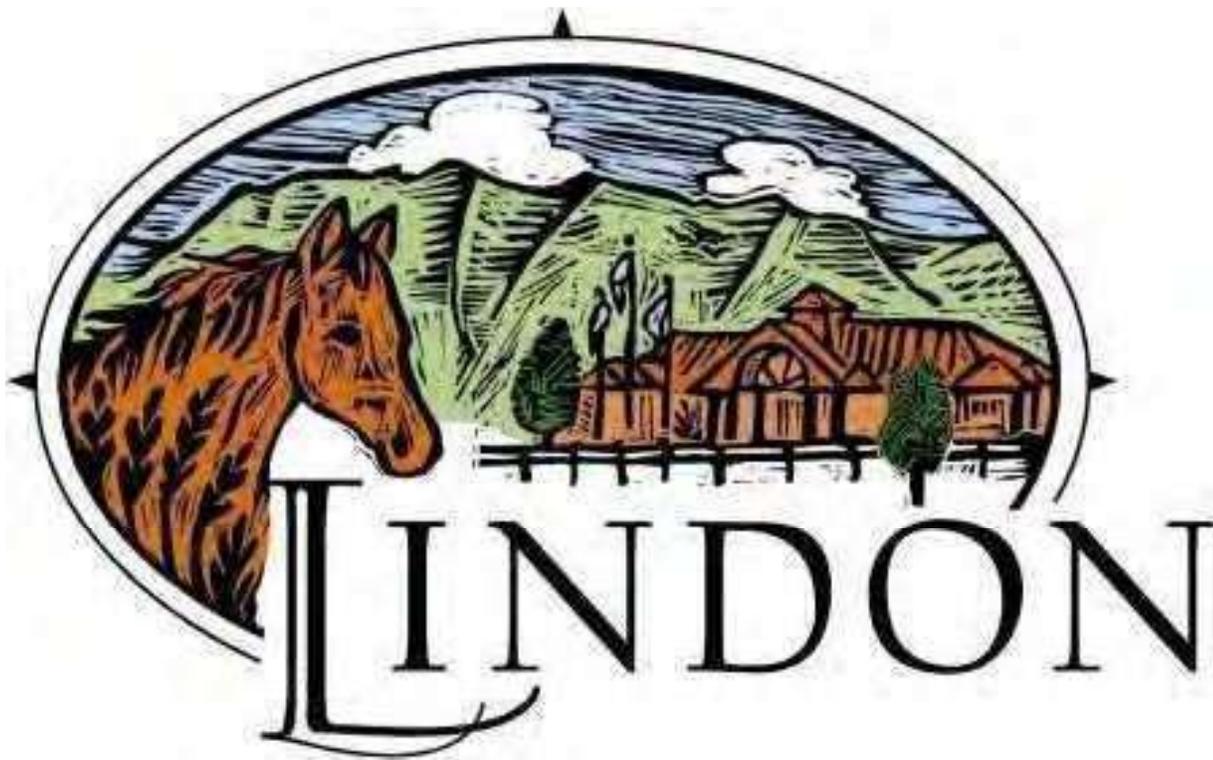


Lindon City Planning Commission Staff Report



March 10, 2026

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, March 10, 2026**, 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 for link to download agenda & staff report materials.

- 1. Call to Order**
- 2. Approval of minutes** - Planning Commission 01/12/2026 & 02/24/2026
- 3. Public Comment**
- 4. Public Hearing – Ordinance Amendment – Title 5.07 Cell Tower**
Amendment of the Lindon City Code related to wireless communication towers. The proposed ordinance updates requirements for stealth towers, clarifies land use approval authorities, permitted zoning districts, setbacks, application requirements and general code clean-up. (20 minutes)
- 6. Public Hearing - Ordinance Amendment – Commercial Design Standards Color Palette**
Amend the Commercial Design Standard Color Palette to allow a range of off-white earth tones as approved colors for commercial building exteriors. (20 minutes)
- 7. Planning Commission Election 2026– Chair and Vice-Chair** (5 minutes)
- 8. Community Development Director Report** - General City Updates (20 minutes)

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: 03/06/2026 **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 Joint City Council and Planning Commission held a meeting on **Monday,**
3 **January 12, 2026 beginning at 6:30 p.m.** at the Lindon Community Center 25 N. Main Street,
4 Lindon, Utah.

