

Lindon City

Planning Commission

Staff Report



June 25, 2024

Notice of Meeting
Lindon City Planning Commission



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, June 25, 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. 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 6/11/2024
3. **Public Comment**
4. **Public meeting continued from June 11, 2024, for a recommendation to the Lindon City Council to amend the Lindon City General Plan Future Land Use Map from Commercial Gateway to Mixed Commercial.** Jason Brown requests a recommendation from the planning commission to the city council to amend the Lindon City General Plan Future Land Use Map from Commercial Gateway to Mixed Commercial. (20 minutes)
5. **Public meeting continued from June 11, 2024, for a recommendation to the Lindon City Council to amend the Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC).** Jason Brown requests a recommendation from the planning commission to the city council to amend the Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC). (15 minutes)
6. **Public meeting continued from June 11, 2024, for a recommendation to the Lindon City Council to adopt a development agreement related to items 4 and 5 of this agenda.** Jason Brown requests a recommendation from the planning commission to the city council to adopt a development agreement as part of agenda items 4 and 5. (15 minutes)
7. **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 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 websites.

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

Posted By: Britni Laidler, City Recorder

Date: 06/21/2024 **Time:** 5:00 pm

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

Items 4, 5, & 6: General Plan Future Land Use Map and Zoning Map Amendments – Approximately 1300 W. 700 N.

Date: June 25, 2024

Project Address: Approx 1300 W. 700 N.

Applicant: Jason Brown

Property Owner: Bradshaw, Warren B and LE Ora R (ET AL)

General Plan: General Commercial

Current Zone: Lindon Village Commercial Zone

Parcel ID: 14:050:0051

City File Number: 24-019-3

Type of Decision: Legislative
Council Action Required: Yes
Presenting Staff: Michael Florence



Summary of Key Issues

1. At the June 25, 2024 planning commission meeting the commission continued the item for the following reasons:
 - To prepare the development agreement for planning commission review and recommendation to the city council.
 - For the applicant to prepare renderings with exterior building materials for the planning commission to review as part of the development agreement.
2. Whether to approve a request to change the Lindon City Zoning Map and Lindon City General Plan Future Land Use Map designations of the subject property as follows:
 - Zoning Map Amendment: Proposal to amend from Lindon Village Commercial to Mixed Commercial
 - General Plan Future Land Use Map: Proposal to amend from General Commercial to Mixed Commercial

Overview

- The applicant is proposing to construct an 88,200 square foot sports training and tournament building. Half of the proposed building will be for a sports facility use and the other half will be a warehouse use. According to the applicant, the purpose of the warehouse use is to subsidize the sports facility portion of the building until such a time the sport facility can use the entire building. Since warehouse uses are not permitted in the Lindon Village Commercial zone the applicant is petitioning to change the back portion of the property to a Mixed Commercial zone. The General Plan Future Land Use Map will also need to be amended since it identifies future land uses as Commercial Gateway.
- The front half of the property will remain zoned as Lindon Village Commercial except for one hundred feet along 700 N. The Mixed Commercial zone requires 100 feet of frontage along a public street so a portion of the frontage will need to be zoned Mixed Commercial for this project to work.
- The applicant is proposing two future fast food pad sites on the Lindon Village Commercial portion of the property. The fast food pad sites are not being considered as part of this application.

- The applicant has also filed an application for a development agreement with the City that will outline development expectations.

Motions

General Plan Future Land Use Map Amendment

I move to recommend (*approval, denial, or continue*) of ordinance 2024-09-O to amend the Lindon City General Plan Future Land Use Map from Commercial Gateway to Mixed Commercial (MC) for a portion of parcel 14:050:0051 as indicated in the adopting ordinance with the following conditions:

1. The Lindon City General Plan Future Land Use Map amendment is conditioned upon the applicant submitting and receiving subdivision approval within one year from the date of final approval from the Lindon City Council;
2. All items of the staff report

Zoning Map Amendment

I move to recommend (*approval, denial, or continue*) of ordinance 2024-10-O to amend the Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC) for a portion of parcel 14:050:0051 as indicated in the adopting ordinance with the following conditions:

1. The Lindon City Zoning Map amendment is conditioned upon the applicant submitting and receiving subdivision approval within one year from the date of final approval from the Lindon City Council;
2. The Lindon City Zoning Map amendment is conditioned upon the developer entering into a development agreement with Lindon City that will set forth the development and design requirements for developing in the Mixed Commercial (MC) zone; and
3. All items of the staff report

Development Agreement

I move to recommend (*approval, denial, or continue*) of Resolution 2024-20-R to adopt the development agreement between Lindon City and Jason Brown with the following conditions:

1. All items of the staff report

Surrounding Zoning and Land Use

North: Pleasant Grove City Manufacturing and Distribution (M-D) zone – Ace Intermountain Recycling Center

East: Lindon Village Commercial (LVC) – Office and warehouse building

South: Lindon Village Commercial (LVC) – agricultural

West: Lindon Village Commercial (LVC) – agricultural

General Plan

The current general plan designation for this area is Commercial Gateway. The general plan states the following for the Commercial Gateway and Mixed Commercial Future Land Use Map Designations:

Mixed Commercial (Proposed) - 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.

Commercial Gateway (Current) - The 700 N Commercial Gateway is envisioned to become a walkable, mixed-use “downtown”, providing a range of dining, retail, public gathering, and office uses. It is located on an undeveloped site that is one of the last remaining large tracts of contiguous land in the city. The proximity of this property to Anderson Farms and an entrance to I-15 can help transform the site into a mixed use center and support future transit options along 700 North. Over time it is anticipated that the 700 N Commercial Gateway will be transformed into a Transit Oriented

Development (TOD) site. See the Lindon City 700 North Small Area Plan (2021) for specific details and policies for the area.

General Plan Goals and policies for 700 N.

- Create places for the community to gather and events to draw residents to these places
 - Establish a new 700 N. Commercial Gateway on 700 N. as the “commercial destination of the community.”
 - Develop the 700 N Commercial Gateway according to the principles and ideas contained in the small area master plan to create a downtown commercial area where residents of Lindon can gather for community events.

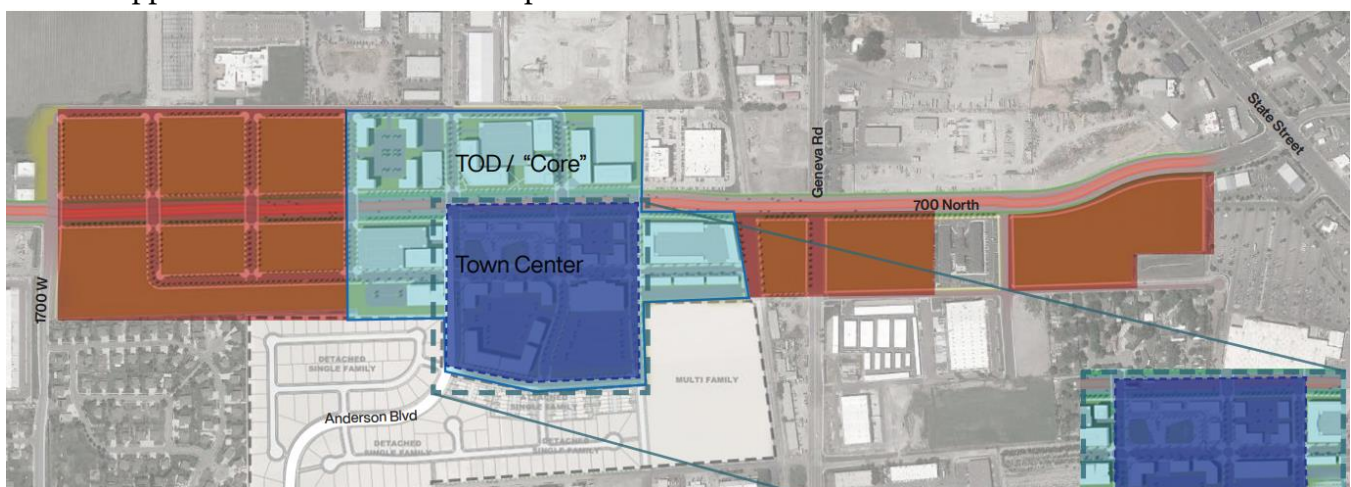
700 N. Small Area Plan

May 2021 Lindon City Adopted the 700 North Small Area Plan. The plan outlines a land use vision and district goals for the corridor:

https://media.rainpos.com/442/adopted_700_north_corridor_report_may_2021_1.pdf

Vision - The 700 North site is envisioned as a gateway to Lindon city and fosters unique experiences for the community to gather. High design standards will preserve and enhance the quality of the city. The site will be developed with community spaces, retail, restaurants, employment center, services, and other experiential attractions to create an environment for a live-work-play community. Through the support of Bus Rapid Transit and future mobility options, the site will be a destination center and a center for the city to grow and develop by creating a thriving, walkable community that enhances the lifestyle of all Lindon residents in the present and future.

