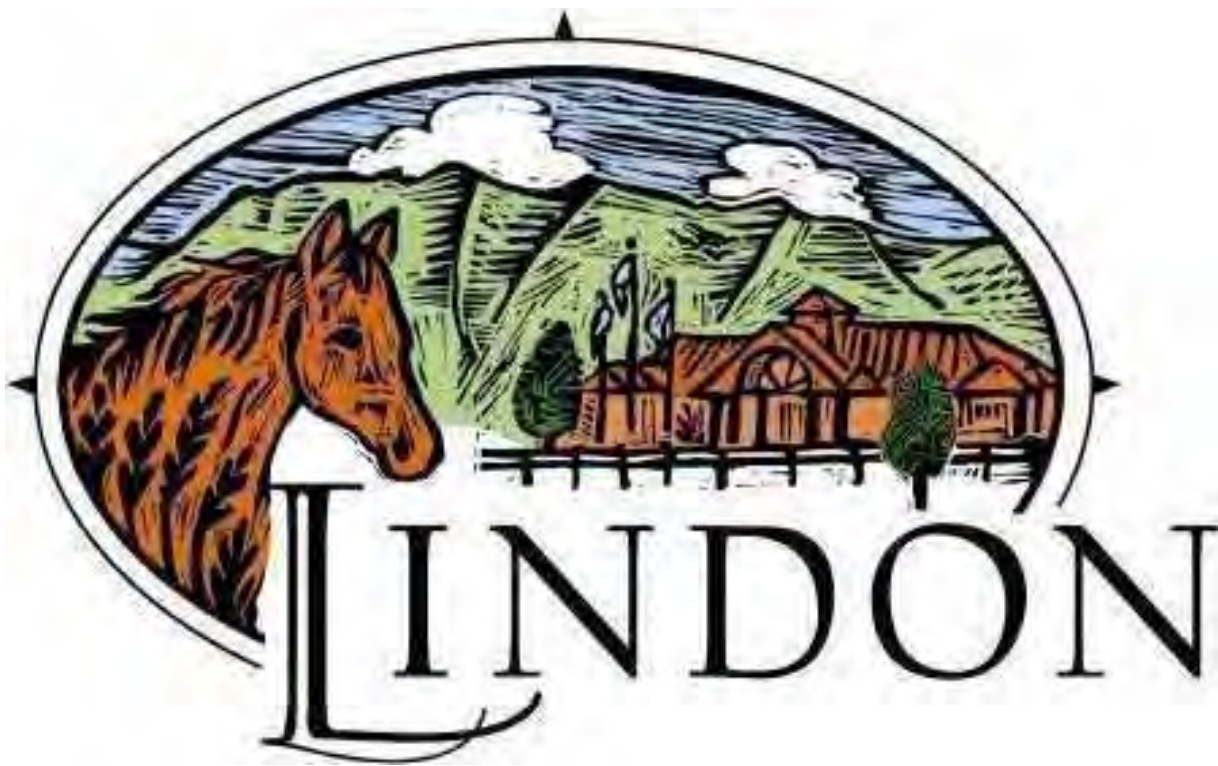


Lindon City Planning Commission Staff Report



October 26, 2021

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, October 26, 2021, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 6:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

1. Call to Order
2. Approval of minutes
Planning Commission 10/12/2021
3. Public Comment
4. Conditional Use Permit – South Haven Development – 531 N. State
The applicant requests conditional use permit approval to develop a 58-unit townhome development at 531 N. State Street (behind Linden Nursery) (Parcel #'s 45:244:0003, 14:067:0140, 14:067:0057). (35 minutes)
5. Site Plan Approval – South Haven Development – 531 N. State
The applicant requests site plan approval to develop a 58-unit townhome development at 531 N. State Street (Parcel #'s 45:244:0003, 14:067:0140, 14:067:0057). (10 minutes)
6. Major Subdivision Recommendation – South Haven Development – 531 N. State
The applicant requests preliminary approval and a recommendation to the city council for a 58-lot major subdivision at 531 N. State Street (Parcel #'s 45:244:0003, 14:067:0140, 14:067:0057). (10 minutes)
6. Planning Director Report
 - General City Updates
 - Training (if time allows)

