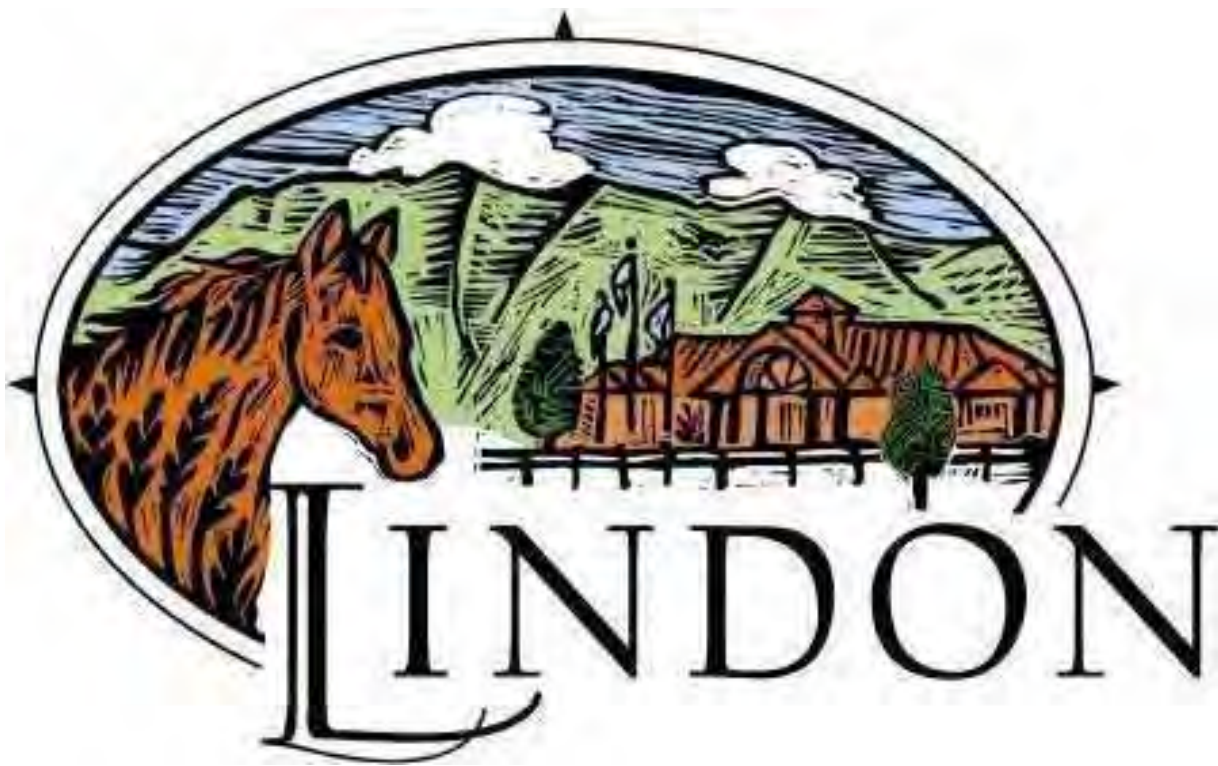


Lindon City Planning Commission Staff Report



February 22, 2022

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, February 22, 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 1/25/2022

3. Public Comment

4. Conditional Use Permit – Ellwood Holdings, LLC – 550 N State St.

The applicant requests conditional use permit approval to develop 46 townhomes, 19 single family homes, and 1 commercial building at 550 N State St (#45:783:0002) (30 minutes)

5. Site Plan Approval – Ellwood Holdings, LLC – 550 N State St.

The applicant requests site plan approval to develop 46 townhomes, 19 single family homes, and 1 commercial building at 550 N State St (#45:783:0002) (10 minutes)

6. Major Subdivision Recommendation– Ellwood Holdings, LLC – 550 N State St.

The applicant requests preliminary approval and a recommendation to the City Council to develop 46 townhome lots, 19 single family home lots, and 4 commercial lots at 550 N State St (#45:783:0002) (10 minutes)

7. Public Hearing for a Recommendation to the Lindon City Council to amend Lindon City Land Use Table.

Lindon City is amending the Standard Land Use Table to remove city restrictions on day care capacity. (10 minutes)

8. Planning Commission Chair and Vice-Chair 2022 Re-election

(5 minutes)

9. 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: 2/18/2022 **Time:** 5:00 pm

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

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **January 25, 2022 beginning at 6:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Steven Johnson, Commissioner

12 **PRESENT**

Sharon Call, Chairperson
14 Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
16 Steven Johnson, Commissioner
Jared Schauers, Commissioner
18 Renee Tribe, Commissioner
Mike Florence, Community Development Director
20 Mary Barnes, Planner II
Kathryn Moosman, City Recorder

EXCUSED

Scott Thompson

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

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
26 Planning Commission meeting of January 11, 2022 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF JANUARY 11, 2022 AS PRESENTED.
30 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

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

36 **CURRENT BUSINESS** –

38 4. **Public Hearing for a Recommendation to the Lindon City Council to enact**
40 **Chapter 5.30 – Massage Establishments and amend Titles 17.04 and Lindon**
42 **City Land Use Table.** Lindon City is enacting and amending the above-
mentioned ordinance sections to establish operational standards for massage
establishments.

44 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
46 COMMISSIONER TRIBE SECONDED THE MOTION. THE MOTION CARRIED
UNANIMOUSLY.

2 Mike Florence, Community Development Director, led this agenda item by
stating the planning commission held a public hearing on this ordinance amendment on
4 September 28, 2021. At the meeting the commission had feedback regarding home
occupations, hours of operation, franchise business, and emergency exceptions. Lindon
6 City is proposing to adopt a Massage Establishment ordinance that will develop
minimum zoning and business operating standards. The proposed ordinance will be a
8 new chapter under Title 5 – Business Licensing and Regulations and also make
coordinating amendments with Title 17.

10 Mr. Florence indicated Utah County cities have recently seen an increase in
illegal activities occurring in massages establishments. Lindon City has researched best
12 practices and minimum standards to ensure that reputable businesses can successfully
operate. Massage establishments and employees are generally regulated as well by the
14 Utah Department of Professional Licensing.

Mr. Florence then went over the Summary of Changes Since September 28, 2021 as follows:

- 16 • In the Definition Section of 5.30.010, it was added to expressly exclude
18 physicians, chiropractors, and physical therapists and their facilities from the
ordinance.
- 20 • Primary/secondary use requirement were removed and just made conditional uses
- 22 • Section 5.30.020 was added. This section expressly allows home occupation
massage business and outlines that home occupations are subject to both the
24 requirements of the proposed massage amendment and Section 17.04.400
regarding home occupations.
- 26 • Section 17.04.400 (5)(c) prohibits the home occupation from having employees
and all massages must be provided by the home occupation permit holder.
- 28 • To address the booth rental question a new Section (5.30.060) was added that says
the owner/operator is responsible for all services and activities at the facility
30 regardless of whether or not it is an employee, independent contractor or lessee
and requiring them to keep contact and licensing information for all of those type
of providers, including residential addresses.
- 32 • As for hours of operation in 5.30.70, the morning hour was changed to 6:00 a.m.
so people could get a massage before work, but emergency exception for the
34 hours were not addressed because the ordinance now expressly exempts
physicians, chiropractors and physical therapists, who would be the ones to call in
36 an emergency. As staff we were afraid that an emergency exemption would create
too great a temptation for people to try to use it as a loop hole and that as practical
38 matter if someone really is just doing an emergency massage we are not going to
know because it won't draw any real attention from neighbors or citizens because
40 they will be so infrequent. Hours of operation are from 6:00 a.m. to 10:00 p.m.
- 42 • On the land use table staff split the uses of Massage Therapy and Personal
Care/Health Spa.

44 Mr. Florence stated Staff is proposing to not allow massage establishments in the
Light Industrial zone as previously proposed. The massage use and the Light Industrial
46 zone seem to be incompatible. Most evenings after 5:00 p.m. the light industrial areas are
void of employees and doesn't seem the best use to have in an industrial zone.

2 Mr. Florence then presented the Massage Establishment Ordinance and related
4 amendments and the September 28, 2021 meeting minutes followed by some general
discussion.

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

8 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
10 HEARING. COMMISSIONER KALLAS SECONDED THE MOTION. THE MOTION
CARRIED UNANIMOUSLY.

12 Following some additional discussion, the Commission was in agreement to
recommend approval of this ordinance amendment request as presented by staff.

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

16
18 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
TO THE CITY COUNCIL ORDINANCE AMENDMENT 2022-1-O AS PRESENTED
BY STAFF. COMMISSIONER TRIBE SECONDED THE MOTION. THE VOTE
20 WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
24 COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
26 COMMISSIONER TRIBE	AYE
THE MOTION CARRIED UNANIMOUSLY	

28
30 **5. Public Hearing for a Recommendation to the Lindon City Council to amend**
Title 17.48.020 – Setback Transition Table. Lindon City requests adoption of
32 amended Section 17.48.020 to establish new side and rear setbacks and
transitional heights for commercial developments that abut residential zones.

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

40 Mr. Florence also led this agenda item by giving an overview stating over the past
42 few months, the Lindon City Planning Commission has been reviewing the commercial
setback requirements that are applied when a commercial use is proposed to be
constructed next to a residential use or zone. He noted that currently, LCC 17.48.020
44 requires a 40' setback from a residential use or zone.

46 Mr. Florence explained the planning commission has reviewed a number of
ordinances and best practices of other communities throughout the State. He noted the
purpose of the amendment is to incorporate a height transition so setbacks and heights are
48 more compatible with adjoining residential uses and have less impact when taller
commercial buildings are constructed.

Mr. Florence indicated whenever commercial uses are adjacent to established or planned residential areas, special care must be taken to ensure privacy and protect personal property. He also mentioned some of the methods of protecting residential areas by providing transitions and buffers between residential and commercial areas including increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses such as research and development office uses.

Mr. Florence then referenced the Current Setback Table as Found in Title 17.48.020 with the Proposed Amended Language and the Proposed Setback Transition Table followed by discussion.

Mr. Florence then presented for discussion, the sketch up screen shots of the proposed side and rear yard setback, setback/height requirements of other municipalities and the ordinance amendment.

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

COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Following some additional discussion, the Commissioner's agreed staff has done a great job with the visual presentation and were in agreement to recommend approval of the ordinance amendment as presented by staff.

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

COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF ORDINANCE AMENDMENT 2022-2-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 JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY

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

Commissioner Johnson mentioned he has had several residents express displeasure with the city light poles in the city where the lights are so bright right into neighborhoods and are not shaded at all. Mr. Florence stated they have gone to a new structure (light pole) that will be used moving forward. Mr. Florence indicated if they have further questions to have them contact the Public Works Director. Mr. Florence added there are also some new plates that have been considered to defer the light.

Commissioner Kallas asked about some vacant blocks that are becoming very unsightly, (one on Locust and one on 400 North) and asked if there is anything the city can do to remedy these areas. Mr. Florence noted they have gotten the plans for two homes there, but they will check into those areas again. Commissioner Tribe asked what is coming on the next agenda. Mr. Florence stated the Norton property may be coming up. He also pulled up the renderings for the Norton property followed by some general discussion.

7. Planning Director Report – General City Updates.

Mr. Florence mentioned staff is planning a joint meeting with the city council to be held on February 8th at 6pm with the regular planning commission meeting following at 7pm. There will be discussion on the general plan and they will also conduct the open meetings training.

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

ADJOURN –

COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE MEETING AT 6:57 PM. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – February 22, 2022

Sharon Call, Chairperson

Michael Florence, Planning Director

Items: 4, 5 and 6 - Conditional Use, Site Plan, and Preliminary approval and Recommendation for Major Subdivision Approval for four commercial lots and 65-unit residential lots – Approximately 550 N. State Street.

Date: February 22, 2022
Applicant: Elwood Holdings, LLC
Presenting Staff: Michael Florence

Project Address: 550 N. State
Property Owner(s): Elwood Holdings, LLC

Parcel ID:
 #45:783:0002

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	Vacant	11.5 acres	State, 500 N., 570 N.

Summary of Key Issues

1. The planning commission will be reviewing three separate applications as part of the approval for the Development. Staff has divided the report into requirements for residential and commercial.
 - 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 and Commercial Design Standards.
 - c. Major Subdivision – preliminary approval and recommendation to the City Council to subdivide the development into four commercial lots, 46 townhome lots and 19 single-family lots.

Overview

1. Elwood Holdings is proposing to subdivide four commercial lots that will consist of four commercial buildings. At this time, the planning commission will just be reviewing site plan approval for one commercial building. Future commercial development will return for site plan approval with the planning commission.
2. Sego Homes is under contract to develop the residential portion of the development that will consist of 46 townhomes and 19 detached single-family lots.
3. The City Council approved the zone change to Planned Residential Development Overlay for this property on September 20, 2021.
4. The proposed residential density is 8.47 units per acre
5. The proposed residential development will provide 281 parking stalls which include garages, driveways, and visitor parking. There are 21 visitor parking stalls.

Surrounding Zoning and Land Use

North: GC/GC-A and R1-20 – Commercial businesses and single-family homes

East: R1-20 – single family homes

South: CG and R1-20 – Commercial business, chapel, single-family homes

West: GC-A – Commercial businesses

Motions

The three motions below are combined for the commercial and residential. If the commission decides to move one project forward, like the residential and continue the commercial, staff has provided separate motions as an attachment.

Conditional Use Permit Motion

I move to (approve, deny, continue) the applicant's request for Conditional Use Permit approval to develop one commercial building, 46 townhomes and 19 single-family homes located at 550 N. State Street with the following conditions:

1. The city engineer and police department will approve the traffic calming measure prior to final approval; and
2. All items of the staff report.

Site Plan Motion

I move to (approve, deny, continue) the applicant's request for Site Plan approval for one commercial building, 46 townhomes and 19 single family homes located at 550 N. State Street with the following conditions:

1. The Commercial landscaping meets the 70% vegetation requirement for lot 3;
2. Final building elevations for the commercial building will meet the Lindon City Commercial Design Standards;
3. Final building elevations for the residential buildings will meet the architectural requirements of the Planned Residential Development Overlay zone;
4. The residential development will provide both passive and active common spaces as outlined in the development plan;
5. The rear yard residential setbacks for units 25-46 will be reduced to 10 feet. For units 1-24 the rear yard setback will be reduced to 15 feet but will also include 15 feet of common area so that the required 30-foot setback is met when abutting existing single-family residential;
6. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
7. The garbage dumpster be relocated in a position for access for pick-up;
8. The plans will meet development specifications as found in the Lindon City Development Manual;
9. For resident safety the applicant will work with city staff to determine if bollard lighting needs to go between the backyards of lots 1-24 and the fence or the rear yard lighting from the units is sufficient; and
10. All items of the staff report.

Major Subdivision Motion

I move to (*approve, deny, continue*) the applicant's request to the city council for preliminary Major Subdivision approval for four commercial lots, 46 townhome lots and 19 single-family lots located at 550 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. The plans and plat will meet and be constructed as per specifications as found in the Lindon City Development Manual; and
5. 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 two-car garages.
3. With approval of the planning commission, a development may count residential driveways up to 50% of the required visitor parking spaces toward meeting guest parking requirement.
4. The following table is a breakdown of the parking:

Parking Calculation	
Required Parking	Parking Provided
65 units (2.0 stalls per unit) requires 130 spaces	130
65 units (.5 visitor stalls per unit) requires 32 spaces	38 (21 designated visitor stalls and then per the ordinance the applicant can count up to 17 of the driveways to meet visitor parking stalls)
Total	168
Parking Breakdown	
65 – 2 car garage units	130
• two parking spaces on the driveway	130
Guest parking (not on driveways)	21
Total	281
Garage Count Breakdown	
All garages are two car garages for each unit	

Development Requirements	Provided	Compliant
Lot area: one acre	11.5 acres including all road accesses. Commercial areas are 5.76 acres and residential area is 7.67 acres	Yes
Residential Density: 10	8.47	Yes
Commercial Building Requirement	One new commercial building proposed	Yes
300' Commercial Setback	300' setback	All of the residential buildings are outside of the 300' commercial setback. However, the road in front of units 35-46 is within this setback and was presented this way to the City Council for the zone change in order to maintain existing open space.
Commercial Setback <ul style="list-style-type: none"> • Front: 20' • Side: 0' • Side: 0' • Rear: 0' 	<ul style="list-style-type: none"> • Front: 207' • Side: 38' • Side: 36' • Rear: 10' 	Yes
Residential Setbacks <ul style="list-style-type: none"> • Front: 25' • Rear: 30' • Side Yards: 16' (Combined) 	<ul style="list-style-type: none"> • Front: 25' • Rear: <ul style="list-style-type: none"> • Interior single family: 15' • Exterior single family: 30' • Interior townhomes: 8'-10' • Exterior townhomes: 30' • Side: 16' 	The commission will need to give approval for the interior rear yards. Smaller rear setbacks are allowed when common open space is provided

The applicant will be installing a 7' masonry or pre-cast concrete fence adjacent to the existing residential and new commercial uses. The "red" areas show where the 7' fence will be located.



- 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 residential. Trees are to be planted every 30' feet along the property line.
- For townhome units 1-24, the developer is proposing to have a 15' private rear yard and then have a 15' common area with a pedestrian trail. This will meet the 30' rear yard setback requirement.
- The home owner's association is responsible for the front and rear yard landscape maintenance for the townhomes. The association is responsible for the front yard landscape maintenance of the single-family homes. Single-family owners are responsible for the landscape maintenance of the rear yard.
- The home owner's association will also be responsible for all maintenance of the common areas.
- Project amenities include picnic area, pickleball court and walking trails.

The proposed commercial development meets the 20% site landscaping requirement. However, staff does not think that it meets the 70% vegetation requirement for the landscaped area.

The applicants will be installing the Lindon Standard Street lights as well as building lighting for both residential and commercial developments. Staff would like to work with the developer to determine if bollard lighting needs to go between the backyards of lots 1-24 and the fence or the rear yard lighting from the units is sufficient.

The applicant is proposing to construct a monument entry sign that will be installed between townhomes 34 and 35. See attached landscape plan for details.

Solid Waste Pickup

The applicants are proposing that each residential unit will have individual containers. For the commercial building, the garbage dumpster location doesn't work in that it is turned opposite of the direction a truck can pick up the dumpster.

Street and Pedestrian Standards

The public 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 development includes 4' sidewalks as well as a pedestrian connections and trails within the development. The applicant is proposing sidewalks both sides of the street for a majority of the development.

Traffic Circulation

The development will be accessed from State Street, 570 N. and 500 N. All access in the development will be public rights-of-way. The City Council conditioned their zone change approval on the condition that the "city engineering department and police department review potential traffic calming measure." The developer shows how the road narrows coming into the development from 570 N. and stop signs at the intersection of 570 and Talons Reach Lane. This item was given to staff right before the staff report was sent to the commission so the city engineer and police department have not had a chance to review it. City staff will have an update at the planning commission meeting.

Residential Architectural and Façade Designs

Development Requirements	Proposed	Compliant
Building entrances front onto streets	Entrances are all oriented on a public street	Yes, with the exception of one single-family but provides entry features
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 townhome building, seven 6-plex buildings, and 19 single-family home designs	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 a variation between townhome buildings through colors, materials, façade design and rooflines. For the single family the applicant has provide conceptual renderings of four model homes that vary in architectural detail.	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. With the exception on one of the single-family home design which has a side entry but includes an architectural element that helps identify the entrance.	Yes
Building entrances shall be the primary feature of the front	The entrances are defined and have an architectural material	Yes

façade and identify access to the individual units	surrounding or adjacent to each doorway.	
Buildings within the development shall have a variety of building materials to architecturally set them apart and to create unique and separate buildings	<p>The applicant has provided 5 different townhome building facades that will be used for the 8 different townhome buildings. Materials for the townhome buildings include Hardi-board, stone veneer and stucco.</p> <p>The applicant has provided 4 different single-family home designs.</p>	Yes. On each townhome rendering there is map that shows where that building will be constructed in the development.
Buildings shall contain more than a single-color application and more than a single material application	The buildings have a combination of colors and materials	Yes.
Primary building material of 60%: wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, or similar material.	The primary building materials for both the townhomes and single-family homes are hardi-board and stone/brick veneer	Yes.
Secondary materials: cementitious fiber board, brick, wood, stone, glass, architectural metal panel, or similar material	The secondary materials are hardi-board, stone veneer, or stucco that meet the maximum 40% requirement.	Yes
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, staff will confirm all percentages when final plans are submitted to the City for review
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 varied rooflines and designs as well as architectural features like the chimneys	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	The stucco trim is not the only application used for architectural detail on the buildings	Yes

<p>All windows along the front façade shall incorporate at least two of the following:</p> <ul style="list-style-type: none"> • 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 	<p>The applicant partially provides one of the required two items:</p> <ul style="list-style-type: none"> • 4" trim around the windows. • The applicant is also providing mullions and transoms in the windows • Many of the windows also have lintels and canopies 	Yes
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

Commercial Design Standards

Design Element	Design Standard Requirement	Applicants Proposal	Compliant
Massing and Form	A significant amount of the primary ground story facade facing public streets... should be transparent glazing. The ground floor of the primary façade shall be 60% fenestration at the pedestrian level.	The applicant is providing windows, doors and overhead doors along the front façade of the building	Unknown, it appears that the building is in compliance but staff is not sure since a rendering the City can measure was not provided
Height and Scale/Size	Facades should be broken up every 15' to 25' with color, change of building materials, depth, height, or other architectural characteristics. Windows, doors, art or architectural detailing are all options for a blank wall.	The applicant is proposing a brick veneer building with slight inset of the walls.	No, the front façade of the building is very flat with minimal wall variation as required every 15-25 feet. Façade modulation is required. The building appears very industrial looking with the proposed roofline and flat front facade
Roofing	Sloped roofs should be the primary roof form and should use a material that is compatible in material and	The applicant is requesting a flat roof design with no sloped roofing.	No. The flat roof variation makes the building appear very industrial. The brick

	color with the exterior material of the building. Flat roofs can be used, but should always be used with a parapet and/or decorative cornice.		cornice treatment does not blend in well with materials of the building. The building needs to provide a cornice treatment that's required for flat roof buildings
Exterior Walls and Surfacing (building Materials)	Brick, stone, or colored decorative block should be utilized as the primary building material (85% or greater of the building),	The building materials appear to be either a brick veneer or a stamped brick as constructed with a tilt-up concrete building. The façade also looks to be a painted concrete.	No, the brick probably meets the 60% material requirement but the missing the façade articulation and modulation. The color and materials should also change using natural building breaks in architecture and not abruptly where the brick and concrete join together on the building
Fenestration (windows and doors)	Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone. If storefront windows do not reach to the ground, a projecting sill should be used at the bottom.	The storefront windows have both millions and transoms, the overhead doors are all glass. The doors all have a canopy above them. The windows wrap the building so there are windows on each public frontage	No, the storefront windows don't reach the ground so they need to provide a sill or extend the windows to the ground. The overhead doors are only on every other unit
Exterior Trim and Decorative Detailing	Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail.	The building shows a brick roof trim and trim around the top windows	No, the trim at the roof and the top windows don't incorporate well into the design and primary brick building materials. Building lighting should be added to the renderings

Homeowners Association

The developer has submitted HOA documents that staff has reviewed. As a condition of approval for the zone change from the City Council the application was approved with the condition that "to the extent allowed by law, Ellwood Holding, LLC (in this instance Sego Homes is the residential developer) will include terms within the CC&R's for the development which will limit the number of residential units that

can be rented out and be occupied by non-owner residents. The applicant and the city shall work together in good faith during subdivision and site plan approval and come to an agreement as to what rental restrictions shall be most appropriate for the anticipated development.” The City and Sego Homes have agreed that a 20% rental limitation will be included in the CC&R’s and managed by the Home Owners Association.

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 65 separate lots for the residential 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 with the site plan and subdivision documents that still need to be resolved.

Staff believes the residential developer has provided the City with well-designed buildings that are attractive and add to the housing stock of Lindon. The combination of townhomes and single-family homes will help attract home owners with varying income levels and housing needs. The development creates a community within itself but also transitions well to with the surrounding neighborhood.

To ensure that traffic meets the calming measures requested as a condition of approval from the City Council for the zone change that the developer needs to address access into the development from 570 N. City staff have provided a number of options and ideas to the developer and engineer but to this point have not been adequately addressed to the satisfaction of the City.

The Commercial site meets the minimum requirements for parking and landscaping area. The development will be accessed from a public street. However, the building design and the façade need to be updated to meet Lindon City’s Commercial Design Standards. The building design is more similar to an office/warehouse industrial design rather than a commercial design. Staff has communicated this to the developer who may provide additional renderings the night of the planning commission meeting.

There are a number of items that still need to be addressed with the developer which are included in the list below. If these items can be addressed at the meeting on February 22nd then the commission can look at moving this item forward.

- Updated commercial renderings
- Traffic calming at 570 North
- Commercial landscaping to meet vegetation coverage requirements

Exhibits

1. Alternative motions
2. Development site plan
3. Commercial building renderings
4. Residential building renderings (townhomes and single family)
5. Commercial subdivision plat
6. Residential subdivision plat
7. Commercial landscape plan
8. Residential landscape plan
9. 570 N. traffic calming

Exhibit 1 – Motions

Residential Conditional Use Permit Motion

I move to (approve, deny, continue) the applicant's request for Conditional Use Permit approval to develop 46 townhomes and 19 single-family homes located at 550 N. State Street with the following conditions:

1. The city engineer and police department will approve the traffic calming measure prior to final approval; and
2. All items of the staff report.

Commercial Conditional Use Permit Motion

I move to (approve, deny, continue) the applicant's request for Conditional Use Permit approval to develop one commercial building located at 550 N. State Street with the following conditions:

1. All items of the staff report.

Residential Site Plan Motion

I move to (approve, deny, continue) the applicant's request for Site Plan approval for one commercial building, 46 townhomes and 19 single family homes located at 550 N. State Street with the following conditions:

1. Final building elevations for the residential buildings will meet the architectural requirements of the Planned Residential Development Overlay zone;
2. The residential development will provide both passive and active common spaces as outlined in the development plan;
3. The rear yard residential setbacks for units 25-46 will be reduced to 10 feet. For units 1-24 the rear yard setback will be reduced to 15 feet but will also include 15 feet of common area so that the required 30-foot setback is met when abutting existing single-family residential;
4. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
5. The plans will meet development specifications as found in the Lindon City Development Manual;
6. For resident safety the applicant will work with city staff to determine if bollard lighting needs to go between the backyards of lots 1-24 and the fence or the rear yard lighting from the units is sufficient; and
7. All items of the staff report.

Commercial Site Plan Motion

I move to (approve, deny, continue) the applicant's request for Site Plan approval for one commercial building located at 550 N. State Street with the following conditions:

1. The Commercial landscaping meets the 70% vegetation requirement for lot 3;
2. Final building elevations for the commercial building will meet the Lindon City Commercial Design Standards;
3. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
4. The garbage dumpster be relocated in a position for access for pick-up;
5. The plans will meet development specifications as found in the Lindon City Development Manual; and
6. All items of the staff report.

Residential Major Subdivision Motion

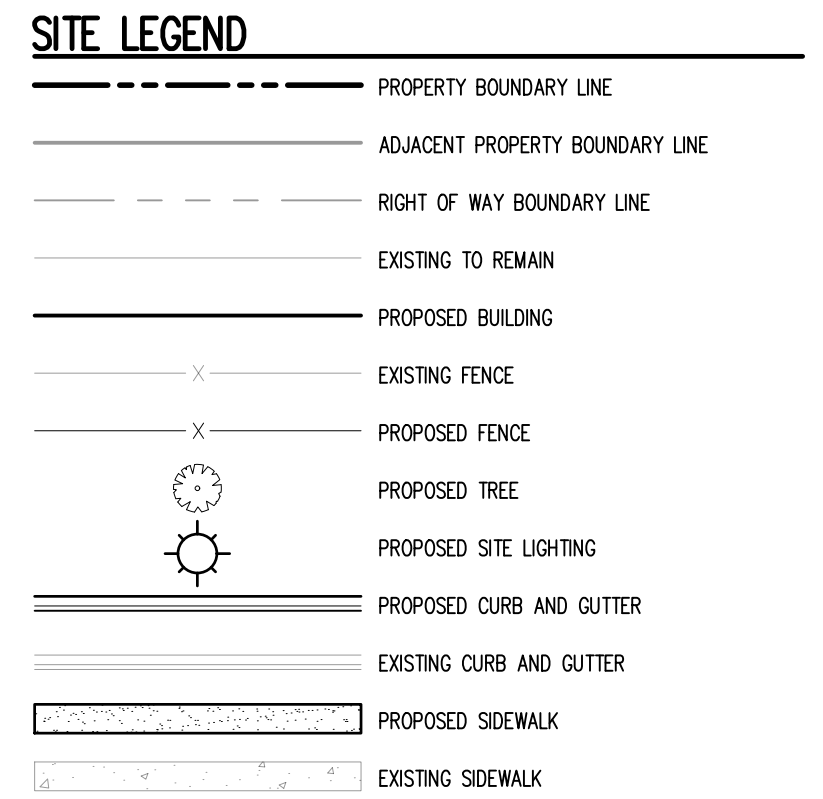
I move to (*approve, deny, continue*) the applicant's request to the city council for preliminary Major Subdivision approval for 46 townhome lots and 19 single-family lots located at 550 N. State with the following conditions:

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. The plans and plat will meet and be constructed as per specifications as found in the Lindon City Development Manual; and
5. All items of the staff report.