TOD Core District - This district supports transit oriented development by focusing on the right mix of land uses that coordinate with transit investment. This district is centrally located and surrounds a future Bus Rapid Transit (BRT) Station and light rail corridor. The district will encourage a mixture of building uses with high quality design standards that help to support both the Flexible Development and Town Center Districts.



Development Agreement

With the zone change, city staff recommended that the applicant apply for a development agreement with Lindon City. The applicant is having his attorney review the development agreement and at the time of this report being published city staff did not have any feedback yet from the applicant. Any

updates will be provided to the commission either prior to or at the meeting. City staff recommended the following items to be included in the development agreement:

1. The building will be constructed with the design and materials as shown in Exhibit D.
2. To maintain consistency with the design of the 700 N. corridor and vision the Lindon City General Plan and 700 N. Small Area Plan the site will be designed to meet the Lindon Village site requirements as found in Lindon City Code 17.48.025, Lindon City Land Development Policies, Standard Specifications and Drawings, and Lindon City Commercial Design Standards as it applies to site design.
3. No more than fifty percent (50%) of the building will be used as a warehouse use. In the event that the sports training and tournament use is terminated, the Developer agrees to redevelop the building so that it is designed with commercial store front units. Redevelopment of the building shall be approved by the Lindon City Planning Commission as an amended site plan approval.
4. To meet the requirements of the Mixed Commercial (MC) zone, the property will need to have a minimum of one hundred (100) feet of frontage along 700 N. and be subdivided as a flag lot. The one hundred (100) feet of frontage will only be used for property access, parking and traffic circulation.
5. The zone map amendment is conditioned upon the applicant applying to subdivide the property, approval of the subdivision by Lindon City, and the subdivision plat being recorded with the Utah County Records Office within one year from the date the Lindon City Council approved the zone map amendment. In the event that the property is not subdivided and the subdivision plat not recorded within one year from approval by the Lindon City Council to amend the zoning of the property then the Lindon Village Commercial zone will remain in effect.
6. Pedestrian access from 700 N. to the sports training and tournament facility will be provided.

Building Design

The Mixed Commercial Zone state the following regarding architectural design standards (17.50.070)

All structures in the MC zone shall be aesthetically pleasing, well-proportioned buildings that blend with the surrounding property and structures. All structures in the MC zone shall have finishes of brick, decorative block, stucco, wood, concrete tilt-up, or other materials and designs approved within the Lindon City Commercial Design Guidelines, or as otherwise approved by the Planning Commission.

The applicant is proposing an architectural metal panel exterior with windows (fenestration) along 42% of the front façade. City staff has asked the applicant to provide additional architectural detail specifically regarding the two items below. Updated to the renderings will be presented at the planning commission meeting and were not ready at the time this report was published:

- A secondary exterior building material to provide exterior material variation. While the planning commission may approve other exterior design then those found in the Lindon City Commercial Design Standards staff felt like the design should attempt to come close into compliance, so the building has a similar consistent design with other buildings when the rest of the corridor is developed.
- The “end cap” portion of the building in “gray” need have additional architectural treatment to “break up” the flat façade. The commercial design standards recommend for large buildings that facades be broken up every 30-40 feet. The gray areas in the rendering are approximately 84’.

Below are building design items that meet the Lindon City Commercial Design Standards and are well designed for the building:

- Façade modulation and articulation for a majority of the building
- Use of columns as an entry feature
- Variation in roofline and roof cornice treatments
- Canopy over the building entry
- Main entrance a focal point of the building

Items that should be considered in the Lindon City Commercial Design Standards:

- Flat and slightly sloped roof designs will need to be reviewed
- The code differentiates between primary and secondary exterior building materials
- Avoid blank facades with no fenestration
- Ground floor is required to have 60% fenestration
- Architectural metal is considered a secondary material
- Primary building materials are considered brick, stone, colored decorative block. Secondary materials are brick, stone, colored decorative block, wood, architectural metals, cement board siding.
- Four-sided architecture.

The above items were provided for planning commission consideration since the building and site designs will be part of the development agreement. When the applicant comes back for site plan approval the planning commission will be required to approve the building design as per the development agreement. As a reminder, the Mixed Commercial zone does allow the planning commission to approve other materials and designs.

Staff Analysis

Sports training and tournament facilities have become very popular and attract players and spectators from all over Utah and surrounding states. One item that is consistently lacking at these facilities is sufficient parking which this site does provide.

At the last planning commission meeting the commission seemed favorable of the proposed use and changes to the zoning map and general plan future land use map. Now that renderings have been provided, city staff recommends that the planning commission evaluate those to ensure that the design and materials are acceptable because they will be approved as part of the development agreement.

Exhibits

1. Surrounding area zoning
2. Proposed Zone Change Layout
3. 700 N. Project Goals
4. Proposed building floor plan and renderings
5. Proposed site plan
6. General Plan Ordinance Amendment
7. Zoning Map Ordinance Amendment
8. Proposed Development Agreement

