

# Lindon City Planning Commission Staff Report



June 11, 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, July 9, 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](http://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 6/25/2024**
- 3. Public Comment**
- 4. Public hearing for a recommendation to the Lindon City Council to amend the Lindon City Zoning Map from Heavy Industrial (HI) to Light Industrial (LI).** The applicant requests a recommendation from the Lindon City Planning Commission to the city council to amend the Lindon City Zoning Map from from Heavy Industrial to Light Industrial at 1075 West Center Street. (20 minutes)
- 5. Site Plan Approval – IMS Masonry – 1075 West Center Street**  
The applicant requests site plan approval from the Lindon City Planning Commission to build a new office building for the industrial business IMS Masonry at 1075 W Center. (Parcels 14:065:0048, 14:065:0049). (20 minutes)
- 6. Public hearing for a recommendation to the Lindon City Council to amend the Lindon City Zoning Map from Heavy Industrial (HI) to Light Industrial (LI).** The applicant requests a recommendation from the Lindon City Planning Commission to the city council to amend the Lindon City Zoning Map from Heavy Industrial to Light Industrial at 1093 West Center Street. (20 minutes)
- 7. Minor Subdivision Plat Approval – Olsen Industrial Park Plat B – 1093 West Center Street**  
The applicant requests minor subdivision approval to create a two-lot subdivision out of an existing 2.39 acre parcel. (Parcel 14:065:0077). (10 minutes)
- 8. Public hearing for a recommendation to the Lindon City Council to amend the General Plan Future Land Use Map Amendment from Low Density Residential to Light Industrial for the rear portions of the properties located at 88 S. 800 W. and 96 S. 800 W.** The planning commission will hold a public hearing to consider a recommendation to amend the Lindon City General Plan Future Land Use Map from Low Density Residential to Light Industrial. The front portions of the property will remain Low Density Residential. Application is made by Lindon City. (20 minutes)
- 9. Public hearing for a recommendation to the Lindon City Council for Reconsideration of a Zoning Map Amendment to amend the zoning map of the rear portions of the properties located at 88 S. 800 W. and 96 S. 800 W. from Single-Family Residential (R1-20) to Light Industrial (LI).** On May 6, 2024 the City Council rezoned the subject properties from Single-Family Residential to Mixed Commercial. However, the Mixed Commercial Zone requires a minimum of 100' of lot frontage which conflicts with the surrounding zoning. The planning commission and city council will reconsider the rezone map amendment from Single-Family Residential (R1-20) to Light Industrial (LI). Application is made by Diane and Blake Campbell and Brandon and Holly Hill (20 minutes)

### 8. Planning Director Report - General City Updates

### Adjourn

# Notice of Meeting

## *Lindon City Planning Commission*



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:** 07/05/2024 **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, June**  
3 **25, 2024 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North  
4 State Street, Lindon, Utah.

**REGULAR SESSION – 6:00 P.M.**

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

**PRESENT**

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

**EXCUSED**

Karen Danielson, Commissioner

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 Planning  
Commission meeting of June 11, 2024 were reviewed.

26 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF JUNE 11, 2024 AS PRESENTED. COMMISSIONER CALL  
28 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

32 **CURRENT BUSINESS** –

34 **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**  
36 **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.

38  
40 Mike Florence, Community Development Director presented this item and noted the  
applicant Jason Brown was present. He reminded the commission that the applicant is proposing  
42 to construct an 88,200 square foot sports training and tournament building in which 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

2 portion of the building until such a time the sport facility can use the entire building. Mr.  
3 Florence noted that at the June 25, 2024 planning commission meeting the commission  
4 continued the item for the following reasons:

- 5 • To prepare the development agreement for planning commission review and  
6 recommendation to the city council.
- 7 • For the applicant to prepare renderings with exterior building materials for the planning  
8 commission to review as part of the development agreement.

10 Mr. Florence stated the since warehouse uses are not permitted in the Lindon Village  
11 Commercial zone the applicant is petitioning to change the back portion of the property to a  
12 Mixed Commercial zone. Mr. Florence then stated that the front half of the property will remain  
13 zoned as Lindon Village Commercial except for one hundred feet along 700 N. noting that the  
14 Mixed Commercial zone requires 100 feet of frontage along a public street so a portion of the  
15 frontage will need to be zoned Mixed Commercial for this project to work.

16  
17 Mr. Florence continued by stating that the current general plan designation for this area is  
18 Commercial Gateway. The general plan states the following for the Commercial Gateway and  
19 Mixed Commercial Future Land Use Map Designations:

- 20 • **Mixed Commercial (Proposed)** - Consisting of a long and narrow area on the east side  
21 of Geneva Road and on the west side of the Ivory development, this district is anticipated  
22 to include office, commercial, and light industrial uses. Mixed density residential uses  
23 could be considered as a buffer/transition between commercial/industrial uses and  
24 existing single-family neighborhoods. The area should be implemented according to  
25 coordinated streetscape, architectural, and site design standards, which will help establish  
26 a unified appearance and a distinct brand. Building heights should be limited to three  
27 stories, matching the scale of adjacent districts.
- 28 • **Commercial Gateway (Current)** - The 700 N Commercial Gateway is envisioned to  
29 become a walkable, mixed-use “downtown”, providing a range of dining, retail, public  
30 gathering, and office uses. It is located on an undeveloped site that is one of the last  
31 remaining large tracts of contiguous land in the city. The proximity of this property to  
32 Anderson Farms and an entrance to I-15 can help transform the site into a mixed use  
33 center and support future transit options along 700 North. Over time it is anticipated that  
34 the 700 N Commercial Gateway will be transformed into a Transit Oriented Development  
35 (TOD) site. See the Lindon City 700 North Small Area Plan (2021) for specific details  
36 and policies for the area

37  
38  
39 Mr. Florence then presented The Mixed Commercial Zone standards regarding  
40 architectural design standards (17.50.070) as follows:

41  
42 *All structures in the MC zone shall be aesthetically pleasing, well-proportioned buildings*  
43 *that blend with the surrounding property and structures. All structures in the MC zone*  
44 *shall have finishes of brick, decorative block, stucco, wood, concrete tilt-up, or other*  
45 *materials and designs approved within the Lindon City Commercial Design Guidelines,*  
46 *or as otherwise approved by the Planning Commission.*

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He then presented updated renderings of the proposed building to the commission stating that the applicant is proposing an architectural metal panel exterior with windows (fenestration) along 42% of the front façade. Mr. Florence stated that 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. He then stated that terms that should be considered in the Lindon City Commercial Design Standards are as follows:

- 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.

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Commissioner Thompson asked about the lack of parapets, and voiced concern for there being a bunch of air conditioning units on the roof that would change the aesthetic of the building. Mr. Brown stated that he agrees, stating he doesn't want to have any unit's visible distracting from the aesthetic of the building. Brian Haws, City Attorney stated that a potential option would be adding the wording to the development agreement stating that air conditioning units will have a screening to protect that view from the public. Mr. Brown stated he is fine with the wording being added. General discussion followed.

26

Mr. Florence then presented the development agreement to the commission along with prohibited uses to review. He noted that he is looking for any recommendations on the following items:

30

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

2 recorded with the Utah County Recorder’s Office within one year from the date the  
Lindon City Council approved the zone map amendment. In the event that the property is  
4 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  
6 Commercial zone will remain in effect.

- 6. Pedestrian access from 700 N. to the sports training and tournament facility will be  
8 provided.

10 Chairperson Johnson asked about the cost of redevelopment if in the event that this sport  
complex fails. He inquired if there is something that could be written to make sure that the  
12 building does not just become a warehouse. The applicant addressed those concerns.

14 Following general discussion Chairperson Johnson called for any further comments or  
discussion from the Commission. Chairperson Johnson noted that this is a continued public  
16 hearing, and there is no public present so they will not be re-opening the public hearing. He then  
called for a motion.

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20 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF  
ORDINANCE 2024-09-O TO AMEND THE LINDON CITY GENERAL PLAN FUTURE  
LAND USE MAP FROM COMMERCIAL GATEWAY TO MIXED COMMERCIAL (MC)  
22 FOR A PORTION OF PARCEL 14:050:0051 AS INDICATED IN THE ADOPTING  
ORDINANCE WITH THE FOLLOWING CONDITIONS: 1. THE LINDON CITY GENERAL  
24 PLAN FUTURE LAND USE MAP AMENDMENT IS CONDITIONED UPON THE  
APPLICANT SUBMITTING AND RECEIVING SUBDIVISION APPROVAL WITHIN ONE  
26 YEAR FROM THE DATE OF FINAL APPROVAL FROM THE LINDON CITY COUNCIL;  
2. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED  
28 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
30 COMMISSIONER KALLAS	AYE
COMMISSIONER SCHAUERS	AYE
32 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER CALL	AYE
34 COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 36  
38 **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  
40 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).  
42

44 This agenda item was presented and discussed in Agenda Item #4.

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

2 COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE  
3 2024-10-O TO AMEND THE LINDON CITY ZONING MAP FROM LINDON VILLAGE  
4 COMMERCIAL (LVC) TO MIXED COMMERCIAL (MC) FOR A PORTION OF PARCEL  
5 14:050:0051 AS INDICATED IN THE ADOPTING ORDINANCE WITH THE FOLLOWING  
6 CONDITIONS: 1. THE LINDON CITY ZONING MAP AMENDMENT IS CONDITIONED  
7 UPON THE APPLICANT SUBMITTING AND RECEIVING SUBDIVISION APPROVAL  
8 WITHIN ONE YEAR FROM THE DATE OF FINAL APPROVAL FROM THE LINDON  
9 CITY COUNCIL; 2. THE LINDON CITY ZONING MAP AMENDMENT IS CONDITIONED  
10 UPON THE DEVELOPER ENTERING INTO A DEVELOPMENT AGREEMENT WITH  
11 LINDON CITY THAT WILL SET FORTH THE DEVELOPMENT AND DESIGN  
12 REQUIREMENTS FOR DEVELOPING IN THE MIXED COMMERCIAL (MC) ZONE; AND  
13 3. ALL ITEMS OF THE STAFF. COMMISSIONER THOMPSON SECONDED THE  
14 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

15 CHAIRPERSON JOHNSON AYE  
16 COMMISSIONER KALLAS AYE  
17 COMMISSIONER SCHAUERS AYE  
18 COMMISSIONER MARCHBANKS AYE  
19 COMMISSIONER CALL AYE  
20 COMMISSIONER THOMPSON AYE  
21 THE MOTION CARRIED UNANIMOUSLY.

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23 **6. Public meeting continued from June 11, 2024, for a recommendation to the Lindon**  
24 **City Council to adopt a development agreement related to items 4 and 5 of this**  
25 **agenda.** Jason Brown requests a recommendation from the planning commission to the  
26 city council to adopt a development agreement as part of agenda items 4 and 5.

27  
28 This agenda item was presented and discussed in Agenda Item #4.

29  
30 Chairperson Johnson called for any further comments or discussion from the  
31 Commission. Hearing none he called for a motion.

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33 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF  
34 RESOLUTION 2024-20-R TO ADOPT THE DEVELOPMENT AGREEMENT BETWEEN  
35 LINDON CITY AND JASON BROWN WITH THE FOLLOWING CONDITIONS: 1. HVAC  
36 EQUIPMENT WILL BE SCREENED SO IT IS NOT VISIBLE FROM ANY STREETS 2. ALL  
37 ITEMS OF THE STAFF REPORT. COMMISSIONER KALLAS SECONDED THE MOTION.  
38 THE VOTE WAS RECORDED AS FOLLOWS:

39 CHAIRPERSON JOHNSON AYE  
40 COMMISSIONER KALLAS AYE  
41 COMMISSIONER SCHAUERS AYE  
42 COMMISSIONER MARCHBANKS AYE  
43 COMMISSIONER CALL AYE  
44 COMMISSIONER THOMPSON AYE  
45 THE MOTION CARRIED UNANIMOUSLY.

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**7. Planning Director Updates**

- Update on upcoming agenda items
- July 9<sup>th</sup> and August 13<sup>th</sup>
- General City Updates

**ADJOURN** –

COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 7:04 PM. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, July 9, 2024

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Steven Johnson, Chairperson

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Michael Florence, Community Development Director

# Items 4 & 5: Zoning Map Amendment & Site Plan Approval – Approximately 1075 West Center Street

**Date:** July 9, 2024

**Project Address:** Approx 1075  
West Center Street  
**Applicant:** Nate Reiner  
**Property Owner:** Heath  
Holdaway, RVH 1075 Lindon LLC

**General Plan:** Light Industrial  
**Current Zone:** Heavy Industrial

**Parcel ID:** 14:065:0048,  
14:065:0049

**City File Number:** 24-021-2

**Type of Decision:** Legislative  
**Council Action Required:** Yes  
**Presenting Staff:** Brittain  
Corbett



## Summary of Key Issues

1. The applicant is seeking site plan approval for a new IMS Masonry headquarters.
  - The planning commission should determine if this development is a welcome addition at the intersection and with its surrounding buildings.
  - The applicant is still working with the city to ensure the site plan is compliant with city standards regarding landscaping, building materials, engineering, and other requirements.
2. The planned area of development encompasses two non-compliant parcels in the Heavy Industrial zone. To be compliant, the applicant is also applying for a zoning map amendment to rezone the area properties as Light Industrial.
  - The applicants will be consolidating the two parcels so the lot area requirements of the Light Industrial zone are met.

