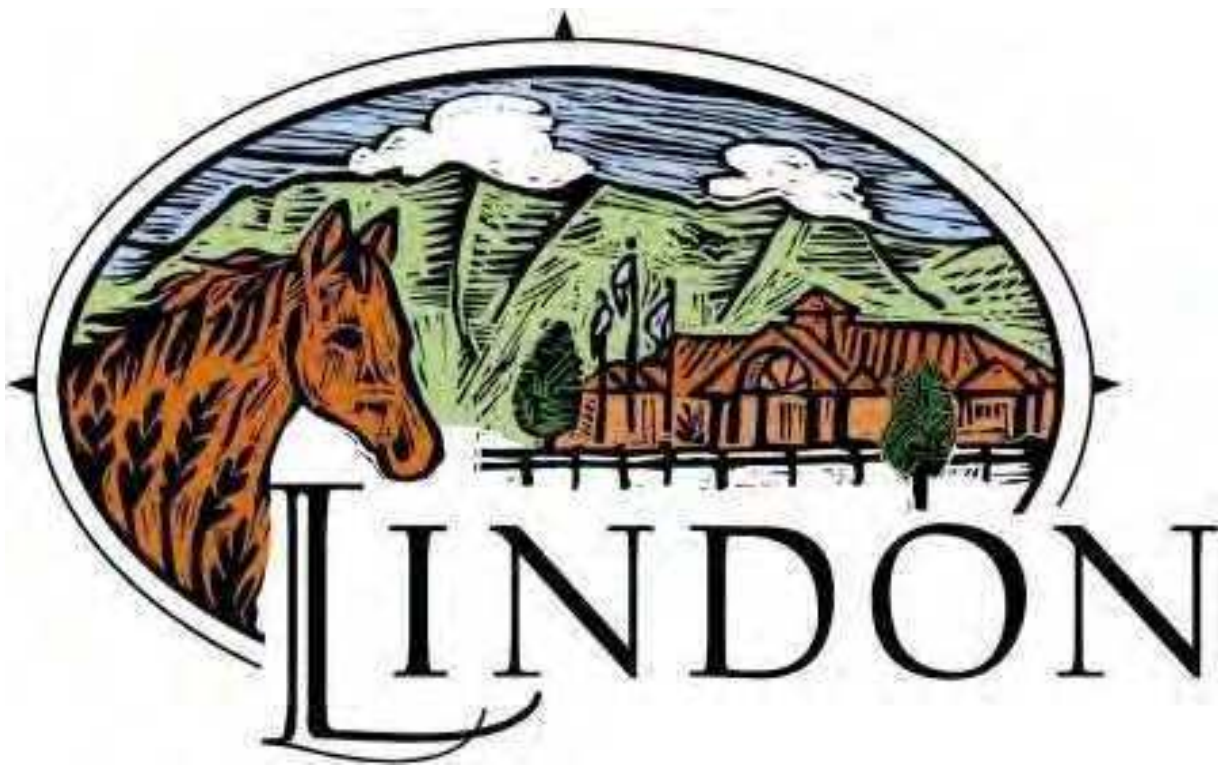


Lindon City Planning Commission Staff Report



April 15, 2025

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, April 15, 2025**, 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 3/25/2025

3. Public Comment

4. Public Hearing – Amendment to Title 17.32.290 – Flag Lots.

A request by Rob Kallas to amend Lindon City Code 17.32.290 of the Flag Lot ordinance to allow flag lots to share one driveway. Lindon City also proposed to amend other technical provisions of the ordinance.

(30 minutes)

5. Community Development Director Report - General City Updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development 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: 04/11/2025 **Time:** 5:00 pm

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

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
Ryan Done

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, March 25, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Steve Johnson, Chairperson
Pledge of Allegiance: Mike Marchbanks, Commissioner

PRESENT

Steve Johnson, Chairperson
Sharon Call, Commissioner
Rob Kallas, Vice-Chairperson
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Dev. Director
Brittain Corbett, City Planner
Bryce, McConkie, Building Official
Britni Laidler, City Recorder

EXCUSED

Scott Thompson, Commissioner
Ryan Done, Commissioner

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

2. APPROVAL OF MINUTES –The minutes of the regular meeting of the Planning Commission meeting of March 11, 2025 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 11, 2025 WITH NOTED CHANGES. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