Exhibit 1: Surrounding Area Zoning Map

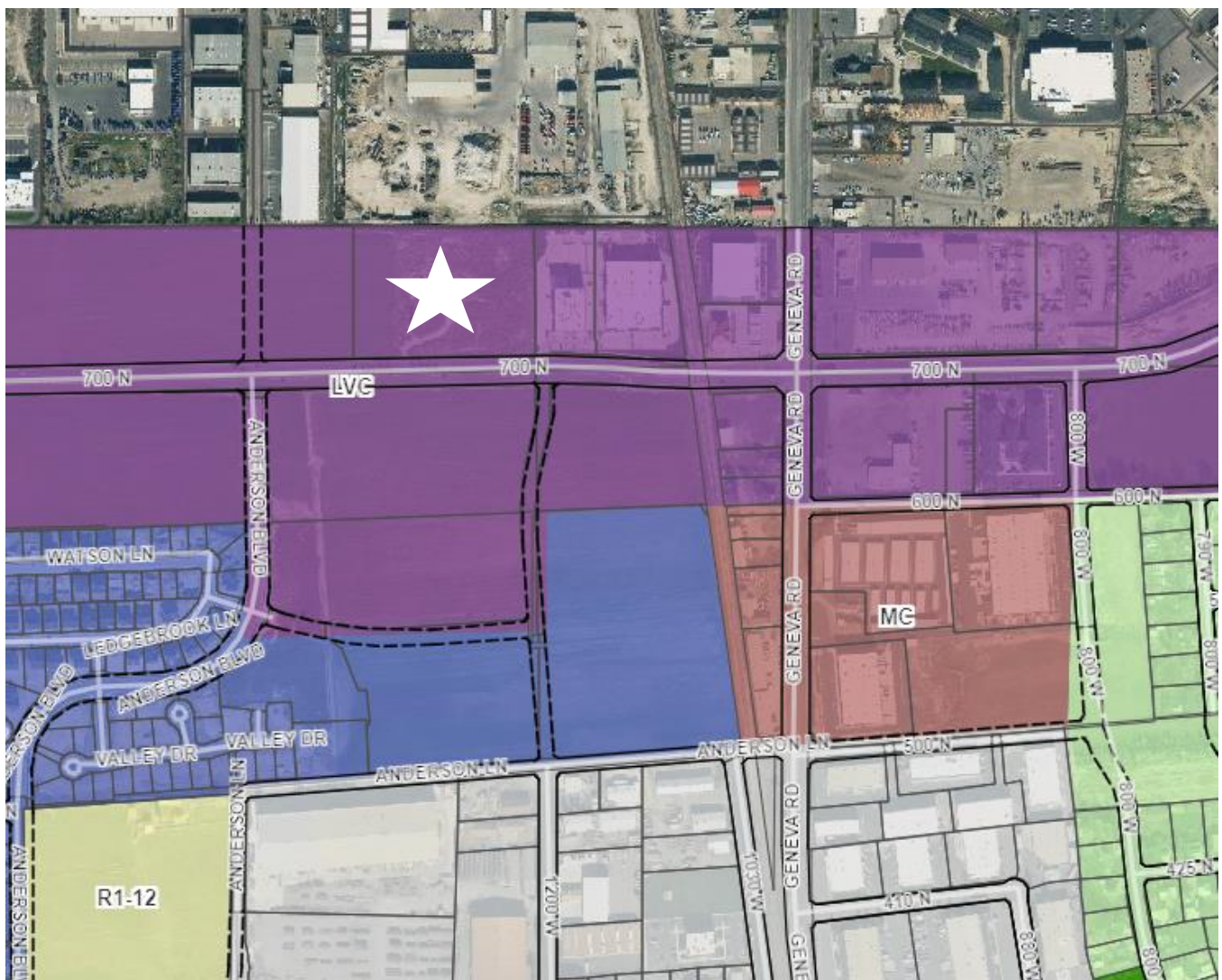


Exhibit 2: Proposed Zone Change Layout



Proposed Mixed Commercial (MC) Zone and
Mixed Commercial Future Land Use Map

Property remaining as Lindon
Village Zone (LVZ)

Anderson Blvd

700 N

Geneva Road

2.2 Project Goals

Enhance 700 North Corridor to Create a Gateway into Lindon

- Create a cohesive development strategy.
- Create and enhance all modes of travel for connections throughout the development.
- Creating an identity of arriving at Lindon.
- Design attractive transit corridors that support placemaking.
- Create opportunities for well-designed parks, open spaces, and plazas.
- Create areas for landmarks and gateways through outdoor design, building architecture, streetscape design, and public art.
- Build upon previous planning documents.

Support & Plan for Future Transit

- Bus Rapid Transit-BRT (near term)
- Light Rail-TRAX (long term)
- Create land uses oriented to transit investment.
- Create enhanced connections between transit options.
- Create a connected street grid.
- Implement Transit Oriented Development Principles as found in sections 1.8 & 1.9.
- Create a regional hub for future transit.
- Create a complete streets network that serves cars, transit, bikes, and pedestrians.
- Create a walkable and bikeable street grid.

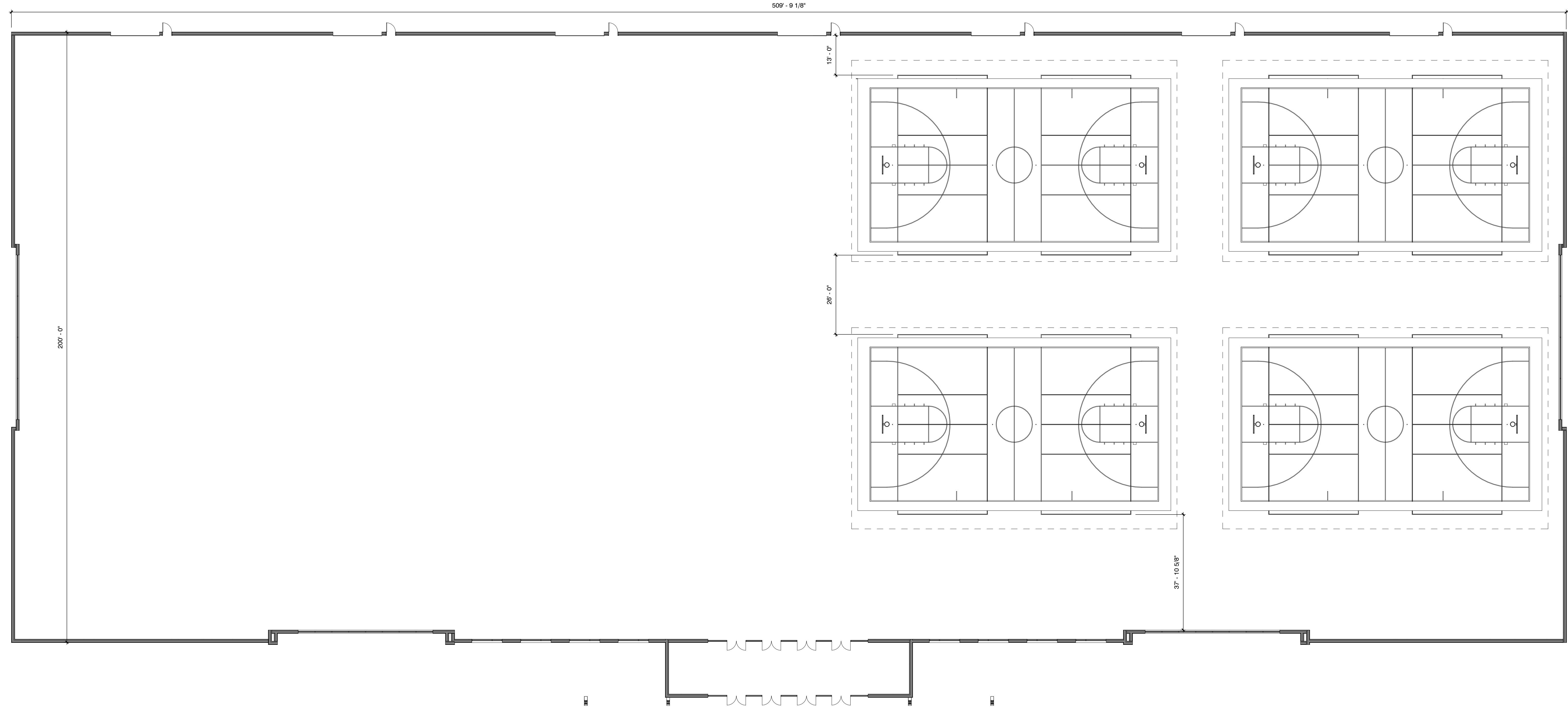
Create a Walkable Town Center

- Restaurants / retail/ office/ entertainment focused
- Central community gathering place.
- Create complete streets that encourage active transportation.
- Enhance and expand open space.
- A walkable town center with street life and attractive design.
- An amenity-rich neighborhood with a priority on placemaking.
- A live-work-play environment.
- Create “third places” where people spend time between home and work.
- Open spaces will create a sense of place, space and look alive and welcoming.

Support Economic Development

- Establish a core for retail, employment centers, hospitality, restaurants, grocer, entertainment, and overall daily needs services.
- Create opportunities for destination experiences.
- Create a vision and land use plan that is based on market realities.
- Increase tax base.
- Create innovative office spaces and opportunities that support growing business and live-work opportunities.
- A regional center for business development and expansion.
- A diversity of buildings and businesses that range in size and scale as well as promoting development for both established and start-up businesses
- Encourage restaurants that are “hip” and “classy” and bring a unique experience to the corridor.
- Encourage entertainment uses to draw people to the area.

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DESIGN GROUP

3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

NOT FOR
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NUTRICOST ATHLETIC CENTER

