Item 4: Concept Review — Meadows at 400

Date: May 24, 2022
Applicant: Phil Holland
Presenting Staff: Mary Barnes

Location: 400 E. 400 W.
General Plan: Commercial
Current Zone: Commercial General/R1-20 Residential
Size: 6.12 acres

Type of Decision: None
Council Action Required: No



Overview

- Concept reviews are to provide general feedback only and no decision will be made or voted on at the meeting.
- The Thorton Family has put their property on the market for sale.
- The property is currently zoned Commercial and Residential R1-20.
- The applicant is proposing to develop 32 townhomes and 8 smaller single family detached lots.
- The city has need for a detention basin in this vicinity. This isn't the only property that the city is looking at. The proposed detention basin shown on the site plan does not adequately meet the city's needs but the developer has been amenable in working with the city on a possible solution. Overall, the city needs approximately 1.5 acres in order to make the detention basin meet the capacity requirements.
- The proposed development has a density of 6.6 Dwelling Units Per Acre. The detention basin area is calculated into that overall density.
- Staff is of the understanding that with the increased density the developer will dedicate the detention basin to the city but this should be clarified at the meeting.
- The applicant would be required to construct the street connections from behind the Fellowship Bible Church to 400 W. and to Gillman Lane. These connections are master planned in the general plan. 400 N./400 W. is planned as a Major Collector Street which has a road width of 66'. The connection to Gillman is planned at a 50' local street.
- The city signed an agreement with the Fellowship Bible Church where the City purchased the ground under the older building where the church meets. This funding helped the church to building their new building next door and south of the older building. The church currently uses both buildings. When the 400 N./400 W. connection is ready to be constructed the City must give a one year notice to the church. The church will then have one year from the notice to demolish the older building. The City will be responsible for the street connection from 400 N. to the Thorton property.
- UDOT would like to see Gillman Lane closed as a through street if the 400 N./400 W. connection is constructed.
- The parking breakdown for the townhomes are as follows:
    - 128 stalls (4 stalls for each townhome, 2 in a garage, 2 in the driveway)
    - 26 guest stalls
- The proposed development is a transition from the commercial on State St to the existing single-family homes on Gillman and Lakeview.

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, May 24, 2022,** 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 4/26/2022

3. **Public Comment**

4. **Concept Review – Meadows at 400 – 400 E/400 W 400 N – Phil Holland.** Phil Holland has applied for concept review to construct 32 townhomes and 8 small-lot single family homes on the Thorton farm. A Concept Review allows applicants to receive planning commission feedback and comments on proposed developments. No formal approvals or motions are given, but general feedback is typically provided. (14:068:0140) (25 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: 5/20/2022 **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, April 26, 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:	Mike Marchbanks, Commissioner
Pledge of Allegiance:	Rob Kallas, Commissioner

PRESENT	**EXCUSED**
Sharon Call, Chairperson	Scott Thompson, Commissioner
Rob Kallas, Commissioner	Renee Tribe, Commissioner
Mike Marchbanks, Commissioner	
Steven Johnson, Commissioner	
Jared Schauers, Commissioner	
Mike Florence, Economic Development Director	
Mary Barnes, Planner II	
Kathryn Moosman, City 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 April 12, 2022 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF APRIL 12, 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. Minor Subdivision and Plat Amendment Approval – Linden Nursery Plat "B" and Gillman Farms Plat "B" – 531 N. State Street and 592 W. Gillman Lane. The applicant requests 3 lot minor subdivision and plat amendment approval for Linden Nursery Plat "B" and plat amendment approval for Gillman Farms Plat "B" to consolidate one lot and one parcel. (45:244:0001, 14:067:0140, 45:244:0006, 14:067:0057, 45:244:0005, 40:342:0033)

Mary Barnes, Planner II led this agenda item by explaining that the applicant is seeking a three-lot minor subdivision and plat amendment approval for the Linden Nursery property to divide the property into three lots. She noted the application also amends the Gillman Farms plat to incorporate remanent property from Linden Nursery into the Gillman Farms Plat.