6 **REGULAR SESSION – 6:30 P.M.**

8 **PRESENT**

EXCUSED

Carolyn Lundberg, Mayor
10 Cole Hooley, Councilmember
Lincoln Jacobs, Councilmember
12 Jake Hoyt, Councilmember
Steve Johnson, Commissioner
14 Sharon Call, Commissioner
Karen Danielson, Commissioner
16 Ryan Done, Commissioner
Michael Florence, Community Dev. Director
18 Brittany Wilde, City Planner
Adam Cowie, City Administrator
20 Heath Bateman, Parks and Recreation Director

22 **CURRENT BUSINESS-**

24 **1. Presentation and Open House. Castlewood Development will present information**

regarding its proposed development along 700 North. The proposed project area is located on the south side of 700 North, between 1700 West and Geneva Road.

26 Following the presentation, Castlewood Development representatives will answer questions and receive public feedback, which will be forwarded to the Lindon City Mayor, City Council, and Planning Commission. This item is for informational purposes only; no motions or formal actions will be taken at this meeting.

30 Duane Rasmussen from Castlewood Development introduced their staff and the overall project. Castlewood staff reviewed site plans for the proposed development along 700 North and conceptual plaza designs. Proposed development includes a mix of 292 residential units, restaurant and retail pads, potential "Jr anchor" or grocery pad, and rehabilitation healthcare facility.

36 They presented that residential buildings will be 4-stories tall with a row of evergreen trees and fencing placed along the south property line between residential property and the development. They noted that the rehab center is not certain to be in this space but is very interested thus far. No other retail tenants are known at this time, but Castlewood representatives said interest in the area is growing.

42 Castlewood staff then noted that potential plaza details were reviewed with three different options. The open space around the plaza (including amenities) is planned to be about 1-acre in size with primary amenities include a stage or platform, benches, seating areas, water features,

2 lighting, trees and grass areas, etc. They then went on to present that retailers would front onto
the plaza area with parking for those retailers shifted away from the plaza to encourage
4 pedestrian access to the site. They stated they do not expect drive-thru access in the retail spaces
around the plaza and that the plaza is anticipated to be privately owned, but a public access
6 easement recorded over the plaza area to allow coordinated events with the city. They closed by
stating that architecture themes and elements on the buildings will be coordinated so the entire
8 development architecture is similar and/or coordinated.

10 Questions regarding traffic impacts, parking, and intensity of uses were addressed. They
noted that they have not had extensive discussions with retailers yet but have had high-level
12 discussions with several companies. Castlewood representatives suggested that if city approvals
are granted in 2026, then development may begin in 2027 through 2028.

14 Castlewood representatives then answered several questions from the public before
16 breaking into groups to take comments on display boards presented along with any general
questions they may have.

18 The general presentation adjourned at 7:29pm.

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Approved, March 10, 2026

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Steven Johnson, Chairperson

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Michael Florence, Community Development Director

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Approved, February 2, 2026

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Britni Laidler, Recorder

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Carolyn Lundberg, Mayor

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2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **February 24, 2026 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.

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

PRESENT

12 Steve Johnson, Chairperson
14 Mike Marchbanks, Commissioner
16 Scott Thompson, Commissioner
18 Rob Kallas, Commissioner
20 Sharon Call, Commissioner
Jared Schauers, Commissioner
22 Karen Danielson, Commissioner
Michael Florence, Community Dev. Director
24 Brittany Wilde, City Planner
Whitney Hatfield, Deputy Recorder

EXCUSED

Ryan Done, Commissioner
Brian Haws, City Attorney

- 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
26 Commission meeting of February 10, 2026 were reviewed.

28 COMMISSIONER THOMPSON MOVED TO APPROVE MINUTES OF THE
REGULAR MEETING OF FEBRUARY 10, 2026. COMMISSIONER CALL SECONDED
30 THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

36 **CURRENT BUSINESS-**

- 38 4. **Concept Plan Review – Colliers Lindon, 500 S 400 W.** Rick Magness from AWA
40 Engineering has applied for a concept plan review to receive general feedback for future
development of the property located at 500 S 400 W.