OWNER
ADDRESS

NOT FOR CONSTRUCTION - 10% REVIEW SET

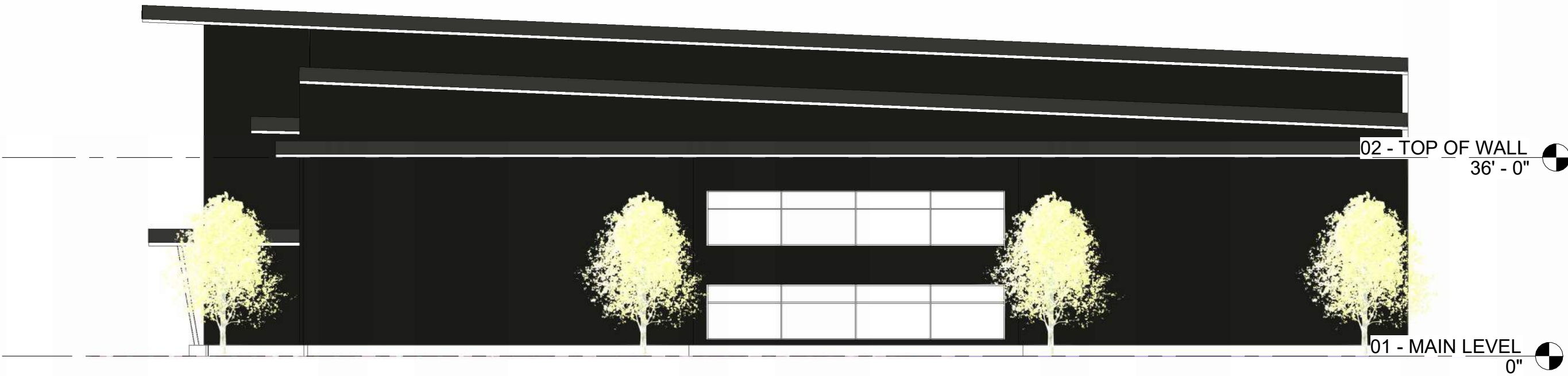
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DATE	12.15.23
DRAWN BY	SSW
CHECKED BY	SSW
SHEET DESCRIPTION FIRST FLOOR	
SHEET NUMBER	
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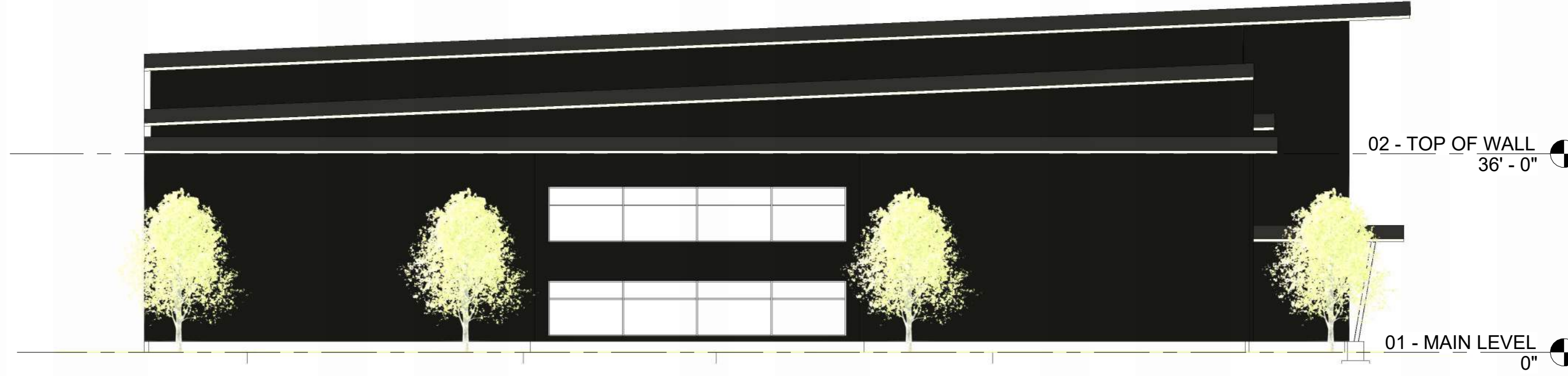
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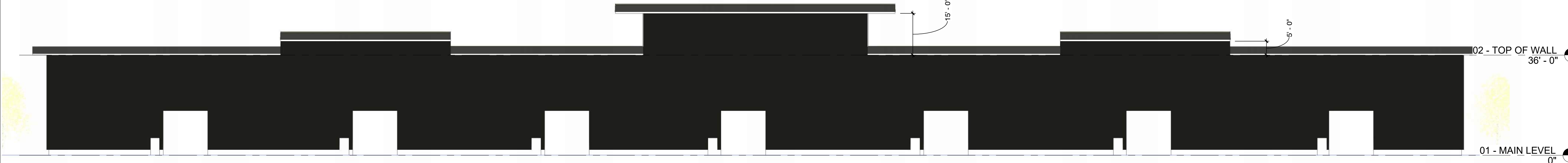
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Elevation 2 - a
SCALE: 1" = 20'-0"

2



Elevation 1 - a
SCALE: 1" = 20'-0"

1

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATION THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

EXT. MATERIAL LEGEND
OPTION 2

#	TYPE	BOND / STYLE	COLOR	AREA
1	CMU SPLIT-FACE VENEER	RUNNING	TBD	1,528 S.F.
2	METAL SIDING 12" STANDING METAL SEAM	VERTICAL	TBD	5,804 S.F.
3	WOOD LOOK HORIZONTAL SIDING	TBD	TBD	1,285 S.F.
4	METAL PARAPET CAP	N/A	TBD	N/A
5	METAL FASCIA	N/A	TBD	N/A
6	WIRE MESH paneled RAILING SYSTEM	N/A	STAINLESS STEEL	N/A
7	CMU SPLIT-FACE	RUNNING	TBD	410 S.F.

DESCRIPTION OF EXTERIOR CHANGES TO EXISTING BUILDING
NEW ENTRY BUILD-OUT. NEW AWNING STRUCTURES AS PER PLANS AND ELEVATIONS. NEW METAL AND WOOD LOOK SIDING ON ENTIRE STRUCTURE. SPLIT FACED BLOCK VENEER ADHERED TO FOUNDATION WALL. ADD DRIP EDGES, PARAPET CAPS, FASCIAS, AND SOFFITS. NEW STOREFRONT WINDOWS INCLUDING WINDOWS REQUIRING CUTTING FOUNDATION WALLS. NEW TERRACES ADDED TO STREET FACE OF BUILDING. NEW SIDEWALKS AS PER PLANS.

EXTERIOR GLAZING %

ORIENTATION	WALL AREA	GLAZING AREA	PERCENTAGE OF 1 ST FLOOR WALL AREA (NEW ADDITION)
NORTH	2206 SF	586 SF	27%
WEST	2870 SF	365 SF	13%
EAST	2870 SF	722 SF	26%
SOUTH	2206 SF	105 SF	5%

SHEET NOTES



DESIGN GROUP

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shane@w2designgroup.com

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NUTRICOST ATHLETIC CENTER

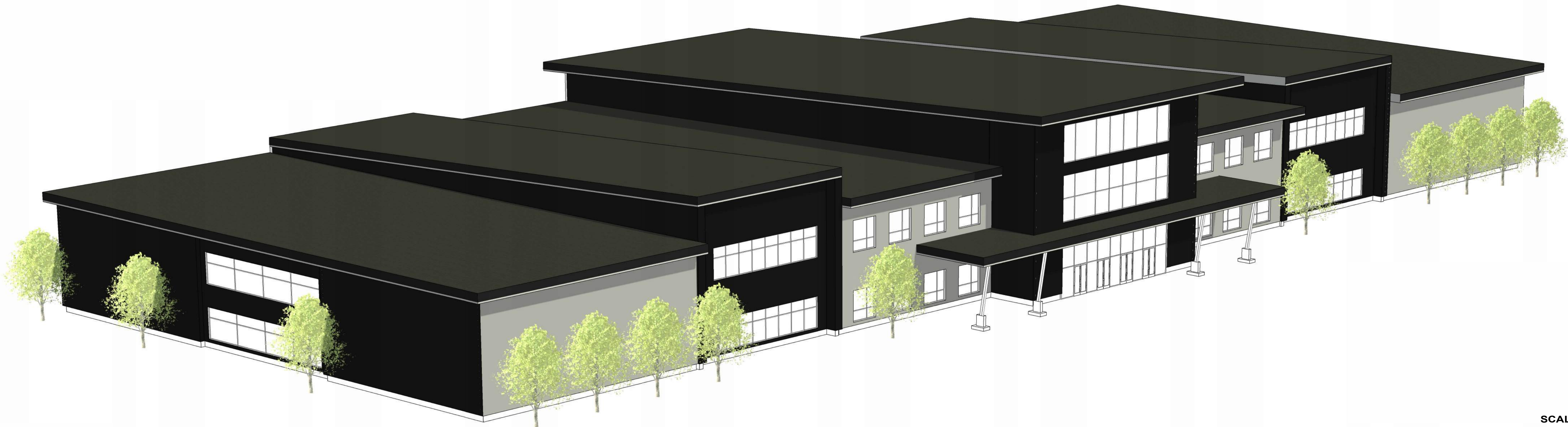
OWNER
ADDRESS

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Revision Date	Revision Number
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DATE	12.15.23
DRAWN BY	DW
CHECKED BY	SW
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SHEET NUMBER	