4. Conditional Use Permit – Review of a Single-Family Home Addition in the Hillside Overlay District at 62 Denali Circle. A request by RC Dent Construction for review and approval to construct a residential home addition in the Hillside Overlay District on a portion of the lot with a slope of 20% or greater (Parcel # 36:808:0011)

Mike Florence, Community Development Director, presented this item and noted that the applicant was present to answer any questions the commission may have. He began by stating that the property owners propose a 9,000-square-foot addition to their existing home and a survey on the home has determined that the addition's location has a slope between 20%-25%.

2 This property is located in the Hillside Protection Zone, which requires the following plans to be submitted with a project:

- 4 • Soils Report
- Geology Report
- 6 • Gardening and Drainage Plan
- Fire Protection Report
- 8 • Vegetation Plan

10 Mr. Florence stated that usually those reports are submitted with this permit, however, the geotechnical engineer is requesting to excavate the land before getting reports. He then noted that for the home addition, the contractor will need to excavate approximately 22' for the footing and foundation and the geotechnical engineer recommends the following:

- 14 1. Clients will excavate for the new proposed addition and excavate a test pit to a depth of 3 feet below the proposed footing elevation.
- 16 2. IGES will observe the excavation and take soil samples at varying depths.
- 18 3. IGES will complete appropriate laboratory tests for bearing capacity calculations and slope stability analysis, if required.
- 20 4. IGES will provide a Geotechnical and Geologic Report once the laboratory data and engineering analysis is complete.

22 Mr. Florence then presented the Vegetation Plan, Drainage Plan and Fire Protection Reports that were submitted. Commissioner Schauers asked for clarification on the excavation and what that will entail. Mr. Florence stated that the excavation will be the full foundation, and if more work is still needed after the reports, that work will be done. Commissioner Marchbanks asked how tall the foundation walls will be. Mr. Florence stated those would be 22' and the excavation will include an additional 9ft down to accommodate the indoor pool. Commissioner Call asked for clarification on what will happen if reports show they can't proceed with the project. Mr. Florence stated that the applicant will then be required to restore the property to what it was prior to excavation. He then noted that once excavation is completed, they will do the studies on it and then come before the commission again before proceeding. General discussion followed. Mr. Florence then discussed water pressure flow rates and noted that it would be a condition of approval and then he went over the remaining conditions of approval with the commission.

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

38
COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
40 REQUEST FOR EXCAVATION OF THE SITE AT 62 S. DENALI CIRCLE FOR THE
SINGLE-FAMILY HOME ADDITION WITH THE FOLLOWING CONDITIONS: 1. THE
42 GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OUTLINED IN THE
ENGINEER'S LETTER DATED MARCH 19, 2025, SHALL BE FOLLOWED FOR
44 FURTHER STUDY OF THE EXCAVATION AREA; 2. A BUILDING PERMIT WILL BE
ISSUED, AND APPROPRIATE FEES PAID, FOR EXCAVATION ONLY IN THE AREA OF
46 THE RESIDENTIAL ADDITION; 3. NO FURTHER WORK BEYOND EXCAVATION
SHALL BE PERFORMED UNTIL THE GEOTECHNICAL AND GEOLOGY REPORTS ARE

