

# **Lindon City**

# **Planning Commission**

# **Staff Report**



March 26, 2024

**Notice of Meeting**  
***Lindon City Planning Commission***

LINDON

**Item 1 – Call to Order**

Sharon Call  
Mike Marchbanks  
Rob Kallas  
Steve Johnson  
Scott Thompson  
Jared Schauers  
Karen Danielson

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, March 26, 2024**, 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](https://www.youtube.com/LindonCity). The agenda will consist of the following items:

### Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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download agenda & staff  
report materials.

#### 1. Call to Order

#### 2. Approval of minutes

Planning Commission 2/27/2024

#### 3. Public Comment

**4. Public hearing for a recommendation to the Lindon City Council to rezone the rear portions of the properties located at 88 S. 800 W. and 96 S. 800 W. from Single-Family Residential (R1-20) to Mixed Commercial (MC).** The planning commission will hold a public hearing to consider a recommendation to amend the Lindon City Zoning Map from Residential R1-20 to Mixed Commercial for the rear portions of the above noted properties. The front portions of the property will remain R1-20. Application is made by Diane and Blake Campbell and Brandon and Holly Hill. (30 minutes)

#### 5. 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](http://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 Britni Laidler at 785-1971, 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](http://www.lindoncity.org) websites.

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

Posted By: Britni Laidler, City Recorder

Date: 3/22/2024 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,**  
2 **February 27, 2024 beginning at 8:00 p.m.** at the Lindon City Center, City Council Chambers,  
4 100 North State Street, Lindon, Utah.

## **REGULAR SESSION – 8:00 P.M.**

6 Conducting: Steve Johnson, Chairperson  
8 Invocation: Scott Thompson, Commissioner  
Pledge of Allegiance: Sharon Call, Commissioner

### **PRESENT**

12 Steven Johnson, Chairperson  
Sharon Call, Commissioner  
14 Rob Kallas, Commissioner  
Mike Marchbanks, Commissioner  
16 Jared Schauers, Commissioner  
Scott Thompson, Commissioner  
18 Michael Florence, Community Development Director  
Britni Laidler, City Recorder

### **EXCUSED**

Karen Danielson, Commissioner

20 1. **CALL TO ORDER** – The meeting was called to order at 8:00 p.m.

22 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of the Planning  
24 Commission meeting of January 9, 2024 were reviewed.

26 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE

28 REGULAR MEETING OF JANUARY 9, 2024 AS PRESENTED WITH NOTED CHANGES.  
COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
THE MOTION CARRIED.

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

### **CURRENT BUSINESS** –

32 4. **Public hearing for a recommendation to the Lindon City Council to amend Title**  
**17.51 Commercial Farm Zone.** The planning commission will hold a public hearing to  
34 consider an amendment to 17.51 to address the priority of agricultural production to  
36 meet the objectives of the zone, clarifies lot coverage requirements, and makes other  
38 technical changes for development in the commercial farm zone.

40 Mike Florence, Community Development Director presented this item. He began with  
stating that in 2023, the Lindon City Planning Commission and City Council made several  
42 amendments to the Commercial Farm zone to allow bed and breakfast uses, modifying the  
number of residential units in the zone, and removed amphitheaters as an allowable use. City  
staff then came back to the planning commission and city council at the end of 2023 and had a

2 discussion of amendments that should be made to the ordinance to meet the intent of promoting  
3 agricultural production.