42 Brittany Wilde, City Planner, presented the concept plan on behalf of applicant Rick
44 Magness, with Jake Tate of AWA Engineering representing the project. She stated that the
property is currently zoned Research and Business and that the applicant is proposing a three-
46 phase mixed-use development consisting of commercial uses and residential townhomes. The
proposed development includes approximately 114,253 square feet of retail and commercial
space, 19,682 square feet of standalone pad sites, 94,571 square feet for anchor tenants, and 126

2 townhome units at a density of 14.8 units per acre. She noted that Phase 1 would consist of pad
3 sites and multi-tenant retail. Phase 2 would include two anchor tenants. Phase 3 would be the
4 residential component. The proposed development would require an ordinance amendment and
5 the creation of a new zoning district to allow a mix of commercial and residential uses.

6 Staff provided the following feedback to the developer:

- 7 • Relocate the pickleball courts to function as a stronger amenity for the overall
8 development rather than placing them adjacent to an anchor tenant;
- 9 • Evaluate the visitor parking ratio (currently proposed at 0.5 stalls per unit with 63
10 visitor stalls for 126 units), citing comparisons with Tilly Court, Songbird Cove, and
11 Anderson Farms;
- 12 • Expressed a preference for owner-occupied townhome units;
- 13 • Incorporate a mix of front-loaded and rear-loaded units to allow some townhomes to
14 have private rear yards;
- 15 • Noted that the three common open space areas appear to represent approximately 10
16 percent of the site;
- 17 • Voiced concerns regarding the quality and livability of units located near the anchor
18 tenant and delivery areas.

19 Staff noted the applicant had already removed one unit at the end of each building
20 adjacent to the anchor to allow for additional trees and landscaping. Staff also noted that 400
21 West and 600 North (1600 North) would be widened by UDOT, including a right-hand turn lane,
22 and that the commercial development would help the city's tax base.

23 City Planner Wilde then turned the time over the Jake Tate, civil engineer with AWA
24 Engineering, who is representing the applicant. He presented additional detail on the project and
25 described the site as ideal for mixed-use development given its location at the edge of town,
26 surrounded by streets on all sides with commercial and office uses to the north, west, and south,
27 and with only one proposed residential connection to 400 West. He noted this configuration
28 would minimize impact on surrounding residential neighborhoods while providing efficient
29 freeway access for future residents.

30 Regarding the development timeline, Mr. Tate indicated Phase 1 would begin as soon as
31 rezoning and subdivision work were completed, noting that existing warehouse leases on the
32 property would need to play out first. He anticipated Phases 2 and 3 coming online in five to ten
33 years, with the possibility of Phases 2 and 3 proceeding simultaneously once an anchor tenant
34 committed. He indicated the residential elevations provided were conceptual and based on prior
35 Colliers Group projects, and that front-loaded unit options were entirely feasible given the four-
36 to-five year lead time before detailed residential design would begin.

37 Mr. Tate discussed taking advantage of the approximately 15-foot grade drop from 400
38 West to the interior parking level, particularly for units facing 400 West. He described a potential
39 three-story unit where a basement garage would be accessed from the lower parking level while
40 the upper two stories would present as a two-story home from 400 West, providing additional
41 storage and a natural way to manage the grade transition.

2 Regarding amenities, Mr. Tate described three distinct pods, each with its own amenity: a park or
4 playground area, a pool and clubhouse in the northeast, and pickleball courts near the anchor
6 tenant area. He explained the reasoning for placing the pickleball courts in their current location
8 was to provide a degree of privacy for residents, limit noise impacts on the broader community,
10 and keep it accessible primarily to the development's residents. He acknowledged this was
subject to discussion with the city. He also addressed the decision to orient units adjacent to the
anchor away from the loading dock, noting that while residents would need to drive past the
anchor to enter, they would not face it directly, and that wall and landscape screening would be
used.