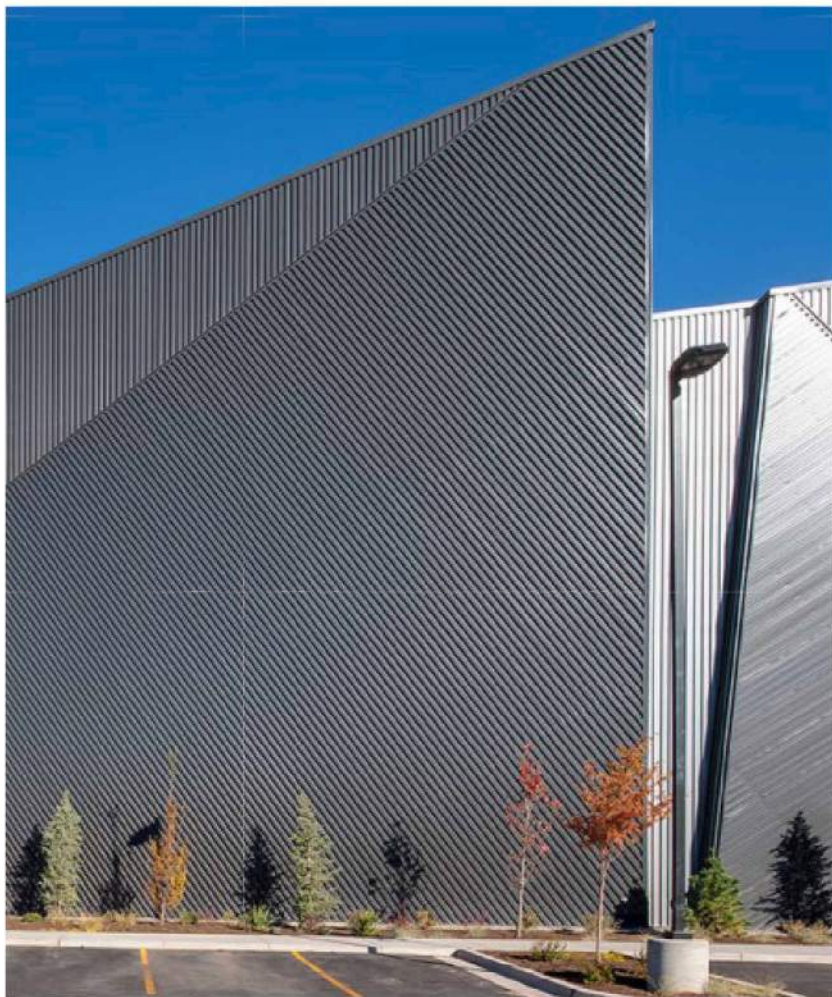
A-2.04



3D View 4
SCALE: 2



3D View 3
SCALE: 1



NOT FOR
CONSTRUCTION
10% REVIEW SET

NUTRICOST ATHLETIC CENTER
OWNER
ADDRESS
NOT FOR CONSTRUCTION - 10% REVIEW SET

Revision Date Revision Number

PROJECT NO. W2-2400
DATE 12.15.23
DRAWN BY DW
CHECKED BY SW

SHEET DESCRIPTION
3D ELEVATIONS

SHEET NUMBER

A-9.01

LINDON REC FLEX SPACE - CONCEPT PLAN

490 West 700 North, Lindon, Utah

Located in the Southwest Quarter of Section 29,
Township 5 South, Range 2 East, Salt Lake Base and Meridian



SITE INFORMATION:
Parcel Number: 14:050:0051 & 14:050:0109
Address: 490 West 700 North, Lindon, Utah

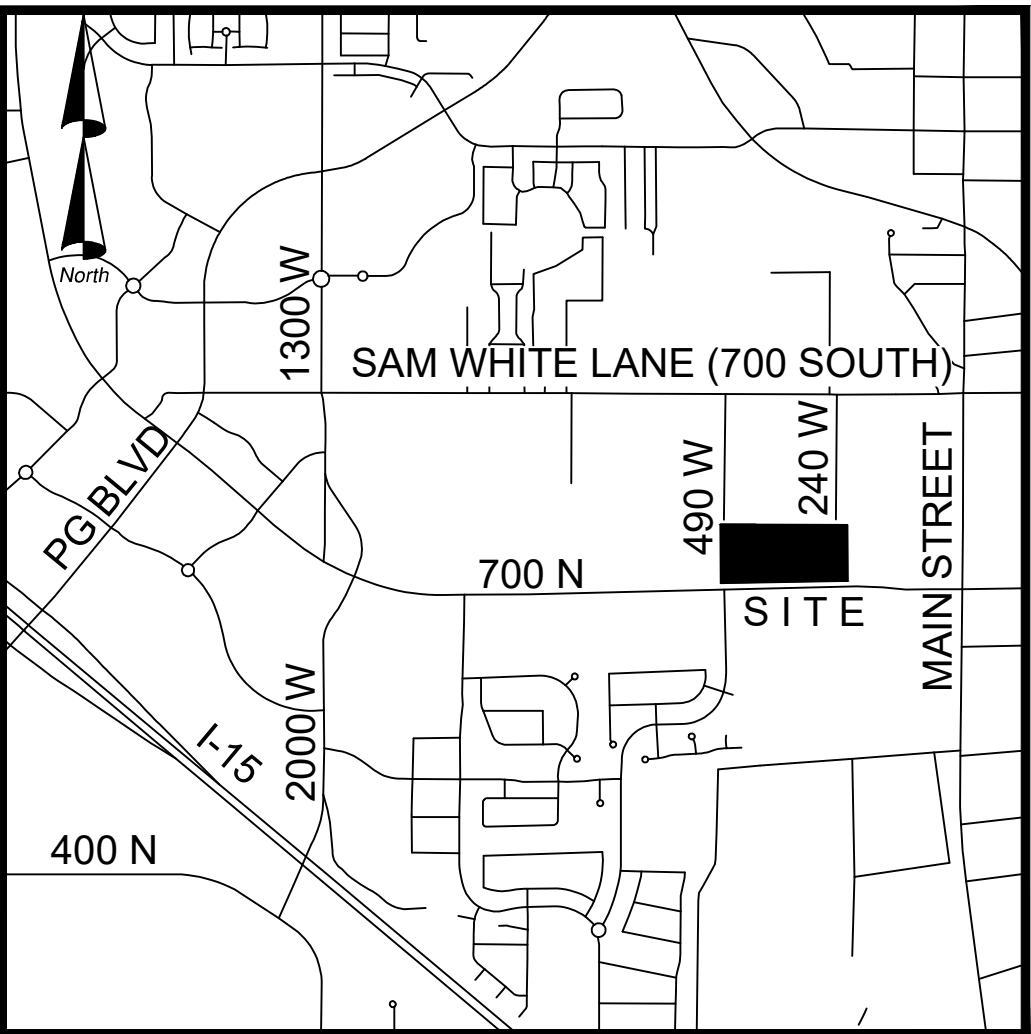
OWNER / DEVELOPER:
Openshaw Development - Charlie Openshaw
2230 North University Parkway, Suite 6D
Provo, UT 84604
801.367.1444
charlesopenshaw@gmail.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc - Mark Greenwood
2230 North University Parkway, Suite 6D
Provo, UT 84604
801.374.6262 MGreenwood@ALMonline.com

ZONING INFORMATION:
LVC - Lindon Village Commercial

TABULATIONS:
Development Area: 313,278.32 s.f. (100%)
Buildings: 96,584 s.f. (31%)
Landscape Area: 34,525 (11%)

Parking Shown: 470 stalls



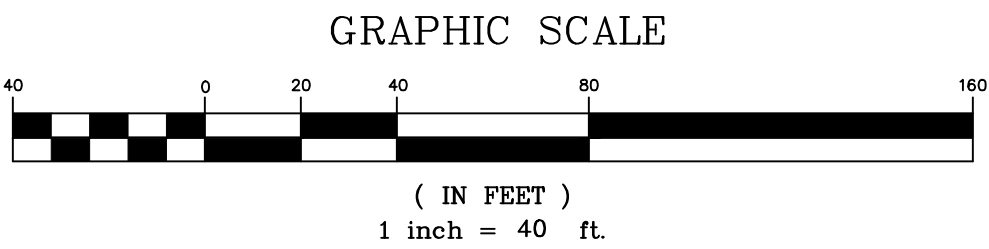
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A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374 - 6262

LINDON REC
OPENSHAW DEVELOPMENT
CONCEPT PLAN

No.	Revision	Date

1
OF 1 SHEETS
Proj # 559 - 2300



NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM A.L.M. & ASSOCIATES, INC.