## Overview

- The applicant is proposing to construct a 2-story building with an area of 7,685 square foot. The building will be used for business and office purposes to free up space for other operations at their other building located at 335 South 1250 West in Lindon.
- Most of the development will be on the east end of the parcel with parking extending to the west. The site plan mentions minor improvements on the west parcel but does not include them at this time.
- The property adjacent to this proposed development is also applying for a zoning map amendment, making the majority of this block Light Industrial (LI). The Future Land Use Map details eventually rezoning the entire southern block to be LI.
- The city is required to have a minimum of 30 acres of land zoned as Heavy Industrial. Lindon currently has about 80 acres.
- The dominance of commercial and industrial zoning in the western portion of the community has resulted in a patchwork of commercial and industrial uses, with undeveloped parcels scattered between. In order to sustain the strong local economic and job market, the city will need to proactively plan these areas.

## **Motions**

### **Zoning Map Amendment**

I move to recommend (*approval, denial, or continue*) of ordinance 2024-13-O to amend the Lindon City Zoning Map from Heavy Industrial (HI) to Light Industrial (LI) for parcels 14:065:0048 and 14:065:0049 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. All items of the staff report.

### **Site Plan Approval**

I move to (*approval, denial, continue*) the applicant's request for site plan approval located at 1075 West Center Street with the following conditions:

1. The two parcels will be consolidated into one parcel prior to final site plan approval.
2. The applicant will continue to work with the City Engineer to make all final corrections to the engineering plans;
3. The plans will meet development specifications as found in the Lindon City Development Manual;
4. If required, complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
5. Final building and site design will meet the requirements of the Light Industrial zone and applicable development requirements as found in Title 17 of the Lindon City Code;
6. The site will meet landscape requirements;
7. All items of the staff report.

### **Surrounding Zoning and Land Use**

**North: Heavy Industrial (HI)** – CMC Rebar Utah Pacific Bridge & Steel

**East: Light Industrial (LI)** – Premier Building Supply LLC

**South: Heavy Industrial (HI)** – Schaeffer Industries (Shadow Mountain Industrial Properties)

**West: Heavy Industrial\* (HI)** – Olsen & Sons

### **General Plan**

The current general plan designation for this area is Heavy Industrial with Light Industrial planned as its future land use. The general plan states the following for the Light Industrial and Heavy Industrial Future Land Use Map Designations:

**Light Industrial (Proposed)** - Light Industrial areas include business parks, low impact manufacturing, assembling, warehousing and wholesaling, in addition to a limited amount of supporting commercial, retail, and service uses. These areas should be compatible with surrounding land uses, with light industrial uses providing transitions between heavy industrial and residential uses, for example. Special site and architectural design treatments and standards should be applied to ensure future development meets the buildout vision for these districts.

**Heavy Industrial (Current)** - Heavy industrial uses support intensive, high-impact industrial activities such as manufacturing, warehousing, assembly, and outdoor storage involving large-scale machinery and structures. A single district is located in the city on the west side of Geneva Road. Uses should be designed and implemented to minimize impact on the community, taking into account the preservation of natural resources and viewsheds, and minimizing use-generated impacts such as pollution, noise, and traffic. The application of transitional land uses along the edges of this district and the application of physical buffering techniques, such as walls and landscape screens, will help offset the impacts of heavy industry to adjacent and nearby uses.

## Site Development Standards

### Parking

Parking standards are based on the zone and the different uses in the building and their respective square footage.

Required	Provided	Compliant?
Office/Retail – 1 stall per 350 sq ft	48 44 required	Yes
Stalls meet parking dimension requirements.	All stalls meet dimension and ADA requirements	Yes
Drive isle 24' width	30' & 26'	Yes
Bicycle parking. 2 required	4	Yes

### Traffic Circulation

The site will have access from West Center Street from two access points. The west access is planned to have a gate. A streetlight is required near the northeast corner of the property.

### Landscaping Standards

Landscaping standards are based on the Light Industrial zone and the amount of parking.

Interior Parking Lot Landscaping Standards	Compliant?
A parking lot with 10 or more required parking spaces shall provide at least 40 sq ft of interior landscaped area for each parking space. $48 \times 40 = 1,920$ sq ft required.	Yes. 3,141 sq ft provided
The landscape materials shall consist of at least 75% living vegetation, and 25% of xeriscape materials.	Yes. Currently verifying with developers
The interior layout must meet one or a combination of parking lot landscape layout standards found in the parking code	Yes, the project provides both landscape islands and perimeter parking lot landscaping.
Trees must be installed within the interior parking lot landscaping areas at a ratio of 1 tree for every 10 required parking stalls.	Yes

Required Site Landscaping	Provided	Compliant?
A landscape strip 20 ft in width from the back of the sidewalk	23'	Yes
The landscaping strip must be 70% waterwise vegetation and 30% other ground covers. Also to not exceed 20% of total landscaped area.	About 40% of total landscaped area. Verifying with developers on waterwise vegetation	No, the applicant will need to reduce the amount of lawn area to meet the maximum 20% lawn requirement.
Trees must be planted every 30 ft on center along public streets.	Trees are planted every 30 ft, but are not on center	No, the applicant must center the trees 10 ft from the edges of all landscaped and bermed areas. Trees will also need to be removed from the clear-view area.

### Other Site Requirements

Requirements	Provided	Compliant?
Minimum Lot Size 1 acres	1.85 acres	Yes once the parcel is consolidated into one parcel
Building Setback <ul style="list-style-type: none"> <li>• Front: 20'</li> <li>• Rear: 0</li> <li>• Side: 0</li> </ul>	23' 10' 24'	Yes

### **Building Design and Architectural Standards**

#### **Architectural Design**

Design Element	Design Standard Requirement	Applicants Proposal
Building Materials	Concrete Pre-cast	Building is primarily concrete block. Design will need to indicate 25% of building exterior covered with brick, decorative block, stucco, wood, or other material approved by Planning Commission.
Color	All exterior building materials in the LI, HI and T zones shall be earth-tone colors.	Earth tone colors.

The building requirements for Light Industrial (LI) zones are required to be aesthetically pleasing, well-proportioned, and blend with surrounding properties and structures. The city will work with the applicant to ensure design standards are met. The LI zone has fewer design requirements than other zones with main concerns directed to enforcing exterior building materials.

The city finds the proposed building to be aesthetically pleasing, sporting a modern industrial style that has been rising in popularity. The building provides excellent fenestration through a variety of windows on all sides. Additionally, the variety of colors on all sides of the building show the applicant is mindful of how it will be viewed by people using Geneva Road. The Planning Commission should determine whether or not the development blends with surrounding properties and how the Geneva Road corridor would be affected.

#### **Engineering Requirements**

The City Engineer is working through technical issues related to the civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted. Some issues include changes to existing utilities, adding a stop light near the northeast corner of the property, providing a long-term SWPPP, and obtaining approval from UDOT due to the development's proximity to the railroad.

#### **Staff Analysis**

Lindon has been very fortunate to have IMS Masonry as a long-time business in our city and we are excited about their potential to expand and bring additional jobs and economic growth to the industrial portion of the city. The lot being proposed for development has been vacant for years and is a prime location for something new. The purposeful and water-wise landscaping of the site will bring color to the much-needed intersection, which is planned to have a trail and eventual light rail route along the corridor. Surrounding the site are several other businesses focused on steel and other building materials. While the new building is attractive, the commission should consider how its design fits into the existing built environment and, alternatively, how the building will contribute to the Geneva Road corridor in its future.

### **Exhibits**

1. Surrounding area zoning
2. General Plan maps
3. Zoning Map Ordinance Amendment
4. Proposed building rendering
5. Proposed site plan
6. Proposed landscaping plan

Exhibit 1: Surrounding Area Zoning Map

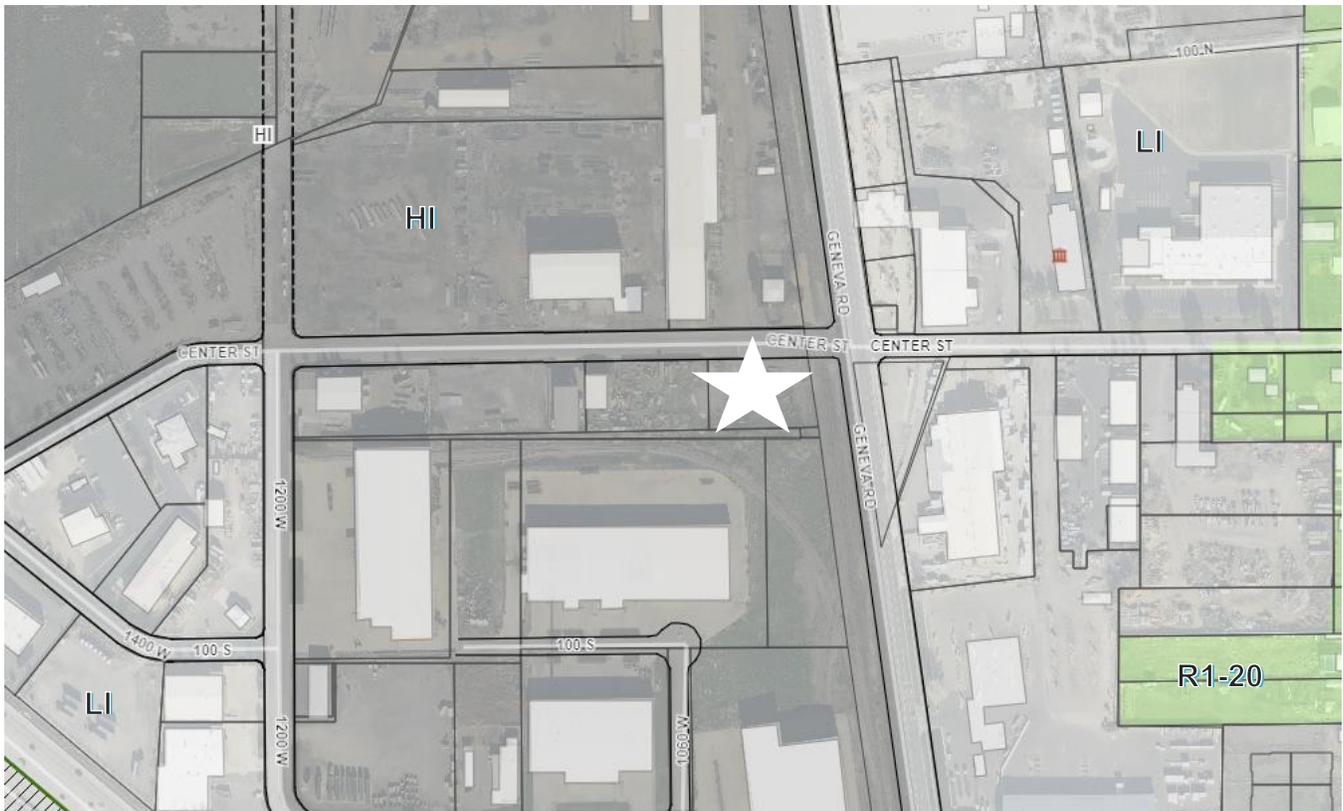
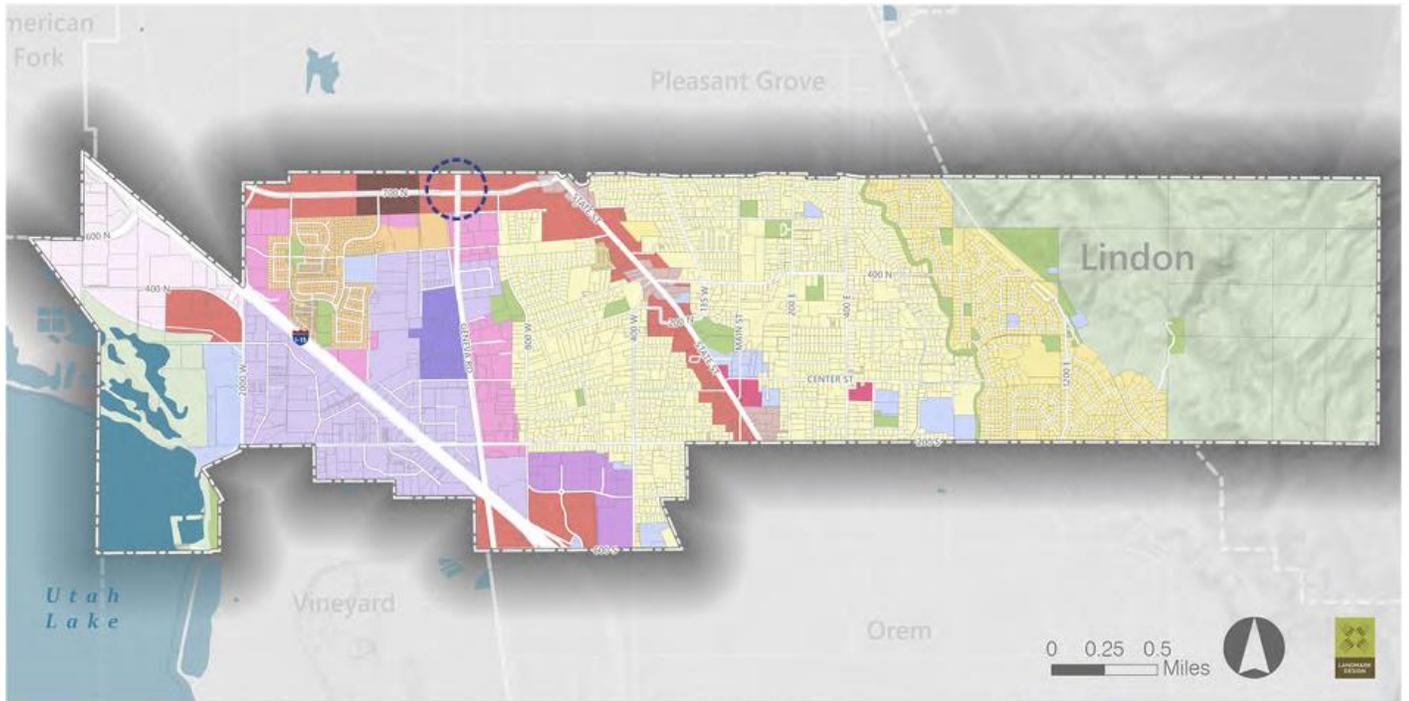