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: 10/22/2021 Time: 5:00 pm

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

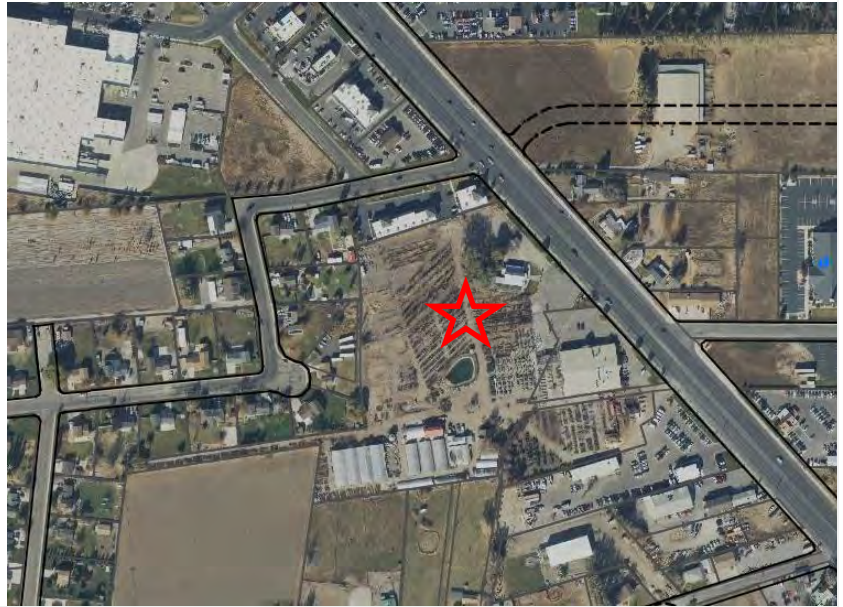
Items: 4, 5 and 6 - Conditional Use, Site Plan, and Preliminary approval and Recommendation for Major Subdivision Approval of a 58-unit residential townhome development – Approximately 531 N. State Street.

Date: October 26, 2021
Applicant: South Haven Development
Presenting Staff: Michael Florence

Project Address: 531 N. State
Property Owner(s): Valeria & Edward Platt, Bori Lindon Townhomes

Parcel ID:
#45:244:0003, 14:067:0140,
14:067:0057

Type of Decision: Administrative
Council Action Required: Yes,
for major subdivision approval



Existing Zoning	General Plan	Existing Use	Development Size	Access
Commercial General & Planned Residential Development Overlay	Commercial	Landscape Nursery	6.53 acres (including two access roads)	Two access points from State Street

Summary of Key Issues

1. The planning commission will be reviewing three separate applications as part of the approval for the Tilia Court Townhome Development:
 - a. Conditional Use Permit – All developments in the Planned Residential Overlay Zone are considered conditional uses.
 - b. Site Plan Approval – to review the site and building elevations to comply with the Planned Residential Development Overlay Zone.
 - c. Major Subdivision – preliminary approval and recommendation to the City Council to subdivide the townhome development into 58 individual lots.

Overview

1. South Haven Development proposes to develop the rear portion of the Linden Nursery property into a 58-unit townhome development
2. The City Council approved the zone change to Planned Residential Development Overlay for this property on November 16, 2020.
3. The proposed density is 9.49 units per acre
4. The proposed development will provide 214 parking stalls which include garages, driveways, and visitor parking. There are 22 off-site visitor parking stalls.