SUBMITTED, REVIEWED AND APPROVED BY ALL APPLICABLE CITY DEPARTMENTS, AND PRESENTED FOR APPROVAL AT A SECOND PLANNING COMMISSION MEETING; 4. UPDATED BUILDING PLANS INCORPORATING THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER AND GEOLOGIST SHALL BE SUBMITTED FOR FULL BUILDING PLAN REVIEW; 5. MITIGATION MEASURES OUTLINED IN LINDON CITY ORDINANCE 17.57 – HILLSIDE OVERLAY DISTRICT AND ADOPTED INTERPRETATIONS WILL BE ADDRESSED IN THE GEOTECHNICAL AND GEOLOGY REPORTS; 6. COMPLIANCE WITH THE CANBERRA HEIGHT PLAT A SUBDIVISION PLAT NOTE, WHICH STATES THAT THE MAXIMUM SQUARE FOOTAGE HOME ALLOWED WITHOUT ADDITIONAL FIRE PROTECTION MEASURE BEING EMPLOYED IS 9,400 S.F. (TYPE 5N CONSTRUCTION BASED ON 2,500 GPM FIRE FLOW WITH RESIDUAL PRESSURE AT 20 PSI) OR AN ALTERNATIVE APPROVED BY THE BUILDING OFFICIAL, FIRE MARSHAL, AND PLANNING COMMISSION. HOMEOWNER SHALL VERIFY WATER PRESSURE AND FLOW RATES AND SUBMIT A REPORT TO THE CITY ENGINEER AND BUILDING OFFICIAL SIMULTANEOUSLY WITH THE REQUIRED GEOTECHNICAL AND GEOLOGY REPORTS; 7. A WRITTEN STATEMENT BY THE LANDSCAPER OR ANOTHER QUALIFIED PERSON OR FIRM WILL BE SUBMITTED TO THE CITY FOR REVIEW BY THE PLANNING COMMISSION BEFORE FINAL APPROVAL. THIS STATEMENT MUST ADDRESS ANY VEGETATION PROBLEMS, AND FURTHER STATING AN OPINION AS TO THE ABILITY OF THE PROPOSED PLAN TO MITIGATE OR ELIMINATE SUCH PROBLEMS IN A MANNER AS TO PREVENT HAZARD TO LIFE OR PROPERTY, ADVERSE EFFECTS ON THE SAFETY, USE OR STABILITY OF A PUBLIC WAY OR DRAINAGE CHANNEL, AND ADVERSE IMPACT ON THE NATURAL ENVIRONMENT; AND 8. ALL ITEMS OF THE STAFF REPORT COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COMMISSIONER JOHNSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Open and Public Meetings Training

Mike Florence, Community Development Director, presented a video for the Annual Open & Public Meetings Act Training for the commission to review. General discussion followed.

6. Community Development Director Report

- Next meeting April 15th
- Misc. City Updates

ADJOURN –

2 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 6:40 PM.
3 COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
4 THE MOTION CARRIED.

6 Approved, April 15, 2025

8
10
12

Steve Johnson, Chairperson

14
16

Michael Florence, Community Development Director

Item 4: - Ordinance Amendment – 17.32.29 Flag Lots

Date: April 15, 2025

Applicant: Rob Kallas

Presenting Staff: Michael Florence

Type of Decision: Legislative

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

MOTION

I move to recommend (*approval, denial, or continue*) of ordinance amendment 2025-2-O (*as presented, or with changes*).

Summary of Key Issues

- An application has been made to amend the city flag lot ordinance, 17.32.290, to allow two flag lot properties to access from a shared driveway.
- The city is also proposing to make certain amendments to the ordinance to address development specifications, fire regulations, and qualifying language when a flag lot is allowed.

Overview

- Since 2021, Lindon City has approved 5 flag lot subdivisions. There are probably a dozen or so residential “flag lots” in Lindon City.
- The proposed ordinance would allow two flag lots per subdivision.
- Two adjoining flag lots would be able to share the same driveway if right-of-way and utility access easements are recorded either on the plat or separately with the county recorder.
- The minimum lot size of 20,000 square feet for the flag portion of the flag lot remains the same
- The driveway width increases from 16’ to 20’ to meet fire code requirements. Homes taller the 30’ will need to increase the driveway width to 26’ to meet fire code or meet an approved exception in the fire code.
- The update removes language from the code allowing discretion of the planning commission to allow additional flag lots in developments. In the last few years, the State legislature has required cities to adopt plain language requirements in their ordinances that remove discretionary regulations.
- The current ordinance sets forth requirements for evaluating whether a public street should be installed. The updated ordinance still requires this evaluation, but directs developers to the General Plan Street Master Plan map for planning of future streets.
- There was a conflict between two sections regarding accessory structures. One section allowed for a 35’ height, and the other section allowed 25’. Staff is proposing to go with the 35’ within the building area with a 30’ setback as allowed for in all other areas of the city. The commission will need to evaluate this change.