4 He then presented the proposed ordinance amendments as follows:

- 5 • 17.51.010 – makes a reference to the commercial uses and replaces the word agricultural  
6 industry with agricultural production. The purpose in changing industry to production  
7 was so that there was not any inference that industrial agriculture is allowed. The city has  
8 a specific definition for agricultural industry that applies to feed lots, commercial raising  
9 of animals, food packaging, etc. The amendment will also make this section so it's  
10 consistent with the agricultural production section of the code.
- 11 • 17.51.011 – this is a new section and moves the agricultural production section to the  
12 beginning of the ordinance instead of following the allowable commercial uses. The  
13 ordinance also makes the following amendments:
  - 14 ○ Redefines what agricultural production is.
    - 15 ▪ New definition: “agricultural activities including cultivation, processing  
16 and distribution of agricultural products that result in that product being  
17 marketed and sold at retail or wholesale but does not include industrial  
18 agricultural uses.”
    - 19 ▪ Previous definition: “the production of food for human or animal  
20 consumption through the raising of crops and/or breeding and raising of  
21 domestic animals and fowl (except household pets) in such a manner that  
22 there is a reasonable expectation of profit.”
    - 23 ▪ The city already defines the term agriculture which means: “the  
24 production of food through the tilling of the soil, the raising of crops,  
25 breeding and raising of domestic animals and fowl except household pets  
26 and not including any agricultural industry or business.”
  - 27 ○ The new definition removes the requirement that there is an expectation of profit  
28 and replaces it with the requirement that there be a retail or wholesale  
29 requirement. In some situations, a sales tax number is already required as part of a  
30 retail use. Such situations would be the Walker Farms store or when the Red Barn  
31 comes online at Wadley Farms. Seasonal agricultural sales are exempt from the  
32 sales tax requirement, but products are still being sold at retail.
  - 33 ○ To make the focus more on agricultural production, staff is proposing to increase  
34 the agricultural production percentage from 40% to 50% of the minimum 5-acre  
35 requirement. For a 5-acre property an owner would now be required to provide  
36 2.5 acres of agricultural property instead of 2 acres. This shows that the city  
37 values the agricultural equal to the commercial uses of the property.
  - 38 ○ The amendment also requires that as part of the zone change request a property  
39 owner would need to provide the city with an agricultural production plan that  
40 outlines the products that will be sold, how agricultural open space will be  
41 preserved and a plan outlining the proposed commercial use and how the use will  
42 sustain and support the emphasis of agricultural production.
  - 43 • 17.51.012 – removes the word “nonpermitted” because the list of commercial uses does  
44 not include a list of nonpermitted uses.
  - 45 • 17.51.020 – clarifies that the minimum 5-acre requirement needs to be consolidated into  
46 one lot or parcel. By having multiple parcels property owners can move property lines

2 around without city approval which could make it hard to ensure that the agricultural area  
3 requirement is being met long-term.

4 • 17.51.120 – clarifies that the 40% building coverage applies to the non-agricultural area.  
5 The ordinances also proposes a minimum coverage requirement of 15% for agricultural  
6 areas. This would allow up to 16,335 square feet of agricultural buildings.

8 Commissioner Call asked for clarification on the minimum 5-acre requirement of  
9 consolidating into one lot or parcel with general discussion following. Commission Schauers  
10 voiced concern for this requirement, and wondered if it was necessary. Mr. Florence then gave  
11 clarification on the reasoning for this requirement.

12 Following general discussion, Chairperson Johnson called for a motion to open the public  
13 hearing.

16 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.  
17 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN  
18 FAVOR. THE MOTION CARRIED.

20 **Tanner Colledge** stated that he is representing Wadley Farms and stated they have  
21 reviewed on their end these proposed changes and states they help clarify the intended use and  
22 are appreciative of those changes. He then gave his input on the 5-acre consolidation requirement  
23 stating that it is easier to combine the properties, however, can be harder to portion them out  
24 down the road.

26 Mr. Florence addressed the requirement found in 17.51.120 stating that the 40% building  
27 coverage applies to the non-agricultural area, which also proposes a minimum coverage  
28 requirement of 15% for agricultural areas. He stated that this would allow up to 16,335 square  
29 feet of agricultural buildings based off a property of 2.5 acres. Commissioner Call addressed the  
30 15% agricultural area, and how that percentage looks within the Walker Farms, and Wadley  
31 Farms properties.

32 Following general discussion, Chairperson Johnson called for a motion to close the  
33 public hearing.

36 COMMISSIONER CALL MOVED TO CLOSE THE PUBLIC HEARING.  
37 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN  
38 FAVOR. THE MOTION CARRIED.

40 Commissioner Kallas asked for clarification on what we want to accomplish with this  
41 ordinance amendment. Mr. Florence stated that increasing the agricultural production percentage  
42 from 40% to 50% of the minimum 5-acre requirement helps keep agricultural production at the  
43 forefront of this ordinance. General discussion on the topic of 5-acre requirement needing to be  
44 consolidated into one lot or parcel followed.

46 Chairperson Johnson called for any further comments or discussion from the  
47 Commission. Hearing none he called for a motion.