Surrounding Zoning and Land Use

North: GC and R1-20 – Commercial businesses and single-family homes
East: GC – Linden Nursery and barn
South: CG-A and R1-20 – Auto dealership and single-family homes
West: R1-20 – Single family homes

Conditional Use Permit Motion

I move to (approve, deny, continue) the applicant's request for Conditional Use Permit approval to develop a 58-unit residential townhome development located at approximately 531 N. State Street with the following conditions:

1. The applicant will work with the owner of Dastrup Auto to install barriers to protect the gas meter and northeast corner of the Dastrup Auto repair building;
2. The delivery vehicles for the Linden Nursery not use the residential streets behind the nursery for deliveries or traffic circulation;
3. All items of the staff report.

Site Plan Motion

I move to (approve, deny, continue) the applicant's request for Site Plan approval for the property located at 531 N. State Street with the following conditions:

1. The development be allowed a seven (7) foot ornamental fence between the nursery and the townhomes;
2. The applicant will meet the architectural design standards of the Planned Residential Development Overlay zone;
3. The development will provide both passive and active common spaces as outlined in the development plan;
4. The rear yard setback for units 119 through 140 be reduced to 10 feet;
5. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
6. The plans will meet development specifications as found in the Lindon City Development Manual; and
7. All items of the staff report.

Major Subdivision Motion

I move to (*approve, deny, continue*) the applicant's request for a request to the city council for preliminary Major Subdivision approval for the property located at 531 N. State with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. Complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
4. If the applicant and Dastrup Auto are not able to agree on dedicating the south entrance as a public street then an additional easement will be recorded prior to plat recording that creates the required access width.
5. The plans and plat will meet and be constructed as per specifications as found in the Lindon City Development Manual; and
6. All items of the staff report.