Exhibit 2: General Plan maps



- |                                  |                         |                                     |
|----------------------------------|-------------------------|-------------------------------------|
| Low Density Residential          | Commercial Gateway      | Future Transit/Commercial Node Area |
| 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    |                                     |

**Map 3**  
**Future Land Use**  
 ADOPTED JULY 3, 2023



**Lindon City General Plan**



- |  |                         |
|--|-------------------------|
|  | Landscape Buffer/Screen |
|  | Existing Trail          |
|  | Proposed Trail          |

ORDINANCE NO. 2024-13-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 HEAVY INDUSTRIAL TO LIGHT INDUSTRIAL 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 June 28, 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 parcels 14:065:0048 and 14:065:0049 from Heavy Industrial to Light Industrial; and

WHEREAS, on July 9, 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 Light Industrial (LI); and

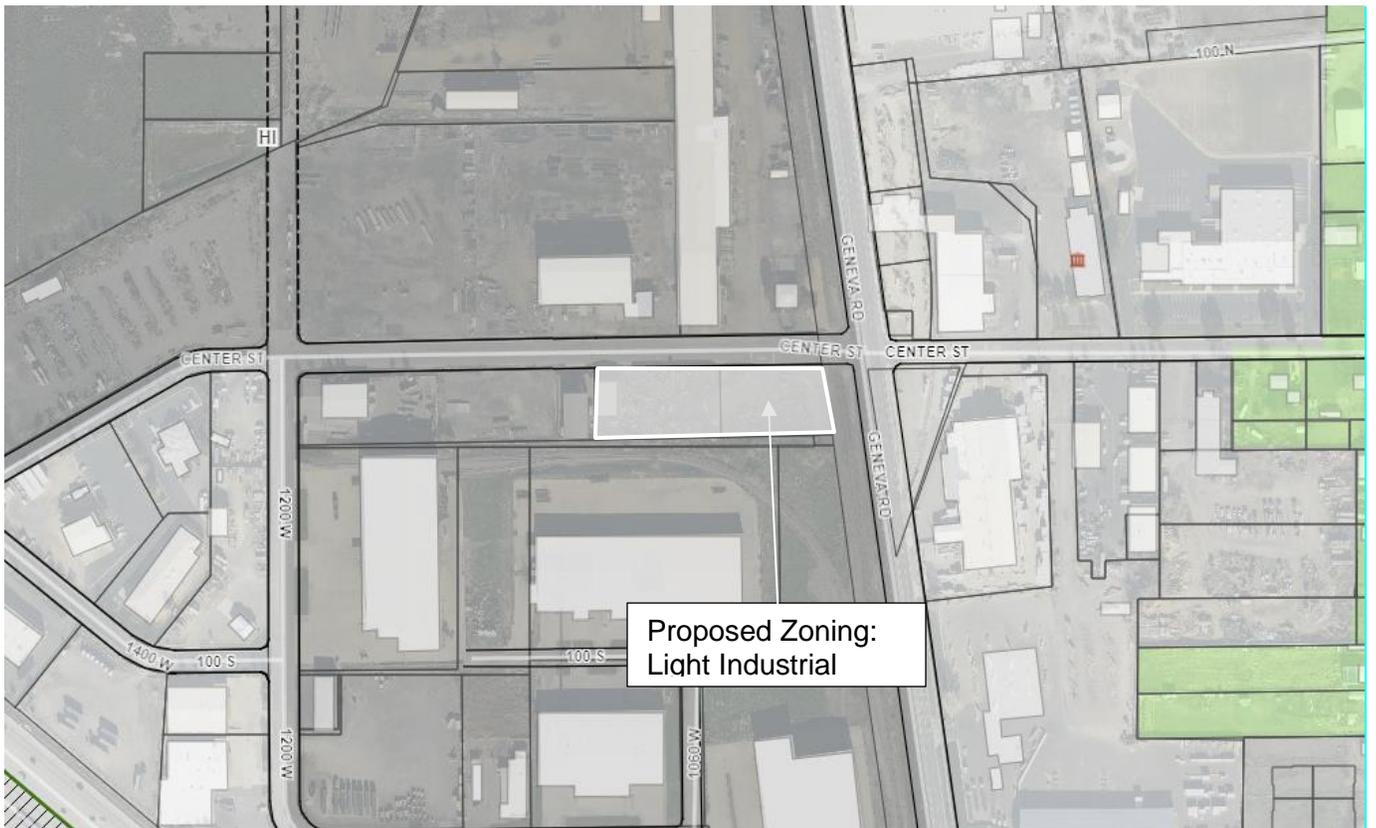
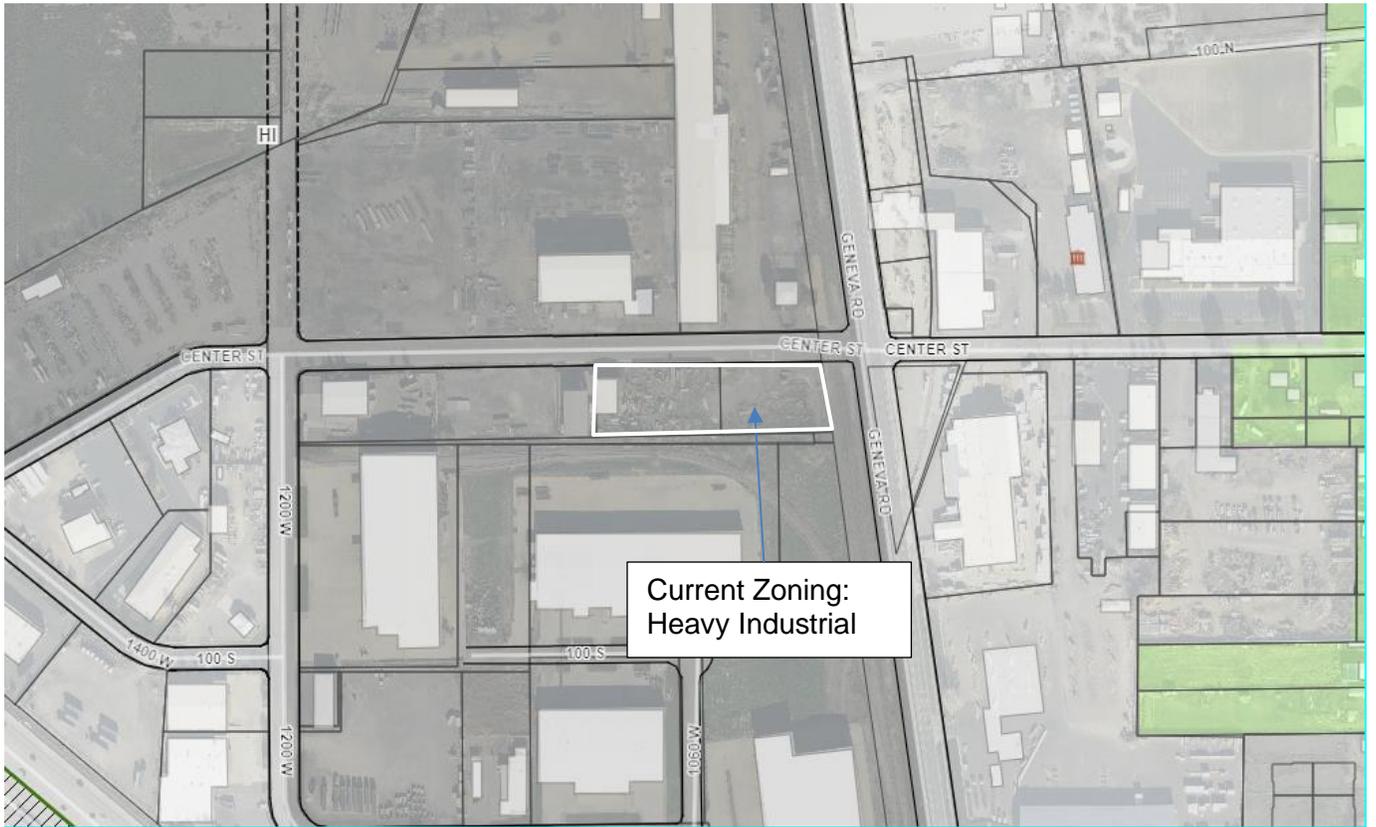
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of Encourage economic development and leverage the community's strong regional position and the advantages that it provides; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to continue to proactively plan for future growth and change; 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:

<b>Parcel ID</b>	<b>Property Owner</b>	<b>Address</b>
14:065:0048	RVH 1075 Lindon LLC	Approx 1075 West Center Street
14:065:0049	RVH 1075 Lindon LLC	Approx 1075 West Center Street



**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.

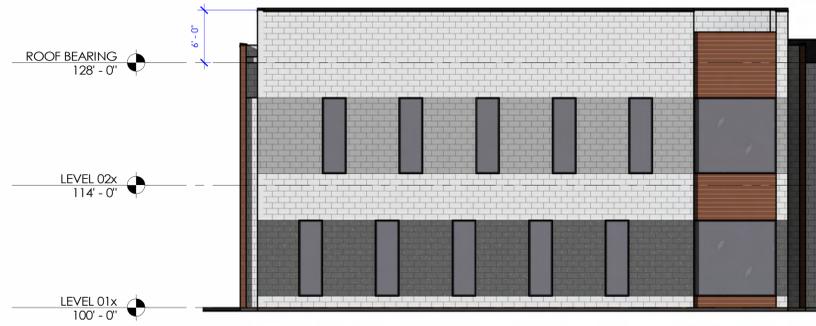
PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Carolyn Lundberg, Mayor

ATTEST:

\_\_\_\_\_  
Britni Laidler,  
Lindon City Recorder

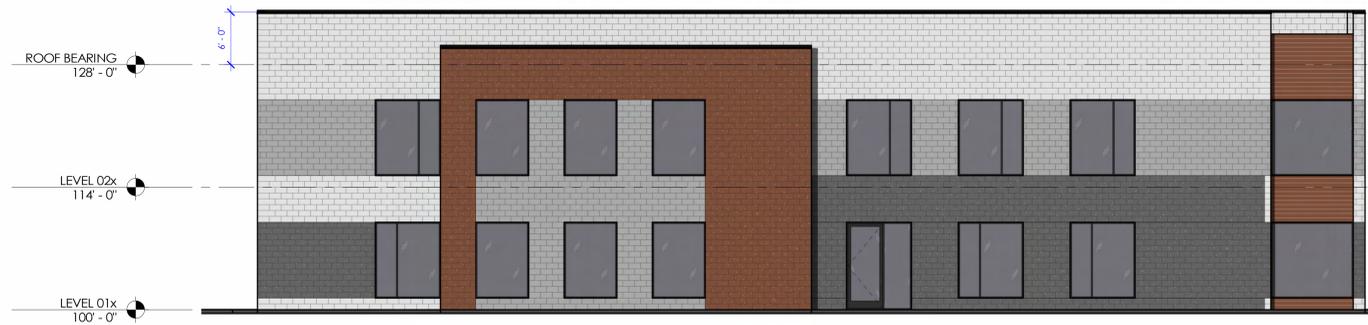
SEAL



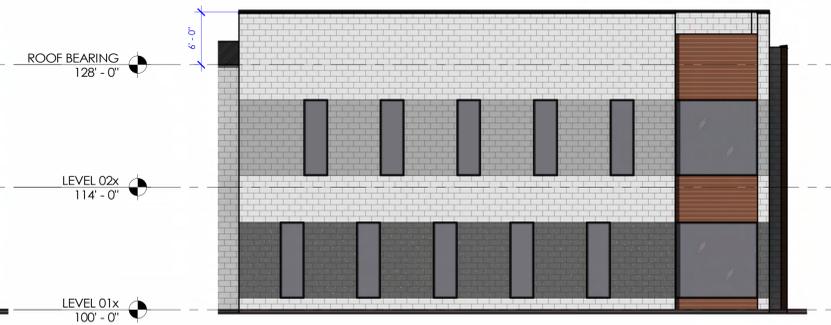
3 NORTH ELEVATION  
PR201x 1/8" = 1'-0"



1 WEST ELEVATION  
PR201x 1/8" = 1'-0"



2 EAST ELEVATION  
PR201x 1/8" = 1'-0"



4 SOUTH ELEVATION  
PR201x 1/8" = 1'-0"

# DOUBLE H CONTRACTORS - IMS OFFICE

LOT AREAS:

LOT	SQ. FT.	ACRES.
LOT	80,772	1.854
BUILDING FOOTPRINT	11,452	0.263
PROPOSED BUILDING	7,685	0.176
EXISTING BUILDING	3,766	0.086
ASPHALT	20,998	0.482
TOTAL LANDSCAPING	23,351	0.536
PARKING LANDSCAPING	3,141	0.072
REMAINING LANDSCAPING	20,210	0.464
PROPOSED GRAVEL	20,618	0.473
PROPOSED CONCRETE	3,238	0.074
EXISTING CONCRETE	1,115	0.026

NOTE:

- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA LANDSCAPING	3,141	40 SQ. FT. PER STALL
TOTAL LANDSCAPING PROVIDED	23,351	1,920 SQ. FT. REQ'D

NOTES:

- PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
- LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

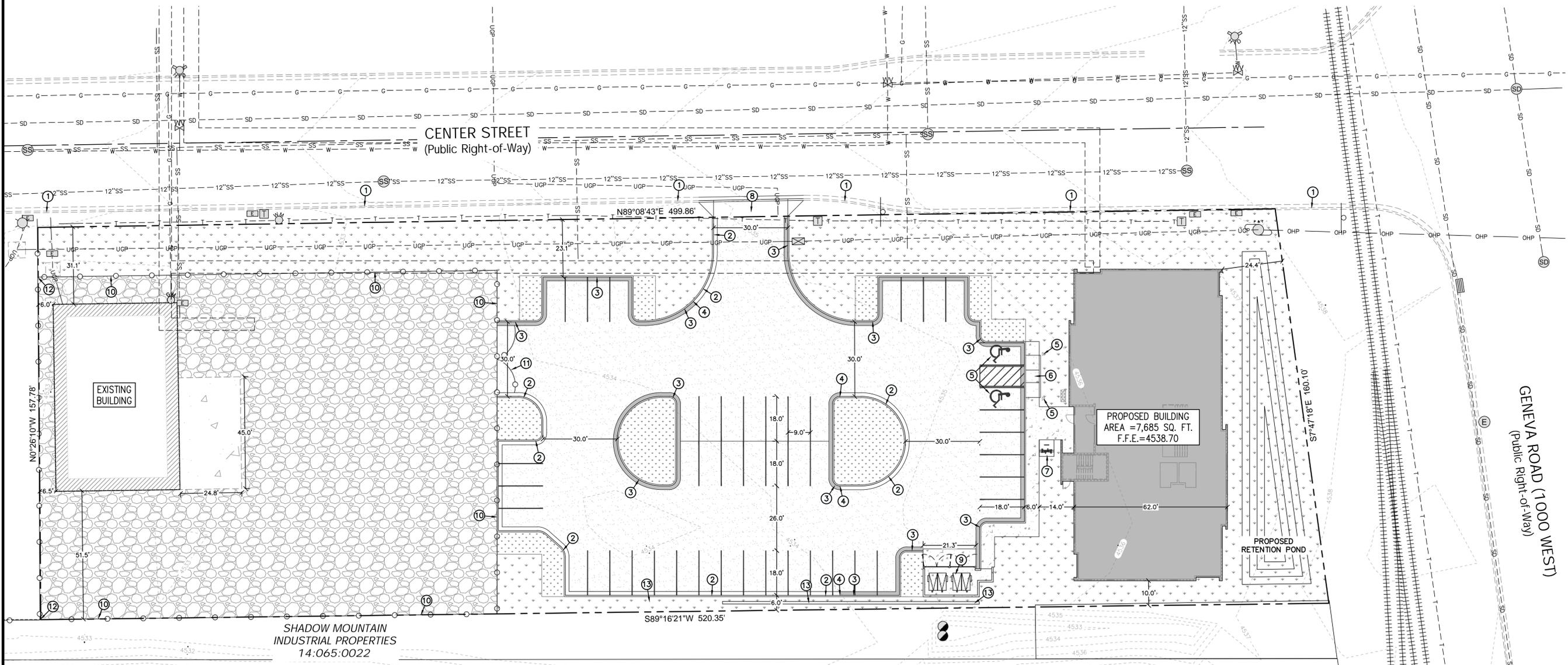
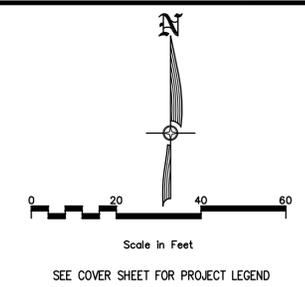
	SQ. FT.	CITY REQ'T
OFFICE	15,370	44 (1 STALL PER 350 SQ. FT.)
TOTAL REQUIRED	44	
TOTAL PROVIDED	48	
ACCESSIBLE SPACES	2	(2 REQ'D 26 TO 50)
BICYCLE SPACES	4	(4 REQ'D)

NOTE:

- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
- BICYCLE CALCULATIONS - (48 x 8%) = 4

SITE PLAN NOTES:

- EXISTING CURB & GUTTER
- PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C4.0.
- PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- ALL HANDICAP STALLS AND SIGNS TO BE INSTALLED PER APWA AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 8/C4.0 AND 9/C4.0.
- ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 3/C4.0.
- PROPOSED BIKE RACK. SEE DETAIL 4/C4.0. BIKE RACK TO BE PLACED ON CONCRETE
- PROPOSED FLARED DRIVE APPROACH PER APWA STANDARD PLAN 221. SEE DETAIL SHEET C5.1. ASPHALT PAVING TO PROPERTY LINE.
- PROPOSED TRASH DUMPSTER, SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- PROPOSED FENCE, SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- PROPOSED GATE, SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- MATCH PROPOSED FENCE TO EXISTING.
- PROPOSED KEYSTONE RETAINING WALL. SEE SHEET C2.0 FOR ELEVATIONS AND C4.1 FOR DETAILS.

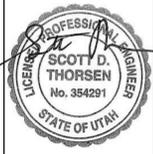


NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

**CIVIL ENGINEERING + SURVEYING**  
 10718 S BECKSTEAD LANE, SUITE 102  
 South Jordan, Utah · 801-594-6296

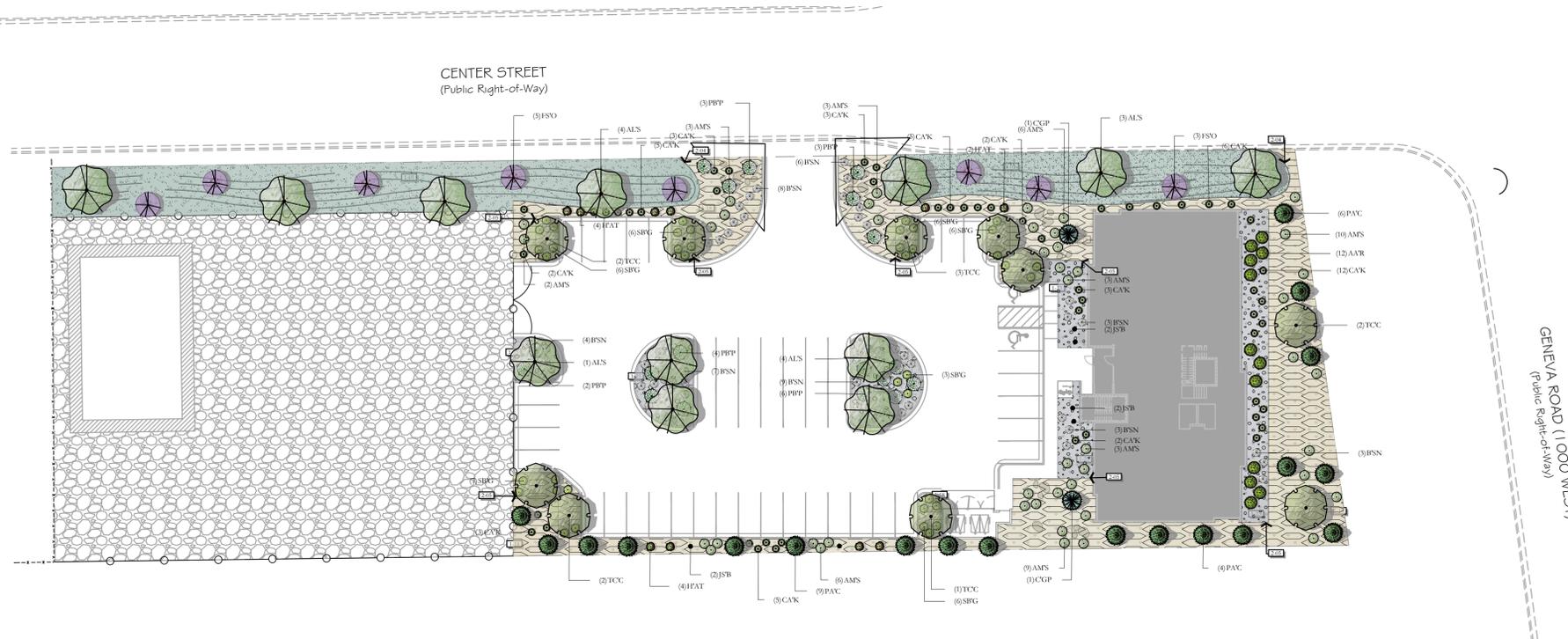
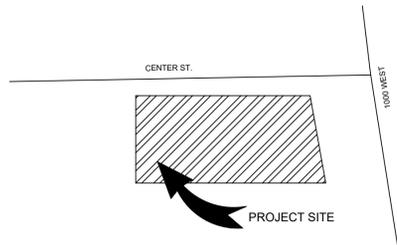
IMS OFFICE  
 1075 WEST CENTER STREET, LONDON, UTAH 84042  
 SITE PLAN



SHEET NO. C1.0  
 PROJECT ID: E24-051 DATE: 06/12/24  
 FILE NAME: PRJ-LCS SCALE: 1"=20'



VICINITY MAP



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>CONIFERS</b>						
	CGP	2	Chamaecyparis nootkatensis glauca 'Pendula' Blue Weeping Alaska Cypress	B & B		7'-9"
	JSB	6	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	B & B		6'
	PAC	19	Picea abies 'Cupressina' Columnar Norway Spruce	B & B		7'-9"
<b>DECIDUOUS TREES</b>						
	ALS	12	Amelanchier laevis 'JFS-Arb'™ Spring Flurry Serviceberry	B & B		2"Cal
	FSO	8	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B		2"Cal
	TCC	10	Tilia cordata 'Corzam' Connthian® Littleleaf Linden	20 gal.		2"Cal
<b>DECIDUOUS SHRUBS</b>						
	AA'R	12	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal		
	AM'S	45	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowfire™ Black Chokeberry	5 gal		
	BSN	43	Berberis thunbergii 'NCBT2' Sunjoy Neo® Barberry	5 gal		
	H'AT	10	Hibiscus syriacus 'Antong Two' Li Kim® Dwarf Rose of Sharon	5 gal		
	PBP	18	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal		
	SBG	40	Spiraea betulifolia 'Tor Gold'™ Glow Girl Birchleaf Spiraea	5 gal		
<b>GRASSES</b>						
	CAK	51	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		

SITE MATERIALS LEGEND

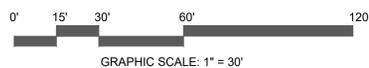
SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	7,957 sf
	1-12 FINE WOOD MULCH. SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101.	188 sf
	1-18 2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	11,218 sf
	1-23 4-6" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	4,003 sf
SYMBOL	2 HARDSCAPE DESCRIPTION	QTY
	2-01 BOULDERS- DECORATIVE 24-48 INCHES. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	27
	2-02 BOULDERS- DECORATIVE 42-72 INCH. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	11
	2-04 6" CONCRETE MOW CURB SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	299 lf
	2-05 5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	363 lf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
------------	----------------	------------------	---------------------	-------------------------------------	-------------------------------	---------------	--------------

5/23/2024 UT24072

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC  
1-800-662-4111  
www.bluestakes.org



IMS OFFICE  
1075 W. CENTER ST.  
LINDON, UTAH

AE URBIA  
909 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UT 84095  
801-575-6455

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PKJ DESIGN GROUP  
Landscape Architecture • Planning • Visualization  
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 753-5644  
www.pkjdesigngroup.com



COLOR ILLUSTRATION  
CITY PERMIT SET

LP-COLOR



I move to (approve, deny, continue) the applicant's request for minor subdivision approval for subdivision located at 1093 W. Center with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the plat;
2. 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;
3. The plat will meet applicable specifications as found in the Lindon City Development Manual;
4. All items of the staff report.