General Plan

General Plan policies and measures to consider with the proposed flag lot amendment regarding community character, land use, and housing development:

- Guiding principle 3 – Preserve and protect our neighborhoods as diverse and attractive places
- Guiding principle 5 – Continue to proactively plan for future growth and change
- Strike a balance between meeting future growth needs and demands while safeguarding the “Little Bit of Country” sense of place and high quality of life in Lindon.
 - Implementation Measure: Preserve existing neighborhoods and establish new ones that are aligned with the existing patterns and uses that have been established over time.
- Preserve and protect established neighborhoods and residential land uses by requiring transitions and buffers between uses
 - Implementation Measure: Maintain neighborhood stability by ensuring new development is aligned with the existing scale and feel of surrounding residential uses.
- Consider existing development patterns, environmental conditions, infrastructure needs, transportation requirements, and fiscal impacts when planning future land uses
 - Implementation Measure: Ensure new buildings complement the scale of existing ones. When existing structures cannot be retrofitted or transformed, new buildings should be developed in a manner that is sympathetic to the scale of established structures and patterns.

Municipality Comparisons

Municipality	Are Flag Lots Allowed?	Number of Lots Allowed To be Served by one Driveway	Minimum Asphalt or Concrete Driveway Width
Lindon	Yes	1	16’
Orem	Yes	Up to 4	20’
Pleasant Grove	Yes	2	20’
Provo	Yes	2	18’
American Fork	Yes	1	20’
Springville	Yes	2	20’
Lehi	Yes	1	20’
Spanish Fork	No	Flag lots not allowed	Flag Lots not allowed
Saratoga Springs	Yes	Unknown	Unknown
Payson	Yes	1	20’
Bluffdale	No	Flag lots not allowed	Flag lots not allowed
Draper	Yes	1	20’
Sandy	Yes	2	20’
West Jordan	Yes	1	20’
Eagle Mountain	No	Flag Lots not allowed	Flag Lots not allowed
South Jordan	Yes	2	20’

Staff Analysis

The proposed updated flag lot ordinance is a change where two adjoining flag lots may now share a driveway. This provides property owners with new infill development opportunities. Lindon City doesn’t approve many flag lots, but has approved 5 since 2021. The planning commission will need to evaluate how the proposed changes will impact future development and land use. Since the flag lot is required to have a minimum lot size of 20,000 square feet, with a few exceptions, this only affects the R1-20 zone. By allowing flag lots to share a driveway, it may allow for more efficient use of property.

Exhibits

1. Adopting Ordinance

ORDINANCE NO. 2025-2-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING 17.32.290 – FLAG LOTS AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to preserve and protect neighborhoods as diverse and attractive places; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to continue to plan for future growth and change; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General plan to consider existing development patterns, environmental conditions, infrastructure needs, transportation requirements, and fiscal impacts when planning future land uses

WHEREAS, the Lindon City Council finds that it is necessary to amend the Lindon City Flag Lot ordinance 17.32.290; and

WHEREAS, on April 15, 2025, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

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

WHEREAS, the Council held a public hearing on _____2025, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

SECTION I: Amend Lindon City Code section as follows:

17.32.290 Flag lots.

1. *Purpose.* Flag lots are intended to allow reasonable utilization of property that has sufficient acreage for development, but lacks the required street frontage. ~~Flag lots may be considered on parcels where the extension of public streets cannot or should not be extended due to the disruption of sensitive lands and natural features, or potential of significant impacts to the surrounding neighborhood that would be caused by a public street. Although standard frontage requirements and public roadways are encouraged, the intent of this chapter is to allow flag lots if the development is the most harmonious to the existing subdivision layout and/or is the least disruptive configuration for the neighborhood. Additionally, flag lots may be considered for properties that have topographic constraints, off lot configuration, constraints caused by the built environment, etc., for which access by a public road is not feasible. It is not the intent of this chapter to promote flat lots in order to merely “maximize” the number of potential lots within a subdivision or to alleviate subdividing hardships that are self-imposed.~~

2. **Qualifying Criteria.** Flag lots are only permitted ~~when one (1) of the following two (2) circumstances exists:~~ for lots that meet all of the following criteria:

a. At the time of application, development using standard public streets is not possible. The property has specific constraints that limit access, public street frontage, and/or construction of a standard public roadway. These abnormal constraints may be restrictive topography, **sensitive lands**, constraints caused by built environment, irregular lot configuration, ownership limitations, environmental constraints such as wetlands, springs, ditches, or canals, etc.