Commercial Major Subdivision Motion

I move to (*approve, deny, continue*) the applicant's request to the city council for preliminary Major Subdivision approval for four commercial lots located at 550 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. The plans and plat will meet and be constructed as per specifications as found in the Lindon City Development Manual; and
5. All items of the staff report.



RESIDENTIAL SITE SUMMARY		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	110,450	33.0%
BUILDINGS	88,308	26.4%
LANDSCAPING	135,478	40.5%
OPEN SPACE	109,260	32.7%
TOTAL SITE	334,236 SF 7.67 ACRE	

BENCHMARK
THE PROJECT BENCHMARK IS A WITNESS CORNER TO THE SW COR.
SEC. 28, T5S, R2E, S1B&M. 3" UTAH COUNTY BRASS CAP FLUSH ON
ASPHALT SET IN CONCRETE DATED 1979 (FOUND)
PROJECT BENCHMARK ELEVATION = 4347.19'

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POOTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.









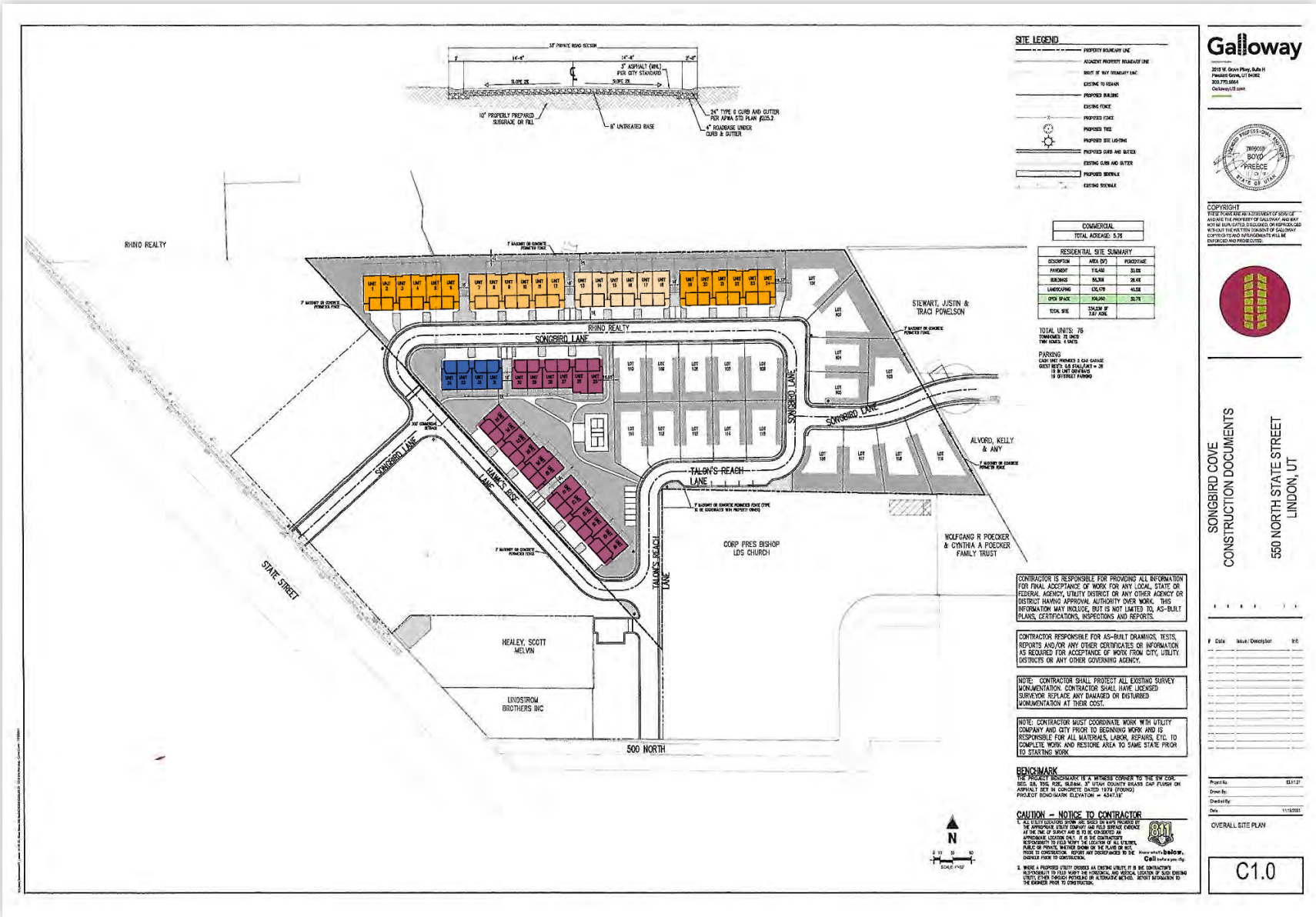


December 2021
Lindon, Utah



SEGO HOMES AT SONGBIRD COVE

Conceptual Architecture / Review Draft



Site Plan by Others

SITE LOCATION PLAN AND OVERVIEW

Galloway

2015 W. Glen Play, Suite 10
P.O. Box 1000
303.775.0000
Galloway.com



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SONGBIRD COVE
CONSTRUCTION DOCUMENTS
550 NORTH STATE STREET
LONDON, UT

NO.	DATE	REVISION
1	12/29/21	ISSUED FOR PERMIT

Project No. 22121
Drawn By: [Name]
Checked By: [Name]
Date: 12/29/21

OVERALL SITE PLAN
C1.0



Building Type A1



Building Type A2



Building Type A3



Building Type B



Building Type C



OVERALL AERIAL VIEW LOOKING NORTHEAST

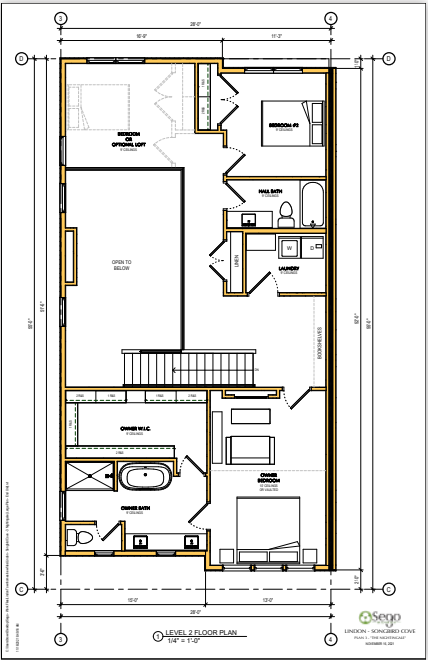
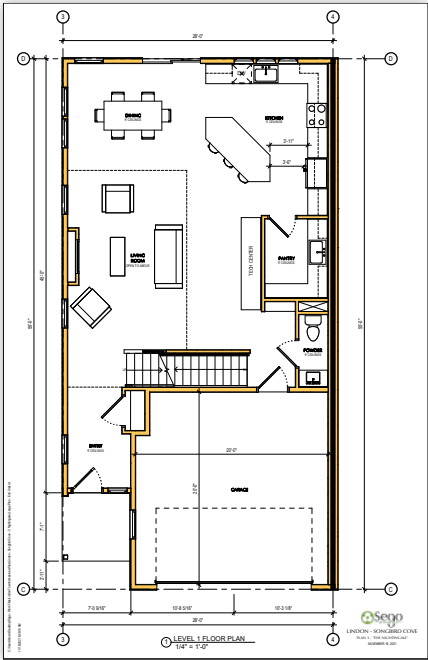
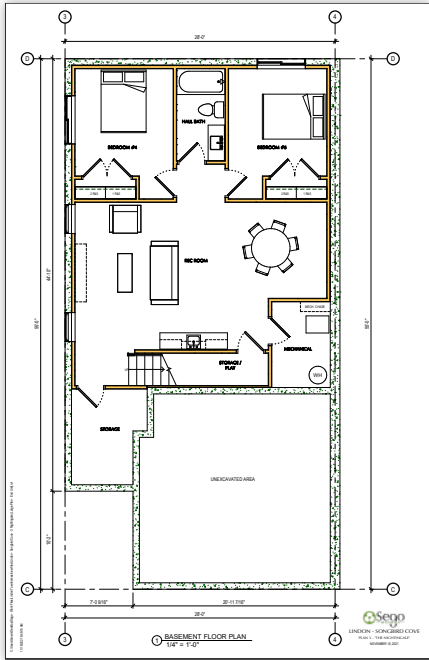
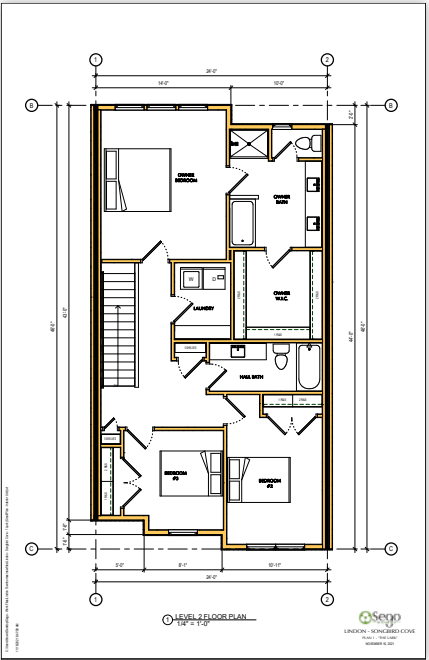
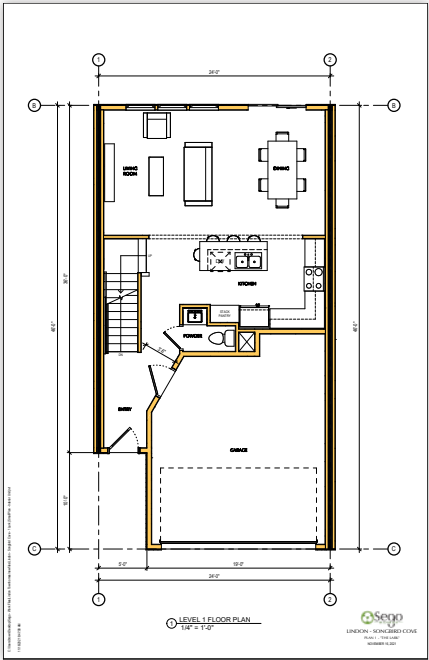
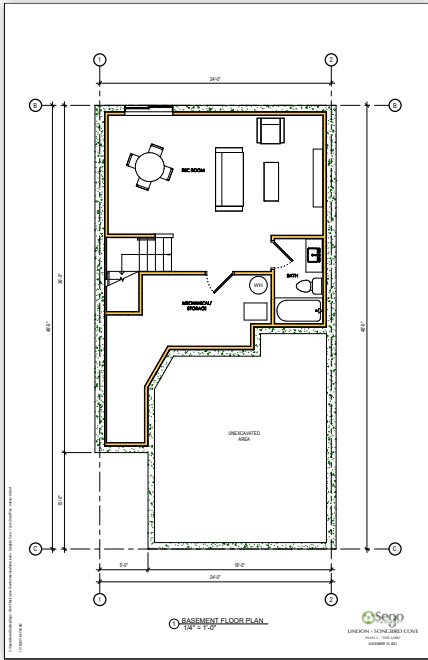


PERSPECTIVE VIEWS OF THE SITE



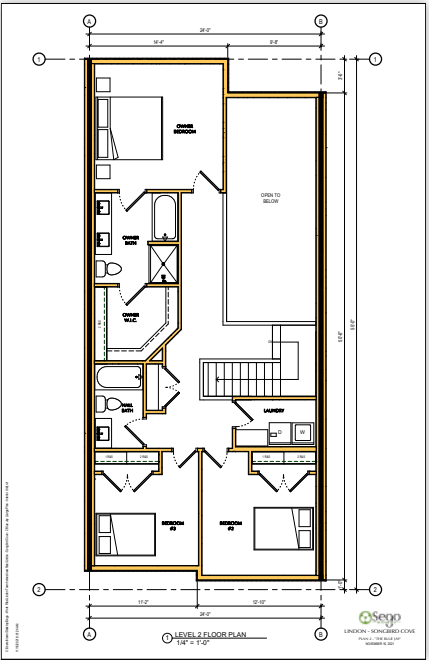
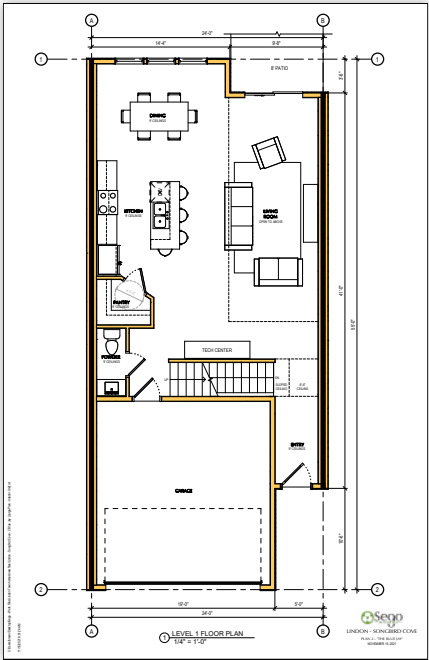
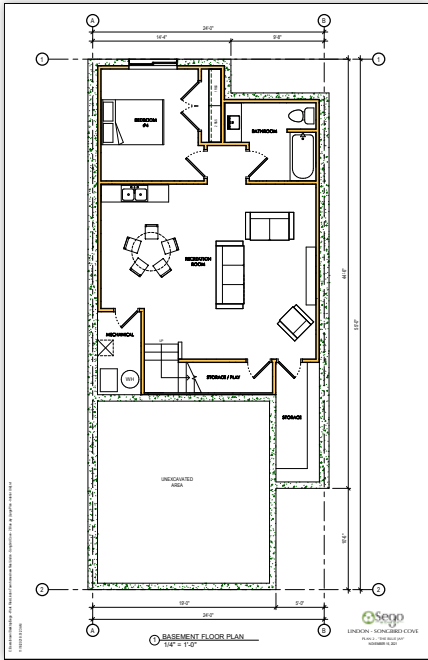
URBAN DESIGN ASSOCIATES

OVERALL AERIAL VIEW LOOKING NORTHWEST



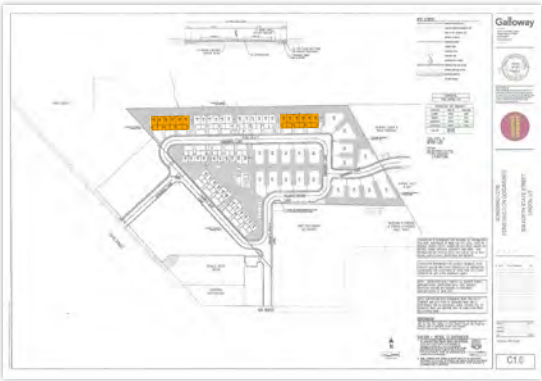
Plan 1 - The Lark
N.T.S.

Plan 3 - The Nightingale
N.T.S.



Plan 2 - The Blue Jay
N.T.S.

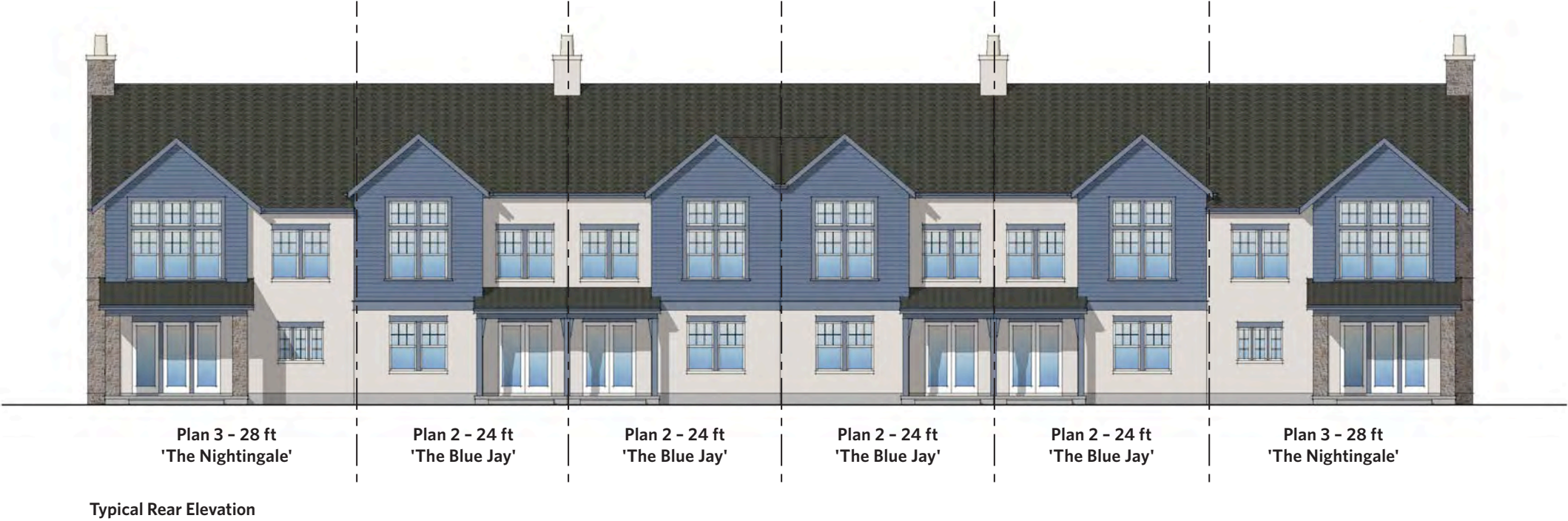
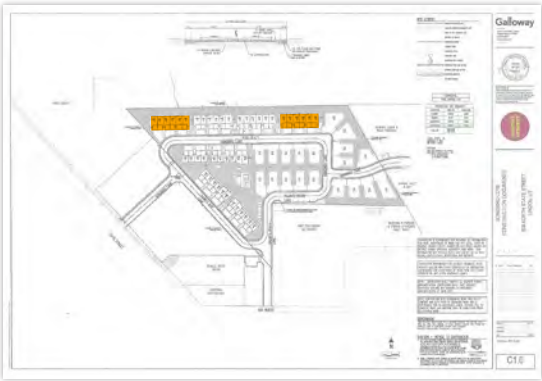
TYPICAL UNIT PLANS (BY SEGO HOMES)



URBAN DESIGN ASSOCIATES

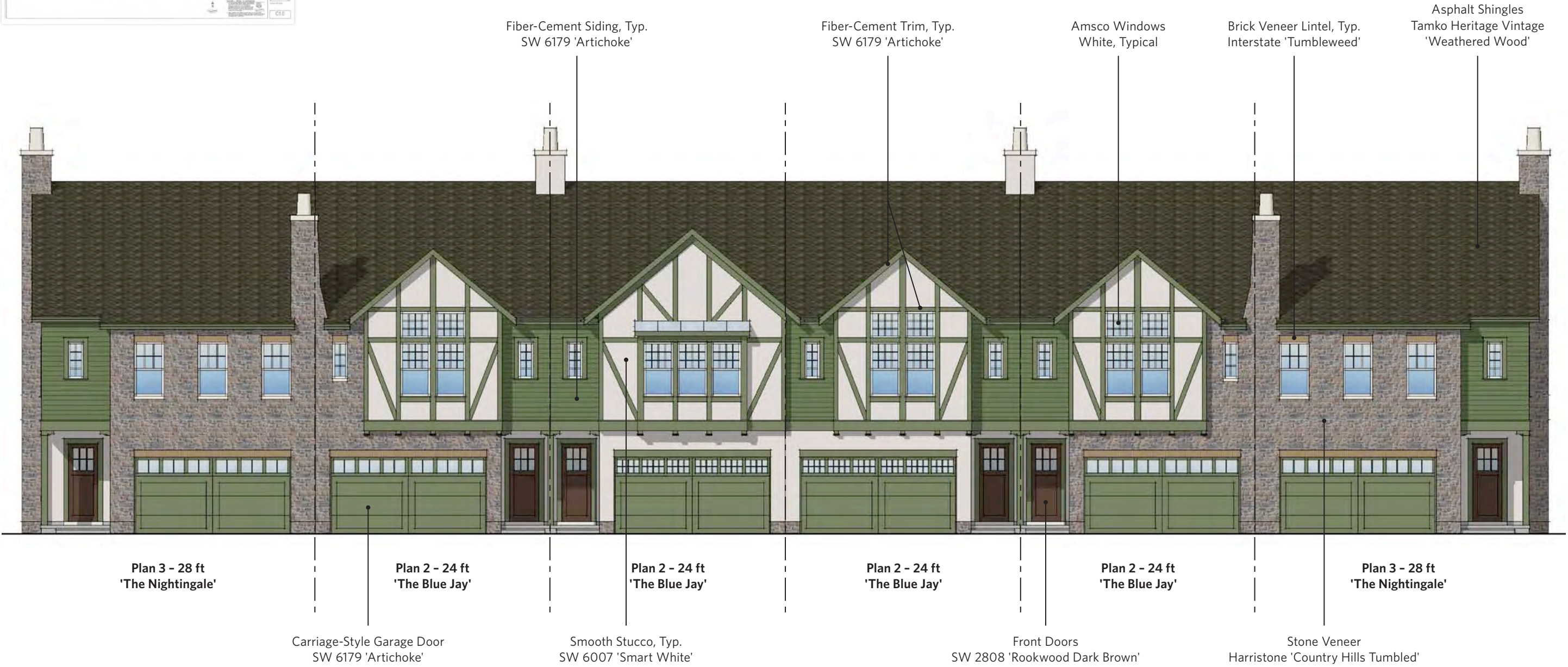
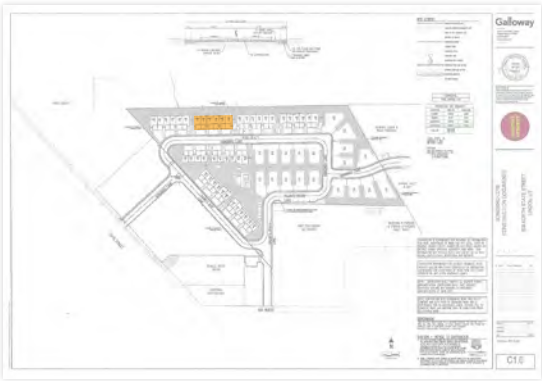
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BUILDING TYPE A1 - FRONT ELEVATION



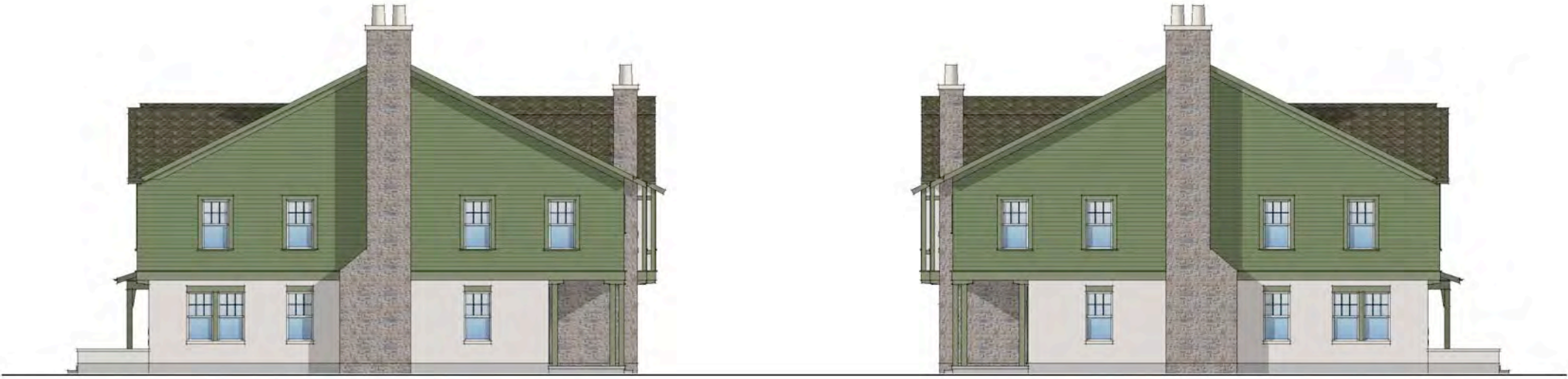
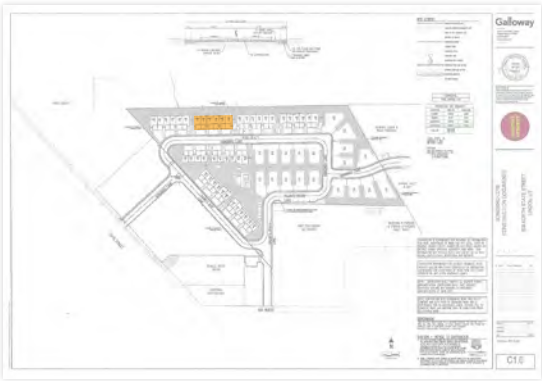
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BUILDING TYPE A1 – SIDE AND REAR ELEVATIONS



Scale: 3/32"=1'-0"

BUILDING TYPE A2 - FRONT ELEVATION



Left Elevation

Right Elevation



Plan 3 - 28 ft
'The Nightingale'

Plan 2 - 24 ft
'The Blue Jay'

Plan 2 - 24 ft
'The Blue Jay'

Plan 2 - 24 ft
'The Blue Jay'

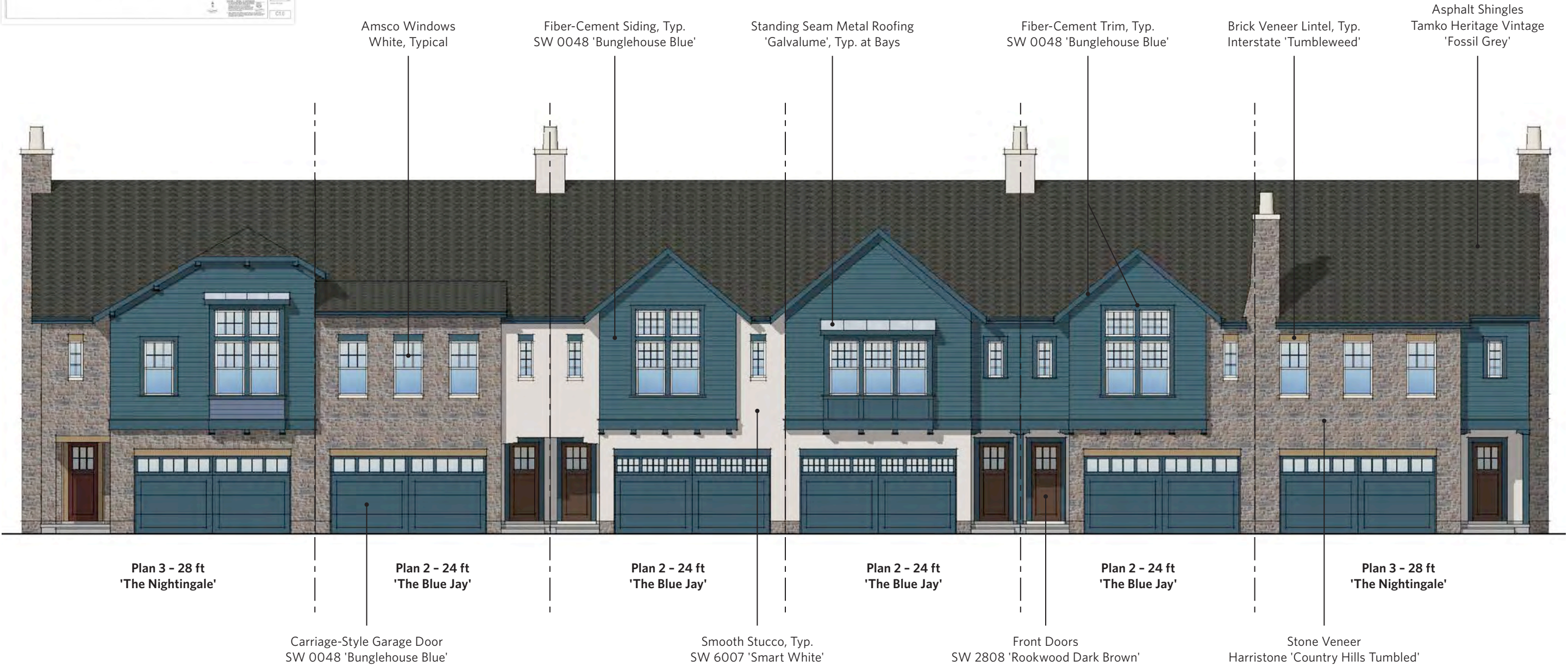
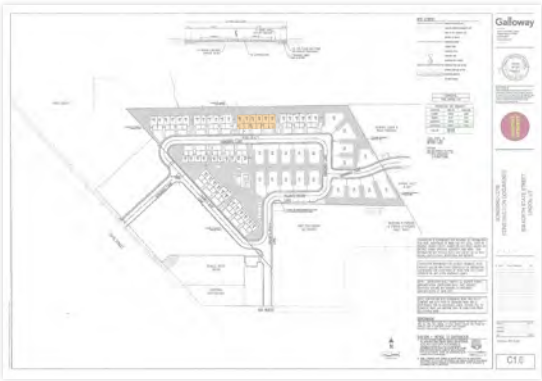
Plan 2 - 24 ft
'The Blue Jay'

