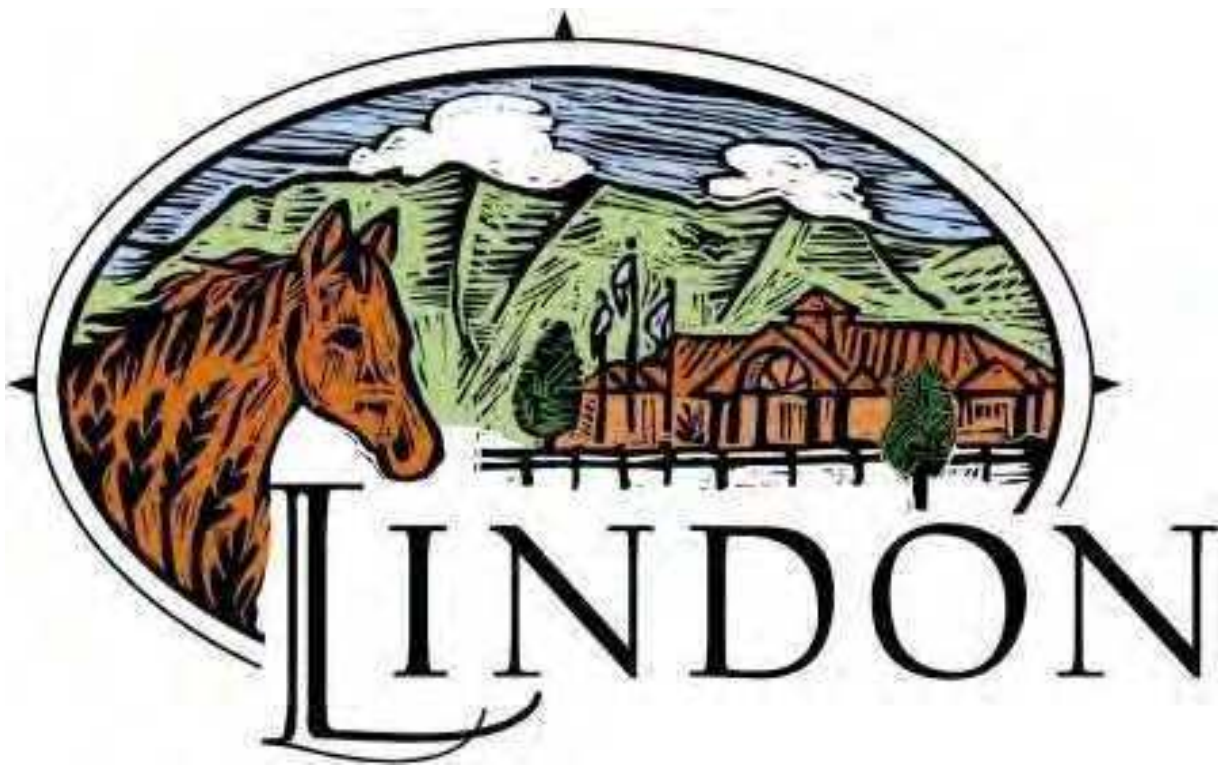


Lindon City Planning Commission Staff Report



November 25, 2025

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, November 25, 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 11/11/2025**
- 3. Public Comment**
- 4. Minor Subdivision Approval – Tylan Walker Development**
Ty Walker has made an application to subdivide the Parcel 14:070:0341 for a one lot subdivision and dedicate the required hammerhead turnaround. (15 minutes)
- 5. Ordinance Amendment- 17.48.025, Lindon Village Zone (continued)**
An ordinance amendment to Lindon City Code 17.48.025 for use in the Lindon Village Zone. (20 minutes)
- 6. Presentation and Discussion of Lindon City Commercial Landscape Strip** (20 minutes)
- 7. 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 website found at www.lindon.gov. 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.lindon.gov websites.

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

Posted By: Britni Laidler, City Recorder

Date: 11/21/2025 **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

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **November 11, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers,
4 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

7 Conducting: Steve Johnson, Chairperson
8 Invocation: Jared Schauers, Commissioner
9 Pledge of Allegiance: Scott Thompson, Commissioner

10 **PRESENT**

11 Steve Johnson, Chairperson
12 Rob Kallas, Commissioner
13 Scott Thompson, Commissioner
14 Jared Schauers, Commissioner
15 Sharon Call, Commissioner
16 Karen Danielson, Commissioner
17 Ryan Done, Commissioner
18 Michael Florence, Community Dev. Director
19 Brittany Wilde, City Planner
20 Whitney Hatfield, Deputy Recorder

10 **EXCUSED**

11 Mike Marchbanks, Commissioner
12 Britni Laidler, City Recorder

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

22 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
23 Commission meeting of October 28, 2025 were reviewed.

24 COMMISSIONER THOMPSON MOVED TO APPROVE MINUTES OF THE
25 REGULAR MEETING OF OCTOBER 28, 2025 WITH NOTED CHANGES.
26 COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
27 THE MOTION CARRIED.

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

31 **CURRENT BUSINESS** –

32 4. **Alteration of Non-Conforming Use** – Applicant and property owner, Sharon
33 Thompson, requested the alteration to a structure which constitutes of a non-conforming
34 use.