b. ~~Development using standard public streets is possible, but not in the best interest of the public.~~ A future street is not planned for the area where the flag lot is proposed, which could provide access to such lot and would impact future public street planning as identified on the Lindon City General Plan Street Master Plan Map.

c. The proposed subdivision will create a maximum of two (2) new residential building flag lots from the original lots or parcels

d. R2 Overlay projects are not permitted on flag lots

~~3. In order to demonstrate that this circumstance exists, the applicant shall provide preliminary development plans showing the development with and without the proposed flag lot that demonstrate that each of the following characteristics is present:~~

~~a. The design of the flag lot is harmonious and compatible with the configuration of the overall subdivision and/or neighborhood and will not adversely affect the living environment of the surrounding area.~~

~~b. Standard public street construction would cause disruption to the neighborhood in a significant physical or aesthetic manner, therefore making the flag lot access preferable to a public street.~~

~~cF. Development of the flag lots will decrease public infrastructure while still providing in-fill development and efficient use of the land that is compatible with Lindon City development standards.~~

~~4. Assuming an application meets the criteria in number 2 above, no more than one (1) flag lot shall be permitted at the time of an initial subdivision application, unless, at their sole discretion, the planning commission and city council determine that additional flag lots within a development provide for the most compatible overall design within a neighborhood. As stated in Section 17.32.020, it is not the intent of the city to promote flag lots for developers to merely "maximize" the number of potential lots within a subdivision.~~

5. **Minimum Lot Size.** ~~A~~ The flag portion of the lots must be a minimum of twenty thousand (20,000) square feet, and the remaining parcel from which the flag was created must meet or exceed the minimum lot area requirements of the zone in which it is located. The square footage calculation of such lots shall not include the area of any driveway access ("flag pole") for the flag lot.

6. Frontage, **Access**, driveway and development procedures apply as follows:

a. The lot shall have at least twenty-five feet (25') of frontage on a dedicated public street, ~~which frontage serves as access only to the subject lot.~~ The twenty-five-foot (25') width shall be maintained for the full length of the "flag pole" portion of the platted lot **unless otherwise required by the 2021 International Fire Code Appendix D, or as amended.**

~~b. Prior to recording the subdivision plat, the developer shall post a bond with the city to cover installation of the driveway and utilities to the end of the "flag pole" portion of the lots.~~

~~eb.~~ Prior to issuance of a building permit for a framing the dwelling on the flag lot, installation of road base for the driveway and utilities shall be installed to at least the end of the "flag pole" portion of the lot.

~~ed.~~ The driveway serving the flag lot must have a surface traversable by a fire truck that is at least twenty feet (20') wide, of which sixteen feet (16') and must be paved with a hard-surface asphalt or concrete, or as permitted by the 2021 International Fire Code Appendix D, or as amended, prior to the issuance of a certificate of occupancy for the proposed dwelling. Where a fire hydrant is located required along the "flag pole" portion of the lot, a twenty-six foot (26') additional driveway clearance width per the requirements of the 2021 International Fire Code Appendix D, or as amended, shall be provided. the width of the lot adjacent to the fire hydrant must be thirty-one feet (31') wide (rather than twenty-five feet (25') wide), and the surface traversable by a fire truck must be at least twenty-six feet (26') wide (rather than twenty feet (20') wide).

~~ed.~~ Prior to issuance of a certificate of occupancy for a dwelling on a flag lot, the edges of the driveway area ("flag pole") that are not paved shall be landscaped and properly maintained. Such landscaping shall not hinder emergency vehicle access to the property.

~~fe.~~ An adequate emergency vehicle turnaround that meets the requirements of the 2021 International Fire Code Appendix D, or as amended, at the end of the driveway shall be constructed as approved when required by the fire chief department. An accessible fire hydrant shall be located within two hundred feet (200') of any dwelling on the flag lot. Possible adverse impacts of excessive driveway lengths shall be considered by the planning commission, city council, and emergency services. Driveways over one hundred fifty feet (150') in length shall meet the Fire Access Road requirements of the 2021 International Fire Code, or as amended. See section seven of this ordinance for driveway requirements for residential dwellings over thirty feet (30') in height.