**Surrounding Zoning and Land Use**

**North: Heavy Industrial** – Manufacturing business

**East: Heavy Industrial** (property is also requesting a zone change to Light Industrial) – Storage lot

**South: Heavy Industrial** – Manufacturing business

**West: Light Industrial** – Storage lot

**General Plan**

1. The future land use map of the general plan has this property designated as Light Industrial
2. The general plan describes the Heavy and Light Industrial areas as the following:

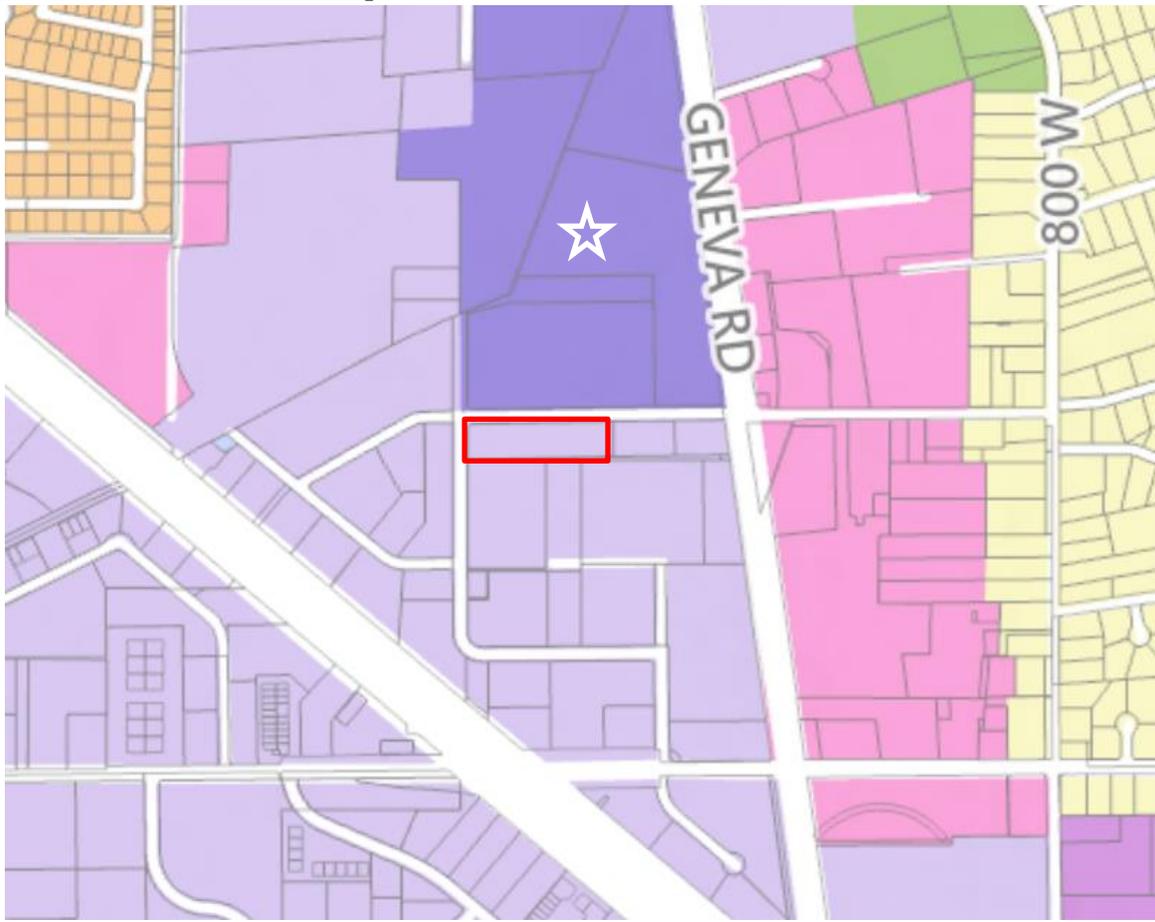
**LIGHT INDUSTRIAL**

Light Industrial areas include business parks, low impact manufacturing, assembling, warehousing and wholesaling, in addition to a limited amount of supporting commercial, retail, and service uses. These areas should be compatible with surrounding land uses, with light industrial uses providing transitions between heavy industrial and residential uses, for example. Special site and architectural design treatments and standards should be applied to ensure future development meets the buildout vision for these districts.

**HEAVY INDUSTRIAL**

Heavy industrial uses support intensive, high-impact industrial activities such as manufacturing, warehousing, assembly, and outdoor storage involving large-scale machinery and structures. A single district is located in the city on the west side of Geneva Road. Uses should be designed and implemented to minimize impact on the community, taking into account the preservation of natural resources and viewsheds, and minimizing use-generated impacts such as pollution, noise, and traffic. The application of transitional land uses along the edges of this district and the application of physical buffering techniques, such as walls and landscape screens, will help offset the impacts of heavy industry to adjacent and nearby uses.

General Plan Future Land Uses Map

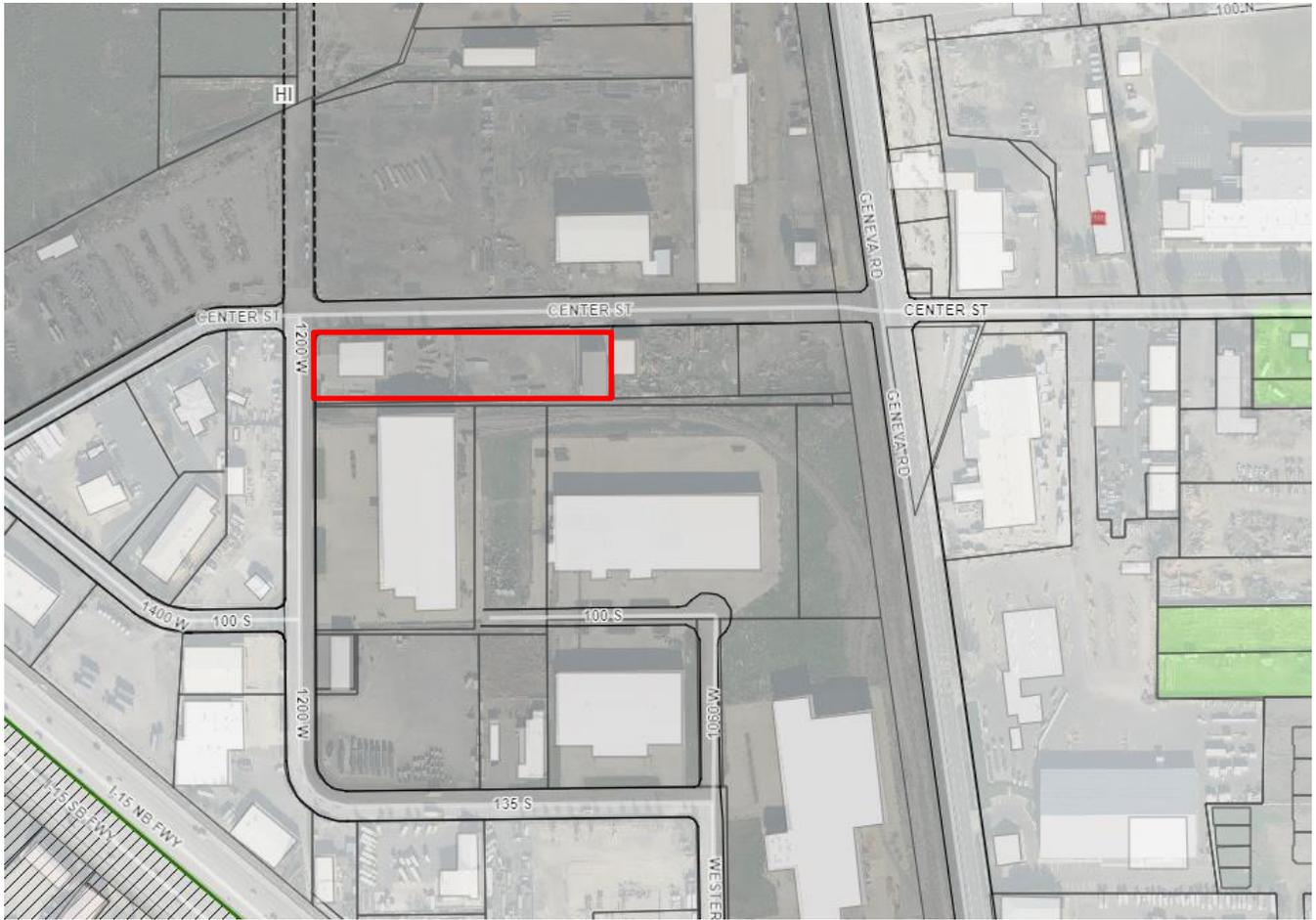


	Low Density Residential		Commercial Gateway
	Medium Density Residential		Transit/Commercial Node
	Mixed Density/Residential High		Light Industrial
	Mixed Commercial		Heavy Industrial
	General Commercial		Open Space and Parks
	Flex - Commercial		Natural Open Space
	Flex - Office		Community Facilities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

**General Plan Goals:**

- Encourage economic development and leverage the community's strong regional position and the advantages that it provides

Exhibit 1



- Light Industrial
- Heavy Industrial

ORDINANCE NO. 2024-14-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM HEAVY INDUSTRIAL (HI) TO LIGHT INDUSTRIAL (LI) 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 June 27, 2024, a land use application was submitted to Lindon City to rezone 1093 W. Center Street (14:065:0077) from Heavy Industrial (HI) to Light Industrial (LI); and

WHEREAS, on July 9, 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

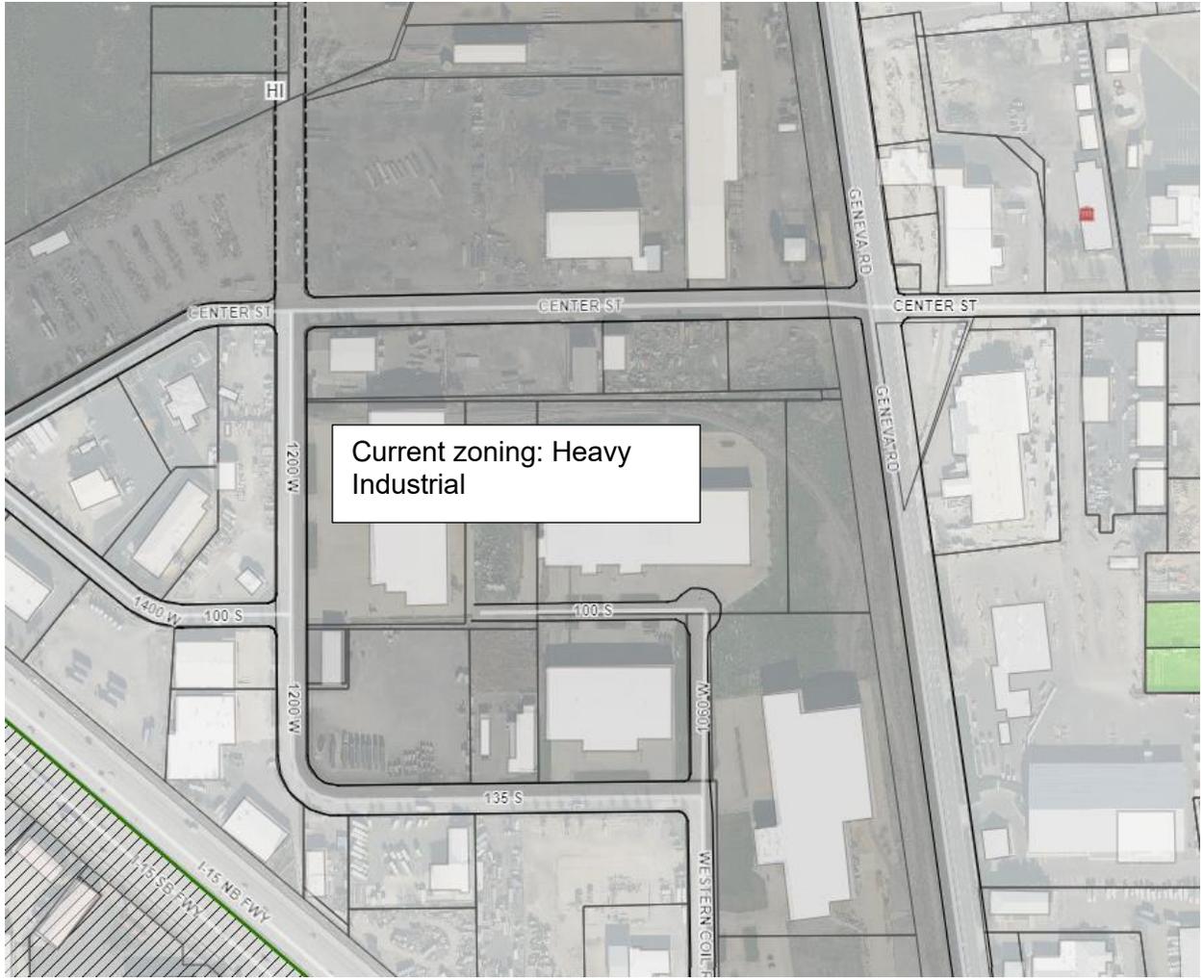
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of Encourage economic development and leverage the community's strong regional position and the advantages that it provides; and