Site Development Standards

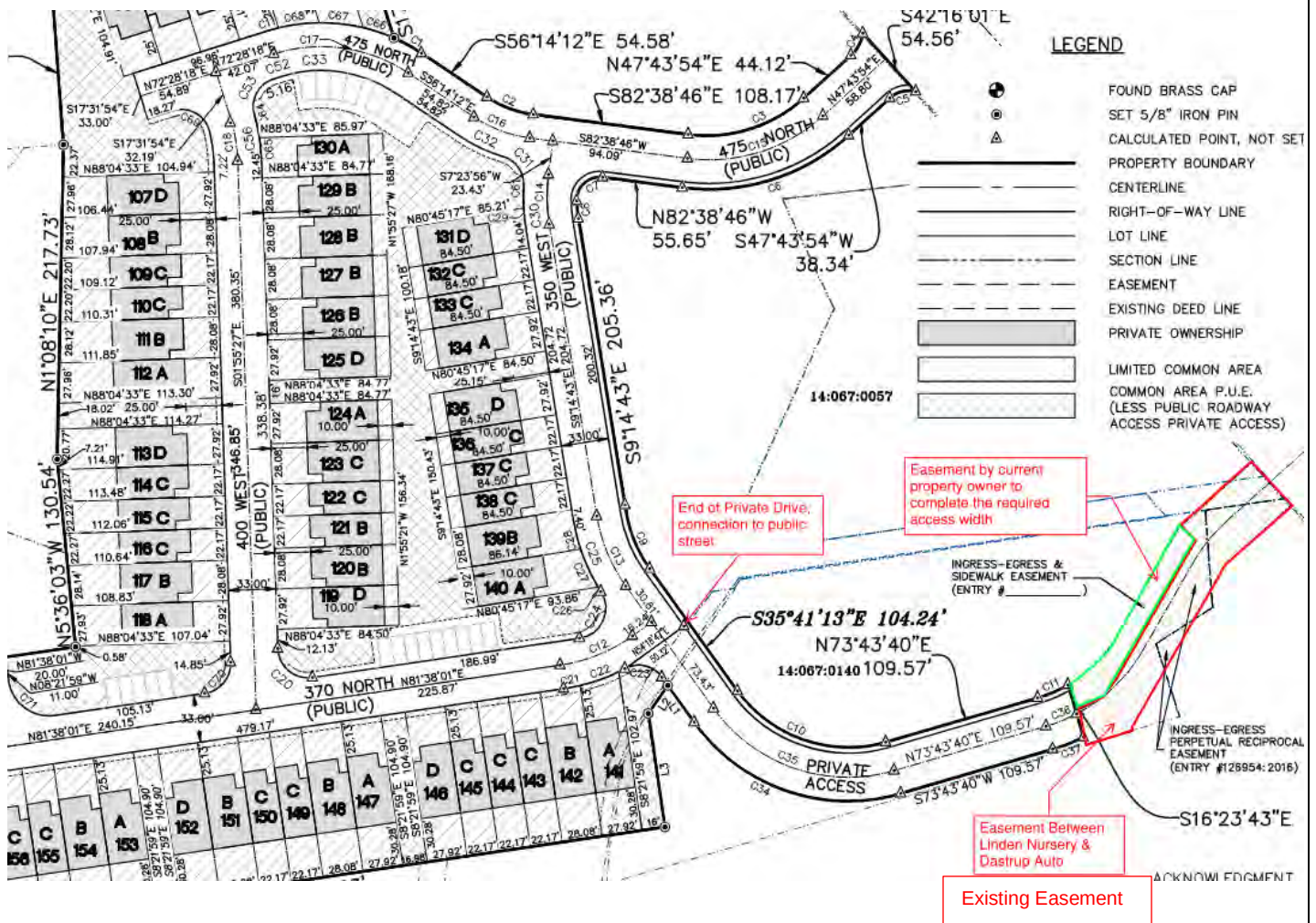
Parking

1. Parking is required at 2 parking spaces for each dwelling plus .5 parking spaces per unit for visitor stalls.
2. The ordinance also requires that a minimum of 65% of the units have a two-car garage.
3. With approval of the planning commission, a development may count building driveways up to 50% of the required spaces toward meeting guest parking.
4. The following table is a breakdown of the parking:

Tilia Court Parking Calculation	
Required Parking	Proposed Parking
58 units (2.0 stalls per unit) requires 116 spaces	116
58 units (.5 visitor stalls per unit) requires 29 spaces	98
Total	214
Parking Breakdown	
38 – 2 car garage units	76
• two parking spaces on the driveway	76
20 – 1 car garage units	20
• one parking space on the driveway	20
Guest parking (not on driveways)	22 (counting 7 of the driveways to meet the guest parking requirement)
Total	214
Garage Count Breakdown	
38 – 2 car garages	65%
20 – 1 car garages	35%

Traffic Circulation

The development will be accessed from two locations along State Street. The north access will be a public street access. For the south access, the developer is proposing to use a portion of an existing easement between Linden Nursery and Dastrup Auto. Where the easement ends, the developer will pick up the remaining area as a private street that will be maintained by the Home Owners Association.



Development Requirements	Provided	Compliant
Lot area: one acre	6.53 acres including roads out to State Street. Approximately 6 acres not including roads	Yes
Density: 10	9.49	Yes
Commercial Requirement	Linden Nursery	Yes
300' Commercial Setback	300' setback varies	No, but was allowed as part of the zone change due to the south portion of the property being more than 300'
Yard Setbacks • Front: 25 • Rear: 30 • Side Yards: 16	• Front: 25' • Rear: 30' for those homes adjacent to single family and north commercial. 10' for interior units • 16'	The commission will need to give approval for the 10' interior rear yards. Smaller rear setbacks are allowed when common open space is provided

Fencing

The applicant has already installed a 7' pre-cast concrete fence adjacent to the residential and commercial uses. See exhibit 6. As a separation between the Linden Nursery and the townhomes, the applicant is requesting to install a wrought iron picket fence instead of masonry or pre-cast. The planning commission will need to give specific approval for the fence.