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ORDINANCE NO. 2024-09-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USES MAP ON PROPERTY IDENTIFIED BELOW FROM GATEWAY COMMERCIAL TO MIXED COMMERCIAL 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 May 29, 2024, a land use application was submitted to Lindon City to amend a portion of the Lindon City General Plan Future Land Use Map on parcel 14:050:0051 from Commercial Gateway to Mixed Commercial; and

WHEREAS, on June 11, 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 Encourage economic development and leverage the community's strong regional position and the advantages that it provides; and

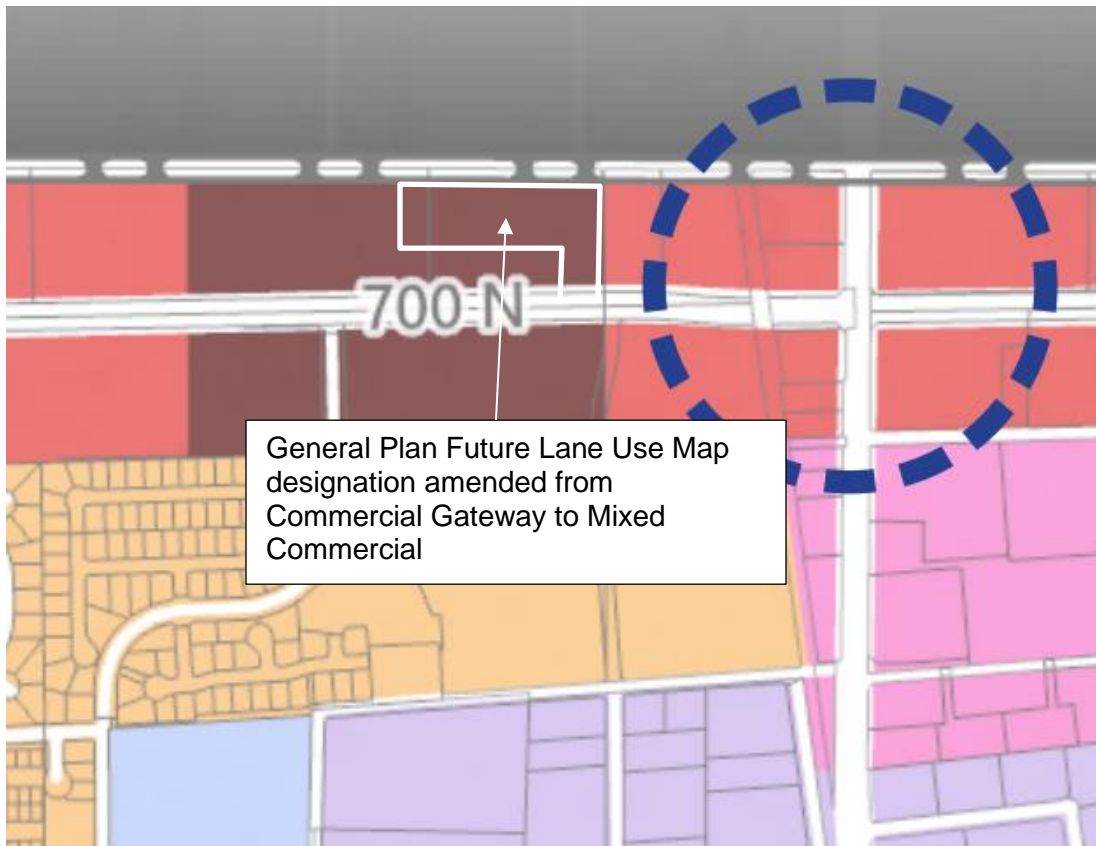
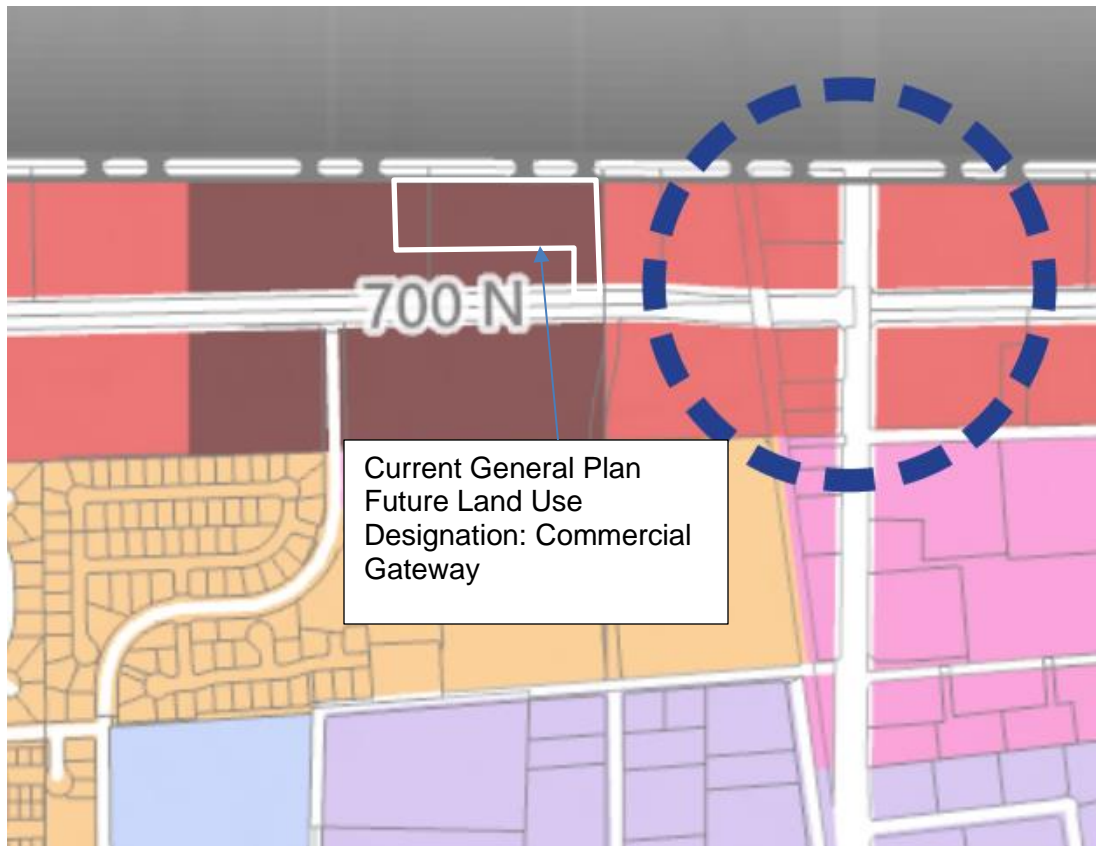
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of creating a commercial destination area and to strategically plan for business development and attraction; and

WHEREAS, the Council held a public hearing _____, 20__, 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 General Plan Land Use Map is hereby amended as follows:

Parcel ID	Property Owner	Address
14:050:0051	BRADSHAW, WARREN B & LE ORA R (ET AL)	Approx 1300 W. 700 N.





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 provide by law.