35
36 Brittany Wilde, City Planner, presented the application for an alteration of a non-
37 conforming use at 91 South 1025 East and noted that the property owner, Sharon Thompson was
38 present. The property is non-conforming because it doesn't meet the minimum 12,000 square-
39 foot lot size requirement, measuring only 9,814 square feet. The applicant requests approval to
40 construct a sunroom on the existing single-family home, replacing an existing deck. Ms. Wilde
41
42

2 explained that Lindon City Code 17.16.030 gives the Planning Commission authority to approve
additions to non-conforming buildings if they conform with requirements of the zone. The
4 property is located in an R1-12 residential zone. According to code requirements, the Planning
Commission must find that:

- 6 1. The expansion brings the property as close as reasonably possible to conformance with
8 zone requirements
2. The change does not impose unreasonable burden on neighboring lands
- 10 3. The use or structure will comply with design and architectural standards where possible

12 Ms. Wilde noted the proposed sunroom would be in the same location as the existing
deck and would meet all setback requirements.

14 Ms. Thompson, the property owner, expressed confidence that the sunroom would
16 enhance the home's appearance. She confirmed that CHV Construction, known for their work
featured in the Parade of Homes, would undertake the construction. The sunroom will have
18 proper footings and include both heating and cooling systems. In addition, the roof will be
constructed using metal materials.

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

24 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
REQUEST TO ALTER A NONCONFORMING USE AND ADD A SUNROOM ADDITION
26 LOCATED AT 91 S. 1025 E. WITH THE FOLLOWING CONDITIONS: 1. THE SUNROOM
STRUCTURE WILL BE CONSTRUCTED AS OUTLINED ON THE SITE PLAN. 2. ALL
28 ITEMS OF THE STAFF REPORT. COMMISSIONER DANIELSON SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

30 CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
32 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
34 COMMISSIONER DONE	AYE
COMMISSIONER DANIELSON	AYE
36 COMMISSIONER CALL	AYE

THE MOTION CARRIED UNANIMOUSLY.

38 **5. Ordinance Amendment to the Lindon City Development Manual** – Amendment to
40 adopt a new 50' street cross-section that will apply to 135 W only.

42 Brittany Wilde, City Planner, presented an amendment to the Lindon City Development
Manual regarding a 50-foot trail cross-section for 135 West. A vacant portion of property at 165
West 200 North was being evaluated for development, and the current trail cross-section has a
44 narrow asphalt width. The city proposed to amend the cross-section with a wider asphalt width to
accommodate on-street parking.

2 The updated cross-section would eliminate the curb, decrease the sidewalk width from 5 feet
to 4 feet, and expand the asphalt width from 27 feet to 32 feet, while maintaining the overall 50-
4 foot width. The cross-section would apply only to 135 West.

6 Ms. Wilde explained that the current cross-section was only planned for 135 West and
would not apply elsewhere in the city. The amendment would allow widening the asphalt to
accommodate on-street parking needed for the farmers market and other city events.

8 Commissioner Kallas expressed concerns about the poor condition of 135 West, noting he
receives many complaints from neighbors about traffic, lack of sidewalks, and no gutters. Mike
10 Florence, Community Development Director, confirmed that improving the road would require
total reconstruction, not just redoing the asphalt and adding curb and gutter.

12 Director Florence explained that a trail was planned along 135 West that would connect to
400 North and eventually to the Murdock Trail. He also clarified that the property owner wanting
14 to develop would be responsible for the curb and gutter, but not for the extra asphalt width. He
noted the right-of-way lines in the area are complicated and would require coordination with
16 property owners.

18 Commissioner Thompson asked if the additional parking at the rodeo grounds would
eliminate the need for on-street parking. Director Florence explained that the rodeo grounds
parking would focus on horse trailers, while 135 West parking would serve different needs.

20 COMMISSIONER DONE MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN
22 FAVOR. THE MOTION CARRIED.

24 Chairperson Johnson called for any public comments. There were none. Chairperson
Johnson then called for a motion to close the public hearing.

26 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
28 COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

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

34 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT #2025-16-O. COMMISSIONER DANIELSON SECONDED
36 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

38 CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER THOMPSON	AYE
40 COMMISSIONER SCHAUERS	AYE
COMMISSIONER DONE	AYE
42 COMMISSIONER DANIELSON	AYE

2 COMMISSIONER CALL AYE
THE MOTION CARRIED UNANIMOUSLY.

4
6 **6. Ordinance Amendment to Title 17.48.025 for Permitted Uses in the Lindon Village Zone** – A proposed amendment to established permitted, conditional and non-permitted uses in the Lindon Village Zone.

8
10 Mike Florence, Community Development Director presented a proposed amendment to establish permitted, conditional, and non-permitted uses in the Lindon Village Zone. The City Council had requested staff review the standard land use table to determine if uses in the Lindon Village Zone are compatible with the city's vision.

14 Director Florence explained that currently, any permitted or conditional uses in the Commercial General zone are allowed in the Lindon Village Zone, with the exception of seven motor vehicle-related uses. He presented proposed amendments to clarify which uses would be conditional versus prohibited.

The proposed conditional uses included:

- 18 • Nursery plants in conjunction with a commercial retail business
- 20 • Brewery in conjunction with a restaurant with a minimum seating area of 2,000 square feet
- 22 • Motorcycle, personal ATV, watercraft, and snowmobile sales (indoor only)
- 24 • Marine craft and accessories (indoor only)
- Wedding reception center (indoor only, no outdoor gathering space)
- Automobile wash (must be located at least 500 feet from residential zones)
- Candy or confectionery product manufacturing with a retail business open to the public

26 Proposed prohibited uses included membership lodging, candy manufacturing without a storefront, building material supply with outdoor storage, flea markets, gasoline stations without stores, newspaper/magazine/video rentals, hay/grain/feed stores, laundromats, chimney sweep services, small engine repair, dance clubs, stadiums, arenas, amusement parks, and large-scale agricultural activities.