Landscaping

The proposed development meets the landscaping percentage requirement of providing 20% of the site in common open space. The applicant is providing 30.52%. A couple of landscape items that are important note to the site:

- The project is proposed to have both private and common open spaces
- There will be a 30' setback that is landscaped between the existing single family and the new townhomes. Trees are to be planted every 30' feet along the property line.

Lighting

The applicants will be installing the Linden Standard Street lights as well as building lighting. A photometric study was completed for the development which does not show any light spillover onto adjacent properties.

Signage

The applicant is proposing to construct a monument entry sign similar to what was installed at Walker Farms.

Solid Waste Pickup

The applicants are proposing that each unit will have individual containers

Street and Pedestrian Standards

Both the public and private streets in the development meet the PRD Overlay standard of 29 feet of asphalt with a two-foot curb and gutter on each side. The applicant has designed the private street to public standards in hopes that he and Dastrup Auto can come to an agreement on road dedication.

The applicant is proposing sidewalks on one side of the street. This design is fairly typical of many townhome developments. Those homes that don't have a sidewalk on their side of the street have sidewalks connecting each building/driveway.

Architectural and Façade Designs

Development Requirements	Proposed	Compliant
Building entrances front onto streets	Entrances are all oriented on a public street	Yes
At least two different building types shall be included in projects larger than two acres and with multiple buildings	The applicant is proposing one 4-plex and nine 6-plex buildings.	Yes
Buildings shall be differentiated from other building types through type of building, variations to building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures, and eave details	The applicant's renderings show both the 4-plex and 6-plex buildings and different material applications. The 4 & 6-plex buildings are very similar but have different wainscot material changes. The rooflines would be slightly different between the 4 and 6 plex buildings.	Yes
All buildings shall have expansive windows, entryways, balconies, terraces or other architectural features oriented to the street	All of the buildings have windows and entrances oriented to the street.	Yes
Building entrances shall be the primary feature of the front façade and identify access to the individual units	The proposal identifies the individual entrances by using wood timbers.	Yes
Buildings within the development shall have a variety of building materials to architecturally set them apart and to create unique and separate buildings	All of the buildings are using the hardi-board for the primary material. The buildings do vary though with some being all hardi-board and then some having either a rock or brick wainscot.	Yes. The applicants have provided a map of how the buildings will be situated with the different wainscot so the same building isn't net to each other.
Buildings shall contain more than a single-color application and more than a single material application	The buildings have a combination of with hardi-board and stucco or hardi-board, rock/brick wainscot, and stucco.	Yes. While the prominent color of the builds are white, the second color is addressed with the timber entryway and garage doors
Primary building material of 60%: wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, or similar material.	The primary building material is the hardi-board and meets the 60% primary material option.	Yes
Secondary materials: cementitious fiber board, brick,	The secondary materials are hardi-board, brick, rock, or	Yes

wood, stone, glass, architectural metal panel, or similar material	stucco that meet the maximum 40% requirement.	
EIFS or stucco on 30% on the front façade and 40% of a side façade when facing a street, development entrance or common open space.	EIFS or stucco are limited on the front façade of the received renderings. The sides facing a street appear have 40% or less stucco or EIFS.	Yes
Each building shall include varied wall plains, recesses, or similar façade design to incorporate wall variation	The buildings include varied wall recesses as they transition from the different units.	Yes
Changes in materials and color shall correspond to variations in building mass or element	Materials and colors change with the building massing.	Yes
Eaves and rooflines are encouraged to emphasize vertical proportions. Broken up with gables, building projections, and articulation to emphasis the individual quality of the unit	The buildings all have three different rooflines and include gables.	Yes
For front loaded garages, garage doors shall include windows	All garage doors include windows.	Yes
Stucco-textured foam trim molding shall not be used as the only application to enhance buildings facades	Not Used.	Yes
All windows along the front façade shall incorporate at least two of the following: • Mullions and/or transoms • Trim or molding at least four inches in width. Trim or molding shall have a different color from the buildings primary color • Canopies, shutters, or awnings, proportional to window size • Recessed inset from the front façade by at least two inches	The applicant partially provides one of the required two items: • 4” trim around the windows. The trim color is not different from the primary color. However, most farmhouse designs do have trim that is the same color as the primary color. Staff recommends letting the applicant and staff work this out. • The applicant will need to pick a second window treatment.	No.
The front façade of any residential building shall not face or front the rear yard or side yard of a single-family home	All front facades face the street and not any existing single-family homes.	Yes
All buildings shall have a pitched roof consistent with the overall architectural style of the building	All buildings have pitched roofs.	Yes