Ms. Barnes further explained the Lindon Nursery owners and Tilia Court Developers adjusted the existing lot lines by deeds. Because there is an existing Linden Nursery Plat "A" that was recorded in 1997, the dividing and modifying of lot lines should have been done by a subdivision plat and with previous approval from the planning commission. The proposed Linden Nursery Plat "B" corrects the subdivision as well as complies with the planning commission condition of approval that the remanent "triangular piece" that was previously not a legal parcel be included in the development.

Ms. Barnes made mention that this proposal will amend Lindon Nursery Plat B and legally create a 3-lot subdivision for which all lots meet the minimum lot and subdivision requirements. Additionally, this will amend Gillman Farms Plat B and consolidate the remanent "farm lane" that was part of the Lindon Nursery property into the Gillman Farms Subdivision. The farm lane was originally used for farm access and then was later used for storage by Linden Nursery. The reason Farnsworth Farms, LLC owns the two properties that are a part of the Gillman Farms plat amendment application.

Ms. Barnes stated the proposed plat consolidates the remnant parcel from the Lindon Nursery plat into the Gillman Farms plat. No additional lots are being created from this plat amendment and the lot meets minimum subdivision and zoning requirements. The proposed Gillman Farms plat amendment is located in the current Residential R1-20 zone. The Linden Nursery Plat "B" will divide the property into three. It will also divide off the old farm lane, which was previously a part of the Lindon Nursery Plat A. Lot 2 and 3 will be commercial use for the Nursery, and lot 4 will house the 58-townhome Development, Tilia Court.

Ms. Barnes indicated this development was approved on November 15th, 2021. This subdivision and plat amendment also meet minimum subdivision and zoning requirements. The proposed Lindon Nursery plat amendment is located in the Commercial General CG and Planned Residential Development Overlay zone. She noted the City Engineer is working through technical issues related to the plats and will ensure all plat related issues are resolved before final approval is granted. Ms. Barnes then presented an Aerial Photo, Gillman Farms Plat A, Gillman Farms Plat B, Original Lindon Nursery Plat A, Original Lindon Nursery Plat B and Tilia Court Plat A followed by discussion.

The applicant, Jeff Southard asked for clarification on the ordinance with reference to the street that goes through with attention to which houses that would be impacted. There was then some discussion on which houses this ordnance section would refer to with the 27 ft. definition. Mr. Florence clarified in the ordinance what defines one row and the impact of the end units in the ordinance.

Following some additional discussion, the commission was in agreement to approve this Minor Subdivision and Plat Amendment request as presented by staff.

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion for the plat amendment and minor subdivision.

COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR PLAT AMENDMENT AND MINOR SUBDIVISION APPROVAL FOR LINDON NURSERY PLAT B WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE 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 ALL PUBLIC UTILITY EASEMENTS AND NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion on the plat amendment for Gillman Farms Plat B.

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS REQUEST FOR PLAT AMENDMENT APPROVAL FOR GILLMAN FARMS PLAT B WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. THE APPLICANT WILL OBTAIN ALL NECESSARY UTILITY NOTIFICATIONS PRIOR TO FINAL PLAT APPROVAL; 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; AND 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. **Continued Public Hearing for a Recommendation to the Lindon City Council to amend Title 17.76 – Planned Residential Development Overlay Zone.** Lindon City requests an amendment to Section 17.76 to amend to the site design standards, including updates for the map, density, parking and driveways, street, and sidewalk requirements.

COMMISSIONER MARCHBANKS CALLED MOVED TO OPEN PUBLIC HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Mike Florence, Community Development Director led this agenda item by giving an overview explaining the previous events from the April 12, 2022 meeting in which city staff made draft ordinance changes to the Planned Residential Development Ordinance and also modified additional language regarding parking locations.

Mr. Florence went on to discuss the new draft ordinance, starting with clarification of the highest density phases of the development that will be located adjacent to commercial uses. He noted where a development will connect to an existing and abutting single-family neighborhood or Residential R1-20 zone through street connections, the development shall be required to transition the density from ten (10) units per gross acres down to six (6) units per gross acre and the density transition area shall be developed with only detached single-family lots that meet the lot size requirements. The transition to six (6) units per acre will be measured 200 feet from the street connection of the existing and abutting single-family neighborhood to the development. Where a planned residential development abuts an existing single-family neighborhood or Residential R1-20 zone and there is not a street connection, the density shall be reduced to eight (8) units per acre.