32 COMMISSIONER DANIELSON MOVED TO OPEN THE PUBLIC HEARING.
34 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED

36 Chairperson Johnson asked if there was any public present that would like to make a comment. The following comments were made:

38 Amber Sweney- from Anderson Farms expressed concern about car washes on the south side of 700 North causing noise issues and potential traffic hazards. She also wanted to ensure commercial swimming pools could be permitted with fitness centers.

2 Sydna Graf- stated she was in favor of the city's vision for an upscale, pedestrian-friendly
4 gateway to Lindon. She felt car washes did not fit this vision and suggested size limitations for
candy manufacturing facilities.

6 Tanner Robertson- also from Anderson Farms, said the walkable mixed-use downtown was a
deciding factor in moving to Lindon. He stated a car wash would not fit the vision and could
8 deter the creation of a gathering place, especially near the intersection of Anderson Boulevard
and 700 North.

10 Curtis Graff- encouraged the Commission to support a higher-end, attractive, and walkable
development rather than "hodgepodge" development like in Pleasant Grove.

12 Jenni Lawrence- pointed out there are already nine car washes within three miles of her home.
She opposed hotels in the area, noting existing hotels are rarely full.

14 Ron Anderson- expressed concern about the increasingly restrictive zoning in the area,
particularly restrictions on agricultural activities, hay/grain/feed businesses, and field houses. He
worried the code changes could prevent him from continuing his current farming activities.

16 After extensive discussion, the Commission decided to continue the item. They agreed to
form a committee of three commissioners to meet with staff to review and refine the proposed
18 use list for the next meeting. The committee would consider issues like distinguishing between
types of hardware/building supply businesses, clarifying candy manufacturing size limitations,
20 and addressing concerns about car washes, hotels, and agricultural uses.

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

24 COMMISSIONER KALLAS MOVED TO CONTINUE ORDINANCE AMENDMENT
#2025-17-O. COMMISSIONER DANIELSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

26	CHAIRPERSON JOHNSON	AYE
	COMMISSIONER KALLAS	AYE
28	COMMISSIONER THOMPSON	AYE
	COMMISSIONER SCHAUERS	AYE
30	COMMISSIONER DONE	AYE
	COMMISSIONER DANIELSON	AYE
32	COMMISSIONER CALL	AYE

THE MOTION CARRIED UNANIMOUSLY.

34

36 **7. Tylan Walker Development** – Planning Commission discussion on the trail easement
located near 70 S. 300 E. and connecting to Center Street. Development of property at
Parcel ID: 14:070:0341 and the trail easement.

38

2 Mike Florence, Community Development Director, presented information about a trail
4 easement located near 70 South 300 East connecting to Center Street. He explained the history of
agreements regarding the property:

- 6 • In 2000, an agreement with Larry and Dorothy Walker stated 300 East would go through
to Center Street, with the Walkers to deed 25 feet to the city.
- 8 • In 2009, a new agreement with Nathan Walker determined it was no longer in the best
interest for 300 East to go through to Center Street. Instead, 300 East would have a
10 hammerhead design with a 10-foot utility easement and 10-foot trail to connect to Center
Street.
- 12 • A subdivision plat was approved in 2009 showing the hammerhead turnaround and the
10-foot trail and utility easement.
- Currently, there is a garage on the 10-foot trail and utility easement area.

14 Ty Walker recently submitted a new plat for developing Lot 1. Director Florence noted
the city has removed the trail extension from its master plans since the 2009 agreement.

16 The Commission discussed whether the trail was necessary, noting it doesn't connect to
any schools, parks, or other trails. Commissioners expressed concerns about maintenance, safety,
18 and liability issues for such a small trail section. The consensus of the Commission was that the
trail easement could be removed from the development plans, but the utility easement should
20 remain. Director Florence indicated he would include this information in the notices to neighbors
when the subdivision plat comes for formal consideration.

22 Chairperson Johnson called for any further comments or discussion from the
Commission. Hearing none, he moved to the next agenda item.

24 **8. Presentation and Discussion of Lindon City Commercial Design Standards**

26 Director Florence recommended continuing this agenda item.

28 COMMISSIONER THOMPSON MOVED TO CONTINUE. COMMISSIONER DONE
SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 **9. Community Development Director Report**

Director Florence provided updates on various projects:

- 32 • The sports arena development on 700 North.
- Transit station planning
- 34 • Next meeting November 25th

36 **ADJOURN** –

Item 4: Minor Subdivision Approval - Ty Walker Development

Date: November 25, 2025

Applicant: Tylan Walker
Presenting Staff: Brittany Wilde

General Plan: Residential (R1-20)
Current Zone: Residential (R1-20)

Property Owner: Tylan Walker

Parcel ID's: 14:070:0341,
14:070:0222

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

1. The applicant is seeking minor subdivision approval for a two-lot subdivision at Parcel 14:070:0341, to build a new single-family home
2. The applicant will construct the required hammerhead turnaround to serve the property. A portion of the hammerhead will be located on the Eggett property (Parcel ID 14:070:0222), and all necessary permissions and documentation must be secured prior to recording the subdivision

OVERVIEW

1. The applicant is proposing to subdivide the residential property into one lot with the following acreage:
 - a. Lot 1: .74 acres (32,171 sq ft)

MOTION

I move to (*approve, deny, continue*) the applicant's request for minor subdivision approval at Parcel 14:070:0341 with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. If required, complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities and individuals indicated on the subdivision plat attached hereto;
4. The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual;
5. Removal of the trail easement from the plat is contingent upon the City Council action to vacate the existing trail easement on parcel 55:498:0005. If the trail easement on parcel 55:498:0005 is not vacated, then the plat will include the trail easement; and
6. All items of the staff report.