~~gf.~~ No parking or storage of any kind shall be allowed on the designated driveway.

~~hg. A flag lot driveway shall not serve more than one (1) lot, and shall have no more than one (1) dwelling unit and an accessory apartment per lot. Other than accessory apartments, R2 Overlay projects are not permitted on flag lots.~~

ih. ~~Adjoining lots shall not be permitted to have access from a flag lot driveway.~~ Two (2) adjoining flag lots may share one (1) driveway on the “flag pole” when designated as a right-of-way easement for the perpetual use of the adjoining flag lots and as a public utility easement. If an adjoining property owner wishes to create a flag lot and share an existing driveway (“flag pole”) of a previously created flag lot, the owner shall obtain a right-of-way easement for the perpetual use of the adjoining flag lot and a public utility easement from the adjoining property owner. The easements shall be recorded on the property on which the “flag pole” is located.

7. Construction of residences and accessory buildings on flag lots shall be limited to a maximum building height of thirty-five feet (35') within the buildable area from finished grade. Building height restrictions shall be noted on the subdivision plat. For residential dwellings with a building height greater than thirty feet (30'), additional “flag pole” and driveway width may be required per the 2021 International Fire Code, or as amended, and will be reviewed by the fire department.

8. In order to further regulate the height of proposed structures, fill at the perimeter of buildings on the flag lot shall be limited to no more than four feet (4') above the street grade from which the property has access. Properties that have a pre-existing grade that is higher than four feet (4') above the street level are exempted from this fill limitation. The planning community development director and city engineer may waive or modify the four-foot (4') “fill limitation” in specific instances where the fill limitation is found to be overly burdensome to the property owner (ex., the limited fill would prohibit utility connections to the dwelling, or the limited fill creates drainage problems that cannot be reasonably mitigated, etc.).

9. The address of the dwelling on the flag lot shall be clearly displayed and visible from the public road and shall be maintained in a way to differentiate the flag lot from any adjacent properties.

10. Setbacks for the residence on the flag lot shall be defined as follows: Front yard setback shall be thirty feet (30'), rear yard setback shall be thirty feet (30'), and side yard setbacks shall be fifteen feet (15') on each side yard of the dwelling unit. Minimum setbacks shall be noted on the subdivision plat.

11. For purposes of determining the setbacks of the flag lot, the front property line shall be the nearest line that is most parallel with the street from which the driveway accesses. Orientation of the dwelling is not regulated.

12. Accessory structures for flag lots may be permitted in accordance with the applicable section of the Lindon City Code, ~~but shall be limited to twenty-five (25') maximum height.~~ No accessory buildings shall be permitted on the “flag pole” portion of the driveway of the flag lot.

13. Flag lots shall only be permitted in the R1-12 and R1-20 zones.

14. ~~Unless otherwise approved by the planning commission~~ **the flag lot meets the requirements of section 6h above for shared driveways**, all flag lot driveway access points on a public road must have at least two (2) legal parcels located between any other flag lot driveway on the same side of the street. ~~Flag lots may only be adjacent to each other if the flag lots are accessed from different roadways or at least two (2) legal parcels are located between any other flag lot driveway on the same side of the street.~~

15. In addition to the minimum requirements above, the planning commission may impose additional conditions on flag lots including, but not limited to, the following:

- a. Fencing and screening requirements.
- b. Installation of one (1) or more fire hydrants or other safety related items.
- c. Installation of curb and/or gutter along private drives.
- d. Other conditions that increase the compatibility of the proposed project with existing conditions and surroundings.

16. Due to the typical nature of flag lots being created from long, deep parcels, flag lots are exempted from any width-to-depth ratio requirements.

(Ord. 2023-22 §1, renumbered, 2023; Ord. 2015-01, amended, 2015; Ord. 2008-2, amended, 2008; Ord. 2007-10, amended, 2007; Ord. 2006-8, amended, 2006; Ord. 2002-12, amended, 2002; Ord. 2001-8, amended, 2001; Ord. 99-14, amended, 2000. Formerly 17.32.320)

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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____day of _____, 2025.

Carolyn Lundberg, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL