 N



Appropriate structure height minimizes the weight of larger designs in relation to other buildings.



Maintaining structure height across multiple buildings helps create a cohesive experience.



Ground story height standards allow designs to have continuity of facade lines while not limiting ground floor design more than necessary.



Adjacent buildings should be of similar mass and height. By following Massing standards, designs will be perceived as cohesive.



Maintaining appropriate maximum structure heights will help designs from 'overwhelming' the site.



Adjacent buildings should be of similar mass and height. By following this document and Table LCC 17.48.020, Lindon will retain a consistent sense of massing.

2.0 MASSING

LINDON VILLAGE, LVTC, & 400 N (CONT.)



Maximum structure height retains the cohesive feel of the community.

CG, CG-A, CG-A8, CG-S, MC



When new construction adheres to the existing sense of scale and form, it helps preserve the distinct identity.



Appropriate ground story height creates a comfortable pedestrian and street experience.



Structure heights that correlate with perceived density of each zone, help achieve a human scale.



Appropriate structure heights are perceived at a human scale such that they relate to the pedestrian user and adjacent properties.



Ground story height standards maintain an approachable feel within stand-alone buildings as well as abutting developments.

5.0 ARTICULATION

VALUES

The facade of a building comes to life with the use of intentional articulation. Using strategies that distinguish the ground floor from the upper floor will result in **human-scaled** designs, and if they are relatively consistent strategies throughout the primary street of each commercial area, they will feel **connected**. The purpose of articulation is to give the architecture a character that is memorable and **resilient**. It can help guide the public to entry, visually communicate the facade more successfully, and ultimately create a more **active** and appealing visual quality.

STANDARDS

MINIMUM GROUND STORY TRANSPARENCY

Ground Story Transparency is the minimum transparency required on the ground floor of a building. Ground floor transparency shall be measured between eighteen inches (18”) and twelve feet (12’) from the average grade at the base of the front facade. This measurement applies to:

- the front facade of a building
- facades with street frontage
- side and rear facades that accommodate parking or a drive-through

MINIMUM UPPER FLOOR TRANSPARENCY

The minimum amount of transparency, in square feet, required on upper floors of a building A general Minimum Transparency requirement shall be measured from floor to floor of each story.

TRANSPARENCY

Transparency is defined as any glass material in windows and/or doors, that provides seventy five to ninety percent (75%-90%) light transmission, and low reflectance. Mullions may be considered part of the ‘transparent’ material for the purpose of this calculation.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
5.1	Minimum Ground Story Transparency requirements apply to street frontages AND frontages to side & rear parking	60%	75% front and corner-side	60%	40%	40%	40%	40%	40%
5.2	Minimum Transparency per each Story above the Ground Level	30%	35%	25%	15%	15%	15%	15%	15%



Figure 5.1 Measuring Ground Floor Transparency

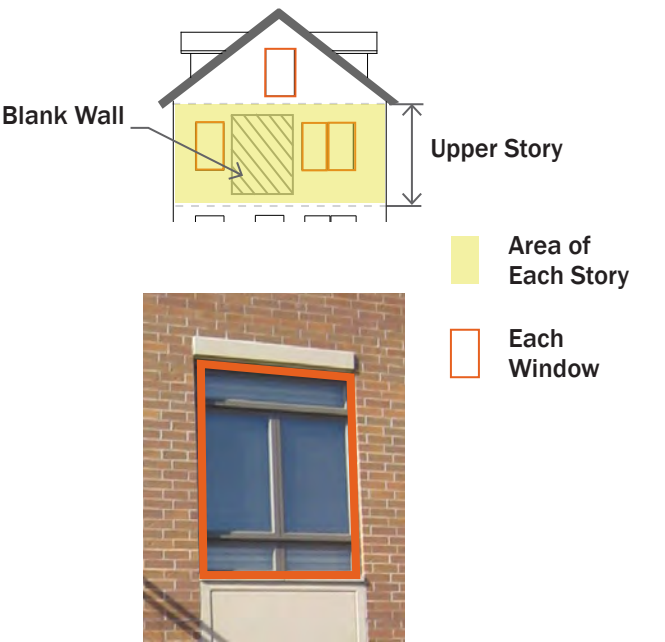


Figure 5.12 Measuring Transparency on Each Story

5.0 ARTICULATION

BLANK WALL LIMITATIONS

A restriction of the amount of windowless area permitted on a facade with street frontage. No rectangular area greater than thirty percent (30%) of a story's elevation, as measured from floor to floor, may be windowless; and no horizontal segment of a story's facade greater than fifteen feet (15') in width may be windowless.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
5.3	Blank Wall Limitations	Required per floor							

FACADE DIVISIONS

Architectural expressions that reduce the overall 'weight' of a large facade. Facade divisions are achieved through the use of elements that protrude from the facade or design decisions that recess parts of the facade back from the facade plane.