Surrounding Zoning and Land Use

North: Residential (R1-20) – Single Family Residential

East: Residential (R1-20) – Single Family Residential

South: Residential (R1-20) – Single Family Residential

West: Residential (R1-20) – Single Family Residential

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
A lot shall not be divided by a road, alley, or other lot.	Yes
Side lot lines shall be at right angles or radial to street lines, except where justified by the subdivider and approved by the planning commission.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties. 10 foot front easement.	Yes;
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes
Storm drain plans provided that meet city drainage requirements.	Yes

Staff Analysis

The applicant is requesting approval of a minor subdivision to create a one-lot subdivision. Staff have reviewed the plat and engineering plans for compliance with subdivision and zoning codes.

At the last planning commission meeting the commission was in favor of removing the trail easement on the plat. However, after reviewing this further, city staff believe that the city council needs to make this decision since they are the body that need to remove the agreement and trail easement on the property to the north. City staff have scheduled Ty Walker to discuss this with the city council on December 1st. The trail easement has been added as a condition of approval.

Adequate emergency and service vehicle access will be provided through a required hammerhead turnaround. Due to the physical layout of the property, a portion of the hammerhead will be located on the neighboring Eggett parcel (Parcel 14:070:0222). The applicant will be responsible for obtaining all necessary signatures from that property owner to ensure the turnaround can be constructed as shown. The improvement must be designed and installed in accordance with city engineering standards.

Overall, staff finds that the subdivision can meet the intent and requirements of the Lindon City subdivision ordinance provided that the trail easement vacation is completed and the applicant secures the required permissions for the hammerhead turnaround and maintains all utility easements. These items should be included as conditions of approval prior to recording the subdivision.

EXHIBITS

1. Aerial photo
2. Subdivision Plat



Aerial Photo

WALKER FARMS SUBDIVISION PLAT "B"
 Located in the Southwest Quarter
 of Section 34, Township 5 South, Range 2 East,
 Salt Lake Base and Meridian

WALKER FARMS SUBD.
 PLAT "A", LOT 1
 SERIAL NUMBER:
 55:498:0002
 OWNER: NYLE T AND
 EDITH JEAN HARRIS.
 ADDRESS: 240 E
 CENTER ST, LONDON, UT

WALKER FARMS SUBD. PLAT "A", LOT 3
 SERIAL NUMBER: 55:498:0003
 OWNER: NYLE T AND EDITH JEAN HARRIS
 ADDRESS: 252 E CENTER ST, LONDON, UT

WALKER FARMS SUBD. PLAT "A", LOT 4
 SERIAL NUMBER: 55:498:0007
 OWNER: TYLAN R AND KAME ANN WALKER
 ADDRESS: 264 E CENTER ST, LONDON, UT

WALKER FARMS SUBD. PLAT "A", LOT 5
 SERIAL NUMBER: 55:498:0005
 OWNER: MICHAEL WILHITE
 ADDRESS: 270 E CENTER ST, LONDON, UT

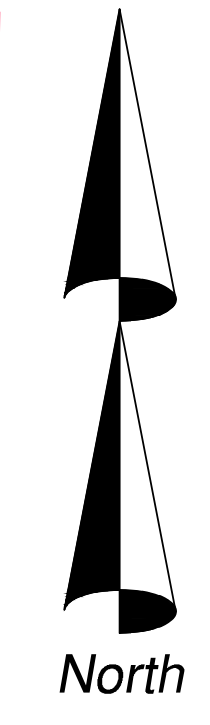
WALKER FARMS SUBDIVISION PLAT "A"
 25' ACCESS EASEMENT ACCORDING
 TO THE AGREEMENT BETWEEN
 LARRY AND DOROTHY WALKER
 AND LONDON CITY

OWNER: BENJAMIN
 TRUONG AND LY HOANG
 SERIAL NUMBER:
 14:070:0291
 ADDRESS: 33 S 200 E,
 LONDON, UT

LOT 1
 32,171.78 SQ.FT.
 0.74 ACRES
 32 S 300 EAST

SYMBOL LEGEND:

	SECTION LINE
	BOUNDARY LINE
	ADJACENT PROPERTY
	CENTER LINE
	SET BACK
	EASEMENT
	STREET DEDICATION AREA 3,559.26 SQ.FT. / 0.08 AC.



Curve Table

Curve #	Radius	Length	Chord Direction	Chord
C1	20.00'	31.12'	S44° 10' 10"E	28.08'