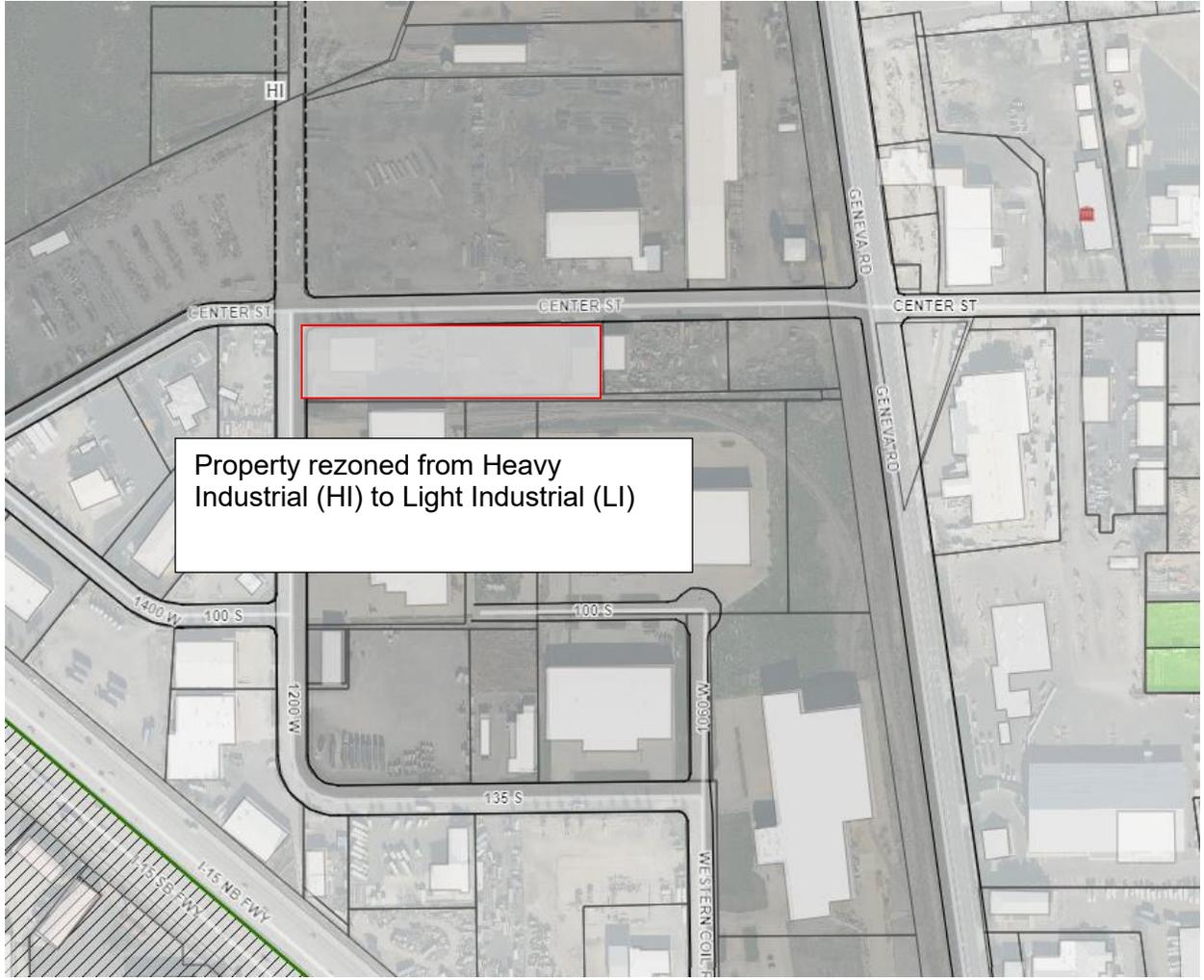
WHEREAS, the Council held a public hearing \_\_\_\_\_, 20\_\_, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

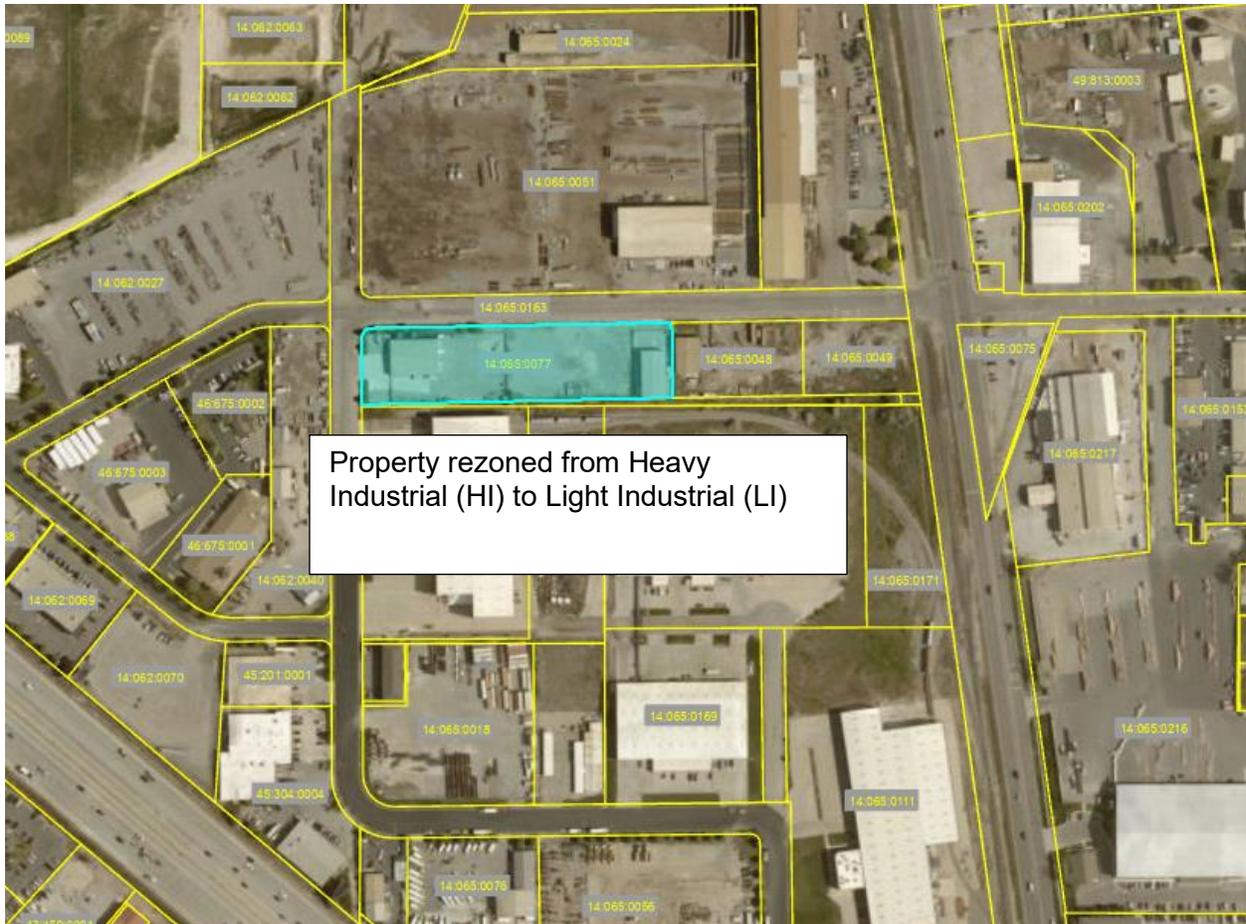
**SECTION I:** The Lindon City Zoning Map is hereby amended as follows:

<b>Parcel ID</b>	<b>Property Owner</b>	<b>Address</b>
14:065:0077	OLSEN PROPERTIES LLC	1093 W. Center Street





Property rezoned from Heavy Industrial (HI) to Light Industrial (LI)



**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



NORTH  
1" = 40'

# OLSEN INDUSTRIAL PARK

Located in the Southeast quarter of Section 32,  
Township 5 South, Range 2 East  
Salt Lake Base and Meridian



Vicinity Map

### Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify, that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed OLSEN INDUSTRIAL PARK PLAT "B"; that I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

### Boundary Description

Commencing at a point located North 89°42'17" East along the Section line 31.51 feet and North 1396.98 feet from the found South quarter corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°03'37" West along 1200 West Street 139.90 feet; thence along the arc of a 20.00 foot radius curve to the right 31.09 feet (chord bears North 44°28'46" East 28.06 feet); thence North 89°01'09" East along Center Street 636.62 feet; thence South 00°24'30" East 158.00 feet; thence South 88°52'58" West 657.28 feet to the point of beginning.

Area = 104,199 sq.ft. or 2.39 Acres

Total number of Lots = 2

Basis of Bearing is North 89°42'17" East along the Section line (NAD27) from the South quarter to the Southeast corner of said Section 32.

### Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above-described land hereby certifies that: owner has caused a survey to be made of said land and to be prepared for OLSEN INDUSTRIAL PARK PLAT "B"; Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have herunto set our hands this \_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_.

### Acknowledgement

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number \_\_\_\_\_  
Signed (a Notary Public Commissioned in Utah)

My Commission Expires \_\_\_\_\_  
Print name of Notary

### Acknowledgement

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number \_\_\_\_\_  
Signed (a Notary Public Commissioned in Utah)

My Commission Expires \_\_\_\_\_  
Print name of Notary

### Acceptance by Legislative Body

The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated herein, and hereby accepts the dedication of all streets, easements and other parcels of land intended for perpetual use of the public this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Mayor \_\_\_\_\_ Planning Commission Chair \_\_\_\_\_

Community Development Director \_\_\_\_\_ City Engineer \_\_\_\_\_

City Attorney \_\_\_\_\_ City Recorder \_\_\_\_\_

### Conditions of Approval

### Plat "B"

## OLSEN INDUSTRIAL PARK

Located in the Southeast quarter of Section 32,  
Township 5 South, Range 2 East  
Salt Lake Base and Meridian

Lindon City, Utah County, Utah

Scale: 1" = 40 Feet

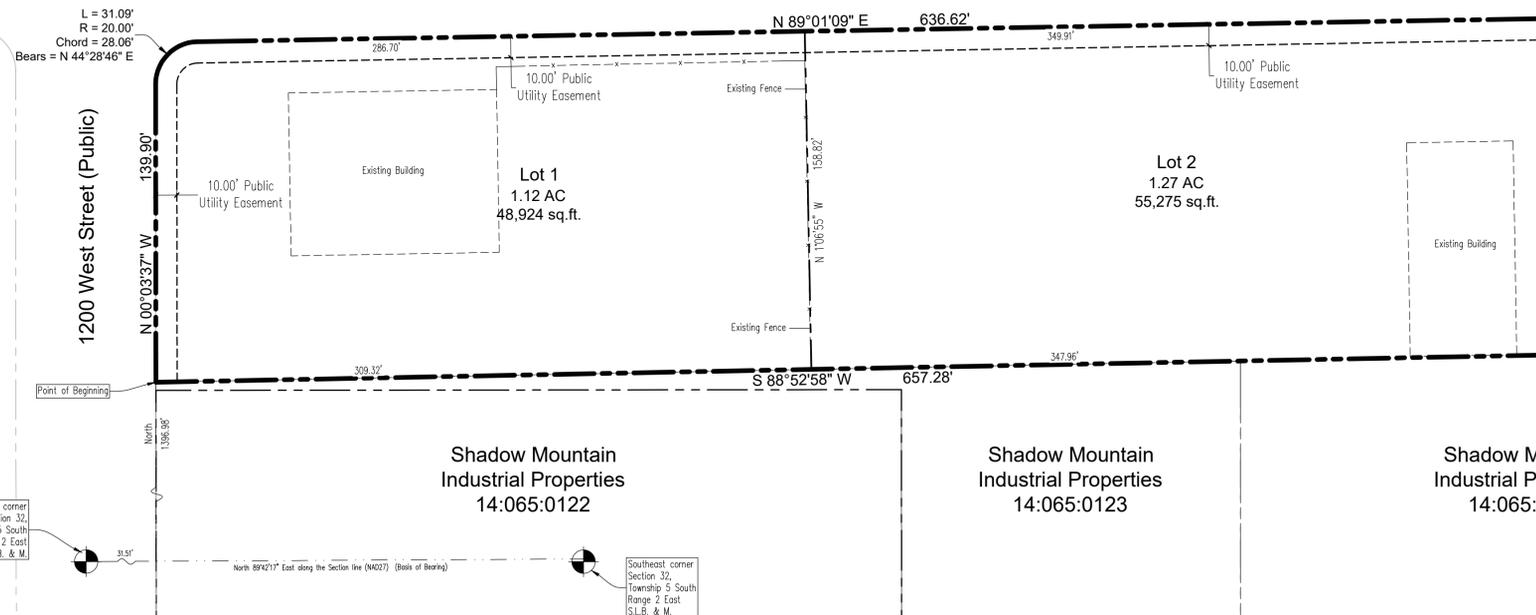
### GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

OLSEN DEVELOPMENT  
GROUP LLC  
14:065:0051

Center Street (Public)



Shadow Mountain  
Industrial Properties  
14:065:0122

Shadow Mountain  
Industrial Properties  
14:065:0123

Shadow Mountain  
Industrial Properties  
14:065:0175

Shadow Mountain  
Industrial Properties  
14:065:0175

Prepared by:

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

### Occupancy Restriction Notice

It is unlawful to occupy any building within this subdivision without first having obtained a certificate of occupancy issued by the City.

A Geotechnical study was not performed for this Subdivision.

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER

# Items 8 & 9: Public Hearing – General Plan Future Land Use Map Amendment and a Reconsideration of a Zoning Map Amendment for the rear portions of the properties located at 88 & 96 S. 800 W.

**Date:** July 9, 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 properties from Single-Family Residential R1-20 to Light Industrial (LI).
2. Whether to recommend approval of a request to amend the General Plan Future Land Use Map Amendment from Mixed Commercial to Light Industrial.
3. After city council approval of the zone change on May 6, 2024, an issue came to light with the zoning that was changed for the two properties. The Mixed Commercial zone requires 100' of street lot frontage. Builders Source, located to the west of the rezoned property and zoned Light Industrial, is looking to purchase the rezoned property. Builders Source would like to consolidate the rezoned properties into their remaining property but with the requirement of 100' of frontage for the Mixed Commercial zone would divide the Builders Source property awkwardly by two zones.
4. It was decided that the City would take this application back to the planning commission and city council for a reconsideration of the zoning change.
5. In addition, so that the zoning matches the General Plan Future Land Use Map, a public hearing will be held to amend the general plan.
6. Public hearing notices were mailed and posted for both the general plan and zoning amendments.