VERTICAL FACADE DIVISIONS

The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch (1.5") depth.

HORIZONTAL FACADE DIVISIONS

The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal portions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch (1.5") depth. This requirement may also be met by a change in material or material color with no depth, or setback of facade at least 3' in depth.

CORNICE

A horizontal expression line in the form of decorative molding that defines the upper portion of a building. A cornice should generally be 1 foot tall for every 15 feet of structure height, and the protrusion of the cornice should be at least 1/3rd of the cornice height. However, all facade designs and exceptions may be approved by Lindon City Staff.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
5.4	Vertical Facade Divisions	Required every 15-25' of facade width			Required every 20-35' of facade width				
5.5	Horizontal Facade Divisions	Required to delineate the ground story from upper stories							

ROOF TYPES

EAVE ROOF TYPE

The eave roof type has a non-visible slope (for drainage) and overhanging eaves. Eaves are required on all street facing facades. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least fourteen inches (14"). The eave may not overhang the property line into the public right of way. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches (8") thick. Vertical walls may interrupt the eave and extend above the top of the eave, but vertical walls must correspond to the overall form and design of the building. No more than one half of the front facade can consist of an interrupting vertical wall.

PARAPET ROOF TYPE

Similar to the Eave Roof type, the Parapet Roof also has a non-visible, low slope for drainage. It also requires a parapet on all street or entrance facing facades. A parapet is a low wall projecting above a building's roof along the perimeter of the building. Parapet Height is measured from the roof deck to the top of the parapet. The minimum parapet height is two feet (2') with a maximum height of six feet (6') and is *not* included in the overall height of the structure. Additional ornamentation along the facade, such as cornices and other horizontal divisions, are encouraged with this roof type.

PITCHED ROOF TYPE

This Roof Type has a visible sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run. The roof may not be sloped less than a rise:run of 4:12 or more than 16:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs other than the primary use. Configurations of this roof type include:

- Hipped, gabled, and combination of hips and gables with or without dormers are permitted.

5.0 ARTICULATION

- Butterfly roofs (inverted gable roof) are not permitted.
- Gambrel and mansard roofs are not permitted.
- Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every one hundred feet (100') of roof when the main ridge line runs parallel to the front lot line.

Roofs without occupiable space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted in the Zone.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
5.6	Permitted Roof Types	Eave, Parapet, Pitched							

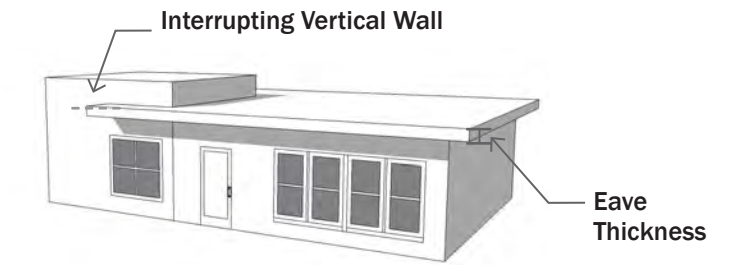


Figure 5.61 Flat Roof

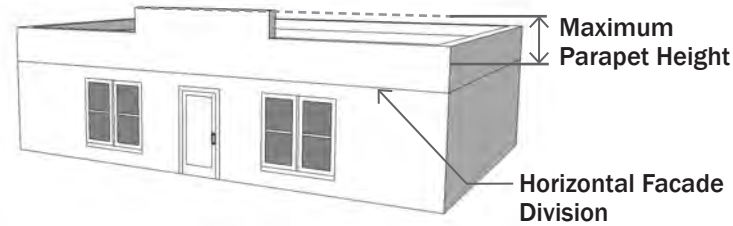


Figure 5.62 Parapet Roof

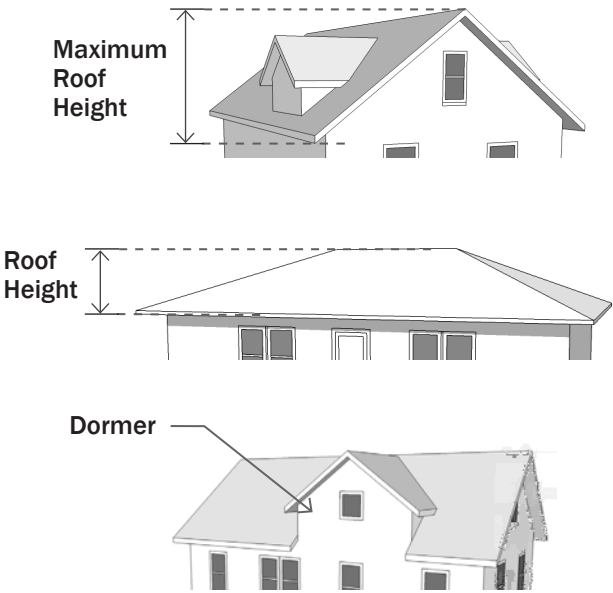


Figure 5.63 Pitched Roofs

SIGNIFICANT ROOF ARTICULATION

All roof types require elements that add variety and minimize the perceived weight of large buildings. Elements that qualify as Significant Roof Articulation includes:

- Dormers
- Towers
- Emphasized Parapets
- Interrupting Vertical Walls
- Secondary Roof Planes

Such elements must be proportional to the rest of the building and must be fully integrated with the form of the entire building, not simply “two-dimensional” elements that only affect the facade. When a design integrates a Courtyard, as defined in 1.0 PLACEMENT, and such design directly affects the roof footprint and building form, the Courtyard also qualifies as Significant Roof Articulation. Designs with significant vertical or horizontal facade divisions that affect the overall roof design may also be allowed to satisfy this requirement through approval by the City of Lindon.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
5.7	Significant Roof Articulation	At least every 20 Linear Feet	At least every 20 Linear Feet	At least every 30 Linear Feet					

5.0 ARTICULATION

TOWERS

A tower is a vertical element, rectilinear or cylindrical, that can be implemented with other approved Roof Types. All commercial buildings, are limited to one (1) tower per building. Maximum height of a tower shall be the equivalent to the height of one upper floor of the building to which the tower is applied as measured from the top of the parapet or eave to the top of the tower. Maximum width along all facades is one-third (1/3) the width of the front facade or thirty feet (30'), whichever is less. Horizontal Expression Lines shall be used to define the tower from the upper stories. Towers may be occupied by the same uses allowed in upper stories of the building to which it is applied. The tower may be capped by the parapet, pitched, or flat roof Roof Types, or a spire may cap the tower. Vertical walls shall extend no more than four feet (4') above the top of the eave of the tower. Occupiable space shall not be incorporated *behind* a tower.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
5.8	Tower	Permitted, excluded from Maximum Story							

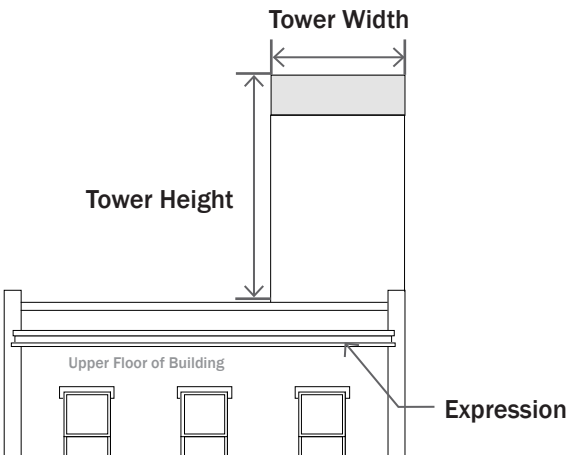


Figure 5.8 Measuring Towers

ENTRANCE TYPES

ENTRANCE TYPE

The Entrance Type(s) permitted for the ground story entrance(s) of a given building. A mix of permitted Entrance Types may be utilized. All entrance types must be highlighted through landscape or architectural design features. The landscape treatment of pedestrian ways must be designed in conjunction with the entrance treatments.

STOREFRONT ENTRANCE TYPE

The Storefront Entrance Type is a highly transparent ground story treatment designed to serve primarily as a display area and primary entrance for retail or service uses. See section 1.0 Placement for transparency requirements. The storefront elevation shall be between zero (0) and one (1) foot above sidewalk. A Horizontal Facade Division is required to define the ground story storefront from the upper stories.