SURVEYOR'S CERTIFICATE
 I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD
 CERTIFICATE NO. 312775 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY
 AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED
 BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME
 HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT IS
 TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 COMMENCING AT THE NORTHEAST CORNER OF LOT 17 OF DIRKER FARMS PLAT "C" SUBDIVISION, SAID POINT BEING
 LOCATED SOUTH 89°43'47" WEST ALONG THE SECTION LINE 762.75 FEET AND NORTH 1265.17 FEET FROM THE SOUTH
 QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH
 89°07'56" WEST ALONG THE NORTHERLY PROPERTY LINE OF LOT 17 AND 16 OF DIRKER FARMS PLAT "C" SUBDIVISION
 276.14 FEET TO THE NORTHEAST CORNER OF LOT 19 OF DIRKER FARMS PLAT "E" SUBDIVISION; THENCE NORTH 89°18'34"
 WEST ALONG THE NORTHERLY PROPERTY LINE OF SAID LOT 19 A DISTANCE OF 36.05 FEET; THENCE NORTH 00°26'51"
 EAST 99.15 FEET TO THE SOUTHERLY PROPERTY OF LOTS 3 OF WALKER FARMS PLAT "A" SUBDIVISION; THENCE SOUTH
 88°21'46" EAST ALONG THE SOUTHERLY PROPERTY OF LOTS 3, 4 AND 5 OF WALKER FARMS PLAT "A" SUBDIVISION A
 DISTANCE OF 338.00 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF WALKER FARMS PLAT "A"; THENCE SOUTH 00°26'51"
 WEST 73.76 FEET; THENCE SOUTH 89°35'13" EAST 11.24 FEET; THENCE SOUTH 00°24'47" WEST 30.71 FEET; THENCE ALONG
 AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 31.12 FEET (CHORD BEARS SOUTH 44°10'10" EAST 28.08 FEET);
 THENCE SOUTH 88°45'08" EAST 30.58 FEET; THENCE SOUTH 01°14'42" WEST 38.00 FEET; THENCE NORTH 88°45'08" WEST
 61.74 FEET TO THE CENTER LINE OF 300 EAST STREET; THENCE NORTH 00°24'47" EAST ALONG THE CENTER LINE OF 300
 EAST STREET 67.52 FEET; THENCE NORTH 89°07'56" WEST 25.00 FEET TO THE POINT OF BEGINNING.
 AREA = 35,731.04 SQ.FT. / 0.82 ACRES
 BASIS OF BEARING BEING SOUTH 89°43'47" WEST ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER TO
 THE SOUTHWEST CORNER OF SECTION 34, NAD83 COORDINATE SYSTEM.

OWNER'S CERTIFICATE OF CONSENT TO RECORD
 KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY
 DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS
 AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND
 EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR
 PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND
 ALL UTILITIES.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, A.D. 2025
 OWNERS: TYLAN R. WALKER AND KAMI WALKER
 OWNERS: JYLAN EGGETT AND BERNADETTE EGGETT, AS CO-TRUSTEES OF THE EGGETT FAMILY LIVING TRUST

ACKNOWLEDGMENT
 COUNTY OF UTAH } S.S.
 STATE OF UTAH }
 ON THIS ___ DAY OF _____, A.D. 2025, BEFORE ME, _____ A NOTARY PUBLIC,
 PERSONALLY APPEARED TYLAN R. WALKER AND KAMI WALKER, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO
 BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGE THEY EXECUTED THE
 SAME.
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY FULL NAME AND SIGNATURE _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 MY COMMISSION EXPIRES _____ MY COMMISSION NUMBER _____

TRUST ACKNOWLEDGMENT
 COUNTY OF UTAH } S.S.
 STATE OF UTAH }
 ON THIS ___ DAY OF _____, IN THE YEAR 2025, PERSONALLY APPEARED BEFORE ME JYLAN EGGETT AND
 BERNADETTE EGGETT, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF NAME OF
 DOCUMENT SIGNER SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE
 CO-TRUSTEES OF THE EGGETT FAMILY LIVING TRUST AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF
 SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID JYLAN
 EGGETT AND BERNADETTE EGGETT ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY FULL NAME AND SIGNATURE _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 MY COMMISSION EXPIRES _____ MY COMMISSION NUMBER _____

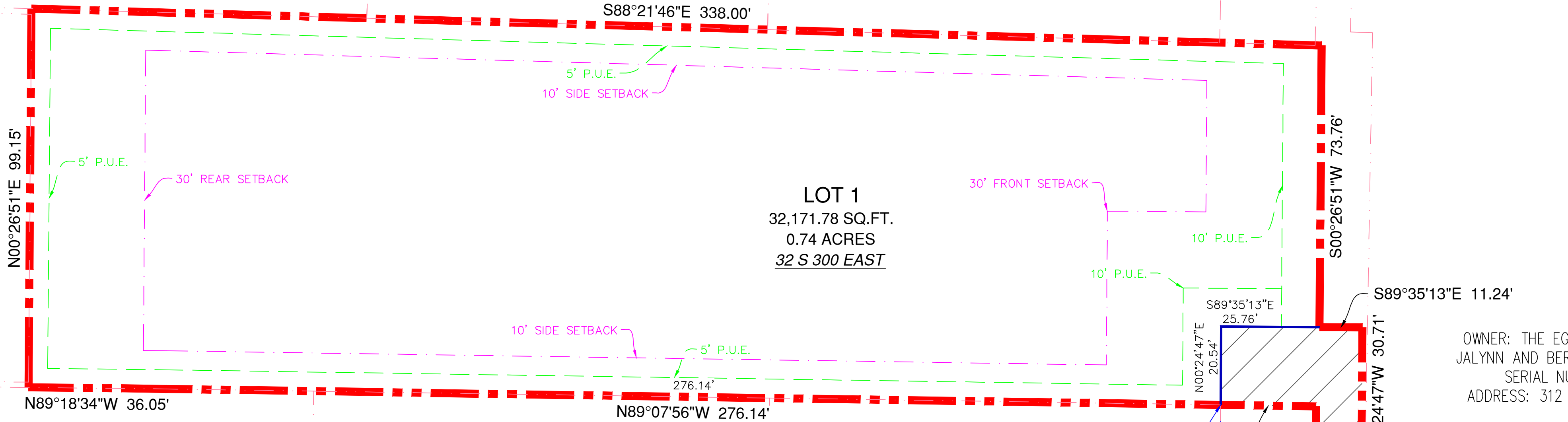
ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY OF LONDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF
 ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE
 PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF _____, A.D. 2025.
 MAYOR _____ PLANNING COMMISSION CHAIR _____
 CITY ENGINEER _____ COMMUNITY DEVELOPMENT DIRECTOR _____
 CITY ATTORNEY _____ CITY RECORDER _____