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

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

ORDINANCE NO. 2024-10-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM LINDON VILLAGE COMMERCIAL (LVC) 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 May 29, 2024, a land use application was submitted to Lindon City to rezone a portion of parcel 14:050:0051 from Lindon Village Commercial (LVC) to Mixed Commercial (MC); and

WHEREAS, on June 11, 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 Encourage economic development and leverage the community's strong regional position and the advantages that it provides; and

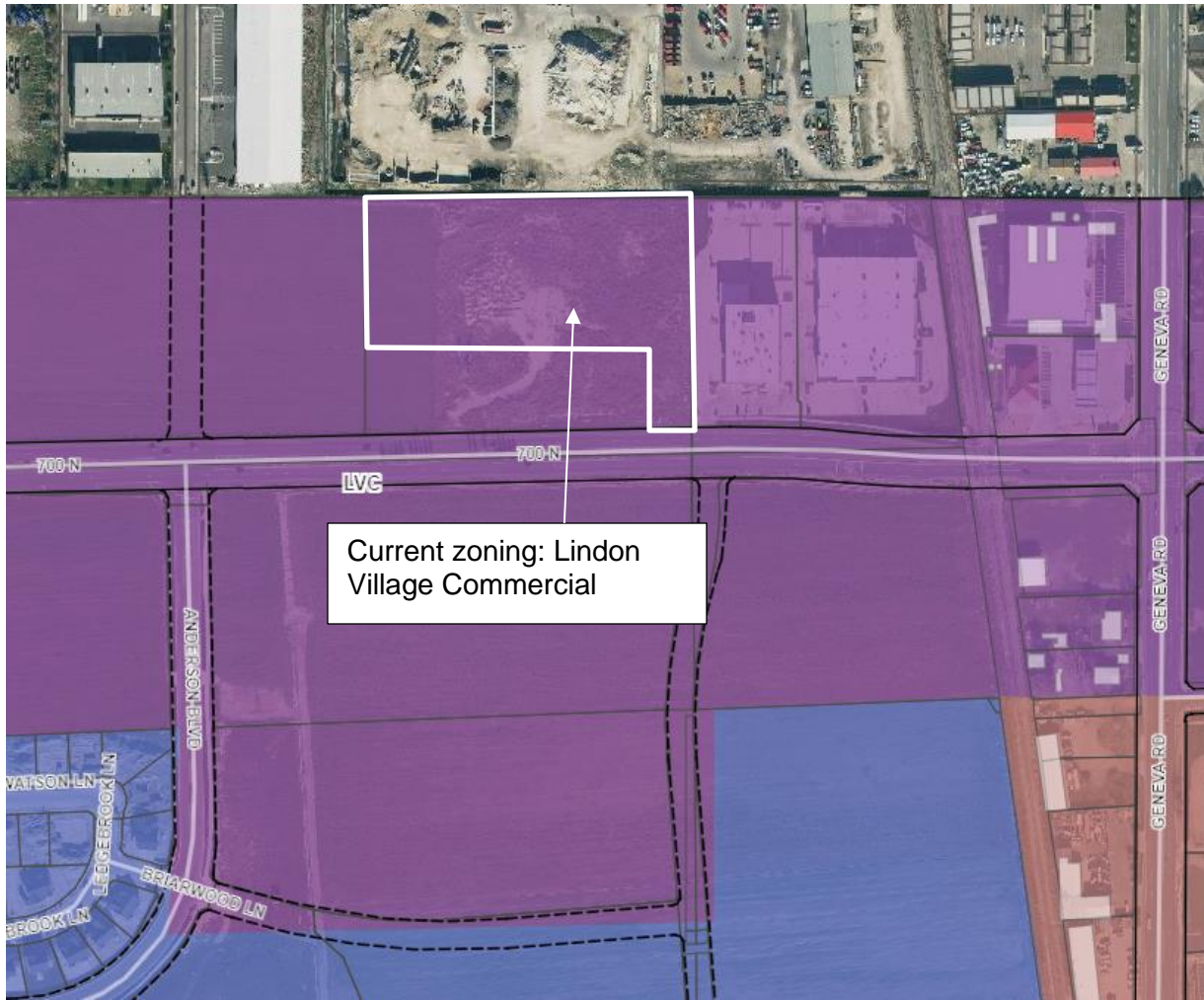
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of creating a commercial destination area and to strategically plan for business development and attraction; and

WHEREAS, the Council held a public hearing _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

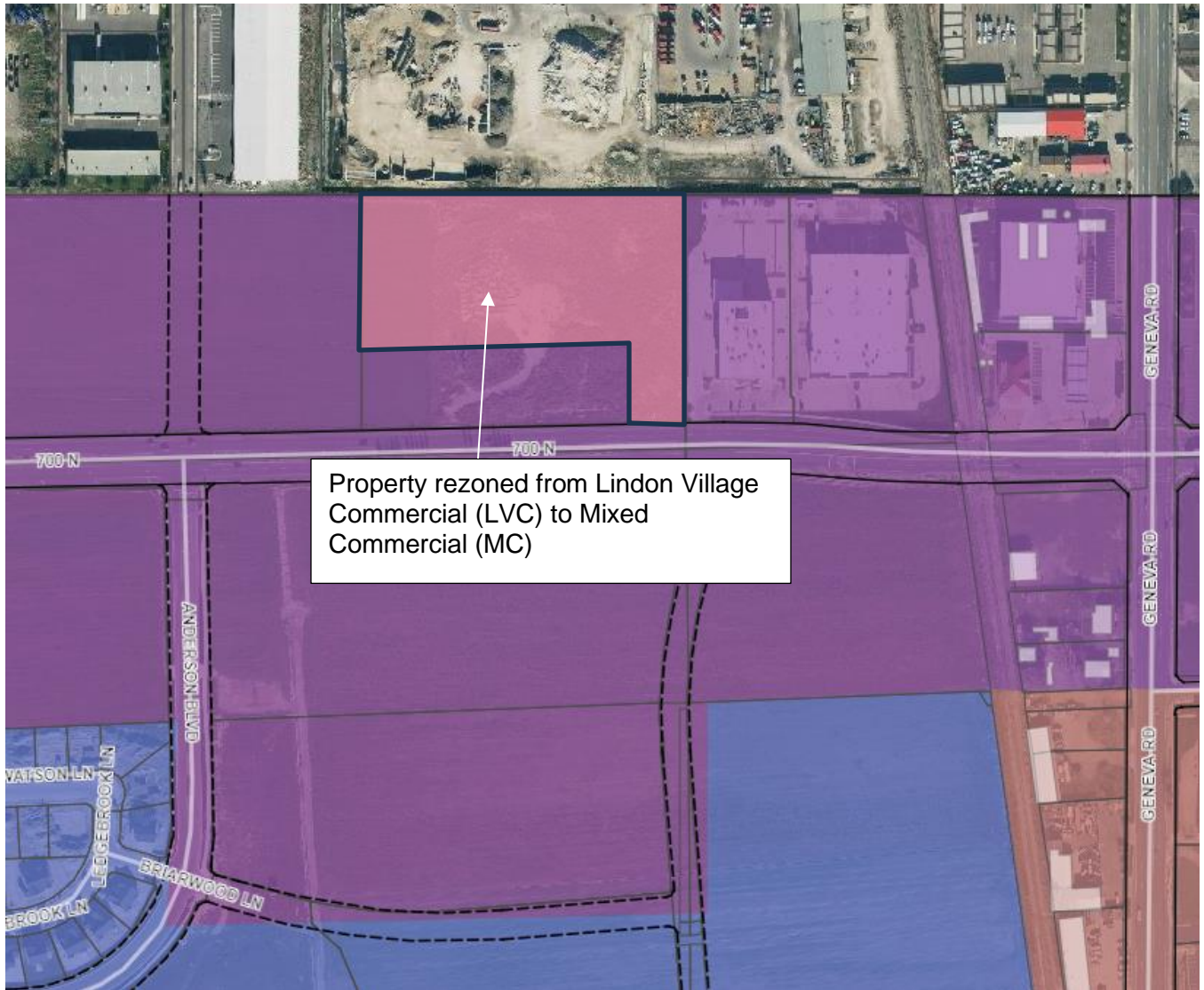
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: The Lindon City Zoning Map is hereby amended as follows:

Parcel ID	Property Owner	Address
14:050:0051	BRADSHAW, WARREN B & LE ORA R (ET AL)	Approx 1300 W. 700 N.



Current zoning: Lindon
Village Commercial





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

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

RESOLUTION NO. 2024-20-R

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN JASON BROWN AND LINDON CITY FOR PROPERTY LOCATED AT APPROXIMATELY 1300 W. 700 N. (PARCEL # 14:050:0051) AND SETTING AN EFFECTIVE DATE.

WHEREAS, on May 29, 2024 Jason Brown filed a land use application to amend the zoning for the property located at approximately 1300 W. 700 N. (Parcel # 14:050:0051) from Lindon Village Commercial to Mixed Commercial; and

WHEREAS, Jason Brown has prepared renderings and site plan exhibits to specify the building design, exterior building materials, and site layout and amenities of the proposed development; and

WHEREAS, the City Council finds that the resulting development will result in benefits to the City and its residents by, among other things, requiring the orderly development of the property as part of the overall development plan and meeting the commercial intent of the area and zoning for future tenants; and

WHEREAS, the City Council finds that the resulting development is consistent with the Lindon City General Plan for providing an attractive setting for a wide range of entertainment and service uses. That the development is part of a well-planned campus-like setting with clear and consistent urban design, streetscape, architectural, and site design standards to ensure a unified and high-quality appearance; and

WHEREAS, the City Council has reviewed the development agreement and has found its terms and conditions to be acceptable; and

WHEREAS, the City Council has received a favorable recommendation from the Lindon City Planning Commission for the zoning amendment.