ARCADE ENTRANCE TYPE

An Arcade Entrance Type is a recessed entry on the primary facade with a covered, open-air pedestrian walkway between the recess and the main facade plane, supported by columns. Measured from the face of the building, the walkway shall be recessed into the building a minimum of eight feet (8') and a maximum of fifteen feet (15'). The recessed entry shall incorporate a storefront system. Columns shall be spaced between ten feet (10') and twelve feet (12') on center, with a minimum width of one foot - eight inches (1'-8") and a maximum of two feet four inches (2'-4") in width. Opening heights between columns shall be lower than the interior arcade ceiling height and may be arched or straight. A Horizontal Facade Division is required to define the ground story arcade from the upper stories.

5.0 ARTICULATION

STOOP ENTRANCE TYPE

A stoop is an unroofed, open platform, leading to an entry door. Stoops shall be a minimum of three feet (3') deep and six feet (6') wide. The stoop elevation shall be located a maximum of two feet six inches (2'-6") above the sidewalk. A visible basement is not permitted.

PORCH ENTRANCE TYPE

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. The porch shall be a minimum of five feet (5') deep and eight feet (8') wide. A visible basement is not permitted. The porch elevation shall be located a maximum of two feet six inches (2'-6") above the sidewalk. If a porch is provided, all entries shall be located through a porch unless specified as a loading entrance.

COVERED ENTRANCE TYPE

Distinct from the Porch Entrance Type, this entry type includes any storefront system entrance with an awning or supported covering greater that 4' in depth, including porte-cocheres. The ground Story Entrance is not elevated above the ground or street level and the covering of this entrance type is not encompassed by the facade of the building as in the arcade type. Instead, the cover protrudes outward from the primary facade. Entry doors may be flush with or recessed from the primary facade.

		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC
5.9	Entry Type	Storefront, Arcade, Stoop, Porch, Covered							
5.9.1	Entry Type, at Corner	Entry to both streets, or angled entry			N/A				