AREA FOR UTAH COUNTY RECORDER OFFICE

PLAT "B"
WALKER FARMS
 Located in the Southwest quarter of Section 34,
 Township 5 South, Range 2 East,
 Salt Lake Base and Meridian

LONDON, UTAH COUNTY, UTAH SUBDIVISION SCALE: 1" = 20 FEET

SURVEYOR'S SEAL SEAN A. FERNANDEZ No. 312775 STATE OF UTAH	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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DIRKER FARMS SUBD. PLAT "E", LOT 19
 SERIAL NUMBER: 37:243:0019
 OWNER: JOEL AND SANDRA JENSEN
 ADDRESS: 253 E 70 S, LONDON, UT

DIRKER FARMS SUBD. PLAT "C", LOT 16
 SERIAL NUMBER: 37:222:0016
 OWNER: ROBERT F PARKER
 ADDRESS: 281 E 70 S, LONDON, UT

DIRKER FARMS SUBD. PLAT "C", LOT 17
 SERIAL NUMBER: 37:222:0017
 OWNER: KAREN C JENSEN
 ADDRESS: 295 E 70 S, LONDON, UT

OWNER: THE EGGETT FAMILY LIVING TRUST
 JALYNN AND BERNADETTE EGGETT TRUSTEES
 SERIAL NUMBER: 14:070:0222
 ADDRESS: 312 E CENTER ST, LONDON, UT

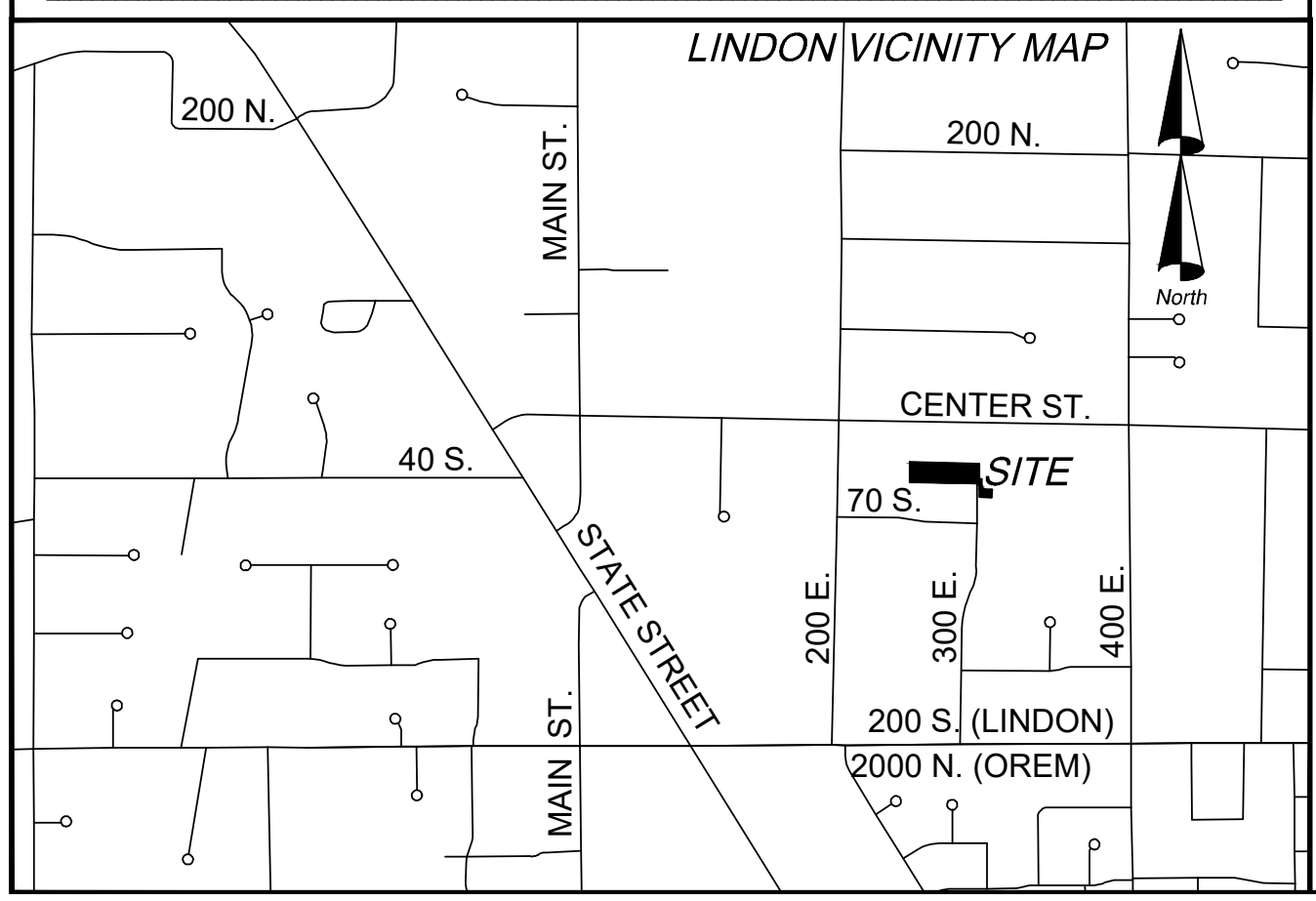
OWNER: AUSTIN FAMILY TRUST
 VAUGHAN M AND CHERYL R AUSTIN TRUSTEES
 SERIAL NUMBER: 14:070:0131
 ADDRESS: 95 S 300 E, LONDON, UT