Mr. Florence noted where a development will connect to an existing and abutting single-family neighborhood or a Residential R1-20 zone through street connection, the city engineer will evaluate traffic calming measures in order to minimize traffic impacts. All off-street parking spaces shall be approved by the planning commission who will review the traffic volumes and visibility on the public roadway to make sure the parking is located in a safe manner. Frontage on corner lots will meet the code to ensure that driveways are not within forty (40) feet of an intersection of a public street.

Mr. Florence mentioned that city staff noticed the online code publisher made a mistake and published the front setback as 30 feet instead of 25 feet. He noted this is just a change staff can make with the code publisher, but the city wanted to bring it to the attention of the planning commission. Mr. Florence then presented the proposed ordinance amendments to Planned Residential Development Overlay followed by some general discussion.

Chairperson Call pointed out this ordinance is a work in process. Mr. Florence agreed this is a pending ordinance, so if someone came in with an application, they would have to meet these updated standards.

Mr. Florence also asked if there were any issues other than how to measure the density. He also asked if the traffic calming and parking issues are good. Commissioner Johnson commented that one of the reasons for incentivizing commercial is to make sure it was in exchange for some good commercial to let the residential go in, that was the tradeoff. Mr. Florence clarified that hasn't changed. Commissioner Kallas mentioned he is not so concerned that the commercial goes before the residential as it is better to have a good development. Mr. Florence stated he is hoping to clarify the density with the general plan. Following some additional discussion Mr. Florence noted the changes he is hearing as follows:

- Define how the 8 units per acre should be measured
- Bring the existing commercial site improvements (landscaping, parking, sidewalks) up to current code as reasonably feasible
- Present the site plan for the existing commercial changes to the planning commission

Chairperson Call stated we are not in a hurry to get this approved so we can continue this item if the commission so chooses. Following some additional discussion, the Commission was in agreement to approve the request for the minor subdivision and plat approval with the conditions as listed in the motion.

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

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

Chairperson Call called for any further comments or discussion from the commission, hearing none, there was a call for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE THE ORDINANCE AMENNDMENT #2022-4-O AS PRESENTED BY STAFF. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

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

Chairperson Call inquired about the requirements for "cottage industries" for home occupancy businesses. Mr. Florence stated he will research the issue and get back with her. She also mentioned the topic regarding the demolition progress that is stalled at the Norton property. Mr. Florence stated he checked with the developer and will check again to see where they are with permits. She also reported the temple groundbreaking went well. Mr. Florence gave an update stating they will be going full speed on the project and expect it to be complete in 27 months. Mr. Florence mentioned the Center Street improvements that were addressed in city council meeting were brought up amongst the commission and interest in those changes that will be coming ahead.

7. **<u>Planning Director Report</u> -** General City updates. Mr. Florence gave an update on the General Plan Committee. He also reminded the commission of the joint meeting with the council and the general plan committee at 6:00 p.m. on April 28th. He also showed the general plan website called "Meeting the Future".

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

ADJOURN –

COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE MEETING AT 7:00 PM. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – May 24, 2022

_____
Sharon Call, Chairperson

_____
Michael Florence, Planning Director

Lindon City
Planning Commission
Staff Report

May 24, 2022

Staff Analysis

1. The current zoning of General Commercial and R1-20 does not support the proposed development and small lot detached single-family homes. The proposed development project would require a new zone and ordinance. The Planned Residential Development Overlay zone would not apply to this property.
2. This project would also require a general plan amendment.
    a. Currently, the general plan land use map shows this property as commercial. It would have to be amended to accommodate the residential uses.
3. Staff has completed a conceptual review of the plan and the following items would need to be addressed:
    a. A 20 ft landscaping strip along the street frontages
    b. The private lanes in the townhome developments need to have a fire truck turnaround at 150'
    c. SFH lot #5 could have significant problems with headlights and potential accidents with motorists due to its position.
    d. There are no amenities shown on this site plan, no open space percentages
    e. The detention basin would have to be increased to 1.5 acres to meet the city needs

Exhibits

1. Aerial Map
2. Lindon City Zoning
3. Developer project plan
4. Lindon City General Plan Land Use Map
5. Lindon City Street Master Plan