2 COMMISSIONER THOMPSON MOVED TO RECOMMEND TO APPROVE  
4 AMENDMENT 2024-04-O WITH THE CLARIFICATION THAT THE MINIMUM 5 ACRE  
6 LOT IS REQUIRED TO BE COMBINED INTO 1 PARCEL OR LOT. COMMISSIONER  
6 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:  
8 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
10 COMMISSIONER CALL AYE  
COMMISSIONER THOMPSON AYE  
12 COMMISSIONER SCHAUERS AYE  
THE MOTION CARRIED UNANIMOUSLY.

14 5. **Public hearing for a recommendation to the Lindon City Council to amend Title  
16 17.02 and adopt ordinance 17.04.420 regarding requirements for portable storage  
18 containers.** Lindon City requests a recommendation to the Lindon City Council to  
define portable storage containers and adopt regulations and standard for portable  
storage containers.

20 Mike Florence presented this item stating that the last time the commission discussed this  
22 item was back in August of 2023. He noted that that the purpose of the ordinance is to  
establish standards for placing portable storage containers in residential, commercial,  
24 industrial and agricultural zones. He then continued addressing the 3 main items that were  
brought up at that last meeting, which were:

26 • Containers are prohibited on lots less than 12,000 square feet  
28 • Instead of calling out a “greenbelt” requirement as a minimum standard for  
agricultural areas it is proposed that a 3-acre minimum be used.  
• A minimum setback of 5’ from the property line in agricultural areas.

30 Mr. Florence then presented the general requirements for this ordinance. He stated that  
32 permanent placement of containers must meet setback requirements and not be located in the  
front yard area and cannot be used for anything other than the intended storage purpose. He  
34 stated that a building permit is required for permanent containers over 120 square feet and that  
will be on the property longer than 180 days. For construction or remodeling a temporary  
36 container can be onsite for one year but must be removed within 10 days of final inspections,  
temporary containers are allowed to be used on a property for 180 days for emergency situations  
38 such as a building fire or flood. He noted that the ordinance allows 180 days for those moving as  
well. He then stated that there could be no vertical stacking of containers, no containers on  
40 vacant lots or parcels and they cannot be used for retaining walls. Mr. Florence then went over  
the requirements for residential, agricultural, commercial, and industrial zones. They are as  
42 follows.

44 • Residential Requirements  
46     ○ 1 container per residential lot or parcel  
       ○ The container shall either be clad in material comparable to the onsite single-  
           family home or painted to cover advertising, letters, or numbers.

- Agricultural Requirements
  - Allows 2 storage containers but the minimum lot size is required to be 3 acres.
- Commercial/Industrial Requirements
  - Allowed where used for shipping or receiving merchandise for up to 180 days.
  - Temporary containers cannot be stored in vehicle circulation lanes, fire lanes, utility easements, or rights-of-way. They can be stored in parking areas when shipping and receiving merchandise but cannot affect overall parking management.

Mr. Florence then presented requirements other cities have regarding shipping containers in their city's or county.

Portable Shipping Containers in Residential Zones	
Municipality	Allowed or Prohibited
Provo	Allowed, 1 per residential or agricultural lot
Mapleton	Prohibited
West Valley	Prohibited
Daggett County	Allowed, the exterior of the storage container shall be painted or altered to cover any advertising, lettering, or numbers.
South Salt Lake	Yes, 1 per residential lot
Lehi City	Prohibited
Orem City	Prohibited
Payson City	Allowed only if the container were reclad or enhanced so it doesn't appear like a shipping container.
Saratoga Springs	Allowed if color and construction are compatible with and similar to the primary structure. Buildings over two hundred (200) square feet shall be built of durable materials, except metal on exterior walls, and shall include a wainscot, siding, or other similar architectural feature covering a minimum of thirty percent (30%) of all building sides (except door areas), made of similar materials used on the primary structure;
Sandy City	Prohibited
St. George	Prohibited. Only allowed as a temporary building during construction
Cedar Hills	Prohibited
Riverton	Prohibited
Holladay	Prohibited
Millcreek	Prohibited, unless they are modified to meet all the design requirements

2

4        Mr. Florence asked the commission if they wanted to restrict the number of containers  
5        allowed in commercial or industrial zones. Commissioner Kallas stated he didn't think it was  
6        important to put a limit on that right now and then addressed design standards. General  
7        discussion on the commercial and residential design standards followed. Chairperson Johnson  
8        then called for a motion to open the public hearing.