SOUTH QUARTER CORNER OF SECTION 34
 TOWNSHIP 5 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN
 NAD 83 (2011) STATE PLANE COORDINATES:
 N=7,290,369.98'
 E=1,583,041.26'
 ORTHO HEIGHT: 4752.83 (GEIOD 18)
 UTAH COUNTY TIE SHEET 55-24
 3" UTAH COUNTY BRASS CAP,
 SET IN CONCRETE, FLUSH WITH
 ASPHALT IN INTERSECTION

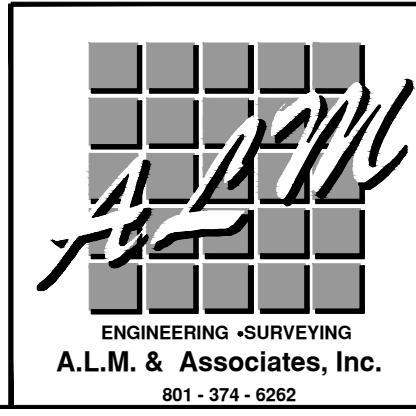
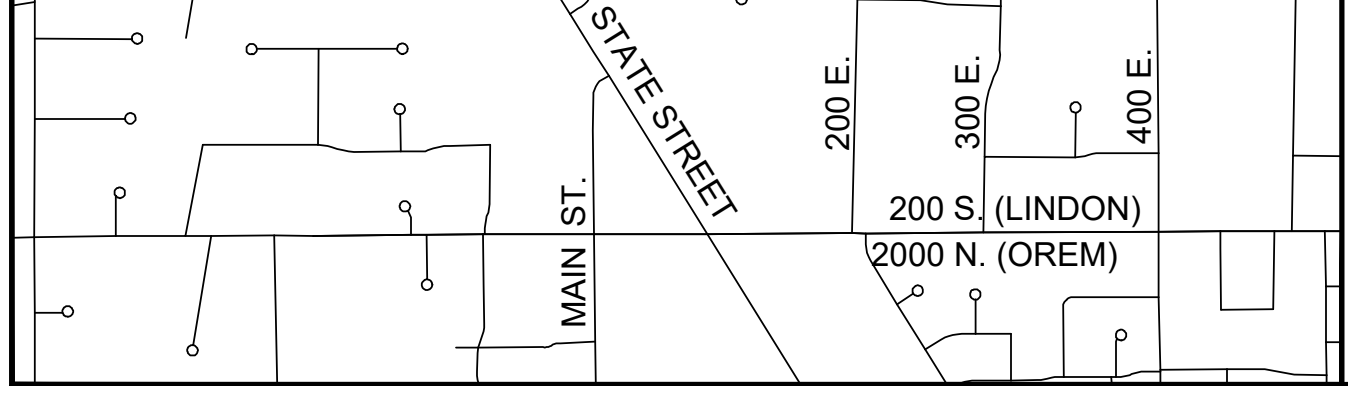
NOTICE OF LONDON CITY MULTIPLE HOUSING ORDINANCE
 ALL POTENTIAL BUYERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTICED OF THE LONDON CITY R2 OVERLAY
 ORDINANCE. UNDER THIS ORDINANCE THERE IS POTENTIAL FOR SMALL LOCALIZED MULTIFAMILY HOUSING PROJECTS
 IN THIS NEIGHBORHOOD CONSISTING OF SINGLE FAMILY PLANNED UNIT DEVELOPMENTS, DUPLEXES, TRIPLEXES AND
 ACCESSORY APARTMENTS. CONDITIONS COVENANTS AND RESTRICTIONS (C.C.R.S) WHICH PROHIBIT THIS TYPE OF
 HOUSING IN SPECIFIC SUBDIVISIONS ARE CONSIDERED ILLEGAL AND IN VIOLATION OF LONDON CITY CODE. PLEASE
 CONTACT THE LONDON CITY PLANNING DEPARTMENT AT (801) 785-7687 FOR DETAILS REGARDING THIS ORDINANCE.

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

CONDITIONS OF APPROVAL



SOUTHWEST CORNER OF SECTION 34
 TOWNSHIP 5 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN



Item 5 : - Ordinance Amendment – 17.48.025 – Lindon Village Zone

Date: November 25, 2025
Applicant: Lindon City
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 2025-17-O (*as presented, or with changes*).

Summary of Key Issues

- On October 28, 2025 the Lindon City Planning Commission held a no-action discussion to evaluate the permitted uses in the Lindon Village Zone.
- On November 11, 2025 the planning commission held a public hearing to review the proposed amendment and continued the item for a small working group of commissioners to discuss the amendments and return with proposed changes.

Overview

Lindon City Code 17.48.025 outlines how uses are determined within the Lindon Village Zone. The zone lists a number of non-permitted uses and then relies upon the Standard Land Use Table to determine other uses allowed in the zone.

17.48.025

Permitted Land Uses. Permitted, conditional, and nonpermitted uses in the LVC zone mirror those uses as reflected in the standard land use table for the general commercial (CG) zone with the exception of the following uses which are not permitted in the LVC zone:

- a. Motor vehicles/trucks/marine – new vehicle dealership;
- b. Used cars/trucks – used vehicle sales lots;
- c. Auto lube and tune-up;
- d. Auto tire shops/tire sales/tire services;
- e. Light equipment rental and leasing – automobile and light-truck rental;
- f. Indoor gun ranges;
- g. Assisted living facilities – large or small as defined by Chapter 17.72.

Lindon City General Plan Goals

- Periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community – Economic Development Goal 2, Implementation Measure C.
- Ensure that land uses are compatible and utilize adequate buffers to enhance harmony – Land Use and Community Character Goal 5.
- Organize and develop land use areas to take full advantage of Lindon’s strategic location in relation to transportation infrastructure – Economic Development Goal 1, Implementation Measure A.