Exhibit 1: Aerial Map



Exhibit 2: Lindon City Zoning Map

MEADOWS AT 400

THE HOLLAND GROUP

THE HOLLAND GROUP

Community overview 05-13-22

Community Overview

-New Family Homes

-Luxury Townhomes

-Transportation center

-Residential Diversity

-Boosting Local Business



MEADOWS AT 400













ARCHITECTURAL DIVERSITY

MEADOWS AT 400

THE HOLLAND GROUP

THE HOLLAND GROUP



ONYX DESIGN COLLECTIVE

Comfortable Community Living

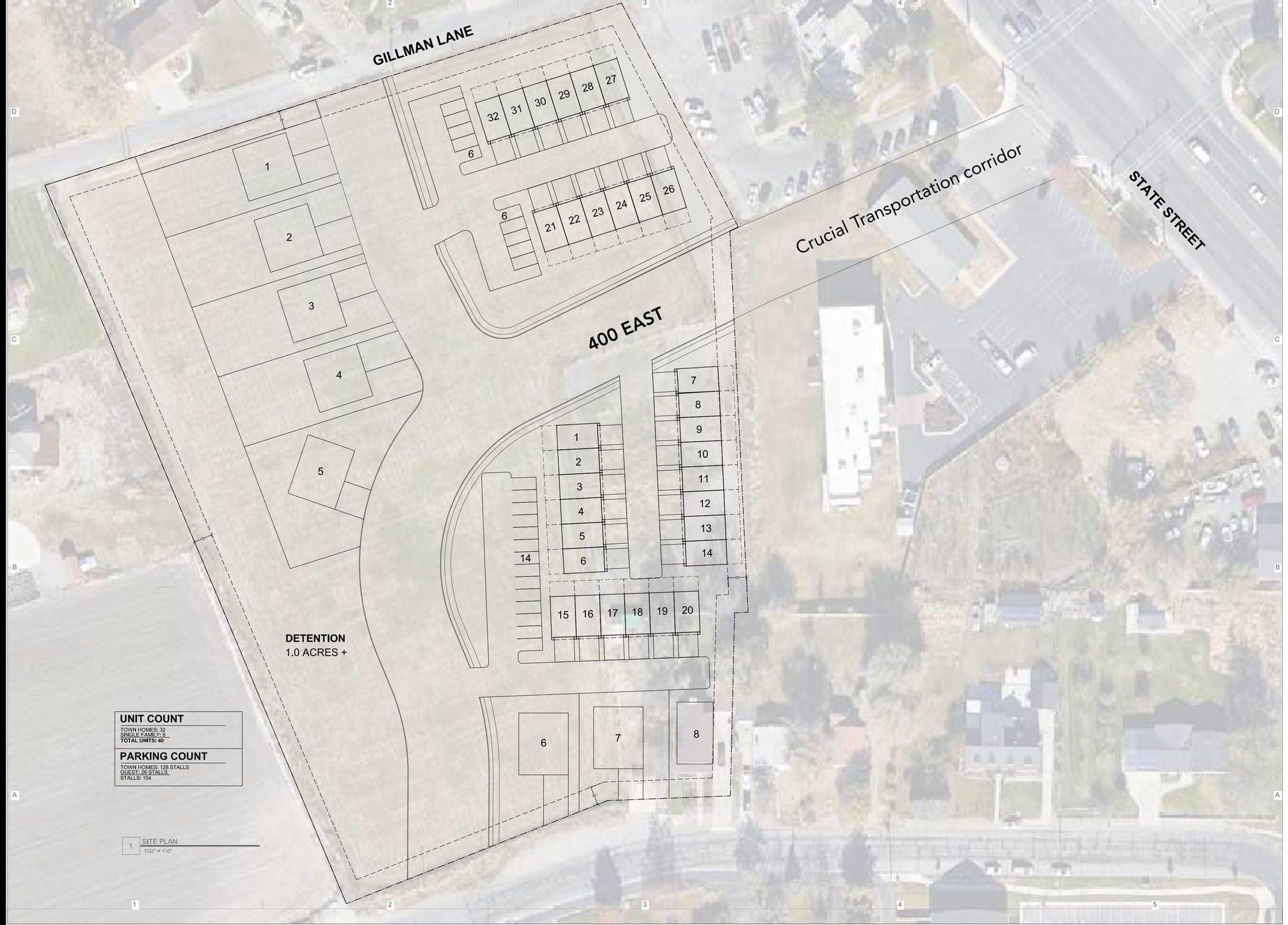
MEADOWS AT 400

THE HOLLAND GROUP



MEADOWS AT 400

THE HOLLAND GROUP



UNIT COUNT

TOWN HOMES: 32
SINGLE FAMILY: 8
TOTAL UNITS: 40

PARKING COUNT

TOWN HOMES: 128 STALLS
GUEST: 26 STALLS
STALLS: 154

1 SITE PLAN
1/32" = 1'-0"

ONYX DESIGN COLLECTIVE

ONYX DESIGN COLLECTIVE
663 OAK LANE