Homeowners Association

The developer has submitted HOA documents that staff has reviewed and are working on final revisions. One item of note to the commission is that the applicant is calling out that the HOA can allow up to 70% rental. The City is disappointed in this percentage since the developer and his associates testified many times at the passing of the PRD ordinance that they were trying to provide housing for first time home buyers.

Subdivision Requirements

The PRD Overlay requires that units be subdivided to encourage individual homeownership. City staff has reviewed the subdivision and the applicant is working on technical changes to the subdivision plat. The plat calls out private and common open spaces and divides the development into 58 separate lots for the townhome development.

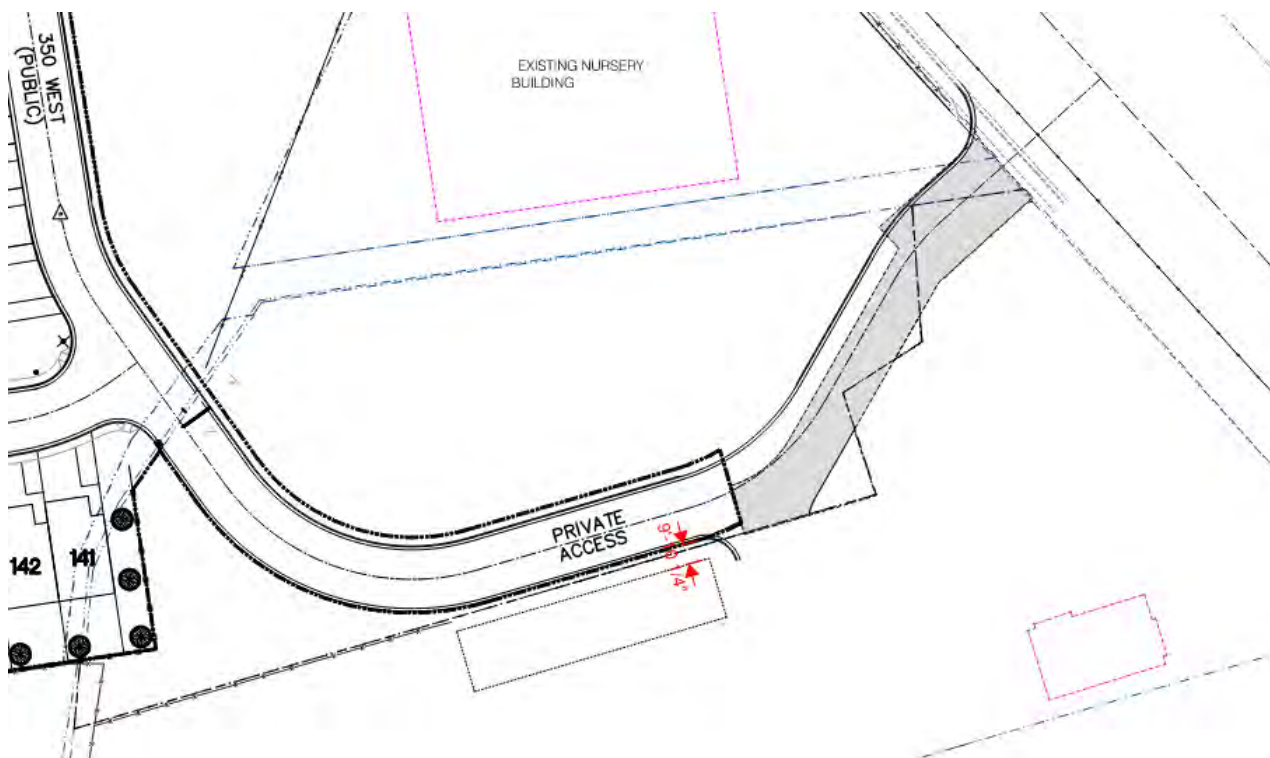
Engineering Requirements

The City Engineer is working through technical issues related to the civil engineering plans and will conduct a final review if the planning commission grants final site plan approval.

Staff Analysis

City staff has reviewed the development proposal and finds that there are a few technical issues that still need to be resolved. Staff has made these conditions of approval if the planning commission feels comfortable allowing staff to finalize these plans.