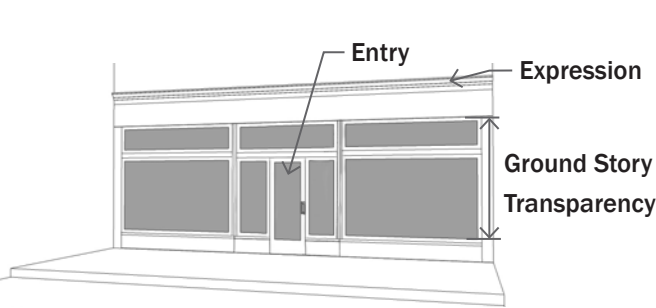


Figure 5.91 Storefront Entry

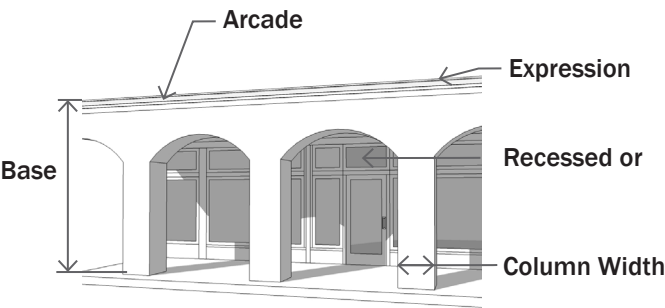


Figure 5.94 Arcade Entry

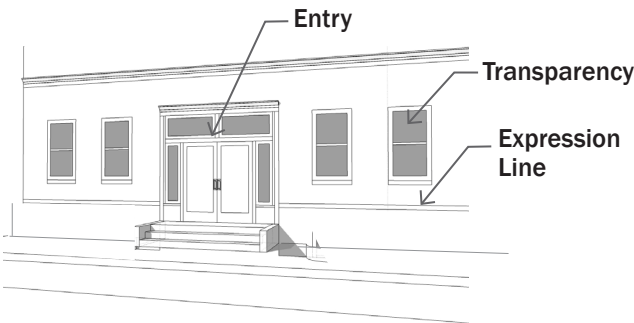


Figure 5.92 Stoop Entry

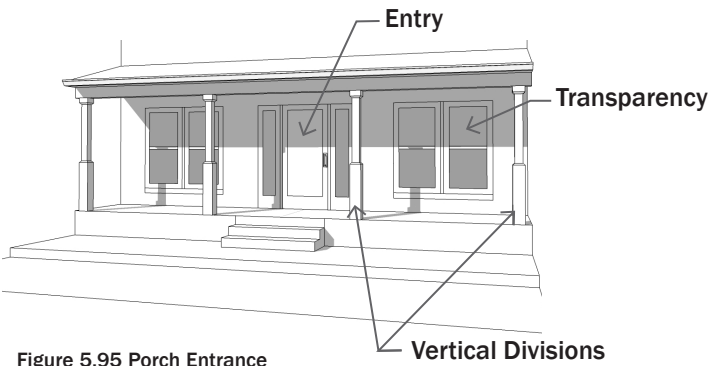


Figure 5.95 Porch Entrance

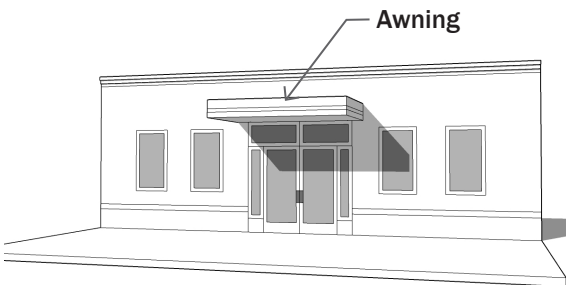


Figure 5.93 Covered Entry

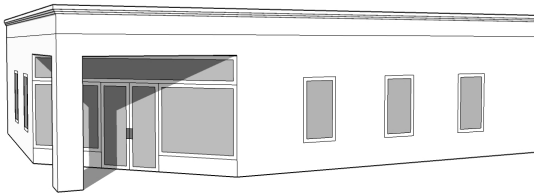


Figure 5.96 Corner Entry

5.0 ARTICULATION

PORTE-COCHERE

A porte-cochere is a type of awning structure that protrudes from an entrance or window across a driveway, providing covered access to the building or service window. It must be structurally supported by columns and tie into the building on one side.

COURTYARD ENTRY MODIFICATION

In the case of a courtyard, an entry Shall be a minimum of three feet (3') and a maximum of eight feet (8') deep, measured from the portion of the front facade closest to the street.

ENTRY AT CORNER

When a building is placed on a corner, the main entrance must either be duplicated on both the primary and the secondary street, or it must be designed with an angled entry, servicing both streets.

		Requirements by Zone and Special Areas							
		400 N	Lindon Village Town Center	Lindon village	CG	CG-A	CG-A8	CG-S	MC
	Commercial Design Table								
	5.0 ARTICULATION								
5.1	Minimum Ground Story Transparency requirements apply to street frontages AND frontages to side & rear parking	60%	75% front and corner-side	60%	40%	40%	40%	40%	40%
5.2	Minimum Transparency per each Story	30%	15%	25%	15%	15%	15%	15%	15%
5.3	Blank Wall Limitations	Required per floor							
5.4	Vertical Facade Divisions	Required every 15-25' of facade width			Required every 20-35' of facade width				
5.5	Horizontal Facade Divisions	Required to delineate the ground story from upper stories							
5.6	Permitted Roof Types	Eave, Parapet, Pitched							
5.7	Significant Roof Articulation	At least every 20 Linear Feet	At least every 20 Linear Feet	At least every 30 Linear Feet					
5.8	Tower	Permitted, excluded from Maximum Story							
5.9	Entry Type	Storefront, Arcade, Stoop, Porch, Covered							
5.9.1	Entry Type, at Corner	Entry to both streets, or angled entry			N/A				

5.0 ARTICULATION

LINDON VILLAGE, LINDON VILLAGE TOWN CENTER, & 400 N



Horizontal Facade Divisions that differentiate the ground level of a building help to maintain a human scale at street level.



Changes in roof plane and facade depths help provide variety and feel more human scale than one continuous building facade or roof line.



Vertical Facade Divisions allow for variety even within simpler building facades.



Ground transparency helps contribute to a welcoming entry, and merges the indoor and outdoor experience of the building.



Awnings and that use attractive and durable materials bring long-lasting quality to the overall design of a building.



A mixture of articulation types must be harmonious to the overall design.

5.0 ARTICULATION

LINDON VILLAGE, LVTC, & 400 N (CONT.)



Variety is encouraged but a design must have a proper balance of articulation.