KAYSVILLE, UT 84037

(801) 699-7801
kinley@onyxdesigncollective.com
www.onyxdesigncollective.com

THORNTON PROPERTY

LINDON, UTAH

PRELIMINARY PLAN

Rev #	Date	Description

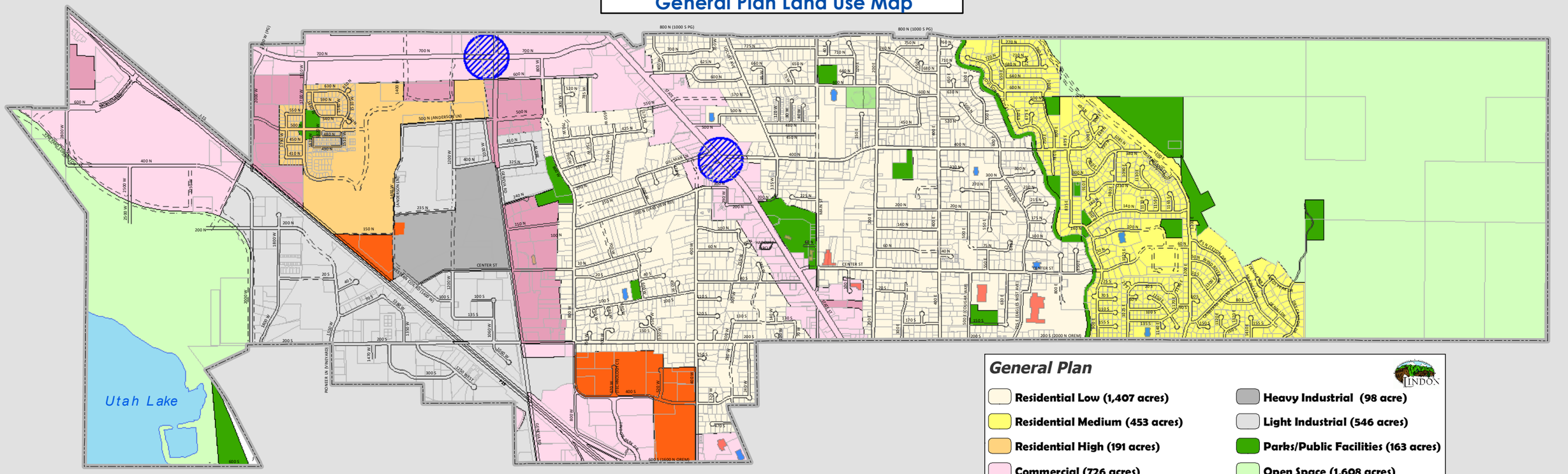
NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

Job # 22.021
CAD File
Drawn Author Checked Checker
Date 05-05-2022
Owner #
Ins. #

SITE PLAN

A0.1

Lindon City
General Plan Land Use Map



General Plan

- Residential Low (1,407 acres)
- Residential Medium (453 acres)
- Residential High (191 acres)
- Commercial (726 acres)
- Mixed Commercial (183 acres)
- Research and Development (102 acres)
- Heavy Industrial (98 acre)
- Light Industrial (546 acres)
- Parks/Public Facilities (163 acres)
- Open Space (1,608 acres)
- Transit Node (33 acres)