## Overview

- The lot size for each of the residential lots is approximately 1.79 acres
- Approximately .95 acres of each of the rear yards are proposed to be rezoned from Residential R1-20 to Light Industrial.
- 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 and general plan amendment is so that the applicants can sell off the back portions of their properties to one of the surrounding industrial property owners.
- If the zone and general plan amendment are approved then either the homeowners of the adjacent property purchaser will file a subdivision application with the city.

### **Motions**

I move to (approve, deny, or continue) ordinance 2024-12-0 to amend the Lindon City General Plan Future Land Use Map from Low Density Residential to Light Industrial for the rear portions of the properties located at 88 & 96 S. 800 W. as identified in the attached adopting ordinance with the following conditions:

1. General Plan Future Land Use Map amendment approval is conditioned upon subdivision approval and recording the subdivision plat within one year from city council approval.
2. All items of the staff report

I move to (*approve, deny, or continue*) the reconsideration of ordinance 2024-07-0 to amend the Lindon City zoning map from Single-family Residential R1-20 to Light Industrial for the rear portions of the properties located at 88 & 96 S. 800 W. as identified in the attached adopting ordinance with the following conditions:

1. Zone map amendment approval is conditioned upon subdivision approval and recording the subdivision plat within one year from city council 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

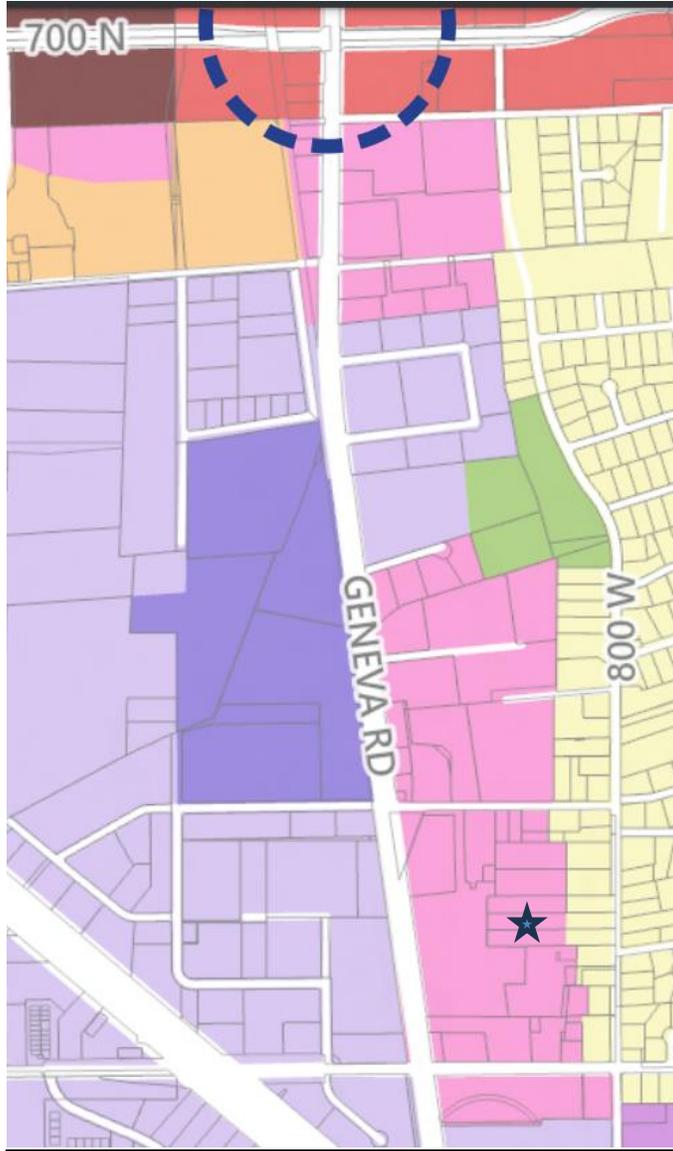
### **General Plan**

1. The future land use map of the general plan has the rear portions of these two properties currently designated as Mixed Commercial
2. The zoning of the surrounding three properties are Light Industrial

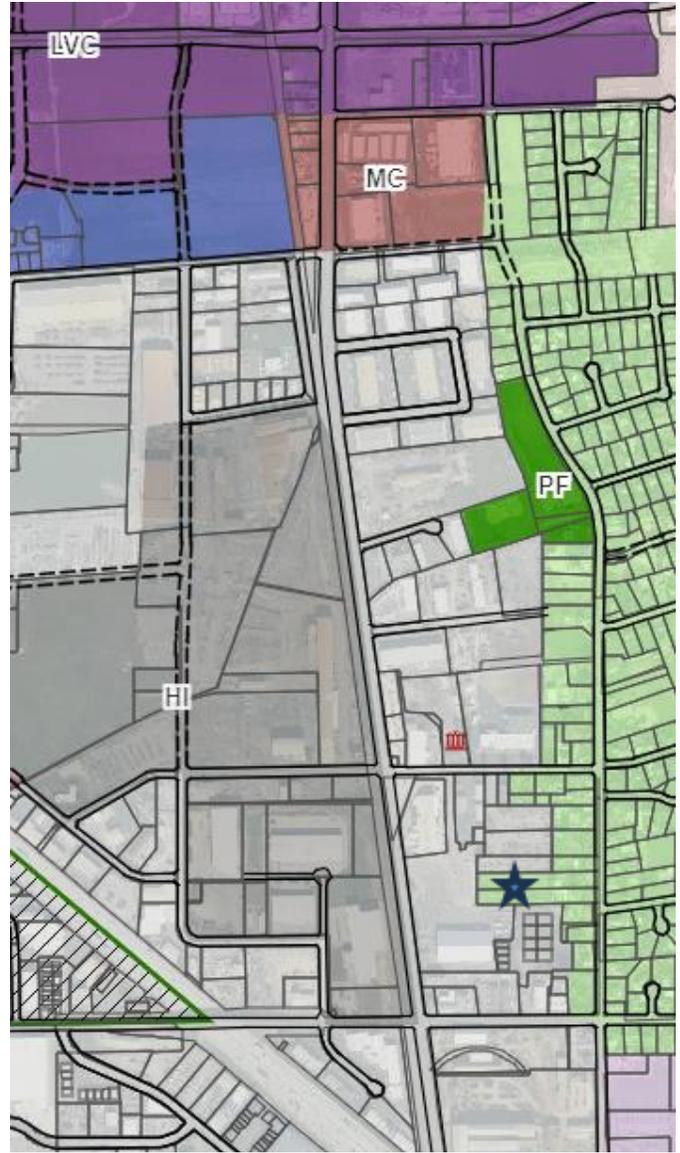
General Plan Goals:

- 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

**Future Land Use Map**



**Zoning Map**



### **Staff Analysis**

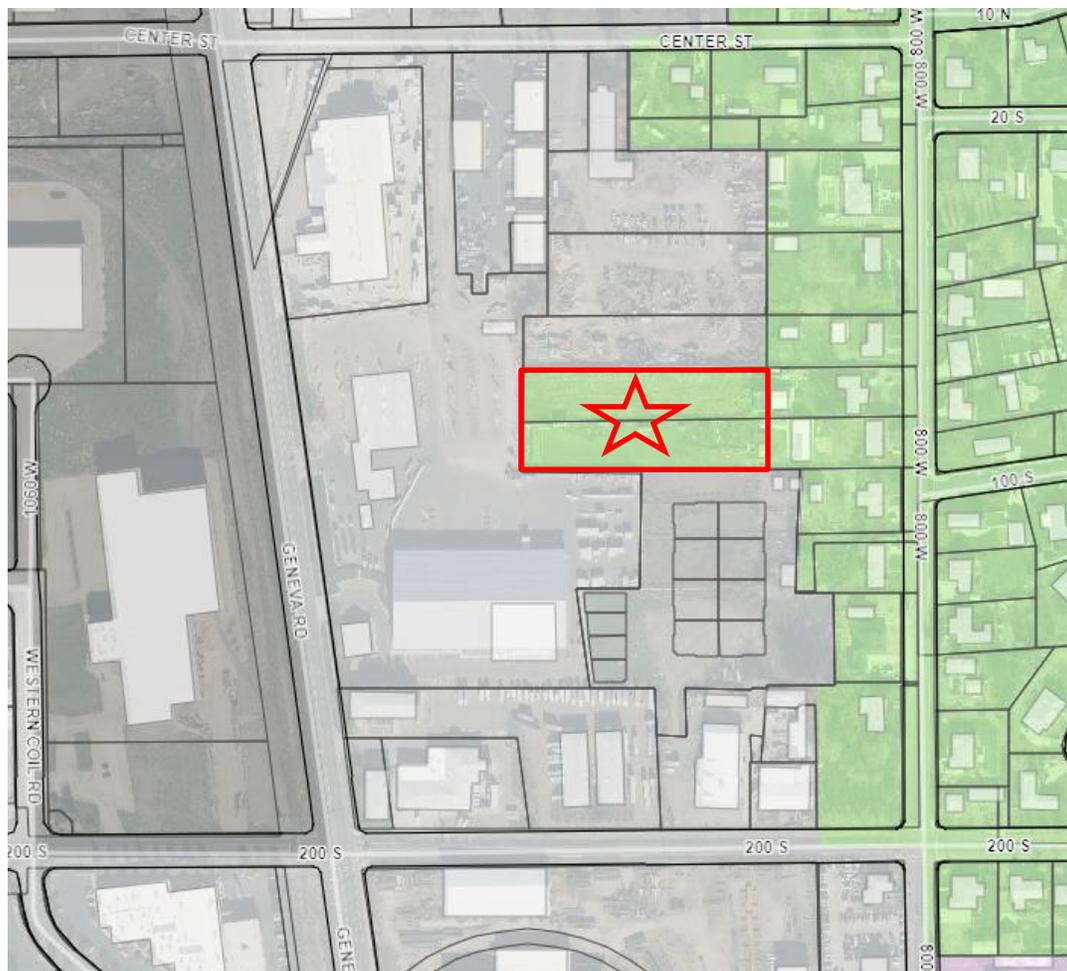
When this zone change originally came before the planning commission and city council city staff recommended the Mixed Commercial zone because this is what the general plan recommended. However, after getting into details with the future subdivision to divide off the rezoned properties from the residence issues arose in the Mixed Commercial zone requires 100' of lot frontage. City staff looked into whether an easement could be used instead of actual lot frontage and we felt the term frontage was a clear subdivision requirement where the lot needed to extend to and along the street right-of-way.

The only two residential properties negatively affected by the proposed reconsideration are the two properties requesting the zone change. Sometime between 2004-2006 the property to the north had the rear portion of that residential lot rezoned from R1-20 to Light Industrial. Between 2009-2010 the general plan designated this section along Geneva Road to Mixed Commercial. Staff does not see that the proposed changes will have a significant or negative impact on the surrounding residential properties.

### **Exhibits**

1. Surrounding Area Zoning Map
2. Ordinance amending the general plan
3. Ordinance amending the zoning

Exhibit 1



-  R1-20
-  Light Industrial
-  Heavy Industrial

ORDINANCE NO. 2024-07-0

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 LIGHT INDUSTRIAL 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 zone map amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed amendment, and recommended that the City Council adopt the zone map amendment of Mixed Commercial (MC); and

WHEREAS, the City County held a public hearing on May 6, 2024, to consider the recommendation and the Council received and considered all public comments that were made therein and adopted the zone map amendment from Single-Family Residential (R1-20) to Mixed Commercial (MC).

WHEREAS, after the adoption of the zone map amendment it was found that due to Mixed Commercial lot frontage requirements, found in Lindon City Code 17.50.080, the Mixed Commercial zoning was inconsistent with future plans of the property to consolidate it into the adjacent property that is zone Light Industrial (LI); and

WHEREAS, the Lindon City Planning Commission and City Council are now reconsidering the zone map amendment to rezone the two subject properties to Light Industrial (LI); and

WHEREAS, on July 9, 2024, the Planning Commission held a properly noticed public hearing to hear testimony regarding the zone map amendment reconsideration to Light Industrial (LI); and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed reconsideration amendment, and recommended that the City Council adopt the zone map amendment of Light Industrial (LI); 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

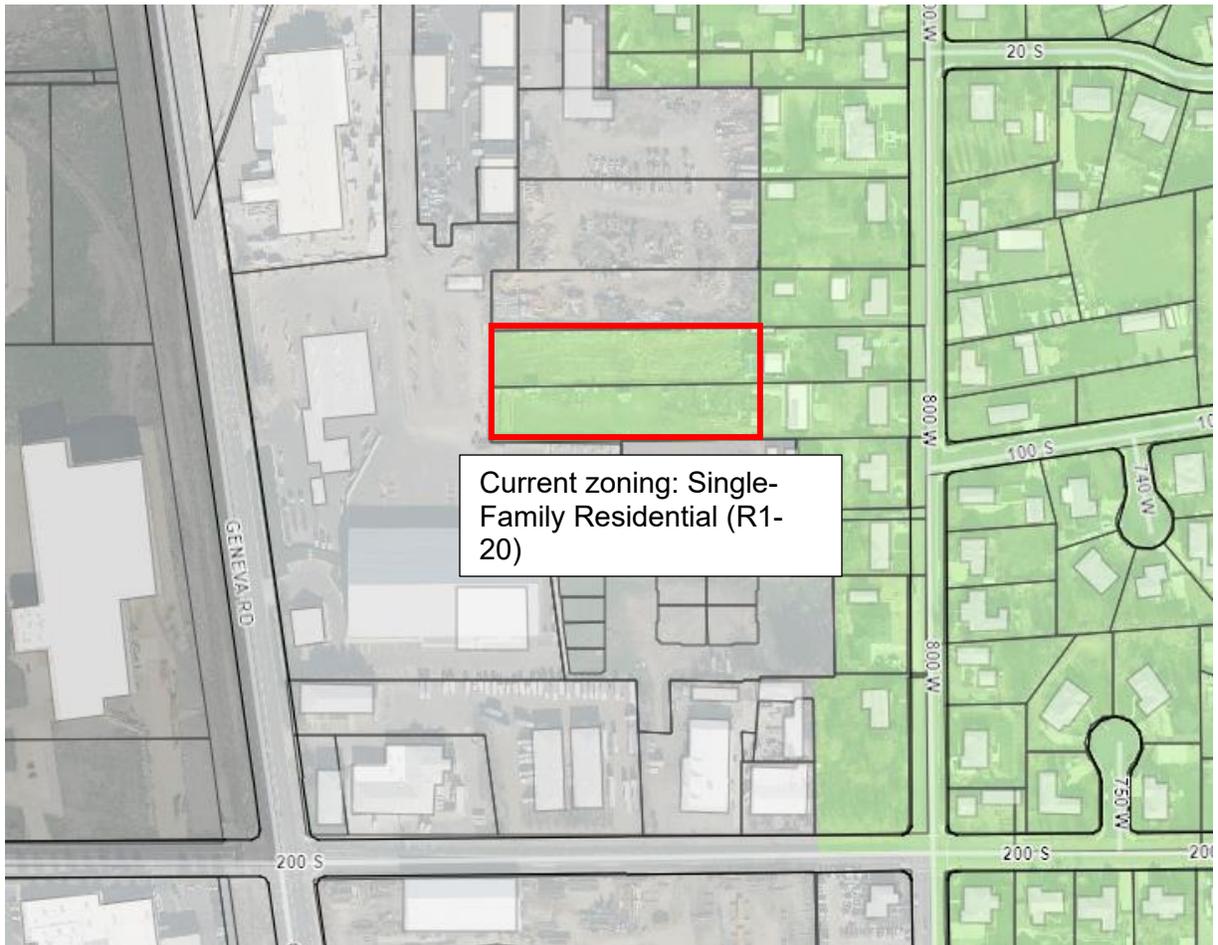
WHEREAS, the City Council finds that certain changes are desirable in order to implement the City's general plan goal of ensuring commercial uses located in close proximity to residential uses do not negatively impact established characteristics and qualities; and

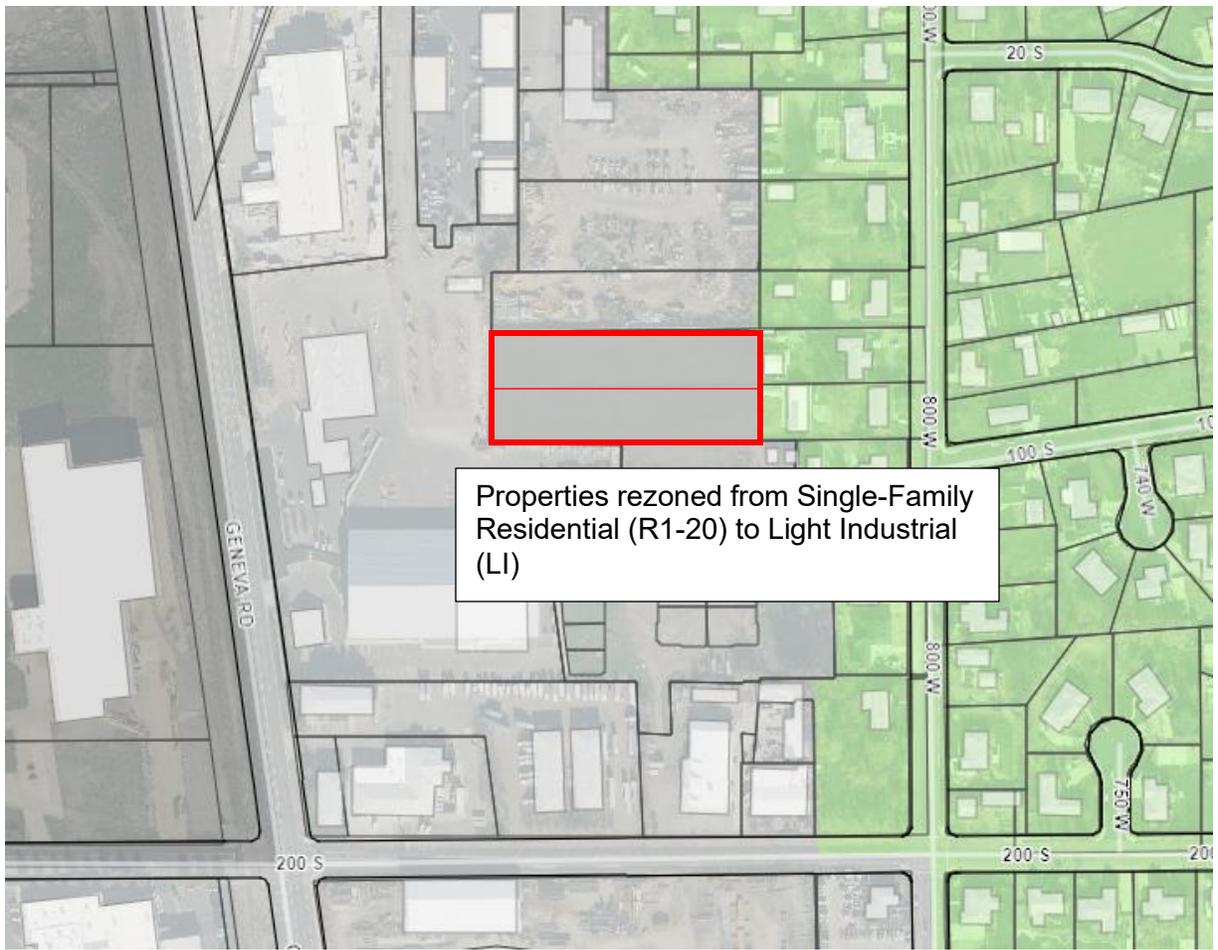
WHEREAS, the Council held a public hearing July 16, 2024, to reconsider the recommendation and the Council received and considered all public comments that were made therein; and

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
14:065:0006	HILL, BRANDON T & HOLLY M	88 S. 800 W
14:065:0207	CAMPBELL, DIANE L & BLAKE B	96 S. 800 W







**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.

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Carolyn Lundberg, Mayor

ATTEST:

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Britni Laidler,  
Lindon City Recorder

SEAL

ORDINANCE NO. 2024-12-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 LOW DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL 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 June 25, 2024, a land use application was submitted by Lindon City to amend a portion of the Lindon City General Plan Future Land Use Map for approximately .95 acres each of the rear portion of two residential parcels from Single-Family Residential (R1-20) to Light Industrial; and

WHEREAS, on July 9, 2024, the Planning Commission held a properly noticed public hearing to hear testimony regarding the general plan future land use map amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed amendment, and recommended that the City Council adopt the general plan future land use map amendment of Light Industrial; 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

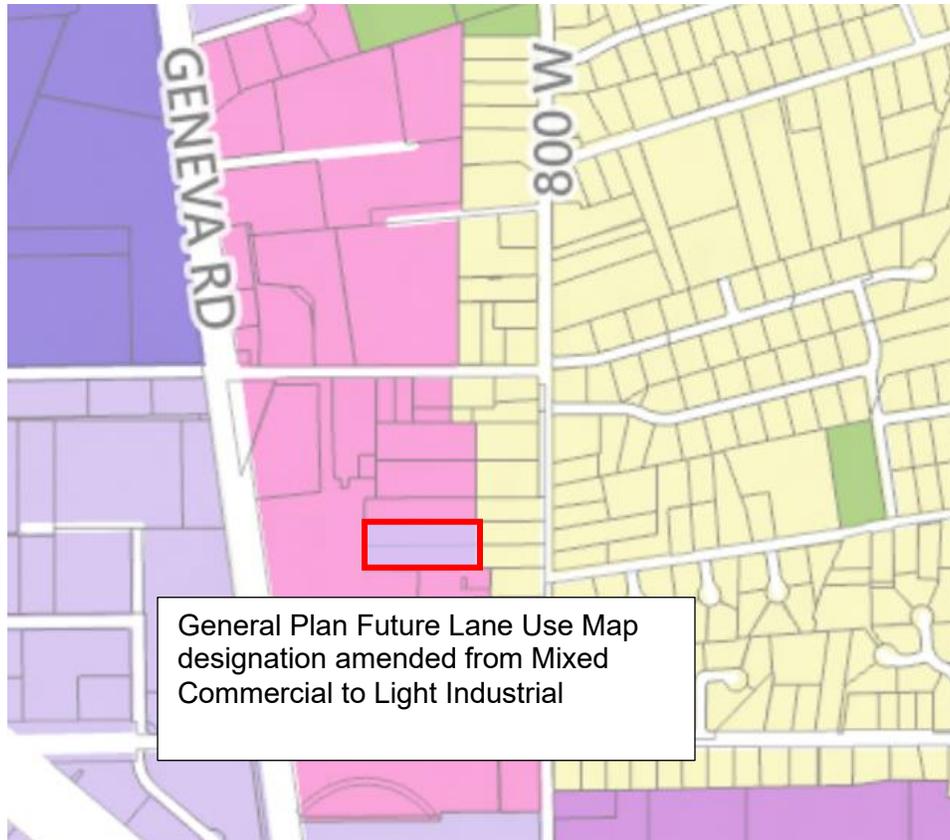
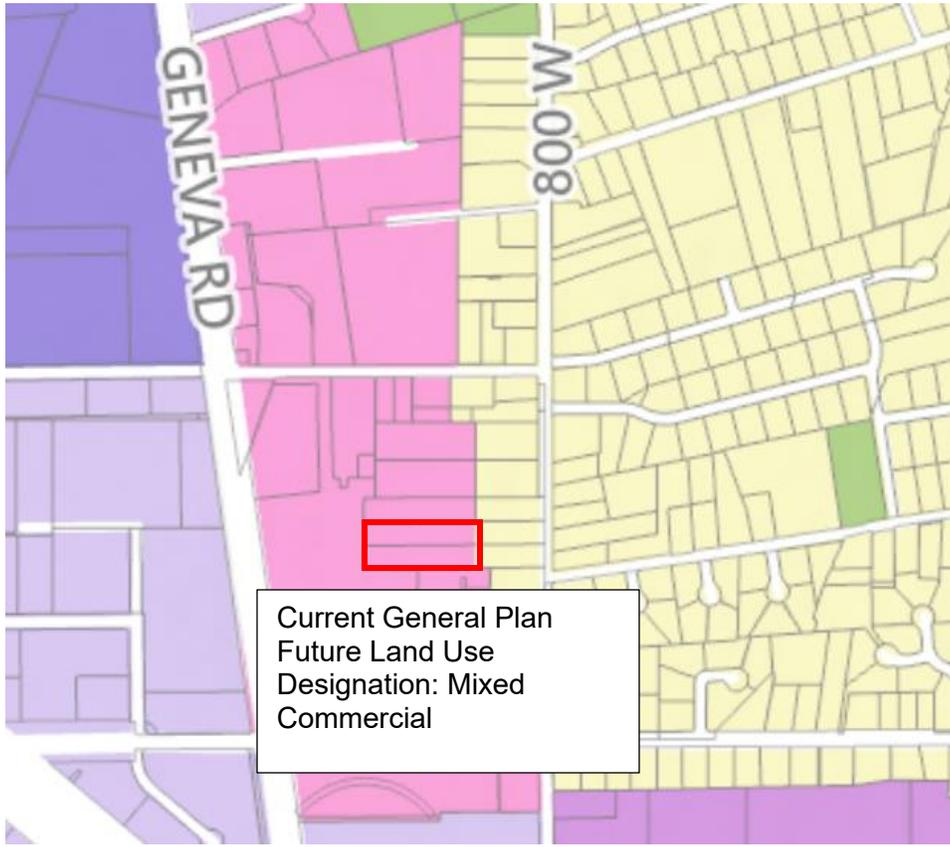
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of ensuring commercial uses located in close proximity to residential uses do not negatively impact established characteristics and qualities; and

WHEREAS, the Council held a public hearing \_\_\_\_\_, 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:

<b>Parcel ID</b>	<b>Property Owner</b>	<b>Address</b>
14:065:0006	HILL, BRANDON T & HOLLY M	88 S. 800 W
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Carolyn Lundberg, Mayor

ATTEST:

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Britni Laidler,  
Lindon City Recorder

SEAL