Plan 3 - 28 ft
'The Nightingale'

Typical Rear Elevation

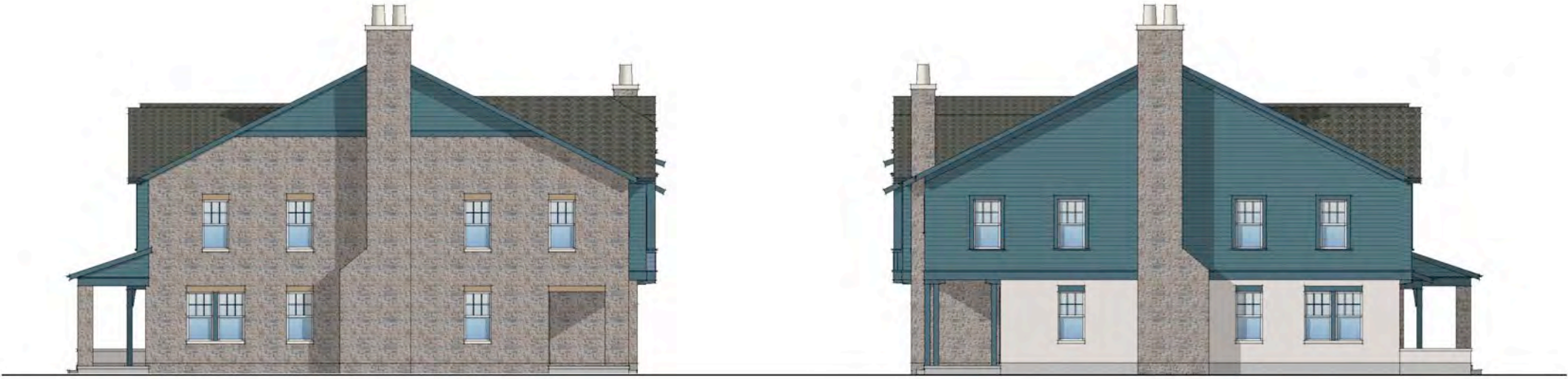
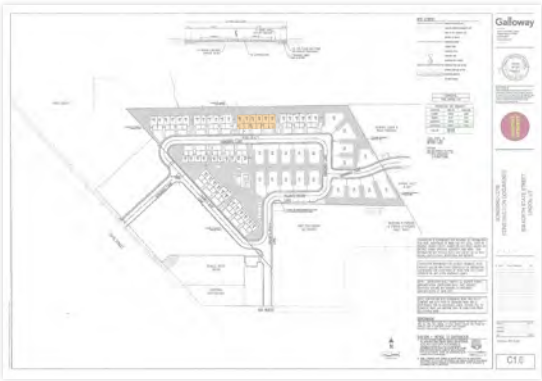
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BUILDING TYPE A2 - SIDE AND REAR ELEVATIONS



Scale: 3/32"=1'-0"

BUILDING TYPE A3 - FRONT ELEVATION



Left Elevation

Right Elevation



Plan 3 - 28 ft
'The Nightingale'

Plan 2 - 24 ft
'The Blue Jay'

Plan 2 - 24 ft
'The Blue Jay'

Plan 2 - 24 ft
'The Blue Jay'

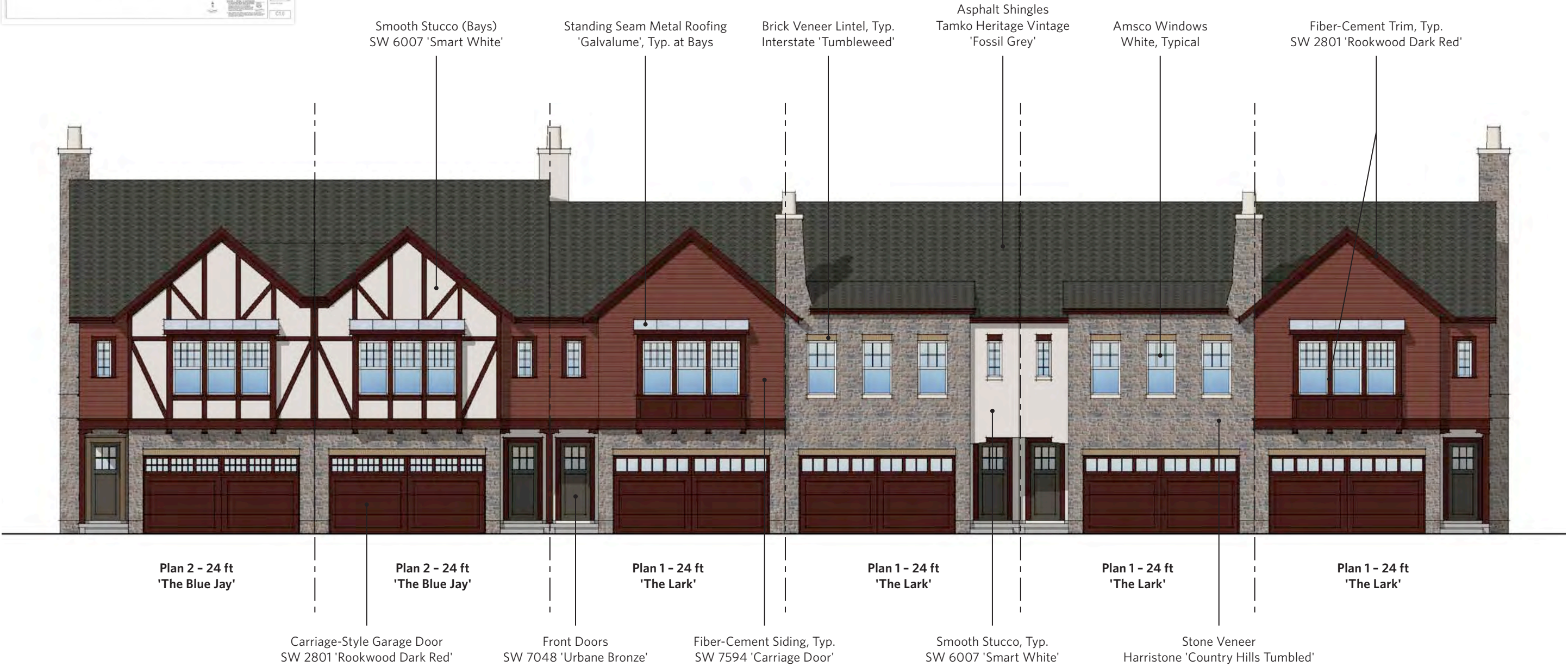
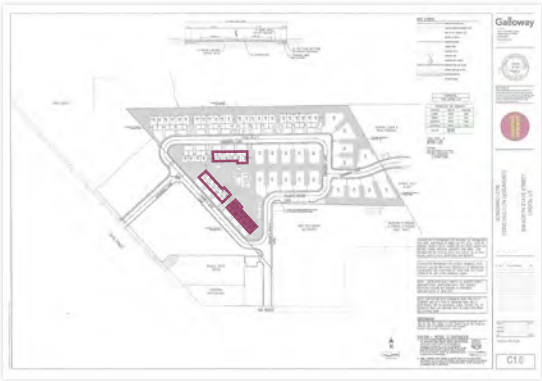
Plan 2 - 24 ft
'The Blue Jay'

Plan 3 - 28 ft
'The Nightingale'

Typical Rear Elevation

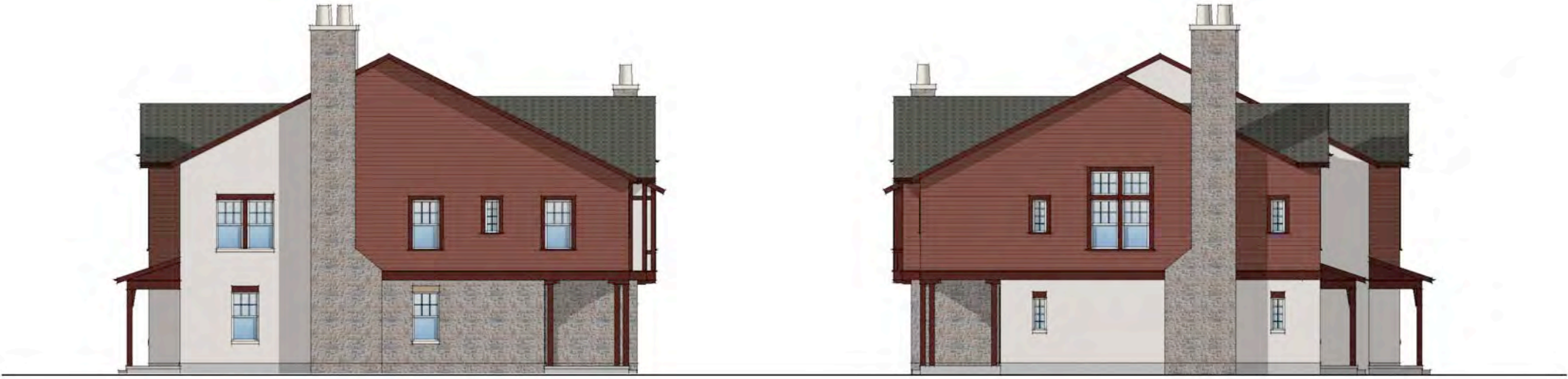
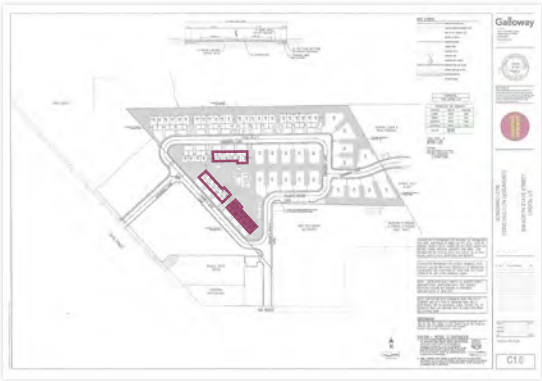
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BUILDING TYPE A3 - SIDE AND REAR ELEVATIONS



Scale: 3/32"=1'-0"

BUILDING TYPE B - FRONT ELEVATION



Left Elevation

Right Elevation



Typical Rear Elevation

Plan 1 - 24 ft
'The Lark'

Plan 1 - 24 ft
'The Lark'

Plan 1 - 24 ft
'The Lark'

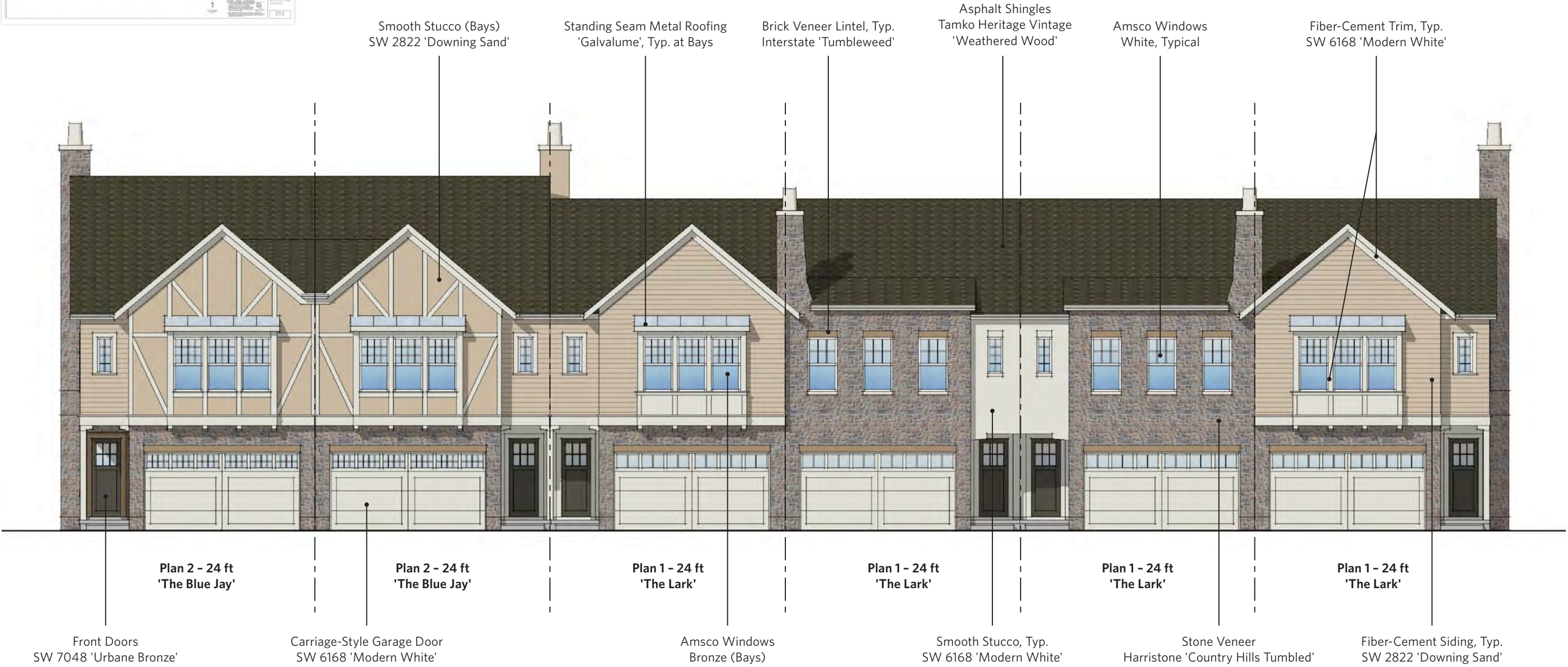
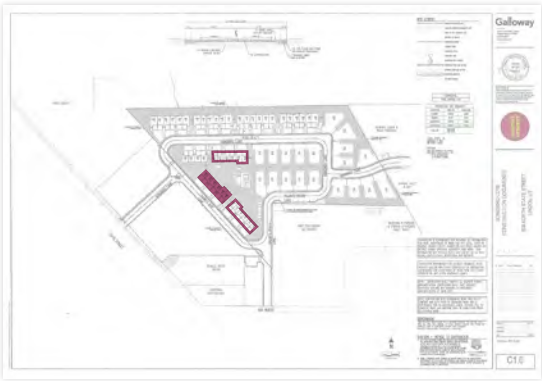
Plan 1 - 24 ft
'The Lark'

Plan 2 - 24 ft
'The Blue Jay'

Plan 2 - 24 ft
'The Blue Jay'

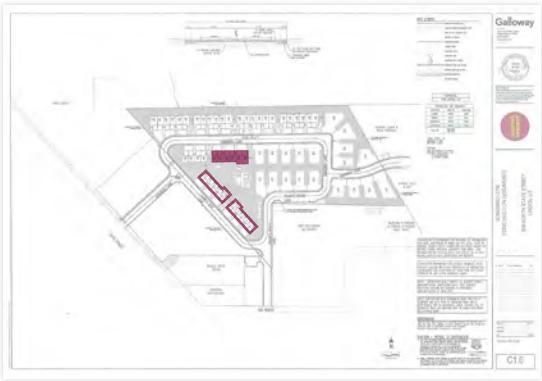
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BUILDING TYPE B - SIDE AND REAR ELEVATIONS



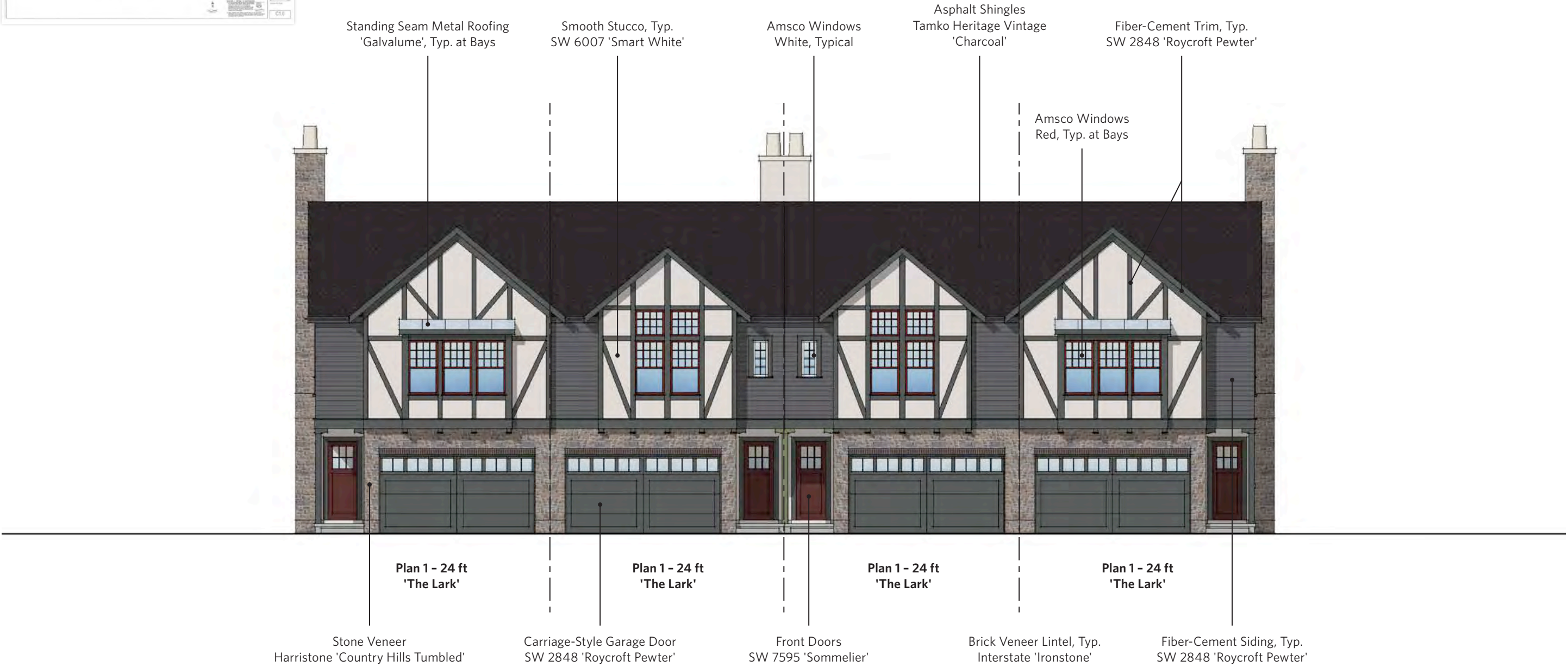
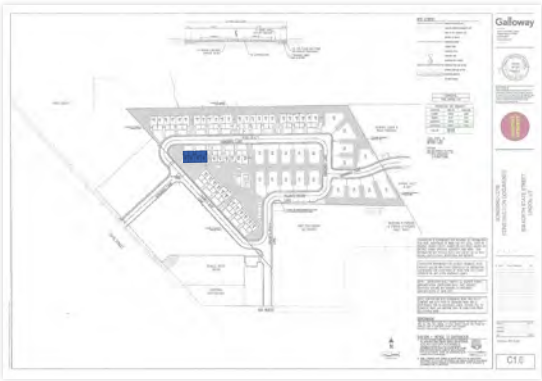
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BUILDING TYPE B - COLOR PALETTE 2



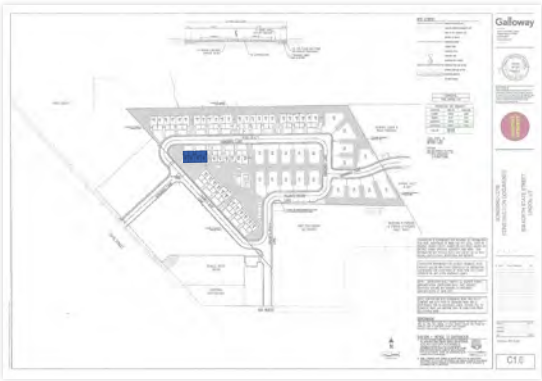
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BUILDING TYPE B - COLOR PALETTE 3



Scale: 3/32"=1'-0"

BUILDING TYPE C - FRONT ELEVATION



Left Elevation

Right Elevation



Plan 1 - 24 ft
'The Lark'

Plan 1 - 24 ft
'The Lark'

Plan 1 - 24 ft
'The Lark'

Plan 1 - 24 ft
'The Lark'

Typical Rear Elevation

Scale: 1/16"=1'-0"

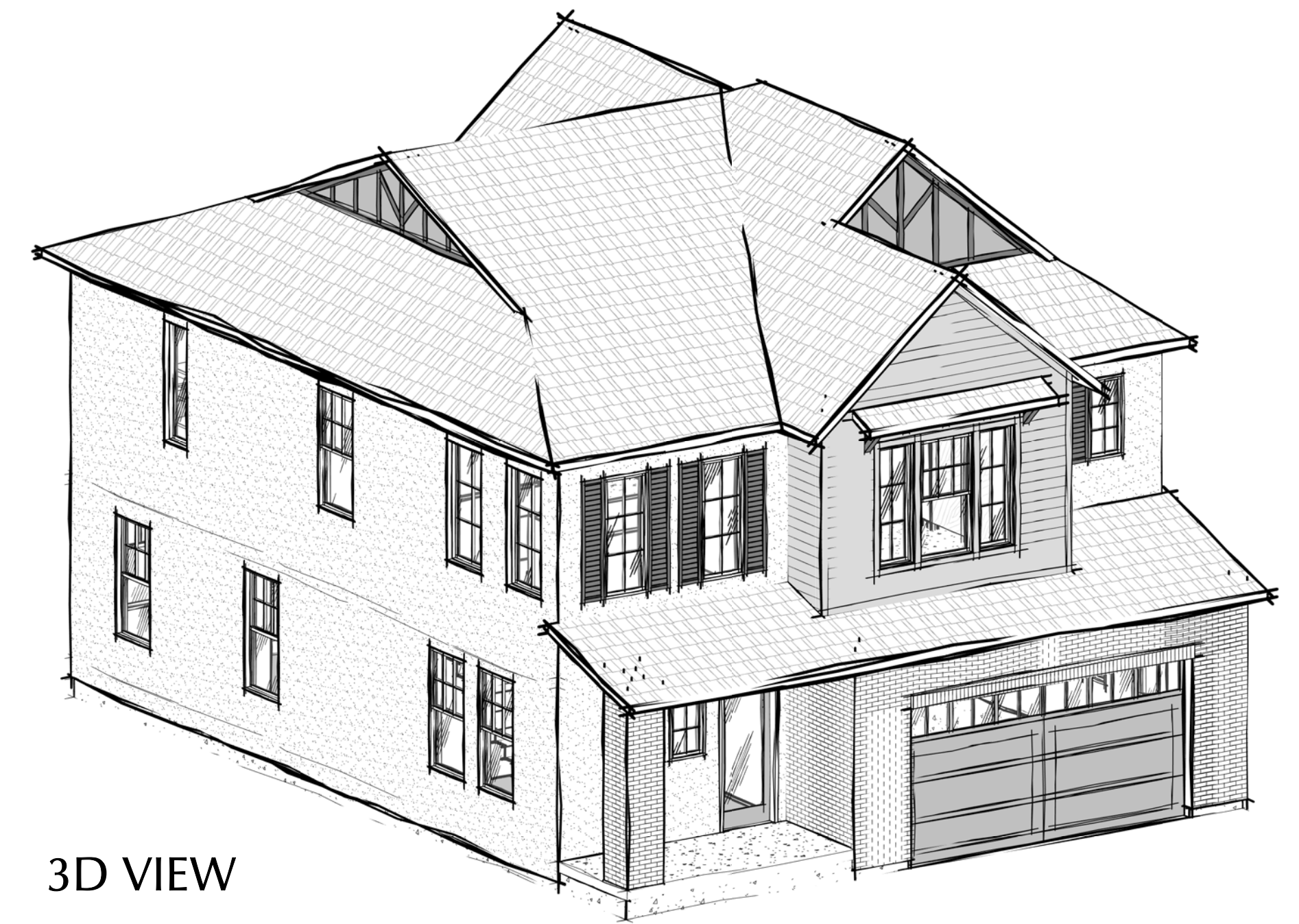
BUILDING TYPE C - SIDE AND REAR ELEVATIONS