NOW, THEREFORE, be it resolved by the Lindon City Council, that Mayor Carolyn Lundberg is hereby authorized to review the Amended Master Development Agreement for Anderson Farms, including all exhibits, and if found to be consistent with the terms and conditions presented this night, including such modifications as have been noted on the record, if any, to then sign and deliver said Agreement to Ivory Development LLC, making such Agreement lawfully binding upon Lindon City.

PASSED AND RECORDED THIS _____ DAY OF _____, 2024.

Carolyn Lundberg
Mayor

ATTEST:

Britni Laidler
Lindon City Recorder

WHEN RECORDED, RETURN TO:

Lindon City
100 N. State Street
Lindon, UT 84042

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and entered into this ____ day of _____, 2024, by and between _____ ("Developer") and the City of Lindon ("City") regarding development of real property identified by Parcel Number 14:050:0051, Lindon Utah ("Property"). See Exhibit A.

RECITALS

This agreement is made pursuant to the following facts and in light of good and valuable consideration, with which the parties agree to and acknowledge:

- A. The developer has under contract real property identified by Parcel Number 14:050:0051 which consists of 7.1907 acres and is more particularly described on Exhibit A, attached hereto and incorporated here by reference (the "Property").
- B. The Property is currently zoned as Lindon Village Commercial (LVC).
- C. On May 29, 2024, the Developer submitted a land use application to amend the Lindon City General Plan Future Land Use Map from Commercial Gateway to Mixed Commercial and amend the Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC).
- D. On May 29, 2024, the Developer also submitted a land use application for a development agreement with Lindon City.
- E. The Developer desires to construct an approximately 88,200 square foot indoor sports training and tournament facility with accompanying out parcel commercial pad sites. The purpose of the general plan and zoning map amendment requests is to allow the Developer to use fifty percent (50%) of the building as a sports training and tournament facility and fifty percent (50%) of the building for warehouse. Warehouse uses are not permitted in the Lindon Village Zone. Allowing the warehouse to be used as part of the building structure helps to offset the cost of the sports facility use. The developer anticipates as the sports training and tournament facility use gains interest then the warehouse use and floor area will be decreased incrementally until the entire building is used as a sports training and tournament facility.

- F. On _____, 2024 the Lindon City Council approved an amendment to the Lindon City Future Land Use Map as shown on ordinance 2024-09-0 attached hereto as Exhibit B, subject to and conditioned upon the terms and conditions of this agreement.
- G. On _____, 2024 the Lindon City Council approved a zone map amendment as shown on ordinance 2024-10-0 attached hereto as Exhibit C, subject to and conditioned upon the terms and conditions of this agreement.
- H. The Developer is willing to design and construct the building elevations and site in accordance with Exhibits D and E, attached hereto and Section 2b as found in this agreement.
- I. The City Council has further authorized the Mayor of Lindon City to execute and deliver this agreement on behalf of the City.
- J. The City has the authority to enter into this agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances and desire to enter into this agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicant City ordinances.
- K. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.
- L. The Parties understand and intend that this agreement is a “development agreement” with the meaning of, and entered into pursuant to, the terms of Utah Code Ann.,

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement as a substantive part hereof.
2. General Terms. The City approves the Lindon City General Plan Future Land Use Map amendment from Commercial Gateway to Mixed Commercial and an amendment to the Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC) as shown in Exhibit B with the following terms and conditions.
 - a. The building will be constructed with the design and materials as shown in Exhibit D.
 - b. To maintain consistency with the design of the 700 N. corridor and vision the Lindon City General Plan and 700 N. Small Area Plan the site will be designed to

meet the Lindon Village site requirements as found in Lindon City Code 17.48.025, Lindon City Land Development Policies, Standard Specifications and Drawings, and Lindon City Commercial Design Standards as it applies to site design.

- c. No more than fifty percent (50%) of the building will be used as a warehouse use. In the event that the sports training and tournament use is terminated, the Developer agrees to redevelop the building so that it is designed with commercial store front units. Redevelopment of the building shall be approved by the Lindon City Planning Commission as an amended site plan approval.
 - d. To meeting the requirements of the Mixed Commercial (MC) zone, the property will need to have a minimum of one hundred (100) feet of frontage along 700 N. and be subdivided as a flag lot. The one hundred (100) feet of frontage will only be used for property access, parking and traffic circulation.
 - e. The zone map amendment is conditioned upon the applicant applying to subdivide the property, approval of the subdivision by Lindon City, and the subdivision plat being recorded with the Utah County Records Office within one year from the date the Lindon City Council approved the zone map amendment. In the event that the property is not subdivided and the subdivision plat not recorded within one year from approval by the Lindon City Council to amend the zoning of the property then the Lindon Village Commercial zone will remain in effect.
 - f. Pedestrian access from 700 N. to the sports training and tournament facility will be provided.
3. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to apply standards for development and construction generally applicable throughout the City. It is the intent of the Parties to vest the Developer with specific land use rights specifically defined in this Agreement and to require compliance by the Developer, their successors, heirs, designees, or assign, with all other generally applicable standards, conditions, and requirements enacted to protect the health, safety, and welfare of the current and future residents of the City.
4. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs, designees, and assigns of the parties hereto, and to an entity resulting from reorganization, consolidation, or merger of any party hereto. All rights, responsibilities and obligations under this Agreement shall be assumed by an successors or assigns or the Developer as a condition to the sale or assignment of any portion of the Property.
5. Integration. This agreement constitutes the entire agreement and understanding between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the

Development Code of the City shall govern procedures and standards for approval of all improvements and development contemplated herein.

6. Modifications In Writing. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.
7. Governing Law. This Agreement shall be interpreted, construed, and enforced according to the laws of the State of Utah.
8. Cost of Enforcement. In the event of default on the part of any party this is Agreement, the defaulting party shall be liable for all costs and expenses incurred by the non-defaulting party in enforcing the provisions of this Agreement, whether or not legal action is instituted.
9. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: Jason Brown
652 N. 95 W.
Lindon, UT 84042

To the City: Lindon City
Attention, Brian Haws
100 N. State
Lindon, UT 84042

LINDON CITY

Jason Brown

DATED _____, 2024

DATED _____, 2024

By: _____
CAROLYN LUNDBERG
Lindon City Mayor

By: _____
Jason Brown
Its: _____

Attest:

Britni Laidler, City Recorder

STATE OF UTAH)

:SS.

COUNTY OF UTAH)

On this ____ day of _____, 2024, personally appeared before me,
_____, known to be the individual described who executed the
within and foregoing instrument, and who duly acknowledged to me that he executed the same.

Notary Public

My Commission Expires:

NOTARY

My Commission Expires _____

STATE OF UTAH)

:SS.

COUNTY OF UTAH)

On this ____ day of _____, 2024, personally appeared before me,
_____, known to be the individual described who executed the
within and foregoing instrument, and who duly acknowledged to me that he executed the same.

Notary Public

My Commission Expires:

NOTARY

My Commission Expires _____

EXHIBIT A

Legal Description

Parcel Number: 14:050:0051

COM N 1020.95 FT & E 1986.49 FT FR SW COR. SEC. 29, T5S, R2E, SLB&M.; N 481.42 FT; S 89 DEG 42' 3" E 439.7 FT; S 89 DEG 43' 35" E 220.56 FT; S 0 DEG 20' 45" E 1 FT; S 0 DEG 20' 45" E 303.81 FT; S 0 DEG 20' 45" E 160.61 FT; S 88 DEG 54' 21" W 663.18 FT TO BEG. AREA 7.191 AC.



EXHIBIT B

General Plan Future Land Use Map Amendment - Ordinance 2024-09-O

DRAFT

EXHIBIT C

Zone Map Amendment - Ordinance 2024-10-O

DRAFT

EXHIBIT D

Building Rendering and Materials

DRAFT

EXHIBIT E

Site Plan Design

DRAFT