A transparent corner creates a dramatic accent feature that defines the edge of the building.



Simple articulation elements like horizontal overhangs can be impactful to the perceived quality of a design.

CG, CG-A, CG-A8, CG-S, MC



Minimum transparency standards on floors above the ground floor help to further accentuate the street level floor from the rest.



Detail and articulation help soften the visual impact of buildings by distributing the mass and scale of larger buildings into smaller parts.



Blank wall limitations are followed even in minimal or simple designs.

6.0 MATERIALITY

VALUES

The materiality of a building creates the first and most tactile interaction for the user. Materiality that reinforces the overall rhythm of a building in a way that is easily understood by users entering a building is **human-scaled**. When multiple buildings in a zone or area use consistent primary materials, that cohesive design is perceived as **connectivity**. Quality materials and finishes will help support more **resilient** designs that in turn, support consistent **activity** over time.

STANDARDS

PRIMARY FACADE MATERIALS

Each facade shall be constructed of primary materials as determined by the table below. For elevations over one hundred square feet (100 sq. ft.), more than one material shall be used to meet the primary material percentage requirement. Doors, glass, and roofing materials shall not be included in the calculations of primary materials. Permitted primary building materials shall include high quality natural materials such as: brick, stone, concrete block, and architectural metal. If brick is chosen, it may be acceptable for it to be the only primary material, regardless of square footage. This must be approved by the city of Lindon. All concrete block shall be honed, scored, or split-faced. Designs shall not include vinyl, plywood, pressboard siding, synthetic stucco, or corrugated metal. Unfinished, gray concrete block is not an acceptable building material and shall not be permitted on any finished building elevation, with the exception of minimal foundation exposure. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

		Lindon Village	Lindon Village Town Center	400 N	CG	CG-A	CG-A8	CG-S	MC
6.1	Primary Materials Minimum	70%	75%	70%	60%	60%	60%	60%	60%

SECONDARY FACADE MATERIALS

Permitted secondary building materials shall include stucco, brick, stone, concrete block, wood, and cement board siding. Secondary materials may also include gypsum reinforced fiber concrete for trim and cornice elements, metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.

		Lindon Village	Lindon Village Town Center	400 N	CG	CG-A	CG-A8	CG-S	MC
6.2	Secondary Materials, Differing from the Chosen Primary Materials, Maximum	30%	25%	30%	40%	40%	40%	40%	40%

COLOR PALETTES

Designs shall utilize at least 3 distinct colors within each elevation not including the coloring of glazing and glazing mullions. ‘Distinct colors’ can be achieved through a difference in material with the same hue, or the same material that differs in hue. Colors must also be complimentary to surrounding buildings and must be approved by the City of Lindon.

		Lindon Village	Lindon Village Town Center	400 N	CG	CG-A	CG-A8	CG-S	MC
6.3	Quantity of Colors per Elevation	At minimum, 3 distinct colors							

ROOF MATERIALS

Acceptable roof materials include three hundred pound (300 lb.) or more, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. Engineered wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

APPROPRIATE GRADE OF MATERIALS

Commercial quality doors, windows, and hardware shall be used in all zones.

6.0 MATERIALITY

		Requirements by Zone and Special Areas							
		Lindon Village	Lindon Village Town Center	400 N	CG	CG-A	CG-A8	CG-S	MC
Commercial Design Table									
6.0 MATERIALITY									
6.1	Primary Materials Minimum	70%	75%	70%	60%	60%	60%	60%	60%
6.2	Secondary Materials, Differing from the Chosen Primary Materials, Maximum	30%	25%	30%	40%	40%	40%	40%	40%
6.3	Quantity of Colors per Elevation	At minimum, 3 distinct colors							

6.0 MATERIALITY

LINDON VILLAGE, LINDON VILLAGE TOWN CENTER, & 400 N



Layering materials with appropriate balance creates interest for the pedestrian and breaks down the scale of a large building or plaza space.



Investing in high quality materials at building entries and frequently used pedestrian areas will ensure long term durability.



Variations in materials and colors must be composed in a complementary way to create a unified whole.



Appropriate use of primary materials contributes to the perceived quality of the design.



Investing in high quality materials at building entries and frequently used pedestrian areas will ensure long term durability.



When not possible to use authentic materials, ensure that synthetic materials realistically convey the materials that they represent.

6.0 MATERIALITY

LINDON VILLAGE, LVTC, & 400 N (CONT.)