12 Mr. Tate noted that no commercial tenants had been formally signed, as the intent was to
14 secure zoning first before approaching tenants. He described the southwest pad as likely a high-
16 use drive-through restaurant based on its layout, with Pad B envisioned as a fast-casual concept
18 similar to Cafe Rio, and Pad C as a standard fast-food layout. The primary anchor tenant would
most likely be a grocer, such as Associated Foods, Harmon's, or Smith's. He added that Anchor 2
would likely be driven by the preference of Anchor 1. The Colliers Group had not yet decided
whether the residential component would be for-sale or for-lease, given the long horizon of
Phase 3.

20 A detailed discussion revolved around several key topics:

- 22 1. **Density and Residential Character:** Concerns were raised about the high density of
24 14.8 units per acre, with a preference expressed for a closer to 10 units per acre. Some
commissioners favored residential development at the location due to its commercial
surroundings and distance from single-family neighborhoods.
- 26 2. **Commercial Preservation:** Protecting the site as a valuable commercial corridor was
28 emphasized, noting its strategic importance near the auto mall and upcoming road
widening. A preference for commercial uses at the front and residential at the rear was
voiced, contributing positively to traffic flow and city tax revenue.
- 30 3. **Rezoning Strategy:** The commission agreed on prompt rezoning of Phase 1 to
32 commercial, with caution against rezoning phases 2 or 3 immediately due to their long-
term nature. A hybrid plan of rezoning in phases aligned with the developer's timeline
was suggested.
- 34 4. **Parking Concerns:** Inadequate visitor parking and the absence of driveways posed as
36 significant issues, leading to potential street parking overflow. Adjustments such as
increasing parking stalls and exploring parking agreements were suggested.
- 38 5. **Access and Grade Issues:** The topography was discussed regarding single access to the
40 residential area, with a preference for multiple access points. Concerns over traffic flow
and necessary infrastructure changes, such as potential medians, were considered.
- 42 6. **Affordability and Ownership:** The preference was expressed for ownership over rental
44 units to benefit local residents. Considerations of affordability were complex given
market prices, though multifamily housing units were noted to provide affordable
options.
- 46 7. **Vacant Parcel and Existing Infrastructure:** The possibility of incorporating adjacent
parcels for additional planning needs was discussed, alongside assessing existing building
usage and potential demolition as future phases develop.
8. **Project Comparison and Feedback Summary:** The project shared
similarities to successful nearby developments, generating positive city revenue and

2 supporting the commercial and residential mix. Overall feedback reflected support for the
4 proposal, paired with suggestions for balance in density, thorough rezoning strategy, and
infrastructure planning.

6 Following general discussion, Chairperson Johnson called for any further comments or
discussion from the Commission. Hearing none he moved onto the next agenda item.

8
6. Community Development Director Report

- 10
- Next meeting: March 10th
 - Temple Open House Invitations
 - 12 • Mayor's State of the City Address
 - Cell Tower Ordinance Update
 - 14 • Byland Development Update
 - Misc. City Updates

16 **ADJOURN** –

18
20 COMMISSIONER DANIELSON MOVED TO ADJOURN THE MEETING AT 7:22
PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

22
24 Approved, March 10, 2026

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28 _____
Steven Johnson, Chairperson

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32 _____
Michael Florence, Community Development Director

Item 4: - Ordinance Amendment – 5.07 – Personal Wireless Telecommunication Facilities

Date: March 10, 2026
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 2026-2-O (*as presented, or with changes*).

Summary of Key Issues

- Lindon City has recently received several requests for new cell phone towers.
- Chapter 5.07 currently requires that all cell towers built in the City be designed as stealth towers unless technical reasons prohibit the use of a stealth tower.
- The City is proposing to amend 5.07 to allow the City Council flexibility to decide whether a cell tower should be a stealth tower or not. The ordinance provides criteria for evaluating the design.
- The ordinance also clarifies that the Planning Commission approves cell towers as conditional use. The City Council retains its authority to decide if a tower can be located on property other than that owned by the city.
- The draft ordinance also clarifies which zoning districts tower are allowed by conditional use.