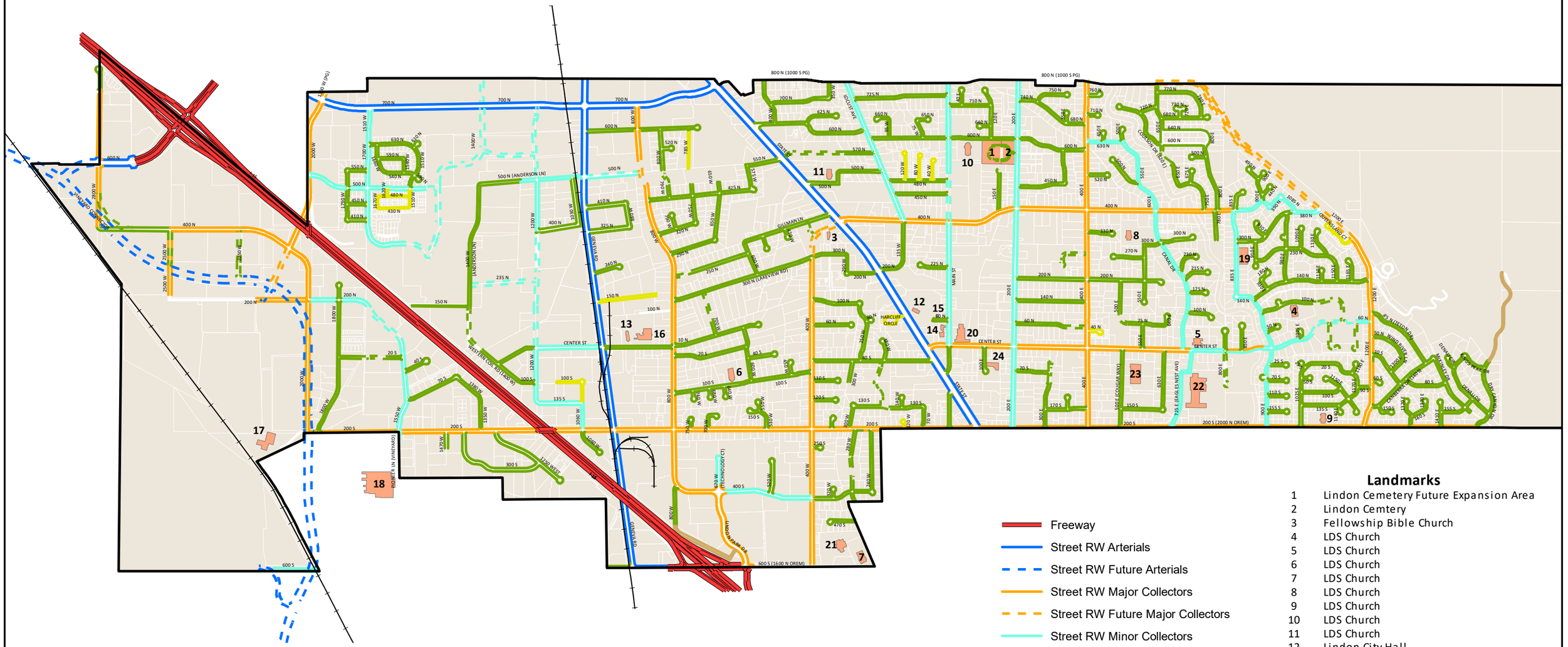
J-U-B ENGINEERS, INC.

GATEWAY MAPPING INC.

Printed: March 2018

Lindon City Street Master Plan

March 2018



Landmarks

1	Lindon Cemetery Future Expansion Area
2	Lindon Cemtery
3	Fellowship Bible Church
4	LDS Church
5	LDS Church
6	LDS Church
7	LDS Church
8	LDS Church
9	LDS Church
10	LDS Church
11	LDS Church
12	Lindon City Hall
13	Lindon City Public Works
14	Lindon Community Center
15	Lindon Firestation #1
16	LDS Church Cannery
17	North Point Waste Transfer Station
18	Power Plant
19	Water Tanks
20	Lindon Elementary School
21	Maeser Academy
22	Oak Canyon Jr. High School
23	Rocky Mountain Elementary School
24	Timpanogos Academy

- Freeway
- Street RW Arterials
- Street RW Future Arterials
- Street RW Major Collectors
- Street RW Future Major Collectors
- Street RW Minor Collectors
- Street RW Future Minor Collectors
- Street RW Local
- Street RW Future Local
- Street RW Private
- Street RW Public Other
- Landmarks

LINDON

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OTHER J-U-B COMPANIES