Analysis

City staff have prepared the attached ordinance after meeting with three commissioners in a working group and discussing feedback from the previous planning commission meeting. The Lindon Village Zone is divided into 23 development districts as indicated in the map below and adopted in Lindon City Code 17.48.025. The recommendation from the working group was to identify a set of Core Districts as the focus area for development and pedestrian-friendly areas. Using the map below, Districts 3,5,7, & 9 are proposed as the Core Districts. The uses in these districts have some additional regulations as to location, allowable uses, and building size. The proposed ordinance amendment addresses uses in the Core Districts and the Lindon Village zone.



Exhibits

1. Ordinance
2. Standard Land Use Table

ORDINANCE NO. 2025-17-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.48.025 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 ensure that land uses are compatible and utilize adequate buffers to enhance harmony; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to organize and develop land use areas to take full advantage of Lindon's strategic location in relation to transportation infrastructure; and

WHEREAS, on November 11, 2025, the Lindon City Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

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

WHEREAS, the Council held a public hearing on _____, 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 sections as follows:

17.48.025 Lindon Village commercial (LVC) zone.

1. *Purpose.* The purpose of this section is to ensure that the Lindon Village commercial zone is developed cohesively. In addition to the planning requirements identified below for individual districts, it is intended that each district will develop in context and with consideration of adjacent districts to create a consistent and coherent development corridor. To accomplish this goal, the following principles are encouraged:

- a. Transportation networks should be interconnected within and between districts. Networks should provide multiple routes to and from destinations, and should consider pedestrian, bicycle, and vehicle users.

- b. Development should include high quality architectural treatments and amenities that create a desirable, comfortable, and consistent experience. Development design should include gathering places and thoroughfares that include continuous tree cover, ample sidewalks, appropriate street furniture and lighting, and supportive building frontages.
- c. The general plan identifies district 15 and the surrounding area, which includes districts 11 through 20, as a future transit node. These districts should be designed and developed to be transit ready by placing a special emphasis on pedestrian orientation. Design and amenities in these districts should create a pleasant pedestrian experience.
- d. All development in the Lindon Village commercial zone shall comply with the Lindon City commercial design standards. For further guidance on implementing the principles identified above, consult Section II on streetscape considerations, Section III on site design, and Section V on architectural character.

2. *Permitted Land Uses.* Permitted, conditional, and nonpermitted uses in the LVC zone mirror those uses as reflected in the standard land use table for the general commercial (CG) zone with the exception of the following uses ~~which are not permitted~~ in the LVC zone. In the event of any conflict between the list of uses below and the Standard Land Use Table, or any conflict regarding whether a use is conditional, or nonpermitted, the specific provisions of this section shall take precedence. For designating the area for allowable uses, Lindon City has created the Lindon Village Commercial (LVC) “Core Districts” with additional use restrictions, which are designated in Districts 3, 5, 7, and 9, as identified on Figure 1, Lindon Village Commercial (LVC) Districts Map, in this chapter.

Conditional Uses

- a. Nursery – plants in conjunction with a commercial retail business;
- b. Brewery in conjunction with a restaurant with a minimum seating area of two thousand (2,000) square feet;
- c. Motorcycle, personal atv, personal watercraft, & snowmobile, sales and service – indoor only;
- d. Marine Craft and Accessories – indoor only;
- e. Wedding/Event Reception Centers – indoor only. No outdoor gathering or event space;
- f. Automobile wash. Not allowed in LVC Core Districts and shall be located a minimum of five hundred (500) feet away from a single-family residential use or schools and three thousand (3,000) feet from another car wash as measured from property line to property line or property line to the area of the Automobile Wash use, whichever is more restrictive;
- g. Candy or other confectionery product manufacturing under two thousand (2,000) square feet with a retail business open to the public;
- h. Building material equipment supplies & hardware – indoor storage only and twenty-five thousand (25,000) square feet or less in building size allowed in the LVC Core Districts;

- i. Home improvement centers – indoor storage only and twenty-five thousand (25,000) square feet or less in building size allowed in the LVC Core Districts;
- j. Hotels – allowed in the Core Districts if separated from a single-family residential use by a minimum of two hundred (200) feet as measured from property line to property line or property line to the area of the hotel use, whichever is more restrictive;
- k. Funeral homes – not permitted in the LVC Core Districts;
- l. Indoor golf driving range;
- m. Arenas/fieldhouses – not allowed in the LVC Core Districts;
- n. Music venues – with fixed seating.

Nonpermitted Uses

- a. Motor vehicles/trucks/marine – new vehicle dealership;
- b. Used cars/trucks – used vehicle sales lots;
- c. Auto lube and tune-up;
- d. Auto tire shops/tire sales/tire services;
- e. Light equipment rental and leasing – automobile and light-truck rental;
- f. Indoor gun ranges;
- g. Assisted living facilities – large or small as defined by Chapter [17.72](#);
- h. Membership lodging;
- k. Flea market – indoor storage only;
- l. Gasoline service station without store;
- m. Newspapers/magazines;
- n. Video rentals;
- p. Laundromats;
- q. Chimney sweep;
- r. Small engine, appliance, electrical, & machine repair;
- s. Re-upholstery & furniture repair;

t. Dance clubs;

u. Stadiums;

w. Amusement parks;

x. Water slide parks;

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

SECTION 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 APPROVED AND MADE EFFECTIVE by the City Council of Lindon City,

Utah, this _____ day of _____ 2025.

CAROLYN O. LUNDBERG
Lindon City Mayor

ATTEST:

Britni Laidler
City Recorder