10        COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING.  
11        COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN  
12        FAVOR. THE MOTION CARRIED.

14        Chairperson Johnson asked for any comment from the public. Hearing none, he called for  
15        a motion to close the public hearing.

16        COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING.  
17        COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN  
18        FAVOR. THE MOTION CARRIED.

20        Commissioner Thompson wanted to address the restriction of semi-trailers. The  
21        commission agreed that no permanent use of semi-trailers to be allowed. Commission Call stated  
22        with the city being one of the few allowing storage containers, we should be able to be stricter in  
23        our ordinance regulations. Discussion on the number of containers allowed on one property was  
24        discussed. Commissioner Kallas stated that the trend is to make our community nicer and more  
25        upscale, and questioned why we need to allow them at all. Commissioner Thompson stated that  
26        Orem doesn't allow them, however Orem lots aren't as big as Lindon lots. Commissioner  
27        Marchbanks stated that if Lindon's average lot sizes were 8,000 square feet, we wouldn't be  
28        allowing them at all, however Lindon has larger lots, and yet we are proposing to only allow  
29        them on lots larger than 12,000 square feet.

32        Following general discussion Chairperson Johnson called for any further comments or  
33        discussion from the Commission. Hearing none he called for a motion.

34        COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE  
35        2024-02-O WITH CHANGES AS RECOMMENDED BY MR. FLORENCE.  
36        COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
37        RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER CALL	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE

38        THE MOTION CARRIED UNANIMOUSLY.

46

## 6. Planning Director Updates

2                   • Upcoming Ordinances  
4                   • General City Updates

6                   **NEW BUSINESS**

8                   Commissioner Call asked for information on the road work on Center Street. Mr.  
10                  Florence then showed the commission how to locate all updates on road construction within the  
12                  city on the Lindon City website. Commissioner Call wanted to congratulate Commissioner Rob  
14                  Kallas on recently being honored at Woodbury Corporation for his 50 years with them.  
16                  Commissioner Thompson then wanted to make the city aware of a crosswalk on Anderson  
18                  Boulevard that my need more lighting for safety proposes in the evening.

20                  Chairperson Johnson called for any further comments or discussion from the commission.  
22                  Hearing none he called for a motion to adjourn.

24                  **ADJOURN** –

26                  COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE MEETING  
28                  AT 9:35 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT  
30                  VOTED IN FAVOR. THE MOTION CARRIED.

22                  Approved, March 12, 2024

24                  

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26                  Steven Johnson, Chairperson

28                  

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30                  Michael Florence, Community Development Director

# Item 4: Public Hearing – Zoning Map Amendment from Single-family Residential R1-20 to Mixed Commercial (rear portions of the property)

## 88 & 96 S. 800 W.

**Date:** March 26, 2024

**Project Address:** 88 & 96 S. 800 W.

**Applicants/Property Owners:**

Diane and Blake Campbell and Brandon and Holly Hill

**General Plan:** Mixed Commercial

**Current Zone:** Residential R1-20

**Parcel IDs:** 14:065:0006

14:065:0207

**Type of Decision:** Legislative

**Council Action Required:** Yes

**Presenting Staff:** Michael Florence



### Summary of Key Issues

1. Whether to recommend approval of a request to change the Zoning Map designation of the rear portions of the subject property from Single-Family Residential R1-20 to Mixed Commercial (MC)

### Overview

- The lot size for each of the lots is approximately 1.79 acres
- The applicants have made joint application to amend the Lindon City Zoning Map to rezone approximately .95 acres of each of their rear yards from Residential R1-20 to Mixed Commercial.
- The front portions of the lots will remain Residential R1-20 and will have a lot size of approximately .84 acres
- The purpose of the rezone is so that the applicants can sell off the back portions of their properties to the surrounding industrial property owners.
- The applicants cannot sell their properties until they file a subdivision application with the city.
- Lindon's General Plan Land Use Map has already identified the rear portions of these two lots as Mixed Commercial.

### Motions

I move to (*approve, deny, or continue*) ordinance 2024-05-O to amend the Lindon City zoning map from Single-family Residential R1-20 to Mixed Commercial for the rear portions of the properties located at 88 & 96 S. 800 W. as identified on the Lindon City General Plan Land Use Map with the following conditions:

1. Zone map amendment approval is conditioned upon the applicants submitting and receiving subdivision approval.
2. All items of the staff report

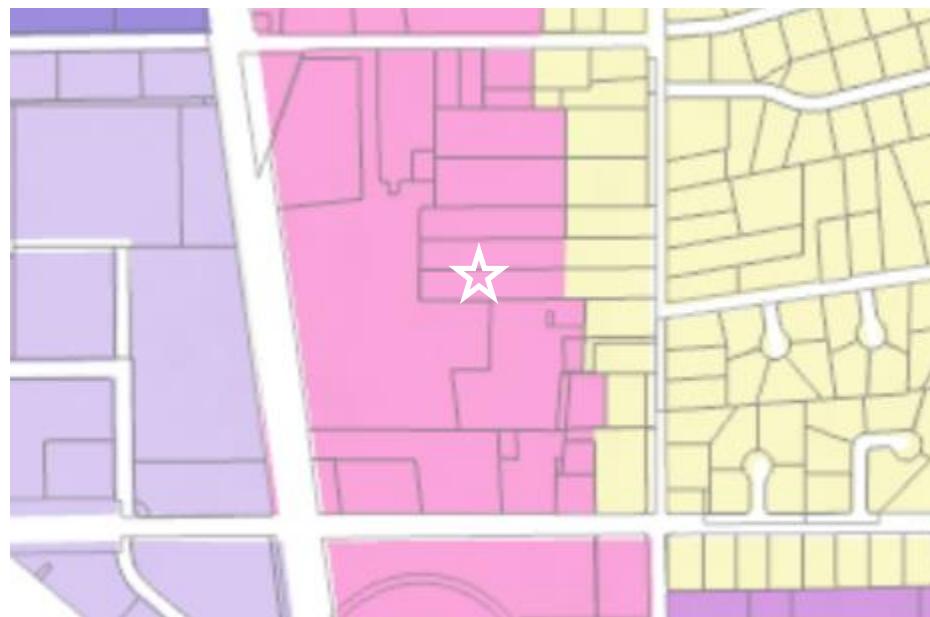
## **Surrounding Zoning and Land Use**

**North:** Light Industrial – Storage yard  
**East:** R1-20 – Single-family homes  
**South:** light Industrial – Office/warehouse  
**West:** Light Industrial – Truss plant

## **General Plan**

1. The future land use map of the general plan has the rear portions of these two properties designated as Mixed Commercial
2. The general plan describes the Mixed Commercial area as the following:

Consisting of a long and narrow area on the east side of Geneva Road and on the west side of the Ivory development, this district is anticipated to include office, commercial, and light industrial uses. Mixed density residential uses could be considered as a buffer/transition between commercial/industrial uses and existing single-family neighborhoods. The area should be implemented according to coordinated streetscape, architectural, and site design standards, which will help establish a unified appearance and a distinct brand. Building heights should be limited to three stories, matching the scale of adjacent districts.



	Low Density Residential		Commercial Gateway
	Medium Density Residential		Transit/Commercial Node
	Mixed Density/Residential High		Light Industrial
	Mixed Commercial		Heavy Industrial
	General Commercial		Open Space and Parks
	Flex - Commercial		Natural Open Space
	Flex - Office		Community Facilities
	Neighborhood Oriented Commercial		Lindon City Boundary

**General Plan Goals:**

- Buffer established residential uses from nearby commercial and adjacent residential uses through the application of transitional land uses and physical barriers such as vegetated screens, walls, fences, and berms.
- Ensure commercial uses located in close proximity to residential uses do not negatively impact established characteristics and qualities.
- Encourage economic development and leverage the community's strong regional position and the advantages that it provides