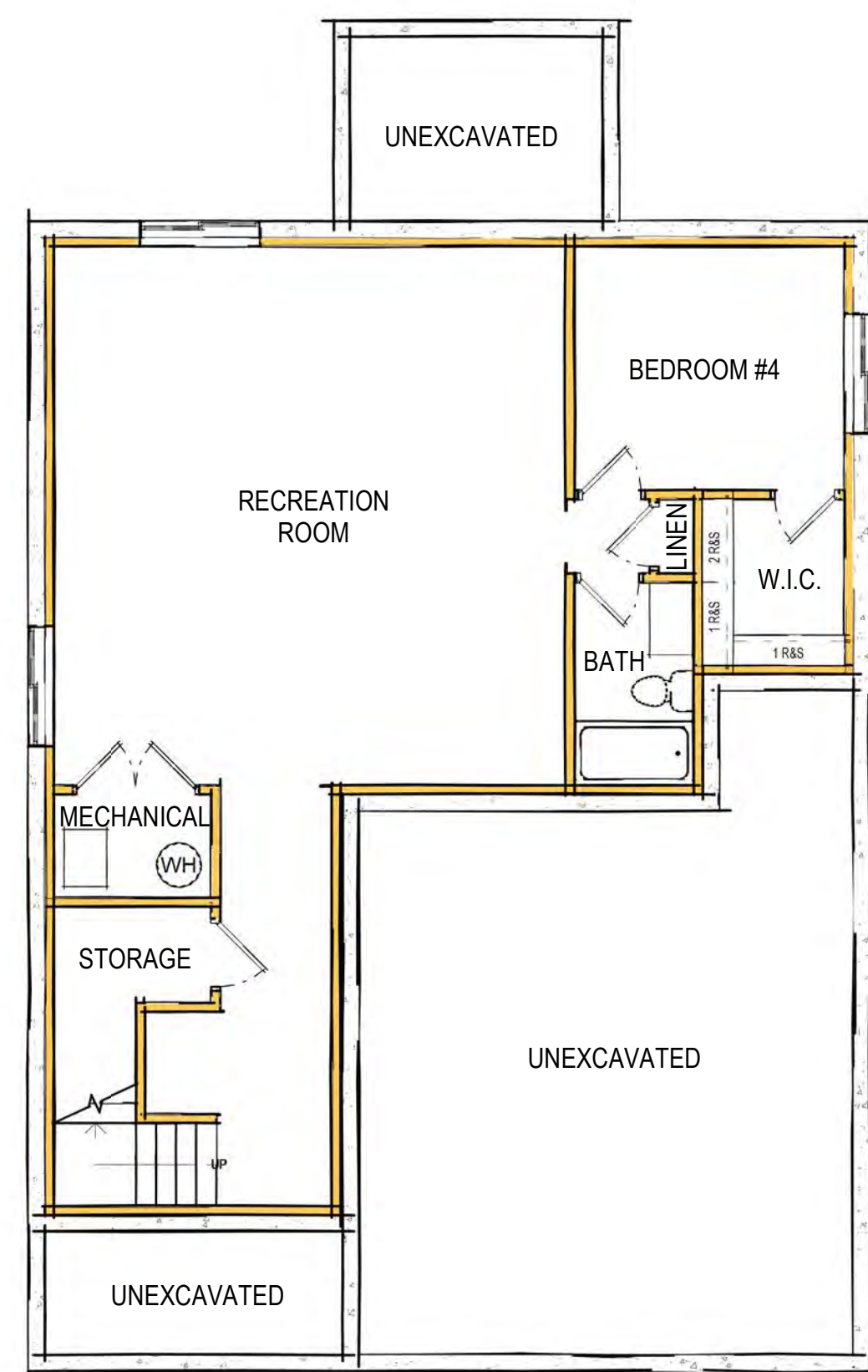
FRONT ELEVATION



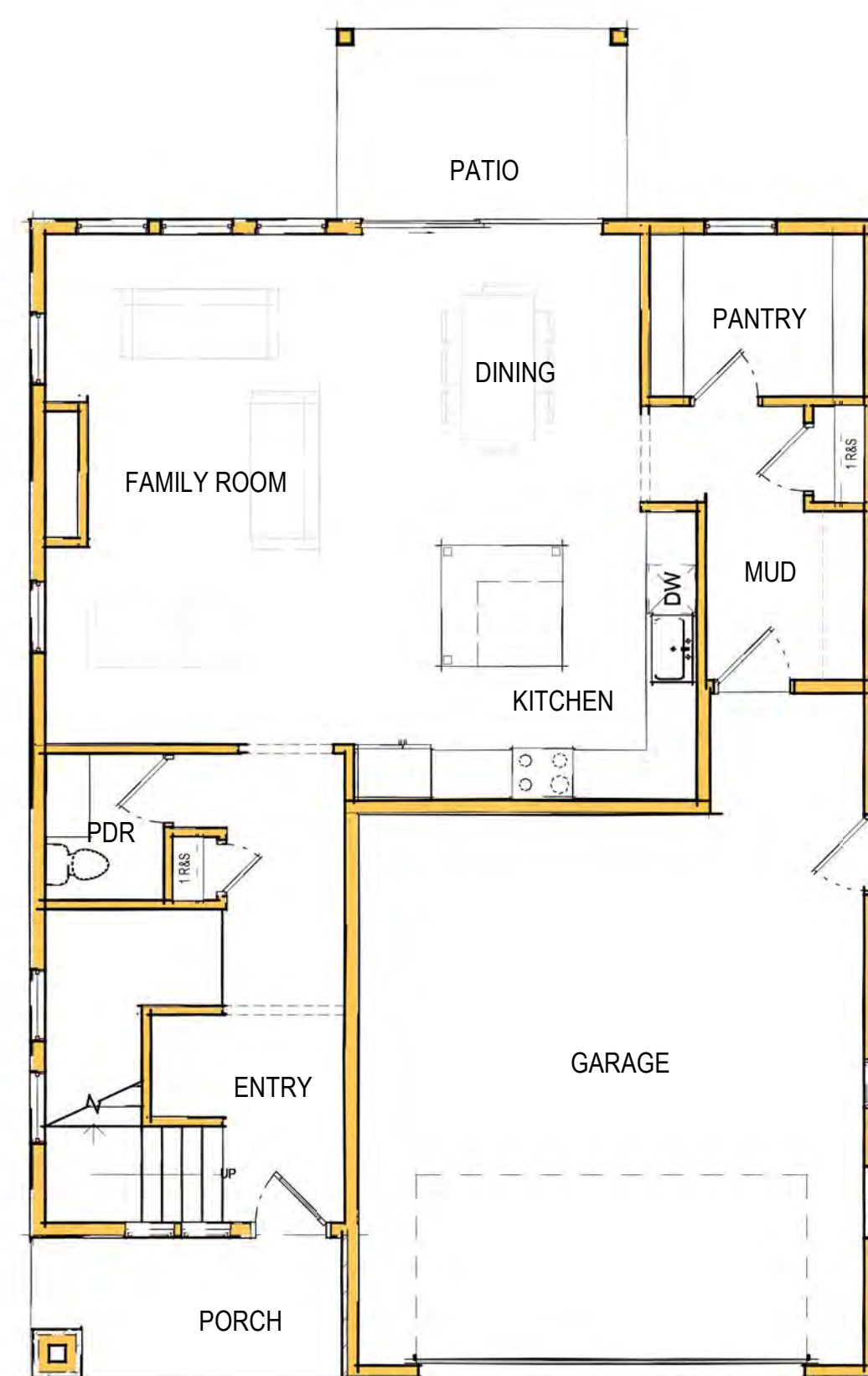
BACK ELEVATION



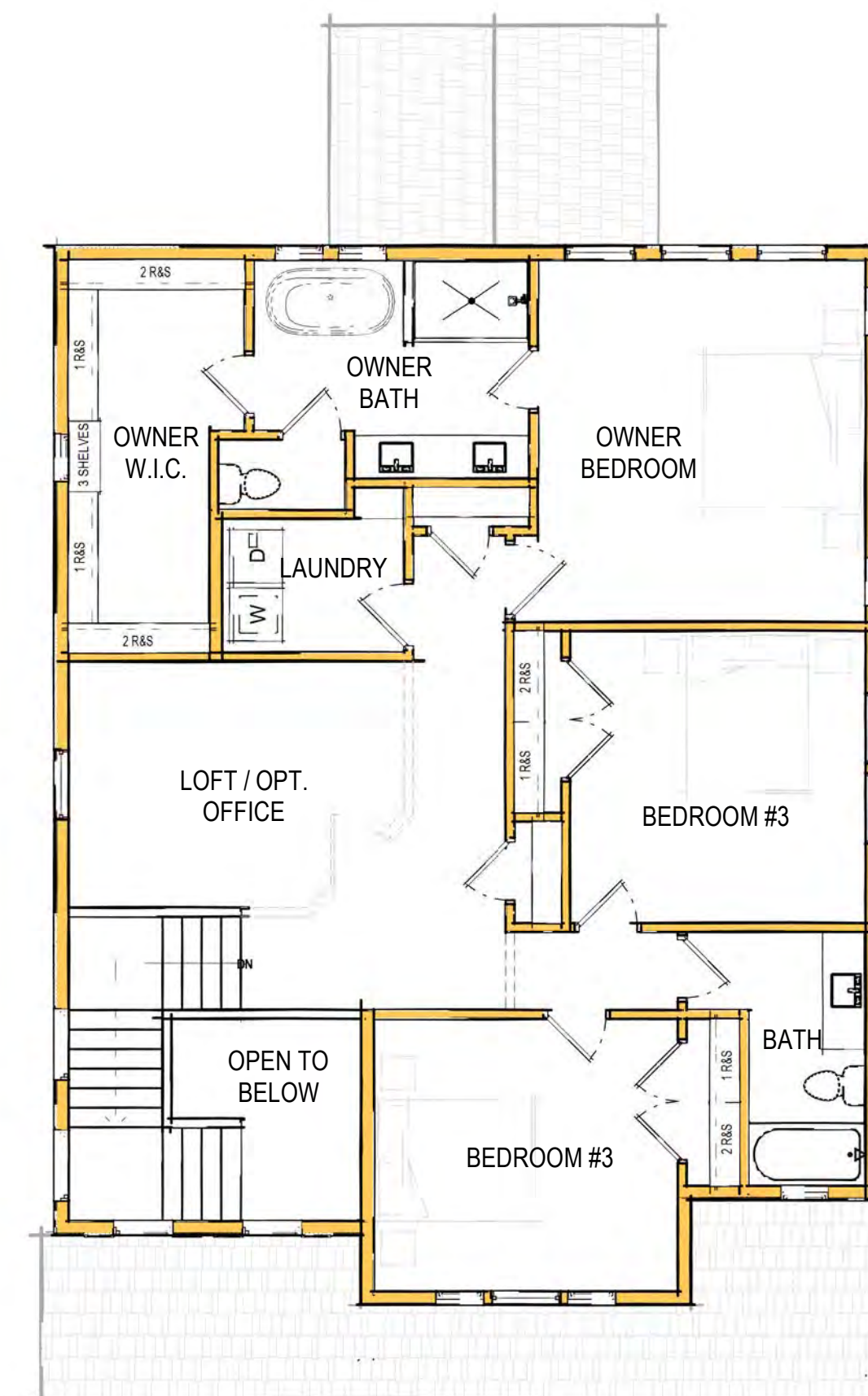
3D VIEW



BASEMENT



MAIN FLOOR



SECOND FLOOR



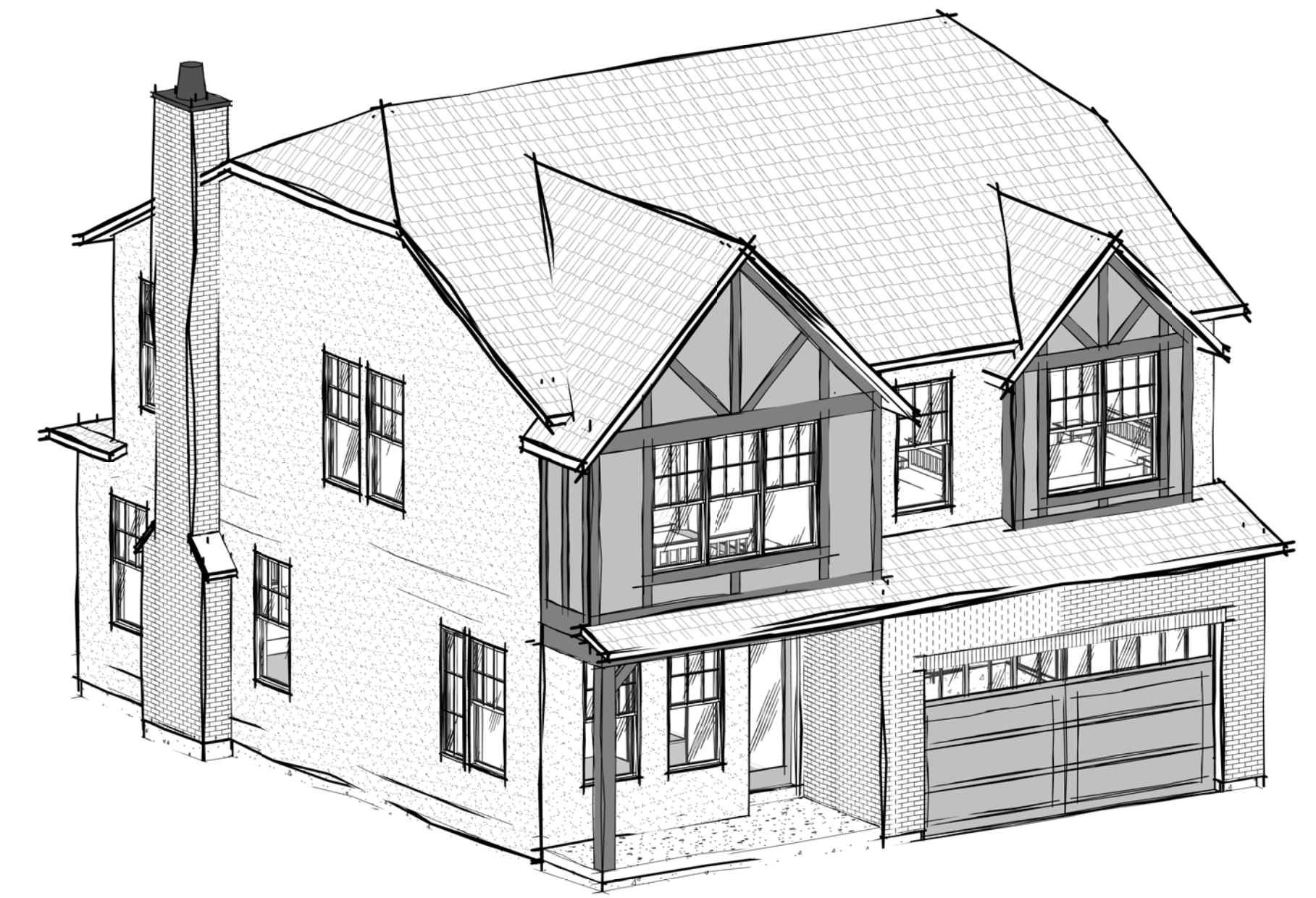
TWO STORY (PLAN 4)
SONGBIRD COVE
CONCEPTUAL DESIGN
1/25/2022



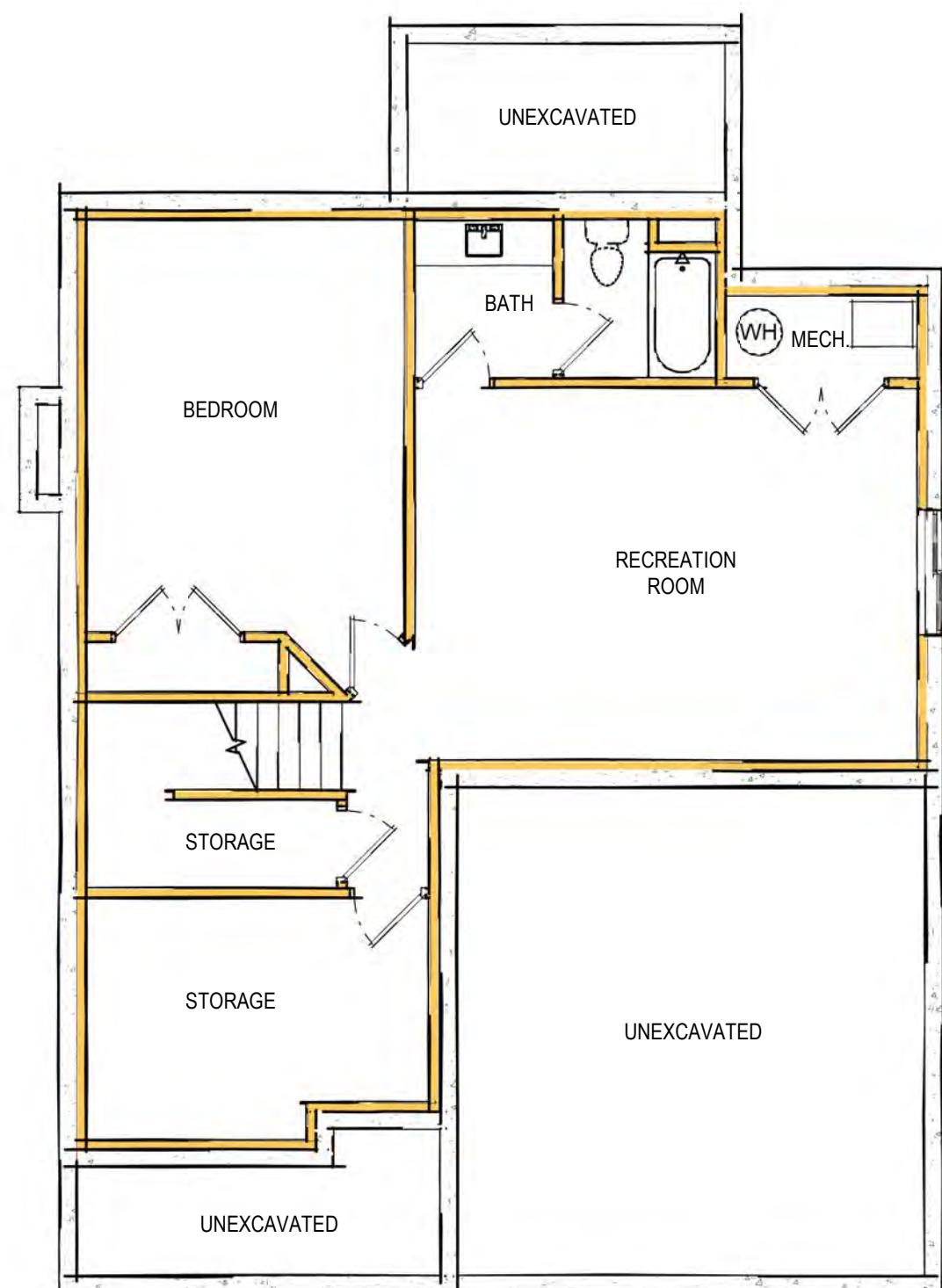
FRONT ELEVATION



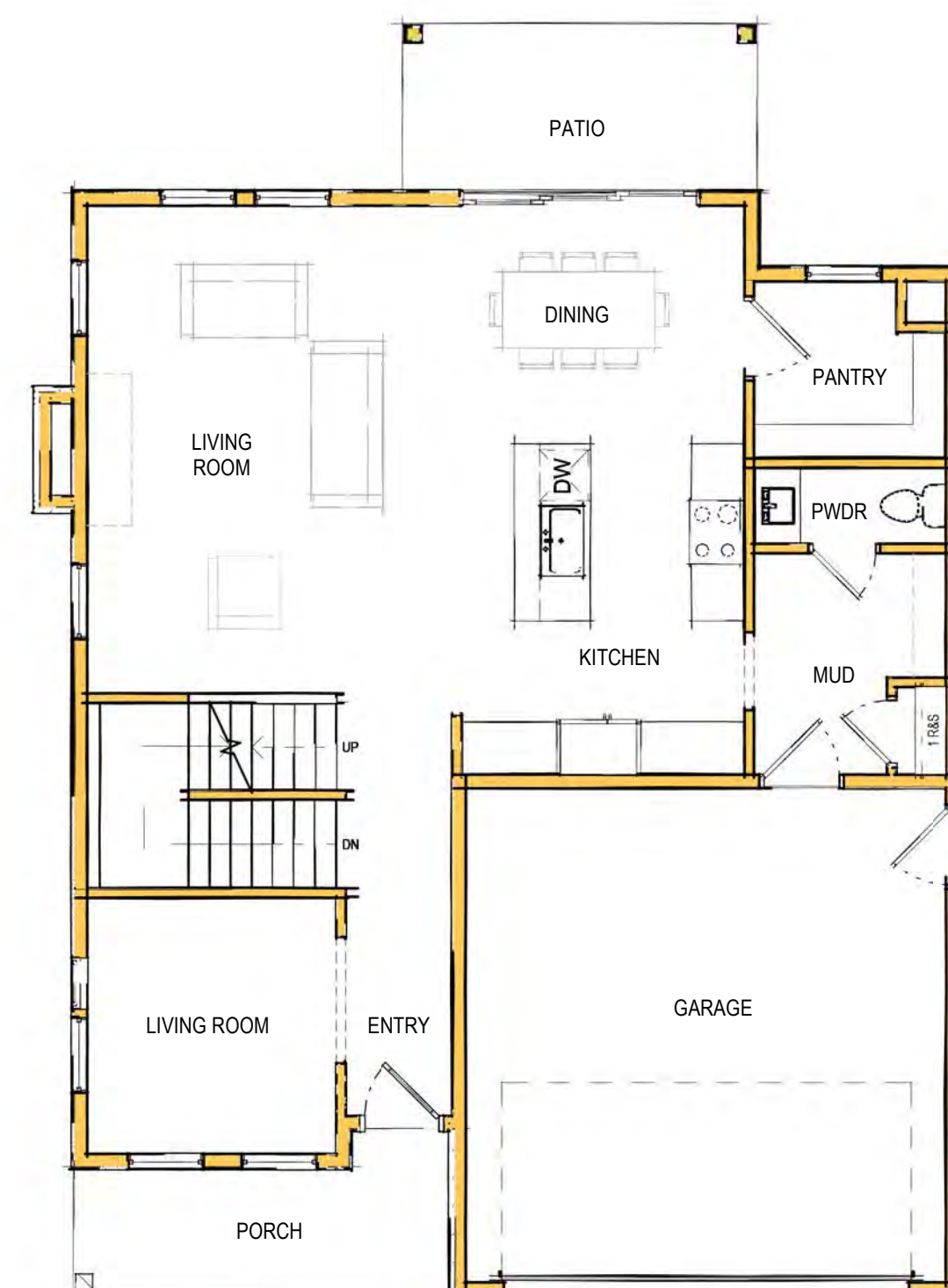
BACK ELEVATION



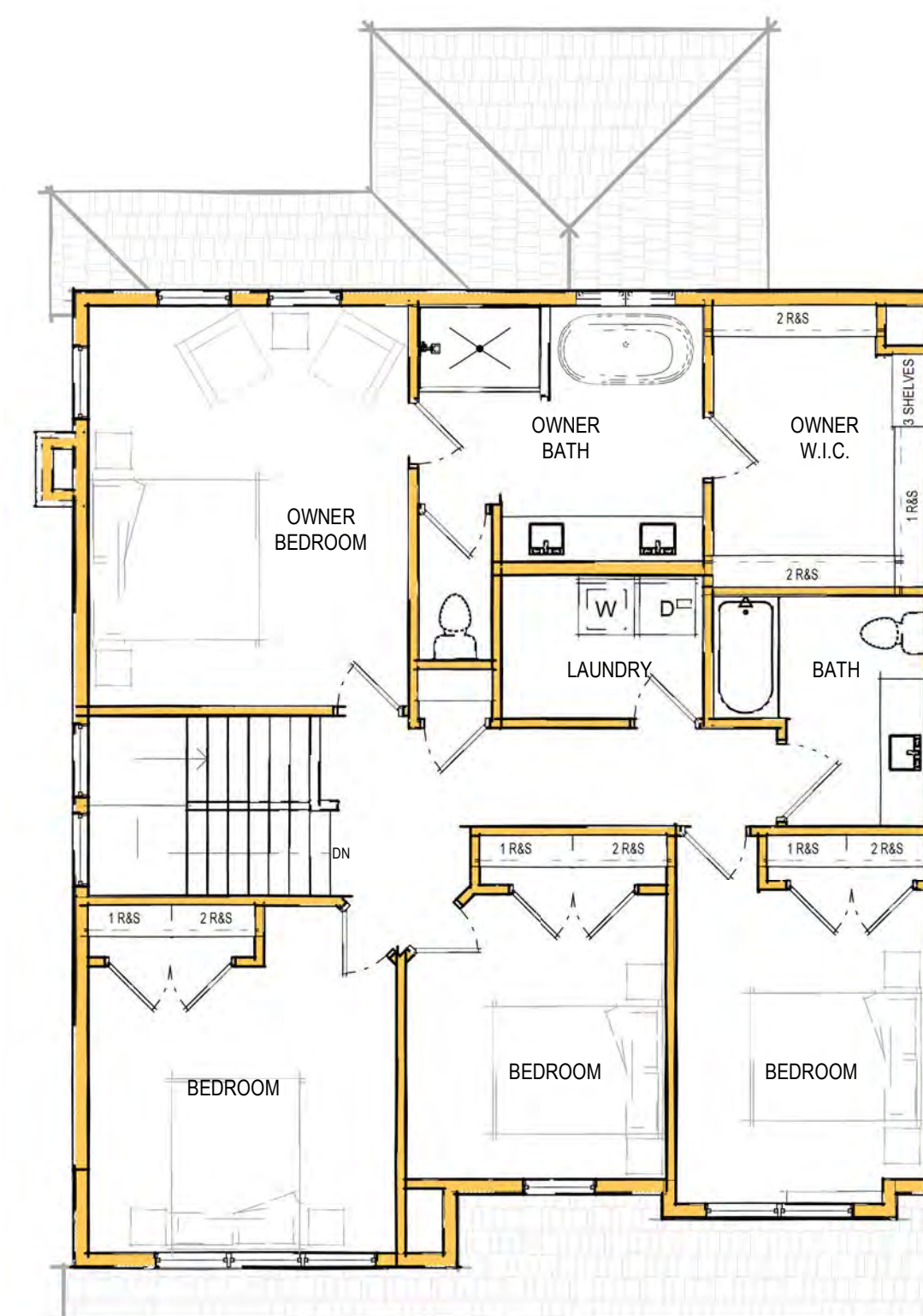
3D VIEW



BASEMENT



MAIN FLOOR



SECOND FLOOR



TWO STORY (PLAN 3)
SONGBIRD COVE

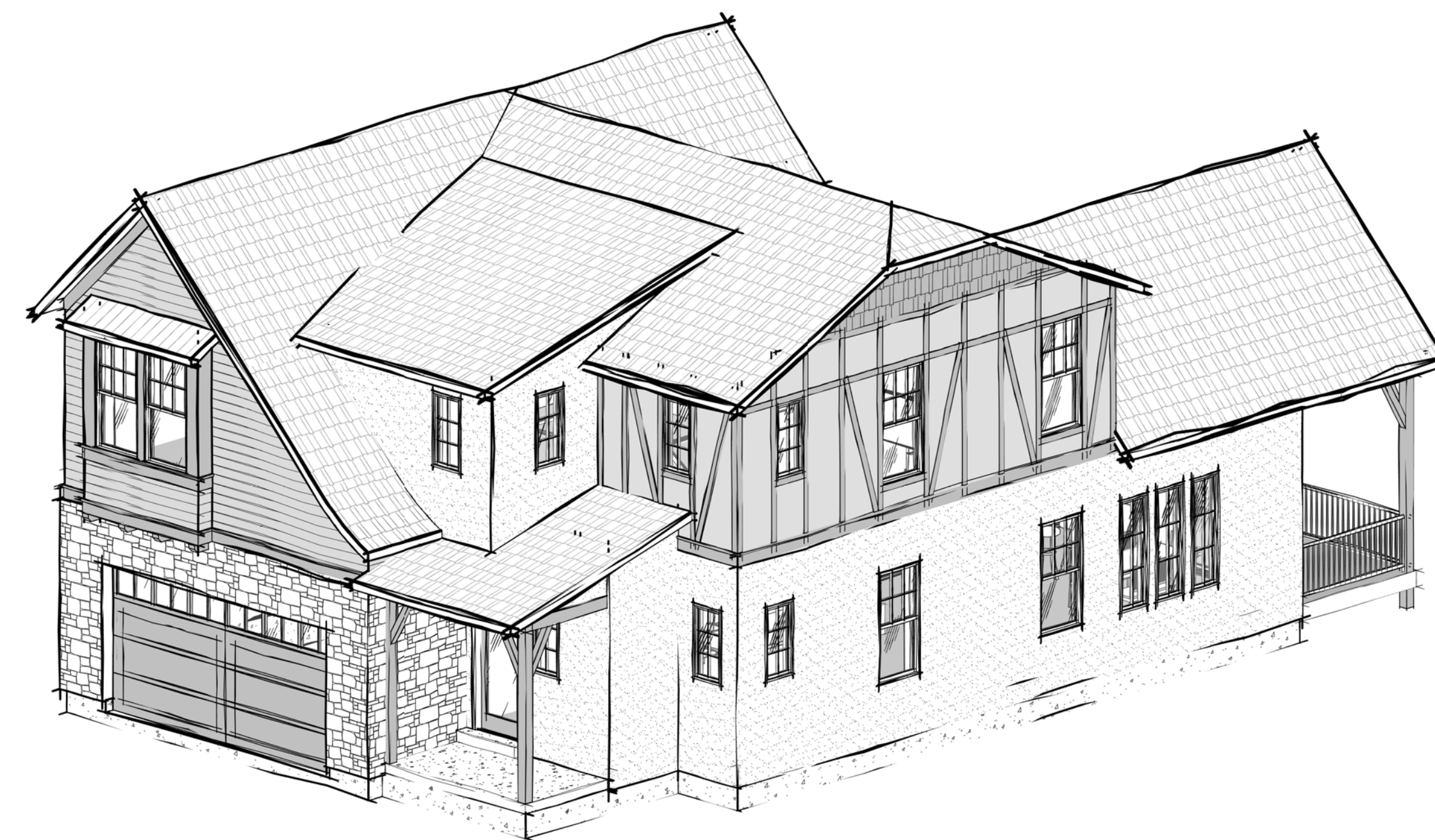
CONCEPTUAL DESIGN
1/25/2022



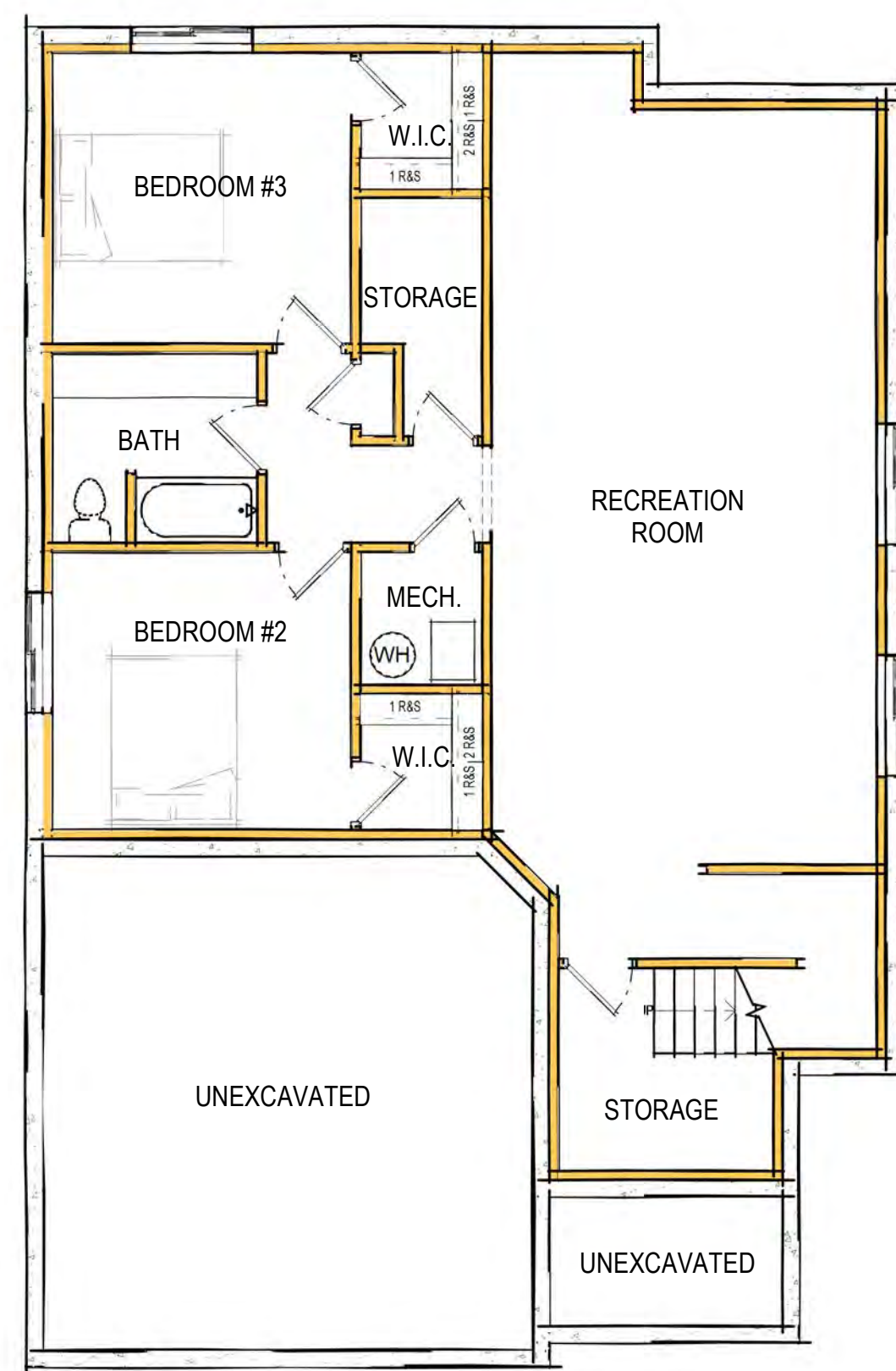
FRONT ELEVATION



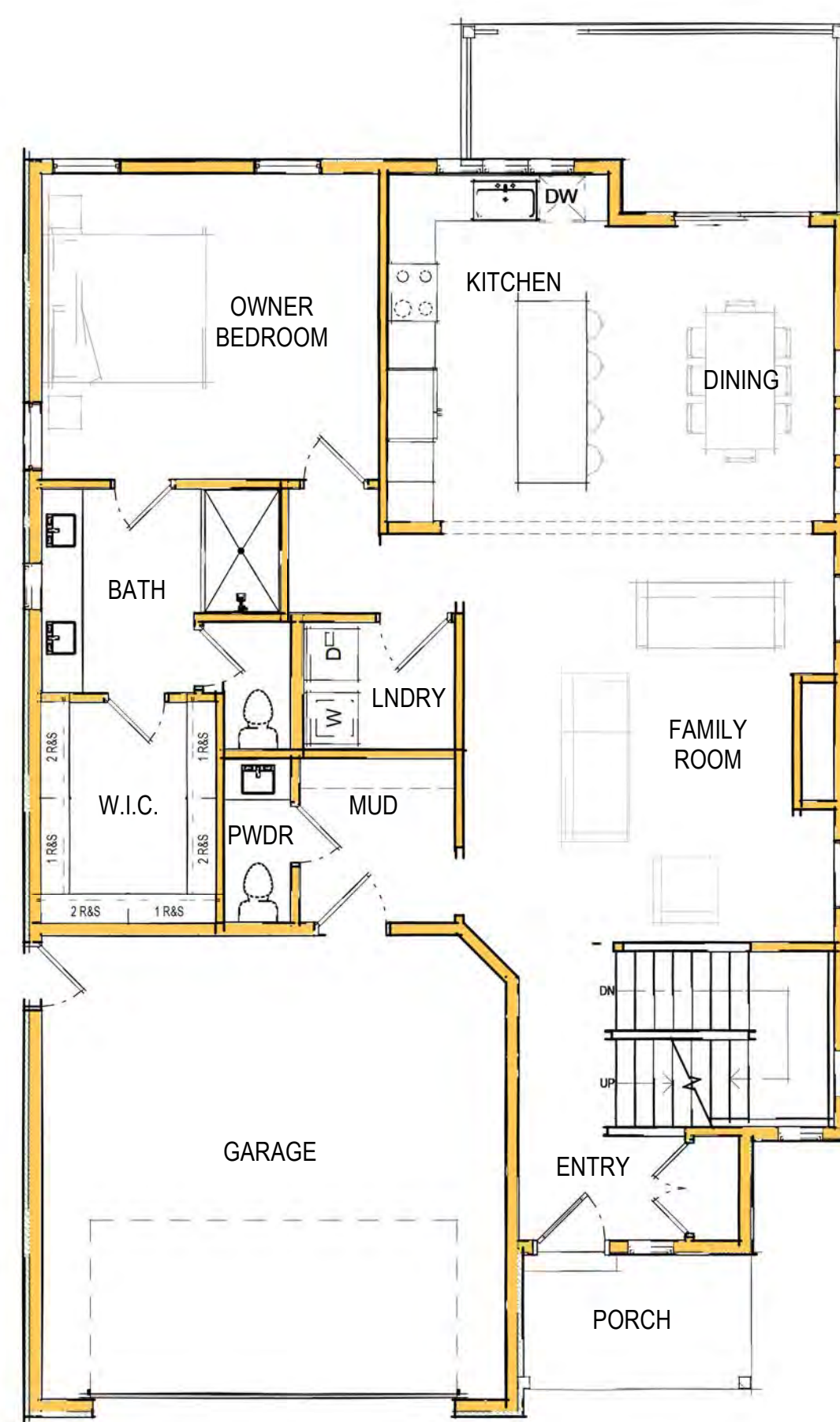
BACK ELEVATION



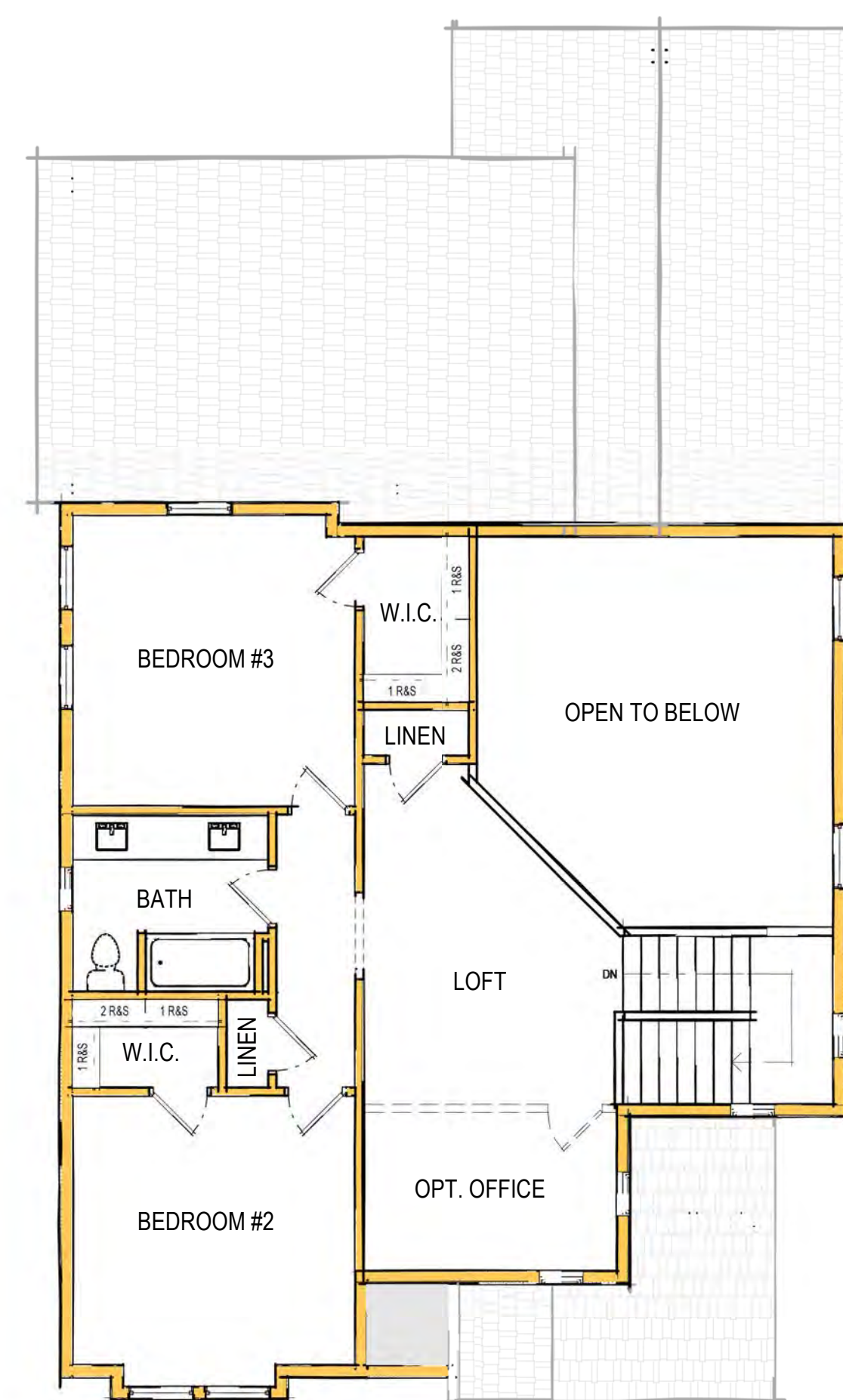
3D VIEW



BASEMENT



MAIN FLOOR



SECOND FLOOR



TWO STORY (PLAN 2)
SONGBIRD COVE

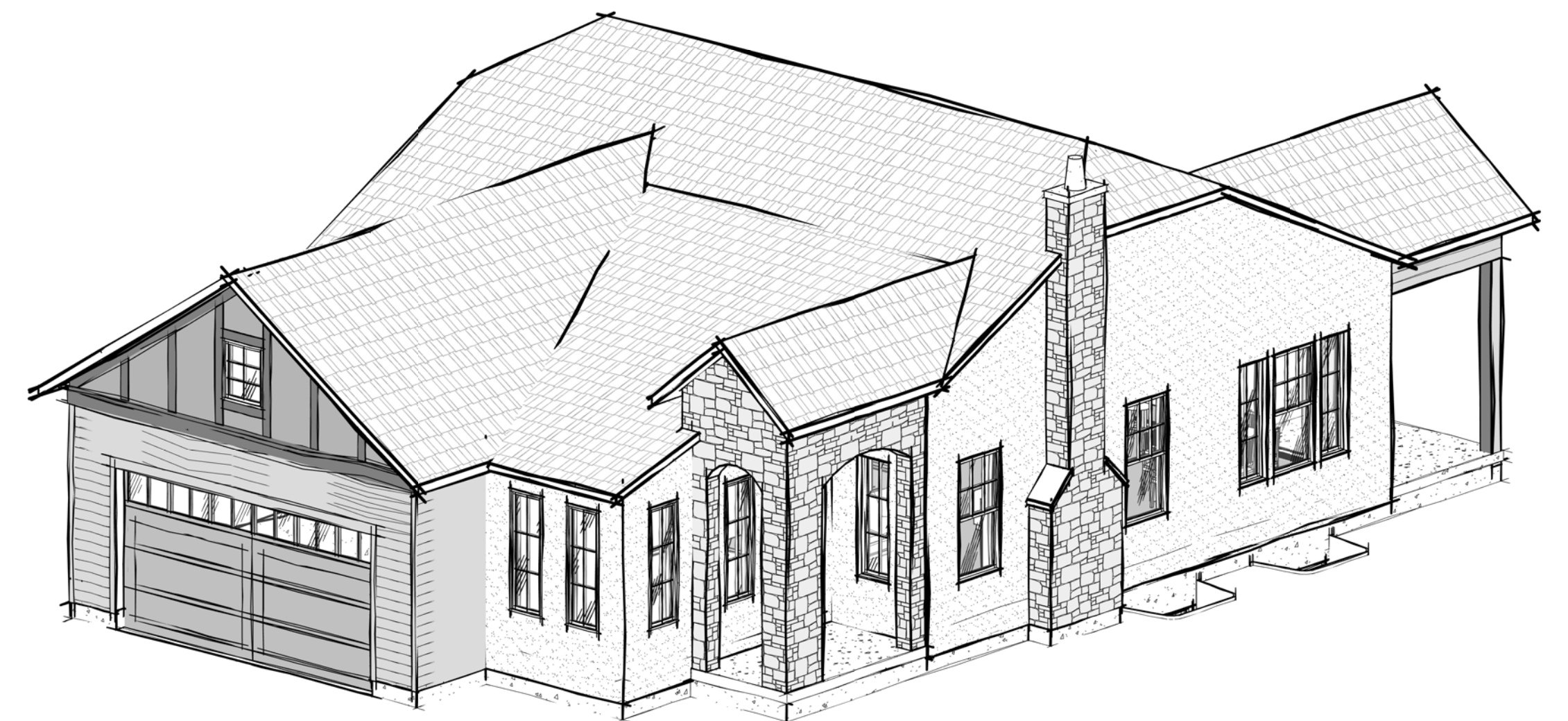
CONCEPTUAL DESIGN
1/25/2022



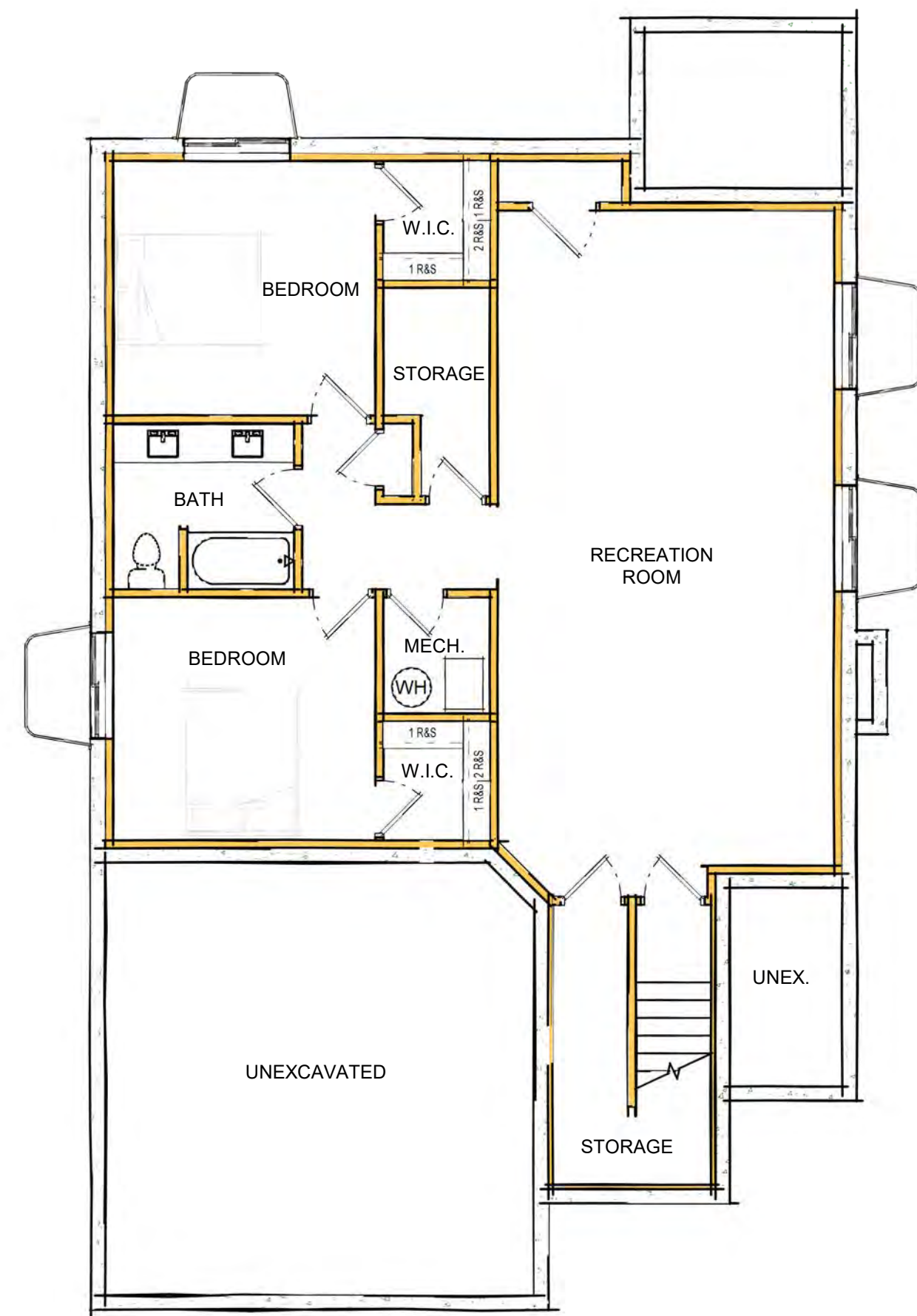
FRONT ELEVATION



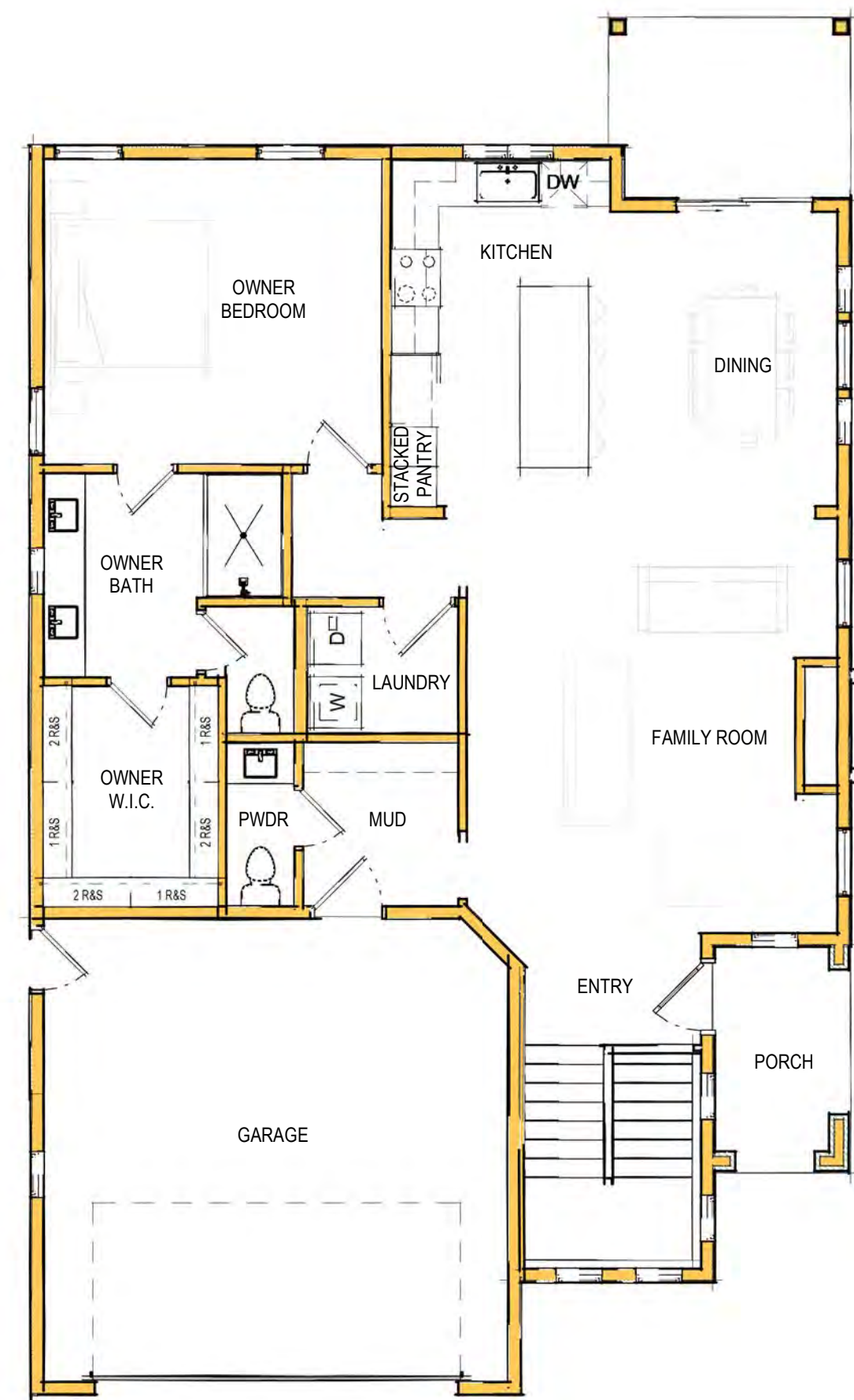
BACK ELEVATION



3D VIEW



BASEMENT



MAIN FLOOR



RAMBLER - SIDE ENTRY (PLAN 1)
SONGBIRD COVE

CONCEPTUAL DESIGN
1/25/2022

LINDON HEIGHTS PLAZA
LOCATED IN THE SOUTH HALF OF SECTION 28 & THE NORTH HALF OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
LINDON CITY, UTAH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Jeron R. Alkin II, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 5992544 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as LINDON HEIGHTS PLAZA and has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct.

Date of Plat: FEBURARY 9, 2022

Signature: _____

Registration No.: 5992544

NARRATIVE

THE PURPOSE OF THIS MAP IS SUBDIVIDE A PARCEL OF LAND INTO 3 COMMERCIAL LOTS AND 1 REMAINDER PARCEL. BEARINGS ARE BASED ON TWO FOUND SECTION CORNER MONUMENTS A THE WEST QUARTER CORNER AND WITNESS CORNER OF THE SOUTH-WEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. A LINE BEARING SOUTH 00°21'52" EAST BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARING. THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1/20,000 TOLERANCE.

BOUNDARY DESCRIPTION

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 00°21'52" EAST, A DISTANCE OF 2,476.06 FEET; THENCE NORTH 89°38'08" EAST, A DISTANCE OF 1,912.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE STREET (U.S. 89 (R.O.S. MAP# 14-098); THENCE NORTH 89°38'08" EAST, A DISTANCE OF 386.89 FEET; THENCE SOUTH 42°16'19" EAST A DISTANCE OF 146.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 42°16'19" EAST A DISTANCE OF 533.75 FEET TO A POINT A TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.33 FEET (CENTRAL ANGLE BEARS 47°44'32" AND LONG CHORD BEARS SOUTH 66°08'35" EAST 22.66 FEET, BEARING TO CENTER IS NORTH 47°43'41" EAST TO A POINT OF TANGENCY; THENCE NORTH 89°59'09" EAST, A DISTANCE OF 22.58 FEET TO A POINT A TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 43.98 FEET (CENTRAL ANGLE BEARS 89°59'09" AND LONG CHORD BEARS NORTH 44°59'54" EAST 39.59 FEET, BEARING TO CENTER IS NORTH 00°00'51" WEST TO A POINT; THENCE EAST A DISTANCE OF 38.00 FEET TO THE WEST LINE OF LOT 2, 500 NORTH STREET CHURCH PLAT "A" (ENTRY NO. 79981-2009); THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 382.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 500 NORTH STREET; THENCE NORTH 89°36'09" WEST, A DISTANCE OF 111.82 FEET; THENCE NORTH 00°22'54" WEST, ALONG A BOUNDARY LINE AGREEMENT (ENTRY NO. 52153, DATED 1997, BK 4315 PG 845), A DISTANCE OF 80.48 FEET; THENCE SOUTH 89°59'37" EAST, A DISTANCE OF 2.37 FEET; THENCE NORTH, A DISTANCE OF 115.23 FEET; THENCE NORTH 89°59'09" WEST, A DISTANCE OF 291.11 FEET; THENCE SOUTH 46°02'00" WEST, A DISTANCE OF 40.20 FEET TO SAID EAST RIGHT-OF-WAY LINE OF STATE STREET (U.S. 89); THENCE NORTH 42°16'19" WEST, ALONG SAID EAST LINE, A DISTANCE OF 386.97 FEET; THENCE NORTH 47°43'41" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONSISTING OF 174030 SQ.FT. OR 3.995 ACRES

HORIZONTAL DATUM = NAD83

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

LINDON HEIGHTS PLAZA

Do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

Elwood Holdings, LLC
Representative

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH ss.
COUNTY OF UTAH ss.
On this _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledge to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Declaration freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

Notary's Full Name & Commission Number: _____

SHEET 1 OF 1

PROJECT NUMBER: ELH3.10

DRAWN BY: BLB

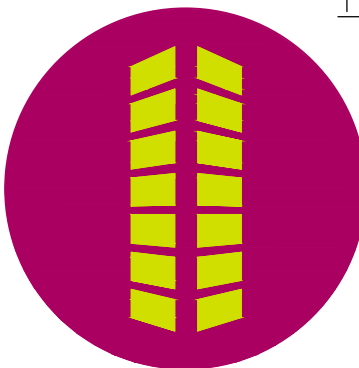
CHECKED BY: JRA

CHECKED BY: 02/09/2022

LINDON HEIGHTS PLAZA

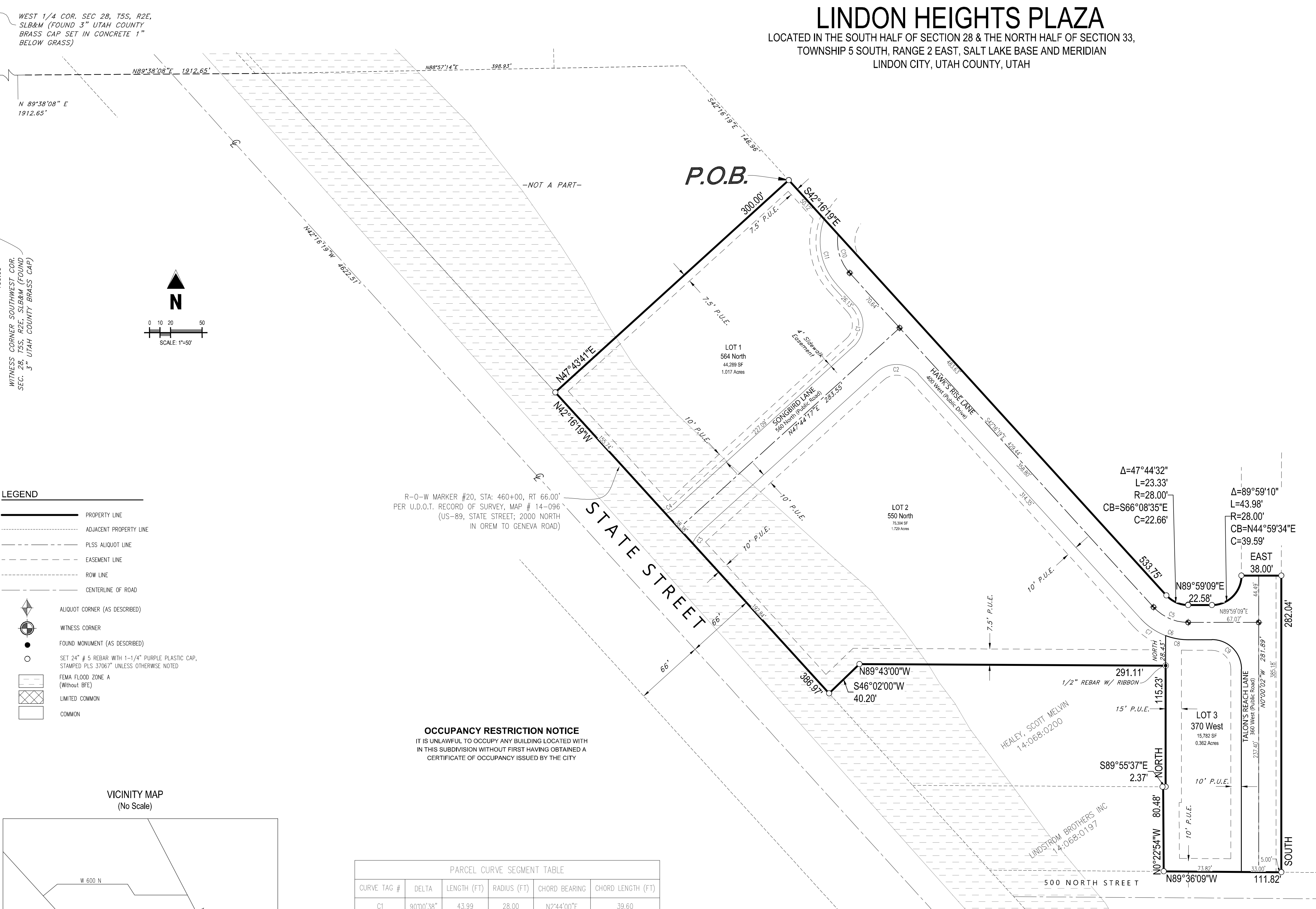
LOCATED IN THE SOUTH HALF OF SECTION 28 & THE NORTH
HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
LINDON CITY, UTAH COUNTY, UTAH

PREPARED BY

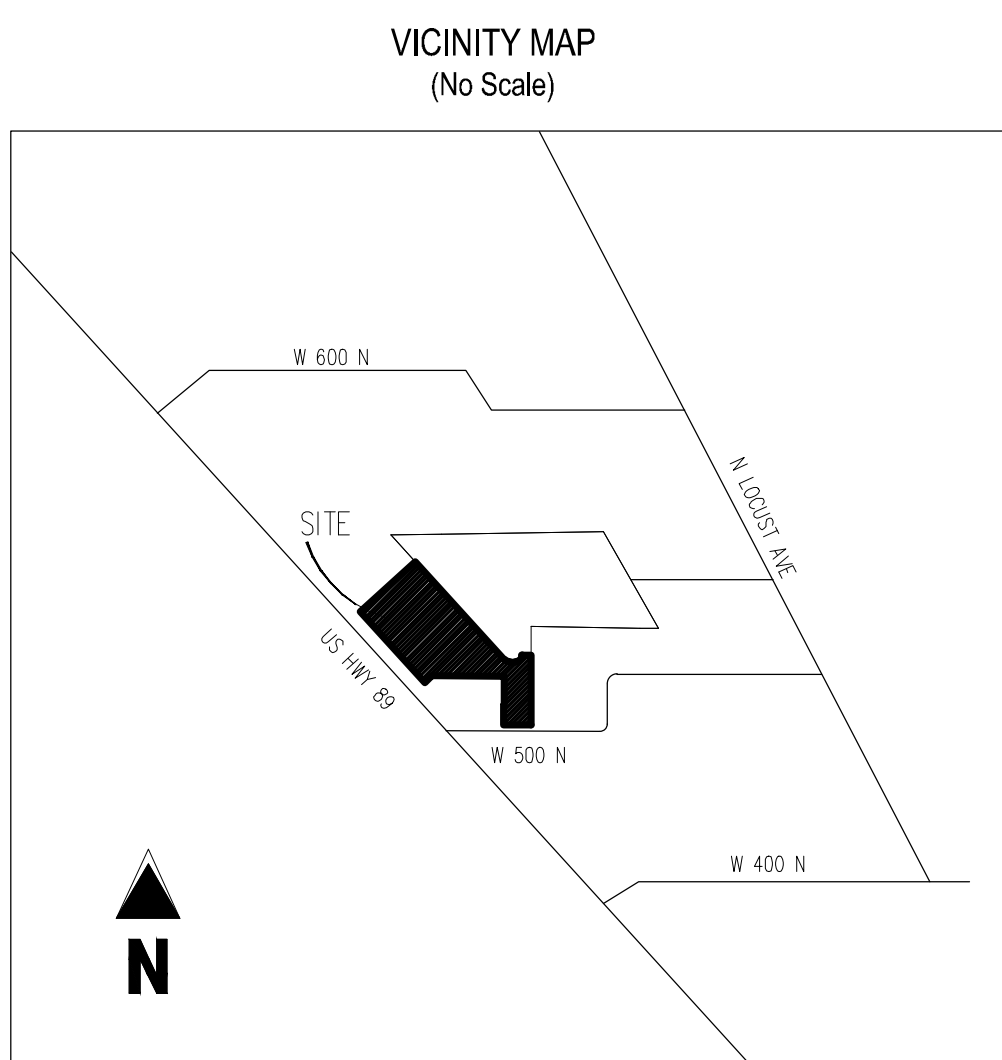


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- LEGEND
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PLSS ALIQUOT LINE
 - EASEMENT LINE
 - ROW LINE
 - CENTERLINE OF ROAD
 - ALIQUOT CORNER (AS DESCRIBED)
 - WITNESS CORNER
 - FOUND MONUMENT (AS DESCRIBED)
 - SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
 - FEMA FLOOD ZONE A (Without BFE)
 - LIMITED COMMON
 - COMMON