Overall standardization of Primary Materials creates unity from property to property.

CG, CG-A, CG-A8, CG-S, MC



Secondary materials used in lower percentages allows for unique expression and accentuation.



Secondary Materials allow for variety while maintaining durability.



Using both primary and secondary materials in the correct proportion allows variation and interest in design.



Using light colored (high albedo) materials for roofing and landscaping will reflect radiant heat.



High quality materials and a sophisticated use of color and contrast create a visually interesting composition.

10.0 ADMINISTRATION

		Requirements by Zone and Special Areas								
		400 N	Lindon Village Town Center	Lindon Village	CG	CG-A	CG-A8	CG-S	MC	
	Commercial Design Table									
1.0 PLACEMENT										
1.1	Multiple Principal Buildings	Permitted								
1.2	Minimum Front Property Line Coverage	60%	70%	N/A						
1.3	Occupation of Corner	Required, with enhanced corner treatment	Required, with enhanced corner treatment	Permitted						
1.4	Front Setback	20'	10'	Refer to Table LCC 17.48.020						
1.5	Corner Setback Range	5' to 20'	5' to 20'	N/A						
1.6	Side Yard Setback, when abutting a nonresidential zone	0'	0'	Refer to Table LCC 17.48.020						
1.6.1	Side Yard Setback, when abutting a residential use or zone	20'	20'	Refer to Table LCC 17.48.020						
1.7	Rear Yard Setback, when abutting a nonresidential zone	5'								
1.7.1	Rear Yard Setback, when abutting a residential use or zone	40'	40'	Refer to Table LCC 17.48.020						
1.8	Minimum Lot Width Maximum Lot Width	None None								
1.9	Front Facade Orientation, in relation to Primary Street	Parallel								
1.10	Drive-through Placement	Behind principle building								
2.0 MASSING										
2.1	Minimum Structure Height	12'	12'	Refer to Table LCC 17.48.020						
2.2	Maximum Structure Height	48'	60'	Refer to Table LCC 17.48.020						
2.3	Ground Story: Minimum Height Maximum Height	16' 20'	16' 18'	16' 18'	13' 16'	13' 16'	13' 16'	13' 16'	13' 16'	
2.4	Upper Stories: Minimum Height Maximum Height	13' 15'	13' 15'	13' 15'	10' 15'	10' 15'	10' 15'	10' 15'	10' 15'	
2.5	Upper Story Setback	Allowed above 1st Story, Required above 2nd story, 6' recess		See LCC 17.48.020						
3.0 ENTRY - not shown										
4.0 ACTIVATED GROUND FLOOR - not shown										
5.0 ARTICULATION										
5.1	Minimum Ground Story Transparency requirements apply to street frontages AND frontages to side & rear parking	60%	75% front and corner-side	60%	40%	40%	40%	40%	40%	
5.2	Minimum Transparency per each Story	30%	15%	25%	15%	15%	15%	15%	15%	
5.3	Blank Wall Limitations	Required per floor								
5.4	Vertical Facade Divisions	Required every 15-25' of facade width			Required every 20-35' of facade width					
5.5	Horizontal Facade Divisions	Required to delineate the ground story from upper stories								
5.6	Permitted Roof Types	Eave, Parapet, Pitched								
5.7	Significant Roof Articulation	At least every 20 Linear Feet	At least every 20 Linear Feet	At least every 30 Linear Feet						
5.8	Tower	Permitted, excluded from Maximum Story								
5.9	Entry Type	Storefront, Arcade, Stoop, Porch, Covered								
5.9.1	Entry Type, at Corner	Entry to both streets, or angled entry			N/A					

10.0 ADMINISTRATION

		Requirements by Zone and Special Areas							
		Lindon Village	Lindon Village Town Center	400 N	CG	CG-A	CG-A8	CG-S	MC
	Commercial Design Table								
	6.0 MATERIALITY								
6.1	Primary Materials Minimum	70%	75%	70%	60%	60%	60%	60%	60%
6.2	Secondary Materials, Differing from the Chosen Primary Materials, Maximum	30%	25%	30%	40%	40%	40%	40%	40%
6.3	Quantity of Colors per Elevation	At minimum, 3 distinct colors							
	7.0 ARCHITECTURAL LIGHTING - not shown								
	8.0 OUTDOOR SPACES - not shown								
	9.0 SIGNAGE - not shown								