**Staff Analysis**

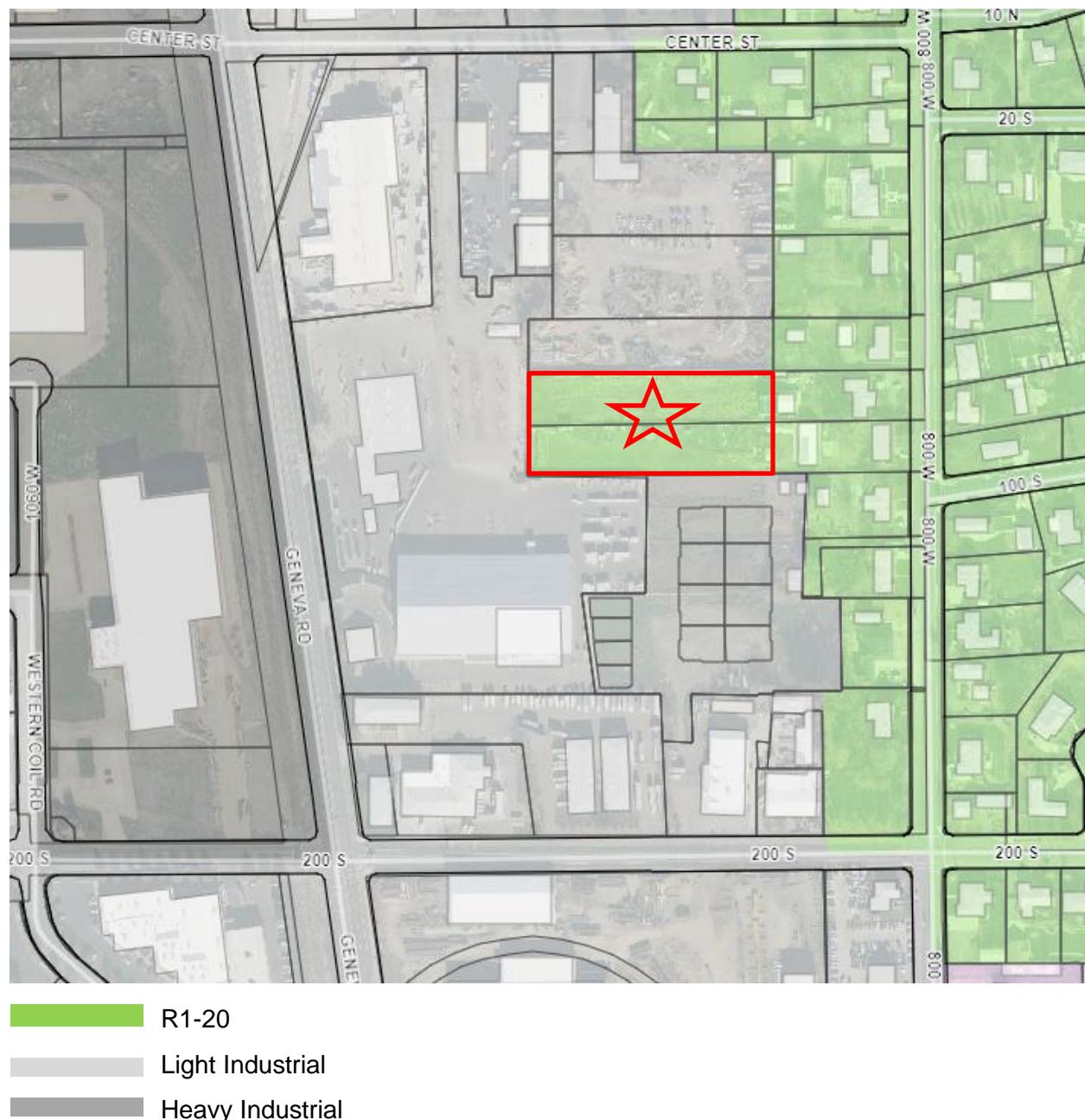
Staff finds that the proposal is in line with the Lindon City General Plan Land Use Map. Lindon City zoning code requires that zoning districts follow a street, block or property line. A condition of approval has been added in the motion that this zone change is conditioned upon the applicants submitting and receiving subdivision approval from the city.

Future improvements from the surrounding industrial property owners would require amended site plan approval from the planning commission as well as buffering requirements such as the 7' concrete or masonry fence.