One issue that has come up with Dastrup Auto is the proximity of the road to the Dastrup Auto repair shop. The road looks to be about 9-10 feet from the building. The owner of Dastrup Auto is concerned about vehicles jumping the curb and either hitting the has meter on the front side of the building or the office in the northeast corner of the building. Staff recommends that the developer be required to install some type of barrier or bollards to protect these areas as a condition of approval.

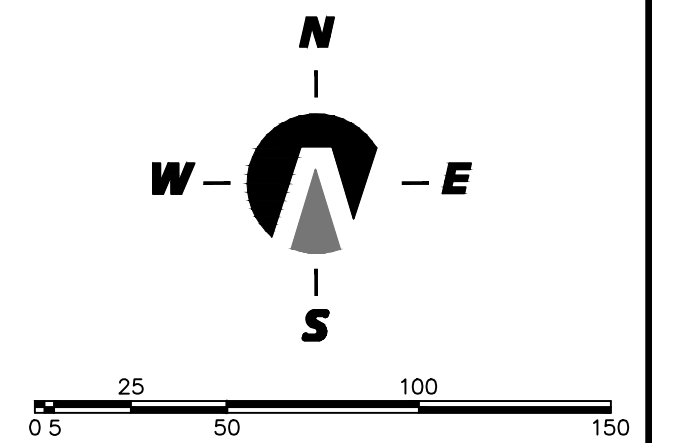


Exhibits

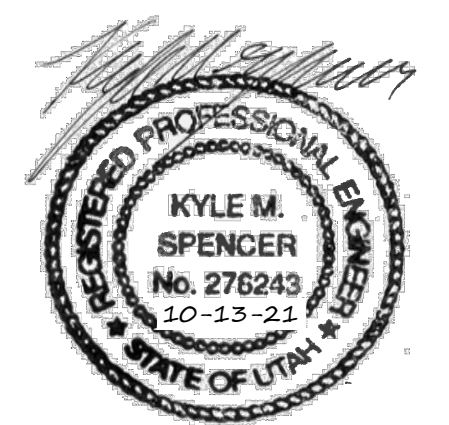
1. Aerial photo
2. Development plans
3. Building renderings
4. Exterior building lighting
5. Subdivision plat
6. Pictures of the installed pre-cast fence
7. Entrance sign concept
8. Building layout

Exhibit 1





(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
REV. COGO FILE:			



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

TILIA COURT

SITE PLAN
LINDON, UTAH

JOB NO.
3-20-029
SHEET NO.
3

K:\3-20-029-00_Lindon_Townhomes\CAD\Prelim\Site Plan.dwg 10/13/2021 2:48 PM









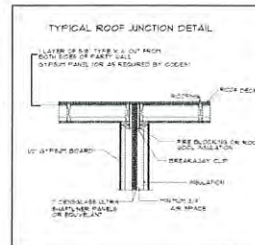












SHEET NO:
8