OCCUPANCY RESTRICTION NOTICE
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITH
IN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A
CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90°00'38"	43.99	28.00	N2°44'00"E	39.60
C2	89°59'22"	43.98	28.00	N87°16'00"W	39.59
C3	25°29'12"	12.46	28.00	S34°59'05"W	12.35
C4	25°09'33"	12.30	28.00	N60°18'28"E	12.20
C5	47°44'32"	37.08	44.50	S66°08'35"E	36.02
C6	47°44'32"	50.83	61.00	S66°08'35"E	49.37
C7	27°11'37"	28.95	61.00	S55°52'07"E	28.68
C8	20°32'55"	21.68	61.00	S79°44'23"E	21.76
C9	90°00'49"	43.99	28.00	N45°00'26"W	39.60
C10	51°00'28"	39.62	44.50	S16°46'05"E	38.32
C11	62°40'35"	66.73	61.00	S10°56'01"E	63.45

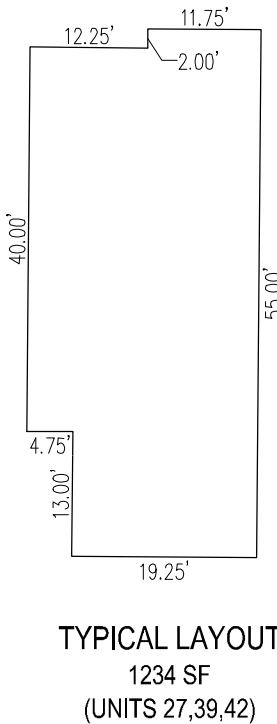
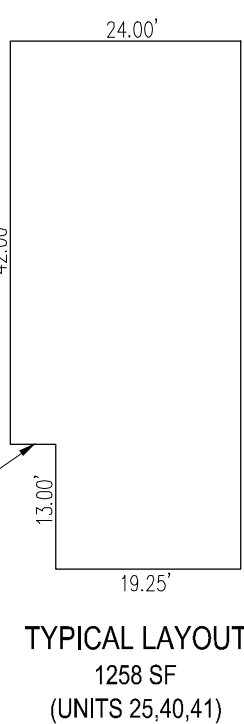
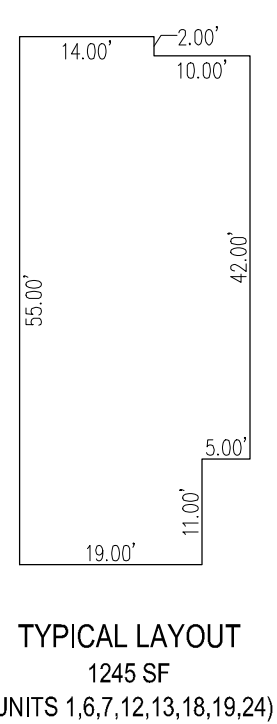
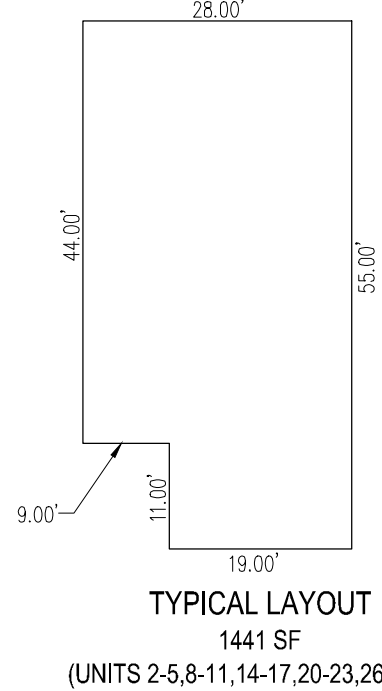
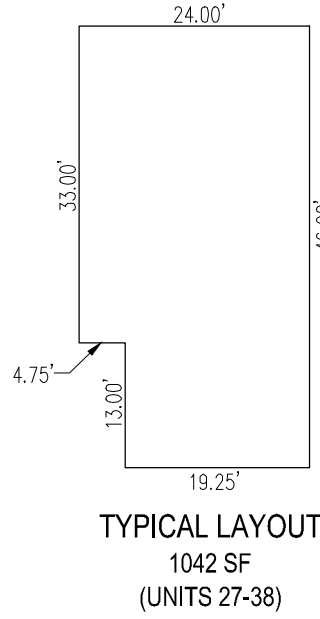
APPROVAL BY LEGISLATIVE BODY

The City of LINDON, County of Utah, approves this subdivision and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public. This _____, day of _____, 20____, A.D.

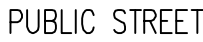
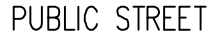
MAYOR _____ Planning Director _____
PLANNING COMMISSION CHAIR _____ CITY ATTORNEY _____
Approved _____ Attest _____
Engineer _____ Clerk - Recorder _____

CONDITIONS OF APPROVAL

LOCATED IN THE SOUTH HALF OF SECTION 28 & THE NORTH HALF OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
LINDON CITY, UTAH COUNTY, UTAH



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



N.T.S

I, Jerron R. Atkin II, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 5992544 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as **SONGBIRD COVE** and has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct.

Date of Plat: NOVEMBER 12, 2021

signature: _____

Registration No.: 5992544

THE PURPOSE OF THIS MAP IS SUBDIVIDE A PARCEL OF LAND INTO 3 COMMERCIAL LOTS AND 1 REMAINDER PARCEL. BEARINGS ARE BASED ON TWO FOUND SECTION CORNER MONUMENTS A THE WEST QUARTER CORNER AND WITNESS CORNER OF THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. A LINE BEARING SOUTH 00°21'52" EAST BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARING. THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1/20,000 TOLERANCE.

[illegible]

CONSISTING OF 327378 SQ.FT. OR 7.516 ACRES

HORIZONTAL DATUM = NAD83

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

SONGBIRD COVE

Do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for Public use
in witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20__.

Elwood Holdings, LLC
Representative

STATE OF UTAH

COUNTY OF UTAH

On this _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledge to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

Notary's Full Name & Commission Number: _____

LOCATED IN THE SOUTH HALF OF SECTION 28 & THE NORTH
HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
LINDON CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

2015 West Grove Parkway, Suite H
Pleasant Grove, Utah 84062

2015 West Grove Parkway, Suite H
Pleasant Grove, Utah 84062

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100

The City of LINDON, County of Utah, approves this subdivision and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public. This _____, day of _____, 20_____, A.D.

MAYOR

PLANNING COMMISSION CHAIR

Planning Director

CITY ATTORNEY

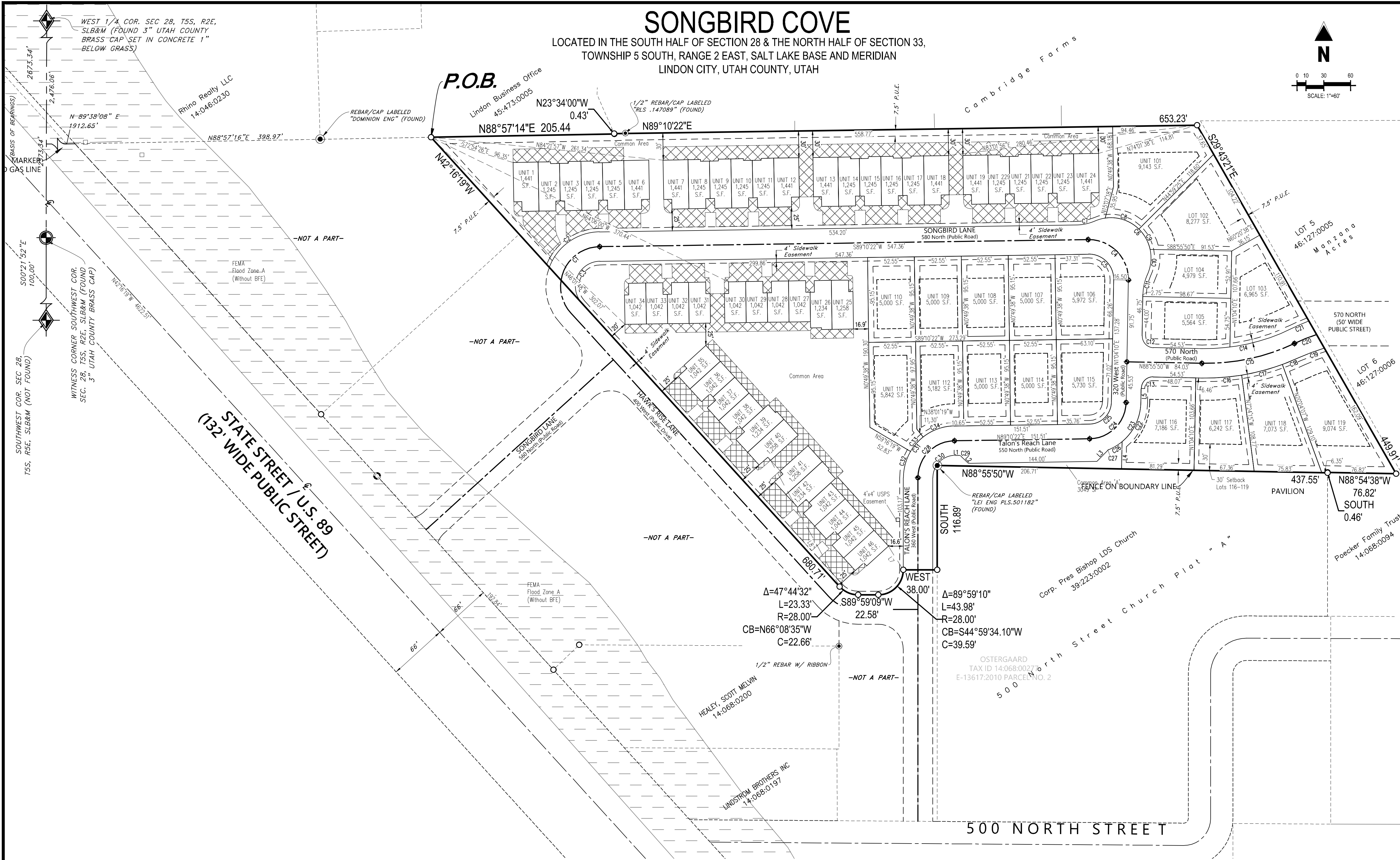
Approved _____ Attest _____
Engineer Clerk - Recorder

SURVEYORS SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDERS OFFICE



PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	80°26'13"	62.47	44.50	S48°57'16"W	57.47
C2	68°46'06"	73.21	61.00	S54°47'19"W	68.90
C3	131°26'41"	64.24	28.00	S23°27'02"W	51.05
C4	91°53'48"	71.37	44.50	N44°52'44"W	63.97
C5	91°53'48"	44.91	28.00	S44°52'44"E	40.25
C6	137°55'50"	108.33	45.00	N44°21'43"W	84.00
C7	22°30'01"	21.60	55.00	N77°55'22"E	21.46
C8	52°14'52"	41.04	45.00	N71°51'31"W	39.63
C9	33°39'42"	26.44	45.00	N28°54'14"W	26.06
C10	36°40'35"	28.81	45.00	N6°15'55"E	28.32
C11	23°32'02"	22.59	55.00	S12°50'11"W	22.43
C12	90°00'00"	20.42	13.00	S43°55'50"E	18.38
C13	90°00'00"	20.42	13.00	S46°04'10"W	18.38
C14	27°11'50"	103.01	217.00	N77°28'15"E	102.04
C15	26°16'01"	107.05	233.50	S77°56'10"W	106.11
C16	9°58'49"	45.11	258.98	N86°04'46"E	45.05
C17	9°42'20"	47.14	278.28	N75°15'52"E	47.08
C18	3°33'11"	19.78	318.99	S67°25'09"W	19.78
C19	8°08'06"	30.81	217.00	S69°27'57"W	30.78
C20	6°33'59"	26.76	233.50	S68°05'09"W	26.75
C21	4°59'56"	21.81	250.00	S66°22'18"W	21.81
C22	49°21'12"	49.96	58.00	S25°44'46"W	48.43
C23	66°27'48"	67.28	58.00	N34°18'04"E	63.57
C24	88°06'12"	63.81	41.50	N45°07'16"E	57.71
C25	88°06'12"	38.44	25.00	S45°07'16"W	34.77
C26	17°06'36"	17.32	58.00	N58°58'40"E	17.26
C27	23°21'36"	2.04	5.00	S55°51'10"W	2.02
C28	89°10'23"	64.59	41.50	N44°35'11"E	58.26
C29	45°00'00"	3.93	5.00	N68°19'38"W	3.83
C30	89°10'23"	38.91	25.00	S44°35'11"W	35.10
C31	89°10'23"	90.27	58.00	N44°35'11"E	81.43
C32	29°10'58"	31.07	61.00	S15°21'50"W	30.73
C33	21°15'00"	21.51	58.00	S41°21'11"W	21.39
C34	37°11'41"	37.65	58.00	S70°34'31"W	36.99

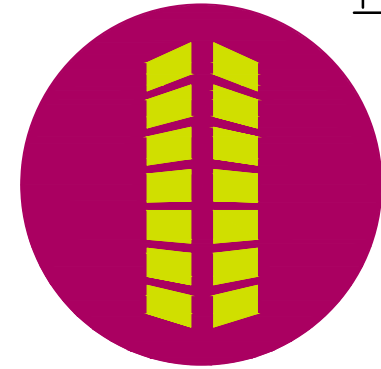
PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N89°10'22"E	4.16
L2	S45°49'38"E	10.66
L3	N44°10'22"E	16.94
L4	S1°04'10"W	30.63
L5	S1°04'10"W	16.03
L7	S32°00'49"E	31.27
L8	S28°38'42"E	161.29

SONGBIRD COVE

LOCATED IN THE SOUTH HALF OF SECTION 28 & THE NORTH HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN LINDON CITY, UTAH COUNTY, UTAH

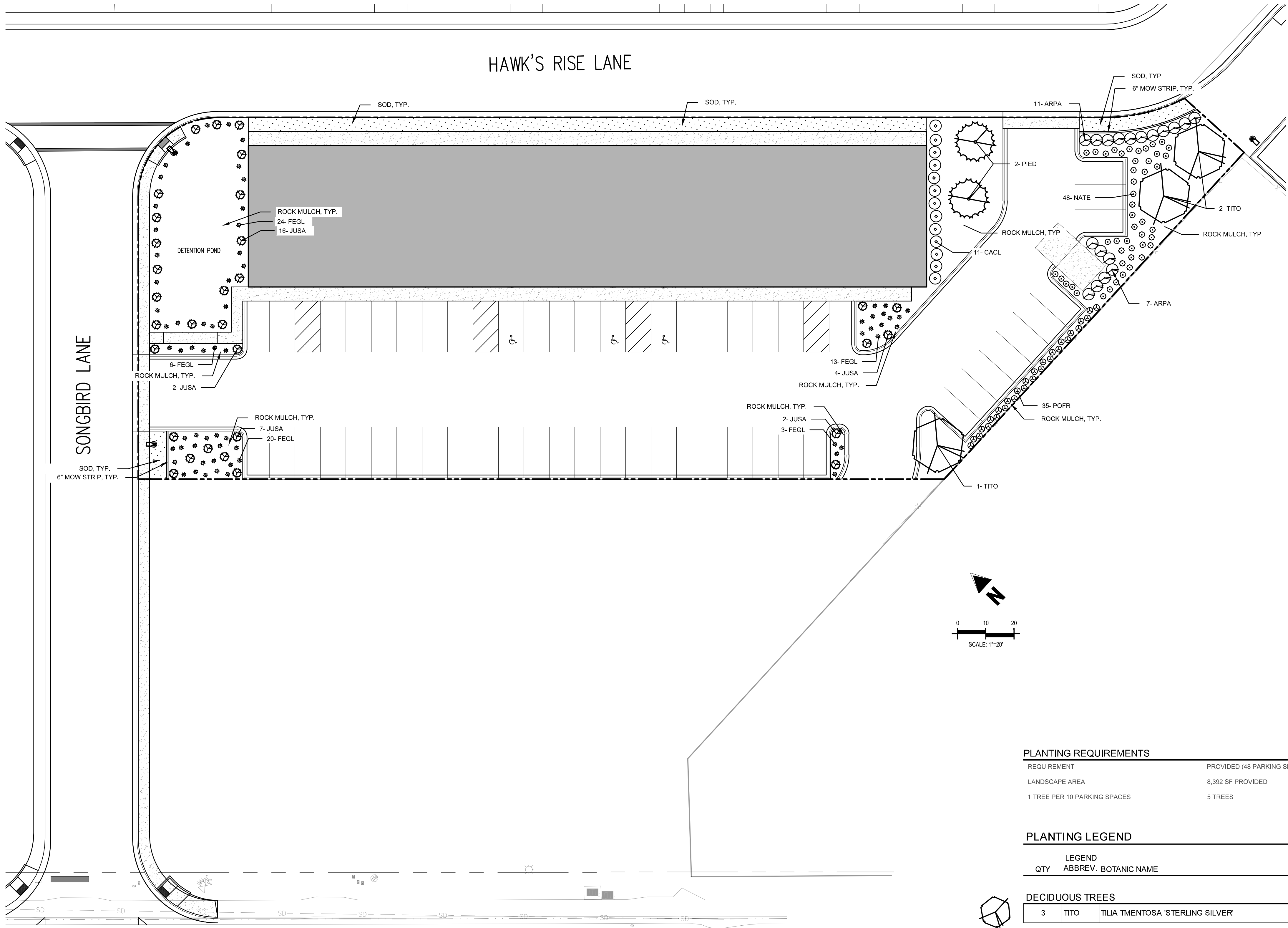
SHEET 2 OF 2

PREPARED BY



Galloway

2015 West Grove Parkway, Suite H
Pleasant Grove, Utah 84062
385.248.0460
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STATE STREET

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

PLANTING REQUIREMENTS

REQUIREMENT	PROVIDED (48 PARKING SPACES)
LANDSCAPE AREA	8,392 SF PROVIDED
1 TREE PER 10 PARKING SPACES	5 TREES

PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (V,L,L,M,H)	WATER USE	SUN/SHADE
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DECIDUOUS TREES

3	TITO	TILIA TMENTOSA 'STERLING SILVER'	STERLING SILVER LINDON	2" CAL. B&B	45'X30'	M	SUN
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EVERGREEN TREES

2	PIED	PINUS EDULIS	PINYON PINE	6' HEIGHT B&B	25'X15'	L	SUN
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DECIDUOUS SHRUBS

29	POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA	#5 CONT. 18-24"	2'X3'	L/M	SUN/PART SHADE
11	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN

EVERGREEN SHRUBS

18	ARPA	ARCTOSTAPHYLOS 'PANCHITO'	PANCHITO MANZANITA	#5 CONT. 18-24"	2.4'	VL	SUN/PART SHADE
29	JUSA	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	#5 CONT. 18-24"	18"X8'	VL	SUN/PART SHADE

ORNAMENTAL GRASSES

67	FEGL	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#1 CONT.	1'X1'	VL	SUN
47	NATE	NASSELLA TENUISSIMA	MEXICAN FEATHER	#1 CONT.	2'X1'	VL	SUN

SOD

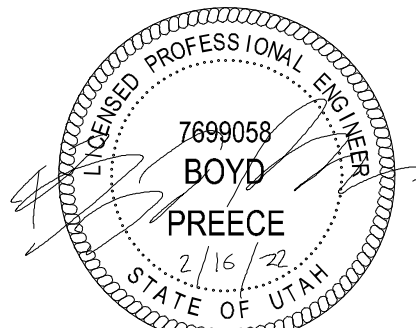
1,505 SF		FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M	
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MULCH

6,887 SF		ROCK COBBLE MULCH	2" 4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
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Galloway

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Pleasant Grove, UT 84062
303.770.8884
gallowayus.com



PRELIMINARY

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LINDON COMMERCIAL - PHASE 1
CONSTRUCTION DOCUMENTS

550 NORTH STATE STREET
LINDON, UT

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project No:	ELH1.21
Drawn By:	TDV
Checked By:	BAP
Date:	02/16/2022

LANDSCAPE PLAN

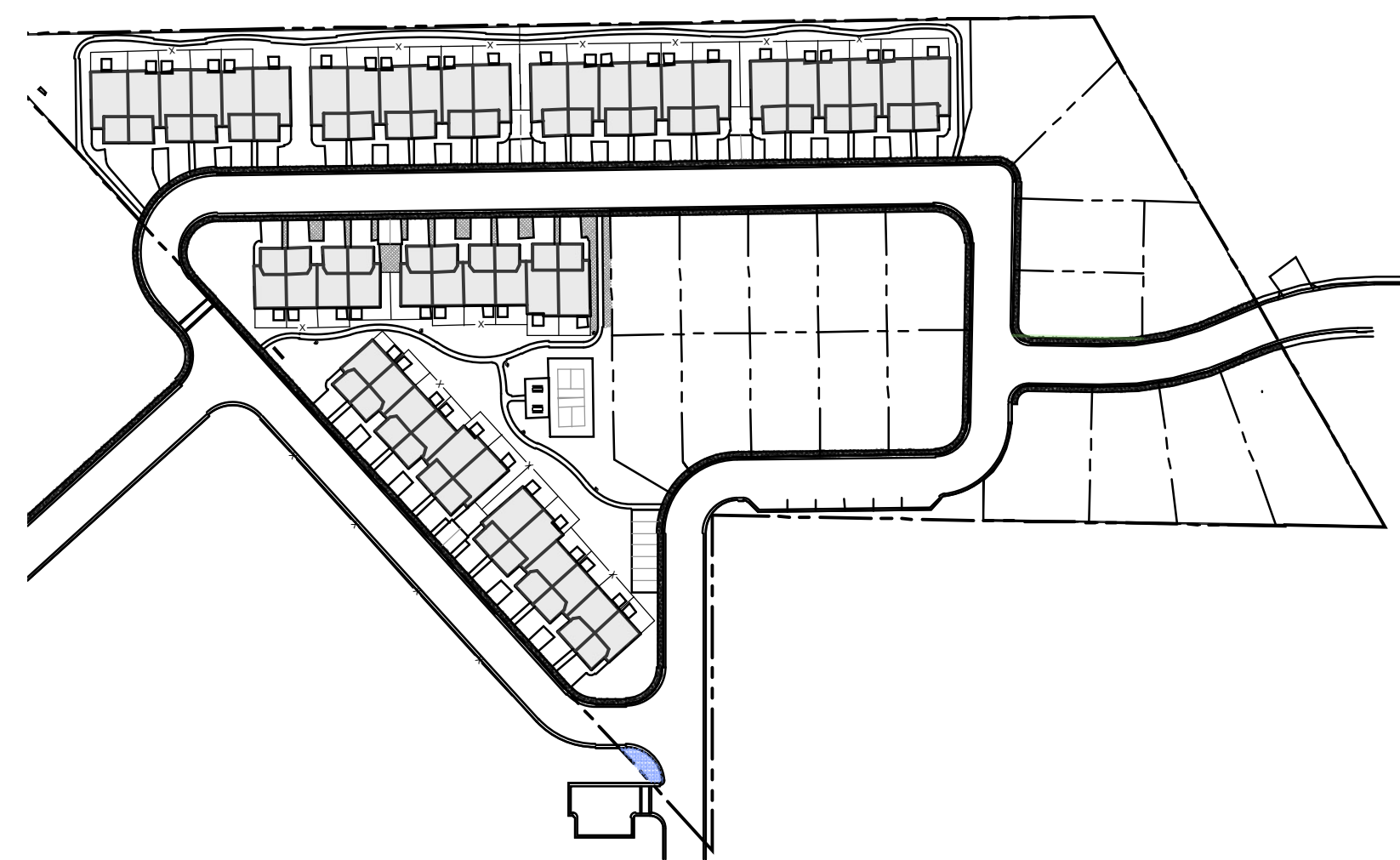
L1.1

ISSUE DESCRIP. DATE
1.26.2022

REV. DESCRIPTION DATE

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OVERALL PROJECT PLAN



TALON'S REACH LANE

PRECAST
BOUNDARY WALL

PROJECT BOUNDARY

EXIST. CHAINLINK FENCE

LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
9	Cercis canadensis - Multi	Eastern Redbud	1 1/2"
14	Pinus flexilis 'Vanderwolf's Pyramid'	V. P. Limber Pine	6'
17	Pyrus calleryana	Pink Flair Flowering Cherry	2" Cal.
10	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	2" Cal.
7	Prunus virginiana 'Canada Red'	Crimson King Maple	2" Cal.
15	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.
16	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
EVERGREEN SHRUBS			
24	Juniperus communis 'Effusa'	Creeping Juniper	2 Gal.
48	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	2 Gal.
88	Mahonia aquifolium compacta	Compact Oregon Grape	2 Gal.
60	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.
DECIDUOUS SHRUBS			
50	Buddleia davidii 'Blue Chip'	Blue Chip Butterfly Bush	2 Gal.
75	Cornus alba 'Bailhali'	Ivory Halo Dogwood	2 Gal.
80	Euonymus alatus compacta	Dwarf Burning Bush	2 Gal.
84	Ligustrum vulgare 'Lodense'	Lodense Privet	2 Gal.
83	Prunus besseyi 'Pawnee Buttes'	P. B. Sand Cherry	5 Gal.
126	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
52	Rhus typhina 'Tiger Eyes'	Gold Leaved Sumac	2 Gal.
58	Potentilla fruticosa 'Bella Bellissima'	Bella Bellissima Cinquefoil	5 Gal.
ORNAMENTAL GRASSES			
210	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
68	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
PERENNIALS			
125	Lavandula x intermedia 'Gros Bleu'	Gros Bleu Lavender	1 Gal.
TURF			
11,000 S.F.	Chanshare Imperial Bluegrass		Sod
MULCH			
	Stone Cover Quarries, Flagstone Chips, Medium, 1 - 2" -		3" depth
	Park Area Planter Beds		
	Wood Mulch, Medium, Brown - Front / Side Yard Unit Planter Beds		3" depth
EDGING			
	Metal - Aluminum, Mill Finish, 4" x 3/16"		
BOLLARD LIGHTING - PEDESTRIAN WALKWAY			

TALON'S REACH LANE

PROJECT BOUNDARY

EXIST. CHAINLINK FENCE

NOTE:
EAST PROPERTY TOWNHOME BOUNDARY INTERFACE WITH
ADJACENT RESIDENTIAL REQUIRES 1 TREE / 30' L.F.
243 L.F. @ 30' O.C. = 28 TREES, 9 TREES PROVIDED

SONGBIRD LANE

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

REAR YARDS ENCLOSED WITH
SOLID WOOD FENCE. PROVIDE
GATES TO EACH UNIT.

REAR YARDS ENCLOSED WITH
SOLID WOOD FENCE. PROVIDE
GATES TO EACH UNIT.

ENTRY
SIGN

LOT 35

LOT 36

LOT 37

REAR YARDS
ENCLOSED WITH
SOLID WOOD
FENCE. PROVIDE
GATES TO EACH
UNIT.

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

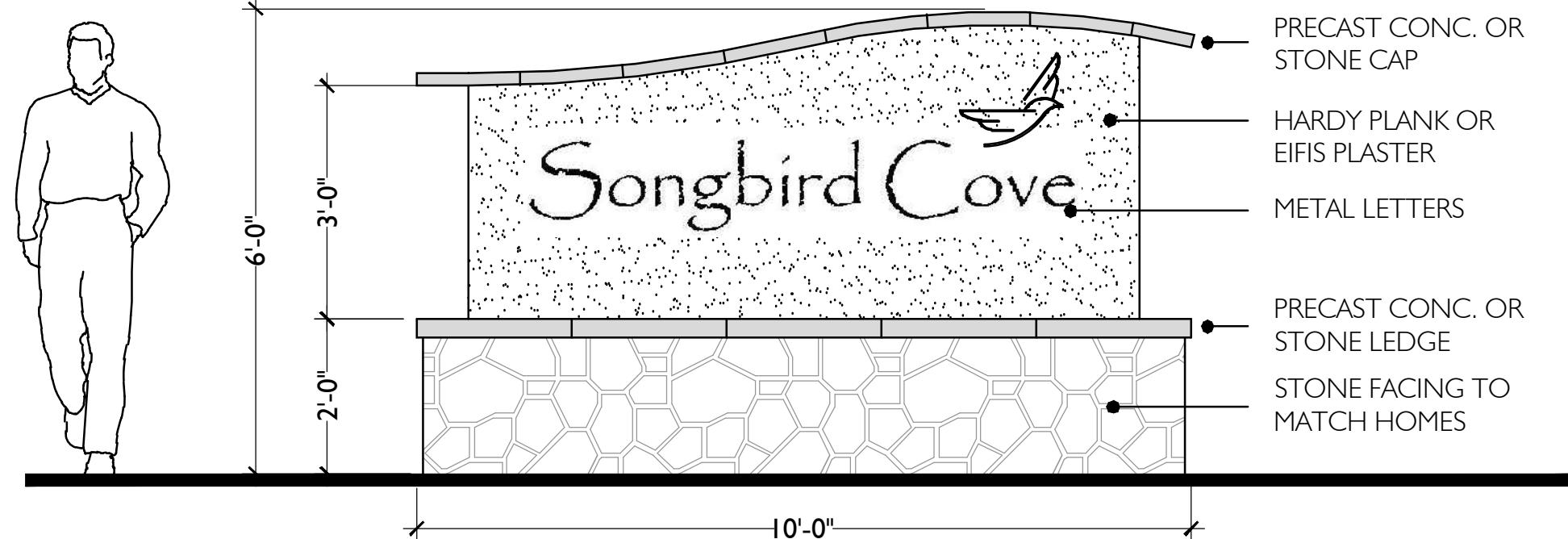
REAR YARDS
ENCLOSED WITH
SOLID WOOD
FENCE. PROVIDE
GATES TO EACH
UNIT.

LOT 44

LOT 45

LOT 46

HAWK'S RISE LANE

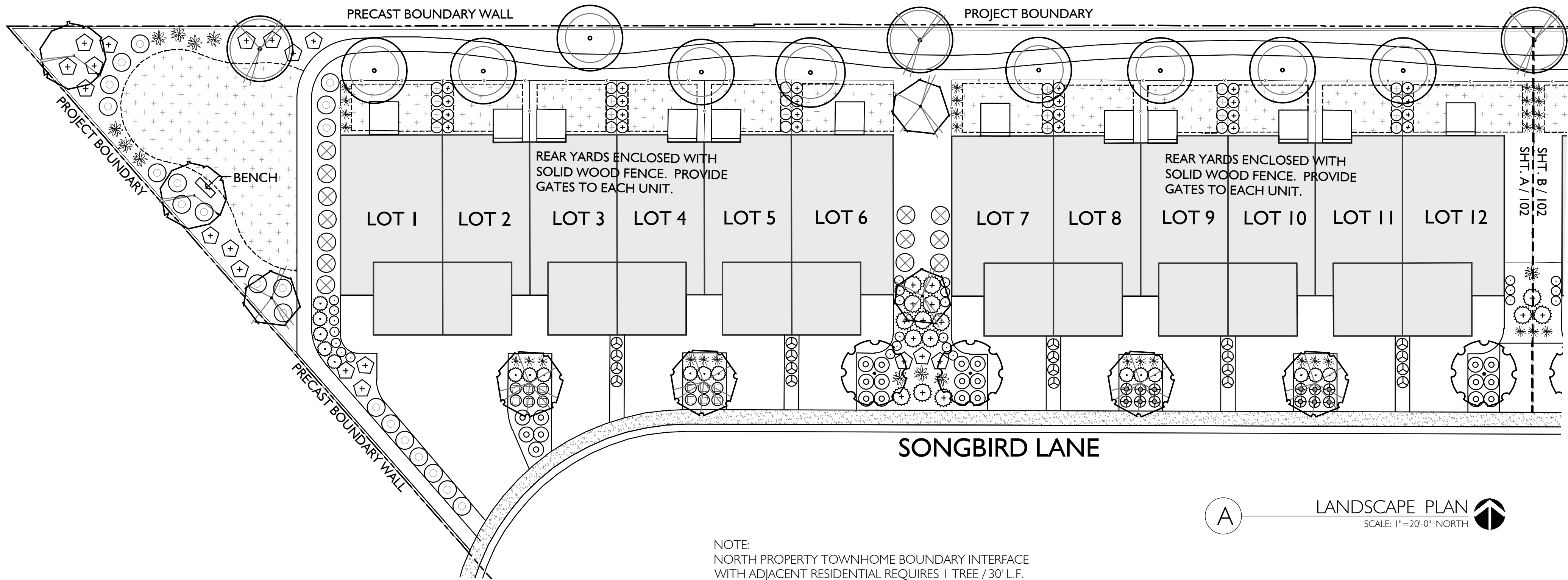


PRECAST CONC. OR
STONE CAP
HARDY PLANK OR
EIFIS PLASTER
METAL LETTERS

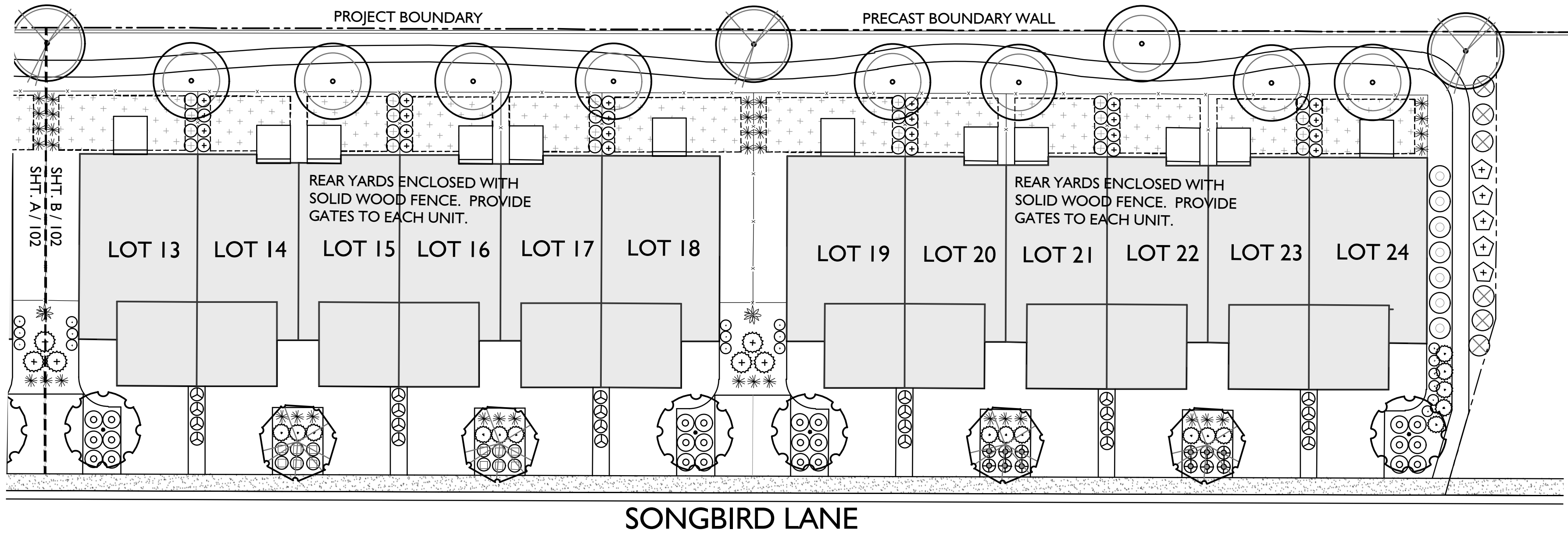
PRECAST CONC. OR
STONE LEDGE
STONE FACING TO
MATCH HOMES

ENTRY SIGN
SCALE: 1/2"=1'-0"LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTHSONGBIRD COVE
550 NORTH STATE STREET
LINDON, UTAHLANDSCAPE
PLAN

L101

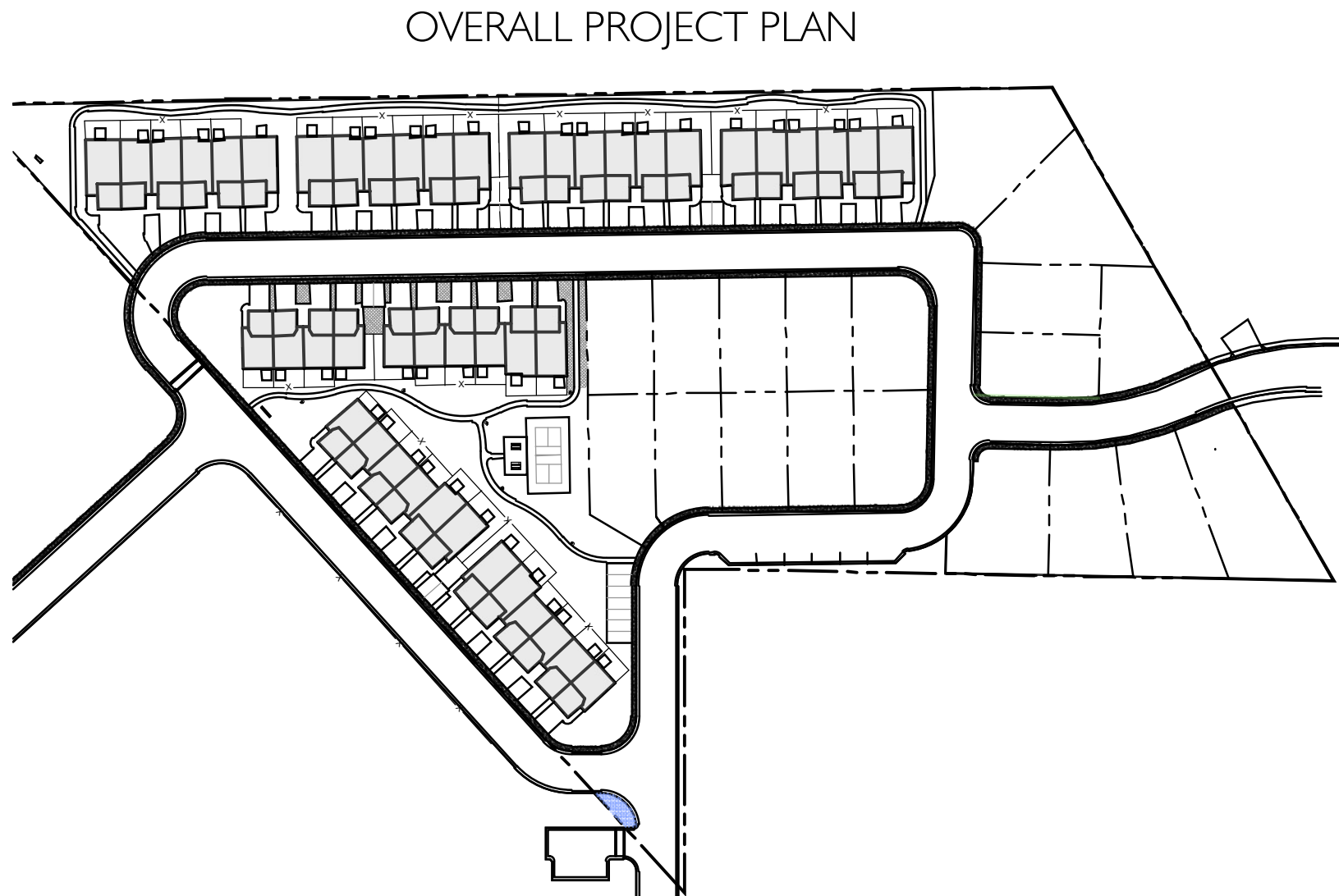


NOTE:
NORTH PROPERTY TOWNHOME BOUNDARY INTERFACE
WITH ADJACENT RESIDENTIAL REQUIRES 1 TREE / 30' L.F.
684 L.F. @ 30' O.C. = 23 TREES, 23 TREES PROVIDED



LANDSCAPE GENERAL NOTES

- ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
- ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
- ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
- ALL TURF AREAS TO RECEIVE MINIMUM FOUR INCHES (4") OF TOPSOIL PRIOR TO LAYING OF SOD.
- ALL SHRUB, GROUNDCOVER AND PERENNIAL BEDS TO RECEIVE MINIMUM FOUR INCHES (4") OF TOPSOIL PRIOR TO PLANTING.
- ALL GROUNDCOVER AND PERENNIALS TO BE PLANTED IN TRIANGULAR FORMATION.
- SUBMIT TOPSOIL REPORT PREPARED BY A QUALIFIED TESTING LABORATORY PRIOR TO SOIL PLACEMENT.
- TOPSOIL SHALL MEET THE FOLLOWING ANALYSIS:
SAND (0.05 - 2.0 mm Dia.) 20 - 70%
CLAY (0.002 - 0.05 mm Dia.) 20 - 70%
THE MAX. RETAINED ON A #10 SIEVE WILL BE 15%.
pH RANGE: OFF 5.5 TO 8.2
MINIMUM OF 4% AND MAX. OF 8% ORGANIC MATTER CONTENT
FREE OF STONE 3/4" OR LARGER
SOLUBLE SALTS <2 dS/m or mmho/cm
SODIUM ABSORPTION RATION (sar) <6.
- METAL EDGING TO OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AREAS AND TO BE SET LEVEL WITH TOP OF SOD.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.



LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
9	Cercis canadensis - Multi	Eastern Redbud	1 1/2"
14	Pinus flexilis 'Vanderwolf's Pyramid'	V. P. Limber Pine	6'
17	Pyrus calleryana	Pink Flair Flowering Cherry	2" Cal.
10	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	2" Cal.
7	Prunus virginiana 'Canada Red'	Crimson King Maple	2" Cal.
15	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.
16	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
EVERGREEN SHRUBS			
24	Juniperus communis 'Effusa'	Creeping Juniper	2 Gal.
48	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	2 Gal.
88	Mahonia aquifolium compacta	Compact Oregon Grape	2 Gal.
60	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.
DECIDUOUS SHRUBS			
50	Buddleia davidii 'Blue Chip'	Blue Chip Butterfly Bush	2 Gal.
75	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.
80	Euonymus alatus compacta	Dwarf Burning Bush	2 Gal.
84	Ligustrum vulgare 'Lodense'	Lodense Privet	2 Gal.
83	Prunus besseyi 'Pawnee Buttes'	P. B. Sand Cherry	5 Gal.
126	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
52	Rhus typhina 'Tiger Eyes'	Gold Leaved Sumac	2 Gal.
58	Potentilla fruticosa 'Bela Bellissima'	Bella Bellissima Cinquefoil	5 Gal.
ORNAMENTAL GRASSES			
210	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
68	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
PERENNIALS			
125	Lavandula x intermedia 'Gros Bleu'	Gros Bleu Lavender	1 Gal.
TURF			
11,000 S.F.	Chanshare Imperial Bluegrass	Sod	
MULCH			
Stone Cover Quarries, Flagstone Chips, Medium, 1 - 2" -			3" depth
Park Area Planter Beds			
Wood Mulch, Medium, Brown - Front / Side Yard Unit Planter Beds			3" depth
EDGING			
Metal - Aluminum, Mill Finish, 4" x 3/16"			
BOLLARD LIGHTING - PEDESTRIAN WALKWAY			

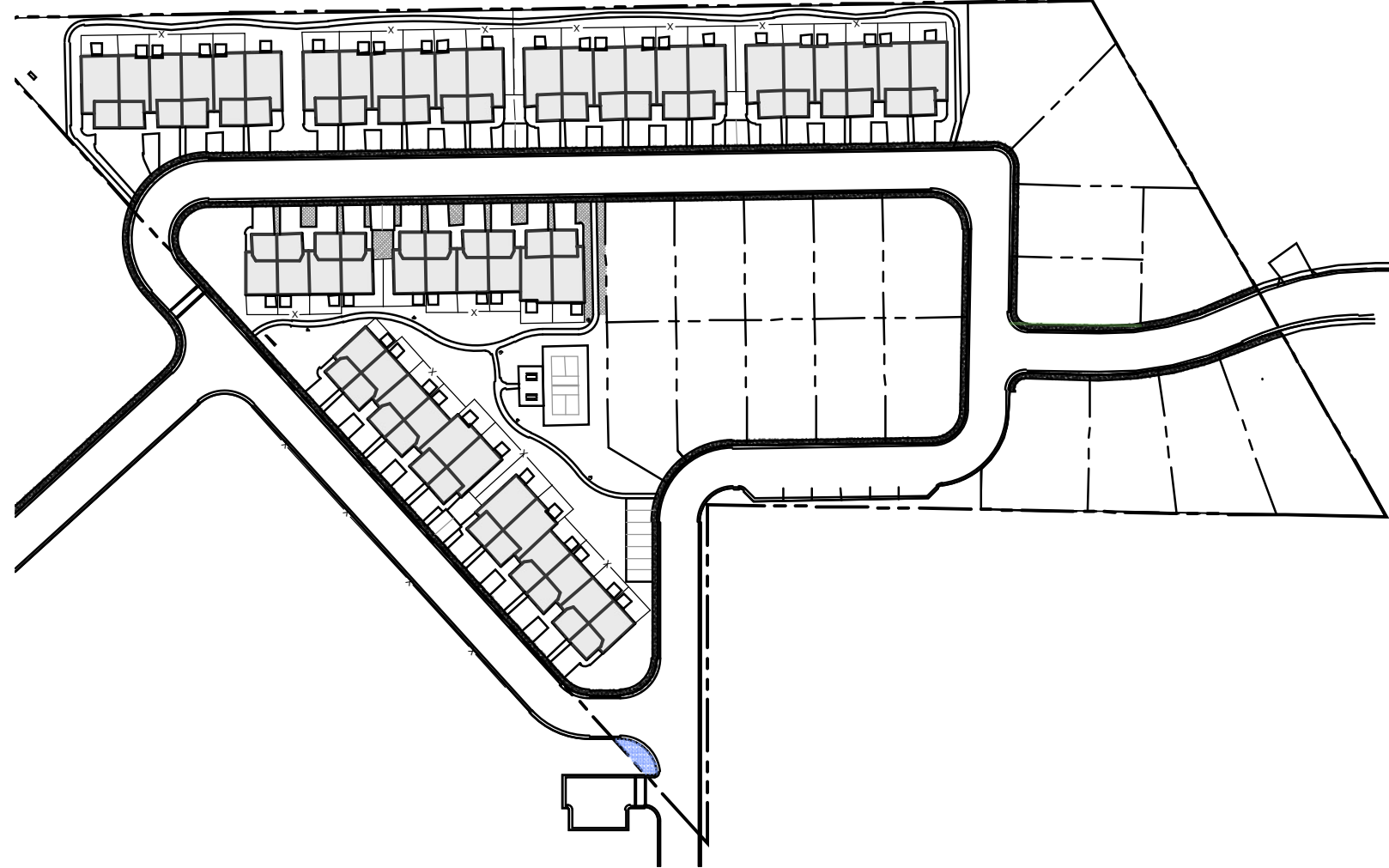
SONGBIRD LANE



IRRIGATION GENERAL NOTES

1. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS INCLUDING MAINLINE CONNECTION, MAINLINE, CONTROLLER AND VALVES TO BE APPROVED BY PROJECT REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
2. CONTACT LOCAL UNDERGROUD UTILITY LOCATION SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. IRRIGATION MAINLINE AND OTHER COMPONENTS ARE ONLY SHOWN SCHEMATICALLY IN HARDSCAPE FOR GRAPHIC CLARITY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPE AREAS.
5. PLACE REMOTE CONTROL VALVES ON LOGICAL GROUPINGS AND FIELD CONDITION PERMIT.
6. QUICK COUPLE VALVES IN LANDSCAPE AREAS SHALL BE INSTALLED AS SHOWN ON PLANS. QUICK COUPLE VALVE SPACING SHALL NOT EXCEED 200 FEET TO ALLOW FOR HAND WATERING OF PLANT MATERIAL..
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLANS. COORDINATE LOCATION AND USAGE WITH PROJECT REPRESENTATIVE.
8. TOWNHOME REAR LOT AREAS TO BE IRRIGATED WITH INDIVIDUAL, SEPARATE IRRIGATION SYSTEMS WITH WATER ACCESS FROM HOUSE CULINARY SYSTEM. PROVIDE REQUIRED BACKFLOW PREVENTION. PROVIDE SEPARATE IRRIGATION ZONES FOR TURF AND PLANTER BED AREAS.

OVERALL PROJECT PLAN



TALON'S REACH LANE

IRRIGATION SCHEDULE

<input checked="" type="checkbox"/>	Rainbird 1804-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	5.0
<input checked="" type="checkbox"/>	Rainbird 1804-PRS w/ 8 Sereis MPR (8Q-8F, 8VAN)	30	0.52	8.0
<input checked="" type="checkbox"/>	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10.0
<input checked="" type="checkbox"/>	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12.0
<input checked="" type="checkbox"/>	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15.0
<input checked="" type="checkbox"/>	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub			
<input checked="" type="checkbox"/>	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
<input checked="" type="checkbox"/>	Drip Control Zone - Rainbird XCZ-100-PRB-COM			
<input checked="" type="checkbox"/>	Quick Coupling Valve Assembly			
<input checked="" type="checkbox"/>	Secondary Water Filter - 2", Filter Type as Recommended by Water Service Company			
<input checked="" type="checkbox"/>	Controller - Rainbird ESP-12LXME w/ ESPLXMSM8 Module - 20 Stations			
<input checked="" type="checkbox"/>	Lateral Pipe - Schedule 40 PVC			
<input checked="" type="checkbox"/>	2" Sch 40 PVC Mainline			
<input checked="" type="checkbox"/>	Irrigation Sleevng (See Plan)			

IRRIGATION PIPE SIZING SCHEDULE

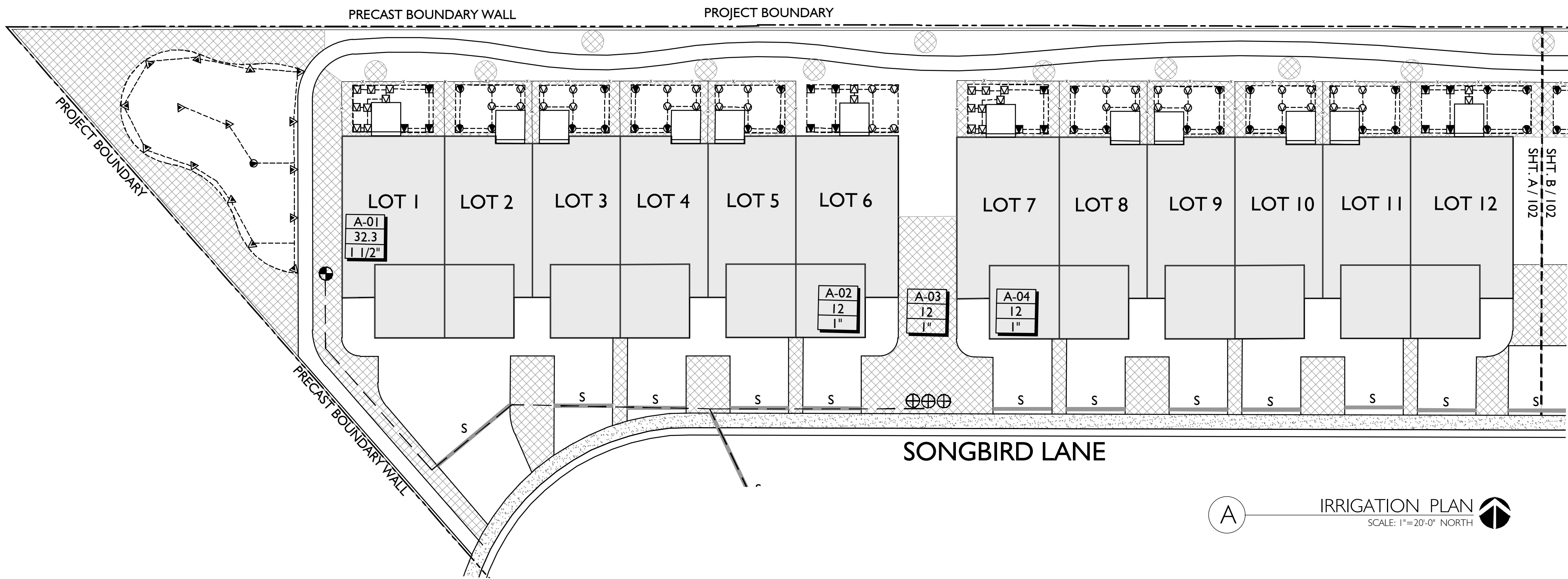
Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM



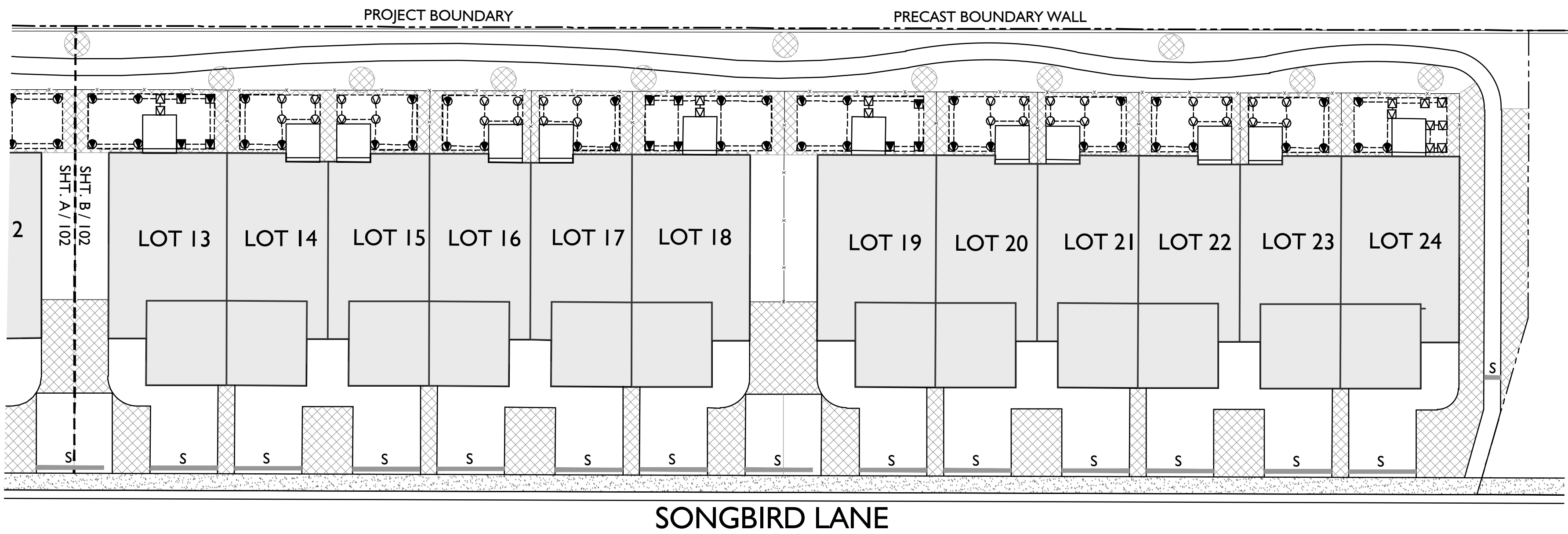
ISSUE DESCRIP.	DATE
1.26.2022	

#	REV. DESCRIPTION	DATE
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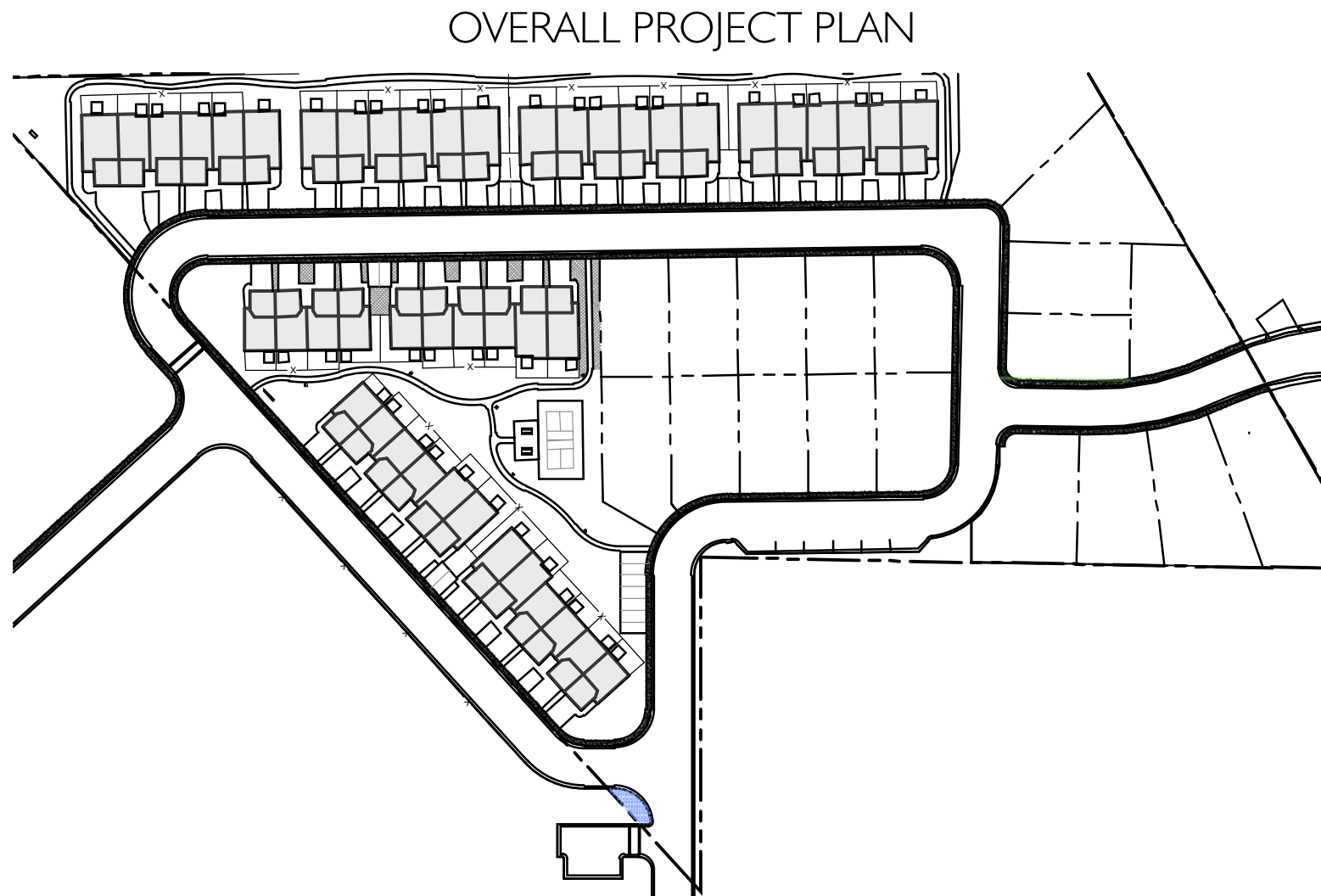
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A IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH



B IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH



IRRIGATION SCHEDULE

☑	Rainbird 1804-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	5.0
⊕	Rainbird 1804-PRS w/ 8 Sereis MPR (8Q-8F, 8VAN)	30	0.52	8.0
■	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10.0
●	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12.0
▼	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15.0
▨	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub			
⊙	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
⊕	Drip Control Zone - Rainbird XCZ-100-PRB-COM			
⊙	Quick Coupling Valve Assembly			
[F]	Secondary Water Filter - 2", Filter Type as Recommended by Water Service Company			
[C]	Controller - Rainbird ESP-12LXME w/ ESPLXMSM8 Module - 20 Stations			
----	Lateral Pipe - Schedule 40 PVC			
—	2" Sch 40 PVC Mainline			
S	Irrigation Sleeving (See Plan)			

A-01	Valve #
12.0	GPM
1"	Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM



ISSUE DESCRI.	DATE
1	1.26.2022

#	REV.	DESCRIPTION	DATE
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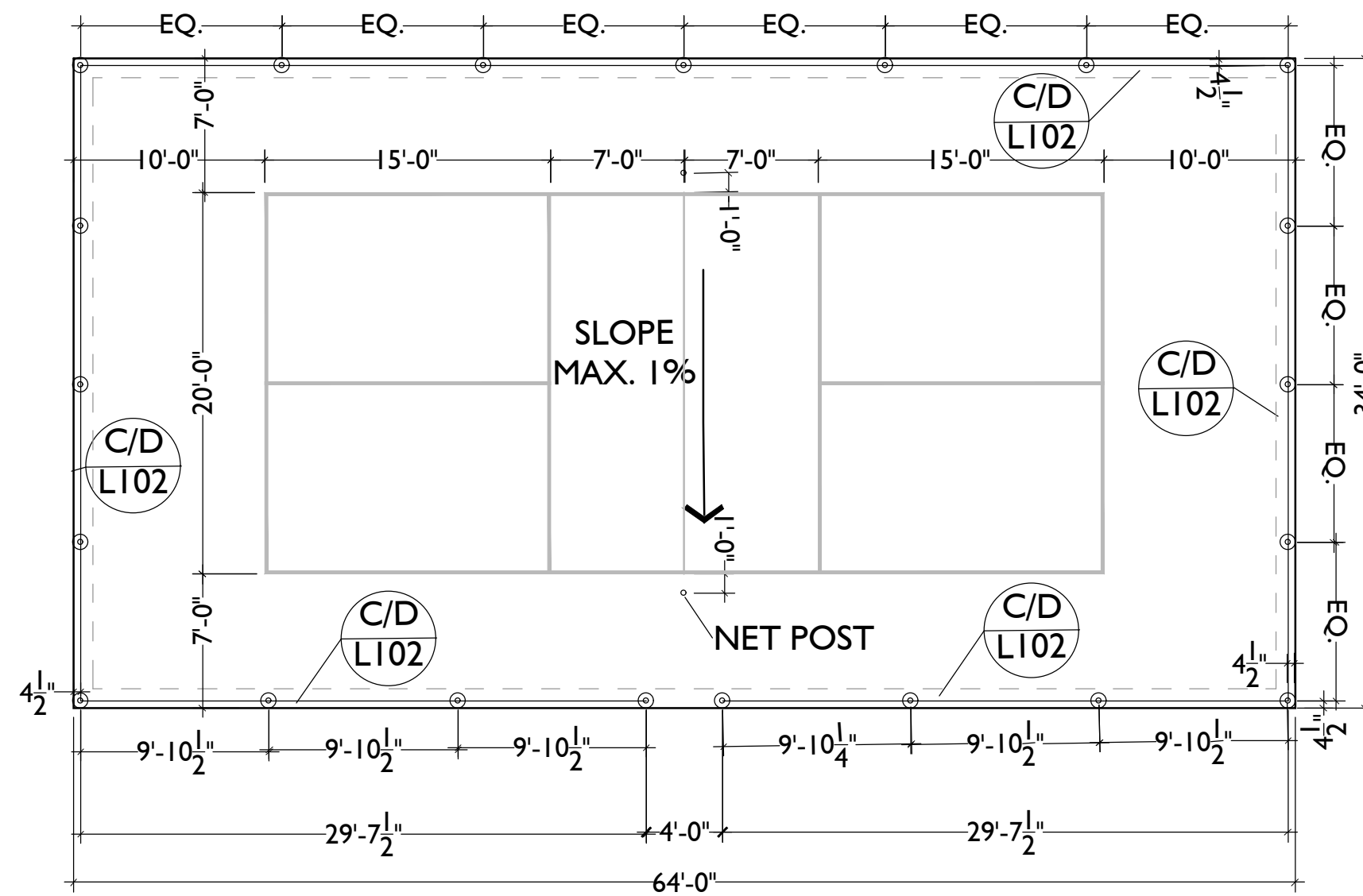
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ISSUE DESCRIP.	DATE
	1.26.2022

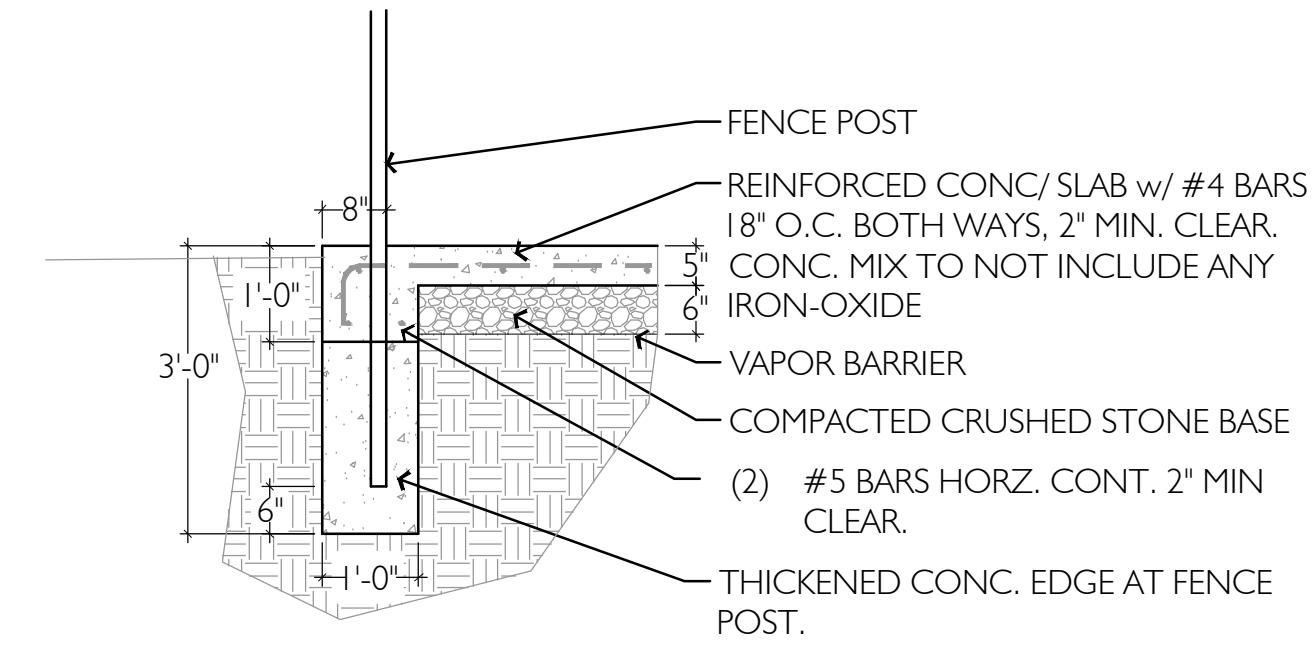
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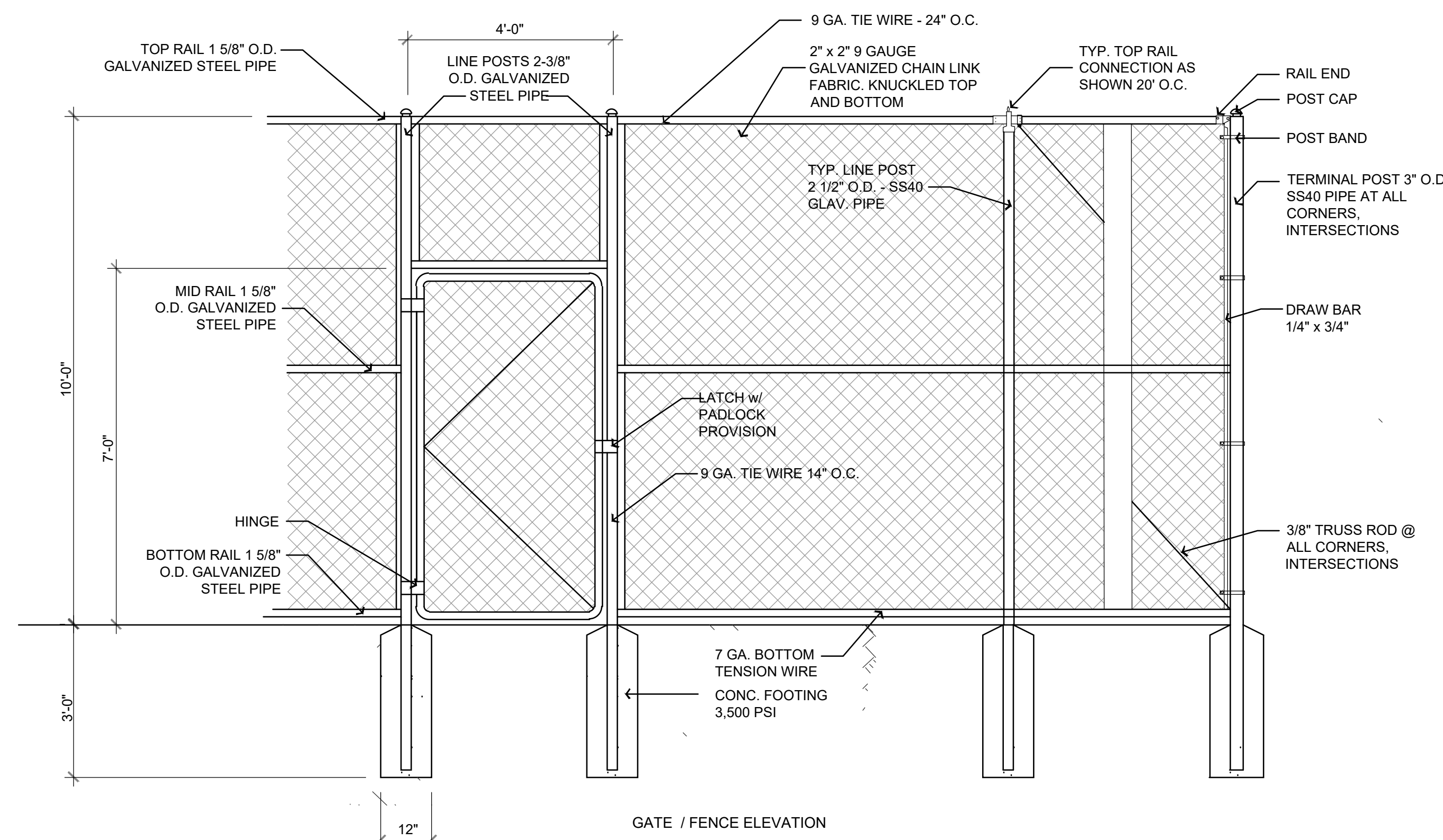
A

PICKLEBALL COURT / FENCE LAYOUT
SCALE: 1/8" = 1'-0"



B

PICKLEBALL COURT SECTION
SCALE: 1/2" = 1'-0"



C

PICKLEBALL FENCE ELEVATION
SCALE: 1/2" = 1'-0"

PICKLEBALL FENCE NOTES

1. FOOTING WIDTH TO BE (4)X POST WIDTH.
2. ALL MATERIAL TO CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74).
3. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.
4. ALL FENCE COMPONENTS TO BE VINYL COATED COLOR TO BE BLACK AND TO BE INSTALLED ON THE OUTSIDE OF THE COURT.
5. NO ALUMINUM FENCE TIES SHALL BE PERMITTED.

PICKLEBALL COURT SCHEDULE

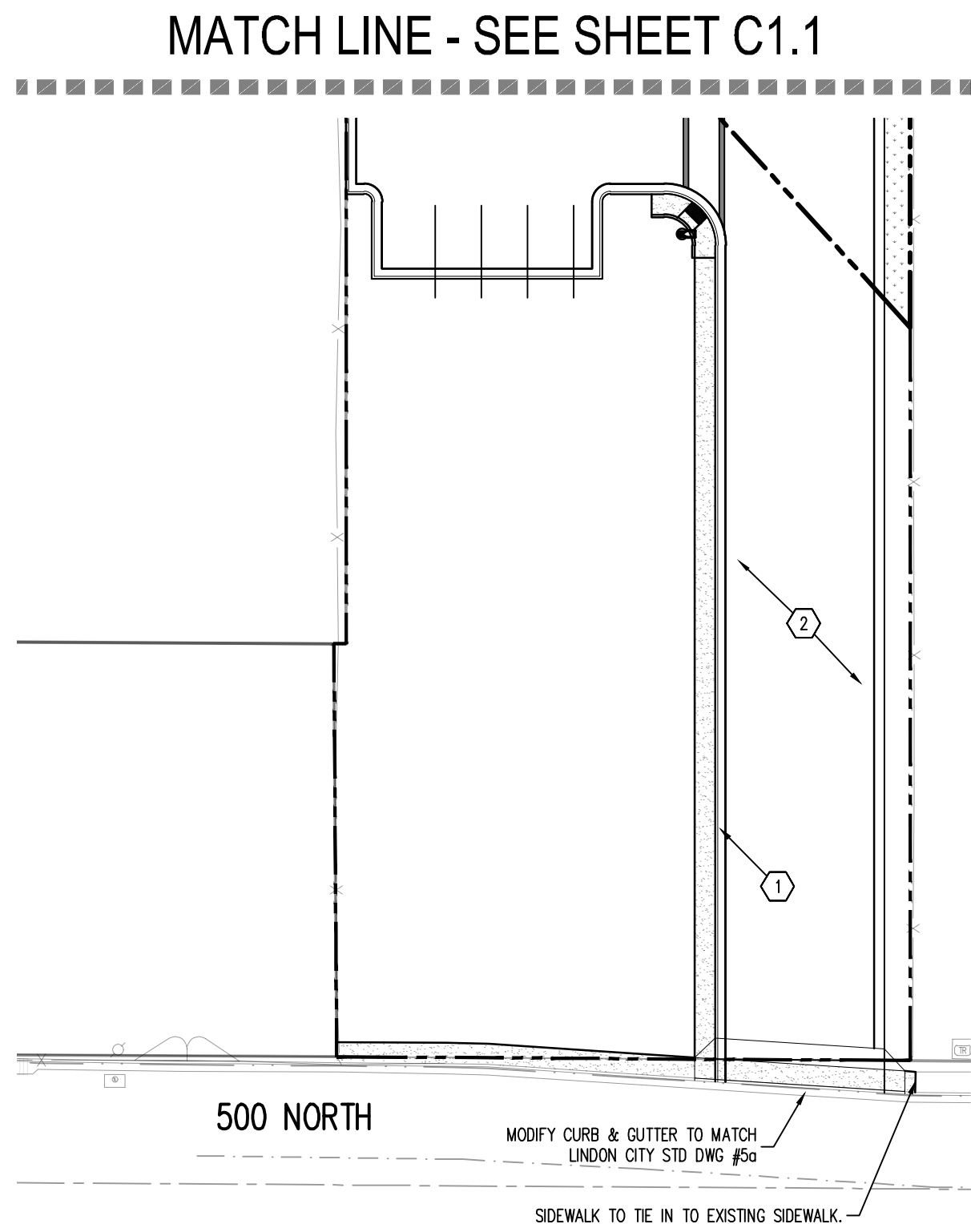
- PICKLEBALL COURT
- COURT SURFACE
PICKLEPAVE, PICKLEBALL CENTRAL, COLOR SELECTED BY OWNER
 - LINE MARKING
LINE MARKING PAINT w/ LINE RITE SEALER, PICKLEBALL CENTRAL
 - NET POSTS AND NET
DOUGLAS PICKLEBALL PREMIER SQ SURFACE MOUNT POSTS, #63080, DOUGLAS PN-30 PICKLEBALL NET

SONGBIRD COVE
550 NORTH STATE STREET
LONDON, UTAH

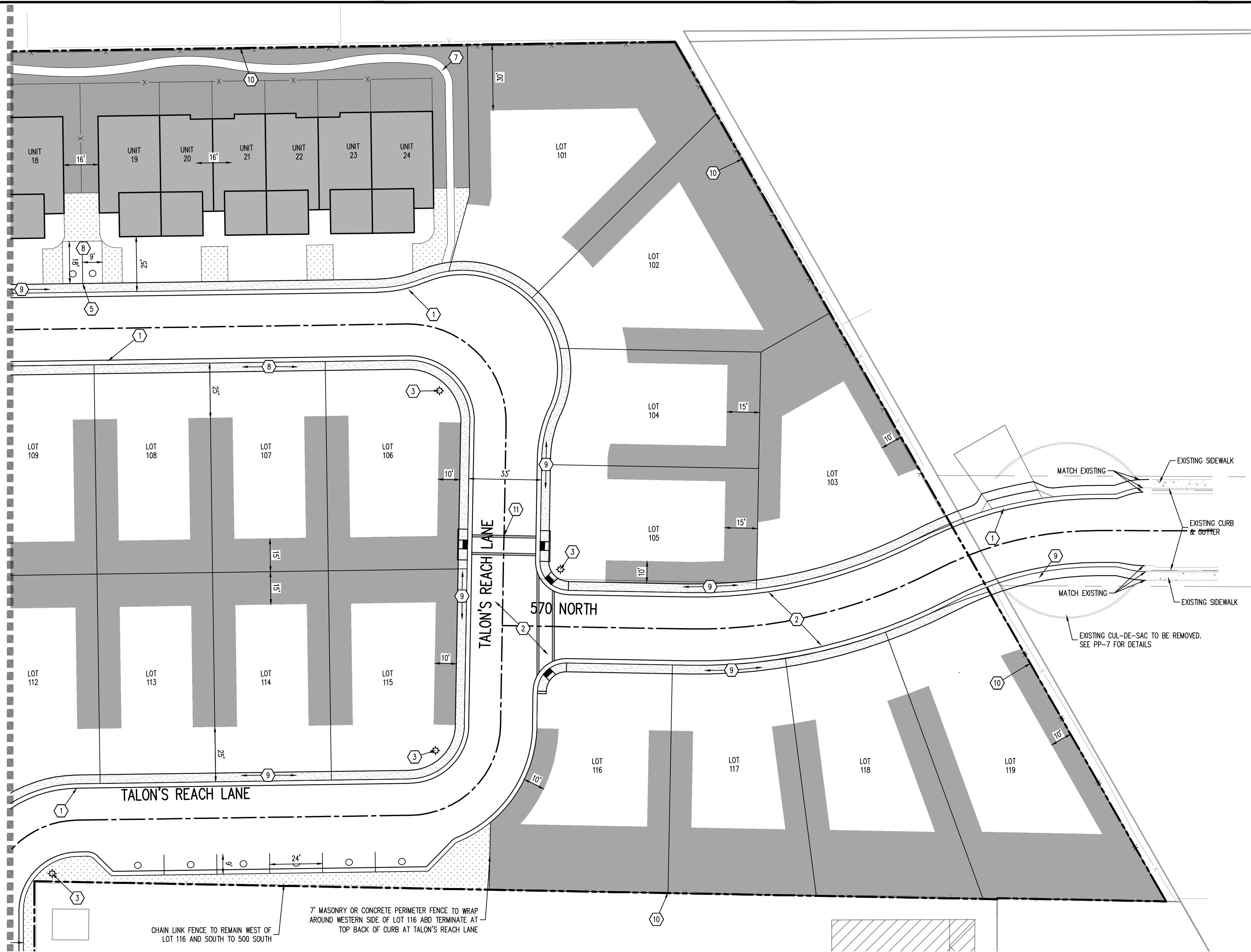
LANDSCAPE
DETAILS

L301

C:\Users\mcmahon\OneDrive\Documents\500 North State Street\500 North State Street.dwg, 2/16/2022, 2:16:00 PM, 2/16/2022



MATCH LINE - SEE SHEET C1.1



SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED TREE
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

KEYNOTES

- 24" TYPE C CURB & GUTTER PER APWA STD PLAN #205.2
- ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 8" UNTREATED BASE COURSE WITH 10" GRANULAR BORROW
- GRANVILLE STYLE STREET LIGHT PER LINDON CITY STD DWG #23c & 23d
- WASHINGTON POSTLITE STYLE STREET LIGHT PER LINDON CITY STD DWG #23A & 23D
- 4" WIDE SOLD WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS
- TAPER LAST 3' OF CURB TO MATCH SIDEWALK
- 4" WIDE ASPHALT TRAIL, 3" ASPHALT OVER 6" UTBC
- PARKING PAD, 6" THICK CONCRETE OVER 8" UTBC
- 4" WIDE SIDEWALK, 4" THICK CONCRETE (6" THICK CONCRETE IF IN DRIVE APPROACH) PER LINDON CITY STD. DWG. #3
- 7" MASONRY OR CONCRETE PERIMETER FENCE
- CROSSWALK: 12" SOLID WHITE LINES
- 6" WIDE SIDEWALK, 4" THICK CONCRETE PER LINDON CITY STD. DWG. #3

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

BENCHMARK

THE PROJECT BENCHMARK IS A WITNESS CORNER TO THE SW COR. SEC. 28, T5S, R2E, SLB&M. 3" UTAH COUNTY BRASS CAP FLUSH ON ASPHALT SET IN CONCRETE DATED 1979 (FOUND)
PROJECT BENCHMARK ELEVATION = 4347.19'

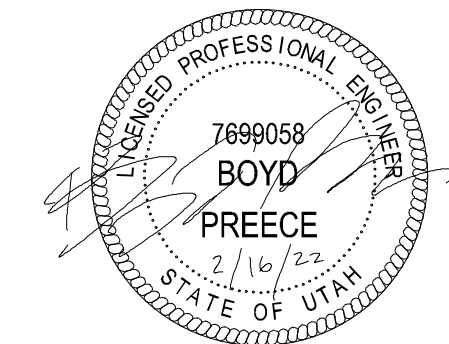
CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway

2015 W. Grove Pkwy, Suite H
Pleasant Grove, UT 84062
303.770.8884
gallowayus.com



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SONGBIRD COVE
CONSTRUCTION DOCUMENTS

550 NORTH STATE STREET
LINDON, UT

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project No: ELH1.21
Drawn By: BAP
Checked By: BAP
Date: 02/08/2022

SITE PLAN

C1.2

Item: 7 - Ordinance Amendment – Daycare Land Use

Date: February 22, 2022

Applicant: Lindon City

Presenting Staff: Mary Barnes

Type of Decision: Legislative

Council Action Required: Yes, the planning commission is the recommending body on this application.

MOTION

I move to recommend to (*approve, deny, continue*) ordinance amendment 2022-3-O (*as presented, or with changes*).

Overview:

- The Utah Legislature has recently heard testimony regarding the need for additional child day-care in the State. The Legislature is concurrently considering H.B. 15 which give the State more authority over administering rules for daycare uses.
- Currently, commercial day cares in Lindon can only have up to 16 children. City staff have been approached by a daycare business owner that this restriction makes it difficult to operate a business in the City.
- The proposed ordinance amendment will take away the capacity requirement that Lindon has imposed on commercial daycares.
- Commercial daycare owners would follow the Utah Department of Health's daycare capacity requirements, which have a more transitional approach to capacity. Therefore, this change will not make the capacity unlimited, it will simply allow day care owners to follow the capacity requirements set forth by the state.
- Taking out the 16 child capacity requirement will allow residential day cares to follow the new state requirements found in H.B.15.

Current State Requirements

Commercial requirements from the Utah Child Care Licensing Agency:

R381-100-9. Facility. (1) There shall be at least 35 square feet of indoor space for each child in care, including the provider's and employees' children

R381-100-10. Ratios and Group Size.

(1) As listed in Table 1 for single-age groups of children, the provider shall:

- (a) maintain at least the number of caregivers and not exceed the number of children in the caregiver-to- child ratio, and
- (b) not exceed the group sizes.

Table 1: Caregiver-to-Child Ratios and Group Sizes

<i>Ages of Children</i>	<i>Caregiver-to-Child Ratio</i>	<i>Maximum Group Size</i>
0-11 Months- Infant	1:4	8
12-17 Months – Younger Toddler	1:4	8
18-23 Months- Older Toddler	1:5	10

2 years- Twos	1:7	14
3 years- Threes	1:12	24

Residential:

H.B. 15 Child Care Amendments will cap the number of children an unlicensed in-home child care provider can take care of to 12, including the provider's own children and up to six client children.

Requirements from the Utah Child Care Licensing Agency:

R430-50-9. Facility.

- (1) The provider shall ensure that there is at least 35 square feet of indoor space for each child in care, including the provider's and employees' children

R430-90-10. Ratios and Group Size.

- (1) The provider shall maintain at least:
 - (a) one caregiver for up to eight children in care; and
 - (b) two caregivers for nine to 16 children in care.
- (2) The provider shall include the provider's and employees' children age four years old or older in care:
 - (a) in the group size when the parent of the child is working at the facility; and
 - (b) in the group size and the caregiver-to-child ratio when the parent of the child is not working at the facility.
- (3) When caring for children younger than two years old, the provider shall ensure that:
 - (a) there is at least one caregiver for every three children younger than two years old;
 - (b) each caregiver cares for no more than two children younger than 18 months old; and
 - (c) there are at least two caregivers if more than three children younger than two years old are present and there are more than six children in care.

Exhibits

1. Standard Land Use Table Amendment

ORDINANCE NO. 2022-3-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING APPENDIX A, THE STANDARD LAND USE TABLE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment will allow the Lindon City Code to be consistent with Utah State Codes and administrative rules regarding daycare capacity; and

WHEREAS, the Lindon City Council finds that it is in the best interest of the City to allow for an increased daycare capacity; and

WHEREAS, on February 22, 2022, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, 2022, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION ONE: **Amendment of the Lindon City Land Use Table**

The daycare land use is amended in the Lindon City Standard Land Use Table as follow:

Parking Group	Permitted Primary Use	Residential	Mix Rec.		Commercial							Industrial			R/B
		R1-12, R1-20, R)	RMU -W	RUM -E	PC -1	PC -2	CG	CG -A	CG A8	CG -S	MC	HI	LI	LI W	
6200	Child Day Care— 5 to 16 children (4 or less not regulated)	C	N	N	N	N	P	P	P	P	C	N	N	N	C

SECTION TWO: **Severability.**

Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION THREE: Effective Date.

This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City,
Utah, this ____ day of _____ 2022.

_____,
CAROLYN LUNDBERG
Lindon City Mayor

ATTEST:

_____,
Kathryn Moosman
City Recorder