**Exhibits**

1. Surrounding Area Zoning Map
2. Ordinance amending the zoning

Exhibit 1



ORDINANCE NO. 2024-05-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM SINGLE-FAMILY RESIDENTIAL (R1-20) TO MIXED COMMERCIAL (MC) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on March 15, 2024, a land use application was submitted to Lindon City to rezone approximately .95 acres each of the rear portion of two residential parcels from Single-family Residential (R1-20) to Mixed Commercial (MC); and

WHEREAS, on March 26, 2024, 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 rezone, and recommended that the City Council adopt the zone map amendment of Mixed Commercial (MC); and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of encouraging economic development; and

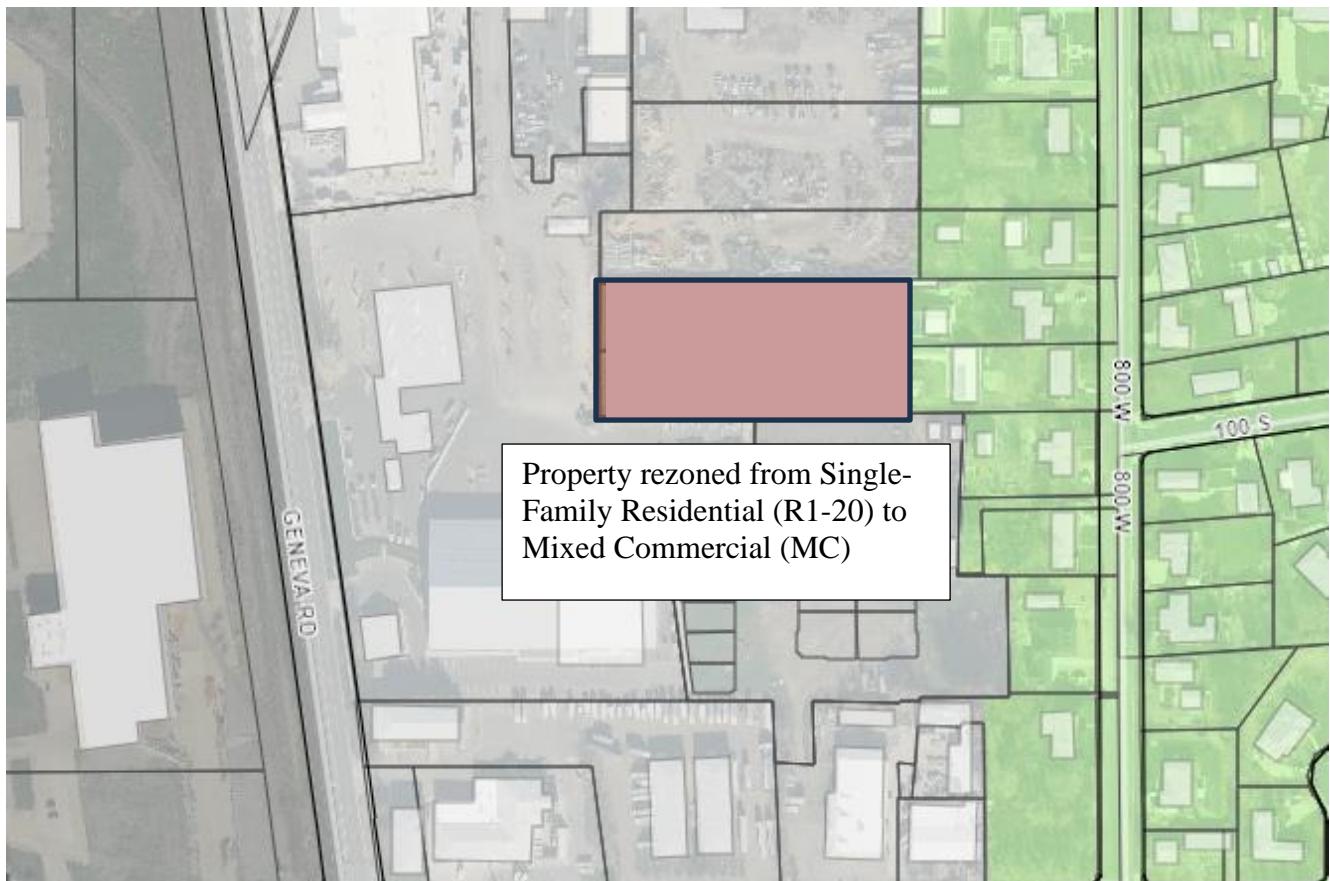
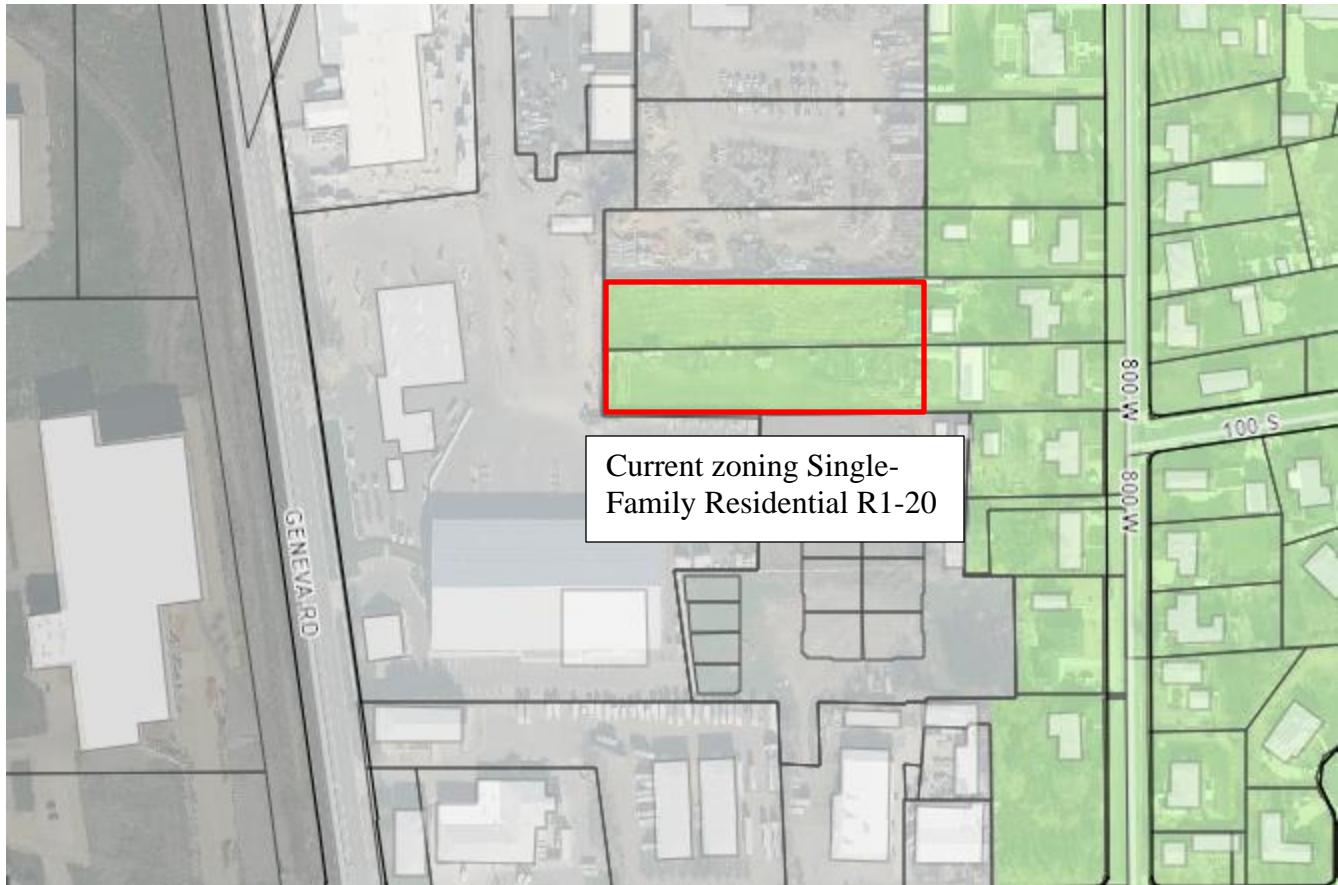
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of ensuring commercial uses located in close proximity to residential uses do not negatively impact established characteristics and qualities; and

WHEREAS, the Council held a public hearing on \_\_\_\_\_, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

**SECTION I:** The Lindon City Zoning Map is hereby amended for the rear .95 acres of properties as follows:

Parcel ID'S	Property Owners	Addresses
14:065:0006	HILL, BRANDON T & HOLLY M	88 S. 800 W
14:065:0207	CAMPBELL, DIANE L & BLAKE B	96 S. 800 W





Property rezoned from Single-Family Residential (R1-20) to Mixed Commercial (MC)

**SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

**SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Carolyn Lundberg, Mayor

ATTEST:

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Britni Laidler,  
Lindon City Recorder

SEAL