Overview

Current Ordinance	Proposed Amendments
Site should be located on bare ground without visual mitigation in districts zone CG, LI, HI, and R&B	Visual mitigation wasn't defined to that was clarified as landscaping and screening. The CG and R&B zones were removed so it's only LI and HI proposed zones that don't require visual mitigation
Allows antennas on city property in LI, HI, and CG zones	The MC, RC, PF, PC-1 & PC-2 zones were added
Allowed on school district property in the MU and R&B zones with approval of City Council.	MU zone doesn't exist in the zoning map. Recently, the city rezoned all of the school district and other public use properties to Public Facilities. Removed MU and R&B and allowed on school district property zoned PF if approved by the city council.
All new towers that are constructed shall be stealth towers	Allows the City Council to decide whether a tower should be stealth or not based on the following criteria: <ul style="list-style-type: none"> • Stealth designs are not compatible with the area • Compatibility is determined by topography, surrounding vegetation, surrounding uses, tower heights, tower design, and other aesthetics affecting the towers ability to blend into the area. • The council reserves the right to request additional stealth designs in their evaluation
Cell tower applications are submitted to the city manager	Clarifies that applications are submitted to the city
No setback called out for tower facilities (equipment buildings) in residential zones	Clarifies that residential setbacks are followed. The existing language that a tower must be 300% the height of the tower to be setback from residential remains in the code.

Current Ordinance	Proposed Amendments
Setbacks in commercial and industrial zones are followed	City Council reserves the right to require towers to be located away from street frontages and to be placed behind existing structures so that the towers are more compatible with the surrounding area.
Removes applications for variance, special use, and building permit from the code	Replaces this with the conditional use application. Variances are approved by and administrative law judge and special use provisions have been removed from the city code.
Application submittal documents	Reiterates from previous code sections that require technological evidence for location and heights. Requires an applicant to evaluate all city, school district, other public, and quasi-public properties within the proposed service area

Staff Analysis

The proposed ordinance amendment provides additional flexibility to the city council to determine if a proposed cell tower should have a stealth design or not. As the current ordinance is written, all towers are required to have a stealth design. There are locations in the city where a tower doesn't need to stealth or the stealth tower may attract more attention if it has a stealth design.

Chapter 5.07 outlines priorities and approval bodies for the applications. The ordinance prioritizes city owned properties for locating cell towers. As the ordinance explains:

“A private property owner who leases space for a telecommunication tower is the only one who receives compensation even though numerous other property owners in the area, and the citizenry in general, are adversely affected. Requiring all telecommunication facilities to be located on government property with all lease payments being paid to Lindon City instead of individual property owners evenly distributes the income from the lease payments to all the citizens of Lindon through increased government services, thus indirectly compensating all of the citizens of Lindon for the impact all citizens experience. The public policy objectives to reduce the proliferation of telecommunication facilities and to mitigate their impact can best be facilitated by requiring the location of antenna, antenna support structures, and towers on property owned, leased or used by Lindon City as a highest priority whenever feasible.”

If an applicant cannot locate a public property within their proposed service area then the ordinance lists other location priorities such as school district properties in Public Facility zones, non-residential zones and residential zones. To locate on a non-City property an applicant is required to request approval from the City Council. If the City Council approves the request, then the applicant petitions the planning commission for a conditional use permit.

Exhibits

1. Draft Ordinance

ORDINANCE NO. 2026-02-O

AN ORDINANCE AMENDING SECTIONS 5.07.010, 5.07.050, 5.07.060, 5.07.080, AND 5.07.130 OF THE LINDON CITY CODE GOVERNING THE CONSTRUCTION OF STEALTH CELL TOWERS WITHIN LINDON CITY, CLARIFYING APPROVAL AUTHORITIES, ZONING DISTRICTS, AND CLARIFYING REGULATING LANGUAGE.

PREAMBLE

WHEREAS, Lindon City has adopted Chapter 5.07 of the Lindon City Code which regulates the placement and construction of personal wireless communications facilities within the City; and

WHEREAS, currently, the City code mandates that all cell towers built in the City be designed as stealth towers unless technical reasons prohibit the use of a stealth tower; and

WHEREAS, The Lindon City Council has found that under certain conditions and circumstances the currently available designs for stealth towers actually draws more attention to cell tower; and

WHEREAS, the Lindon City Council finds that is in the best interest of the public to grant the City Council discretion to make adjustments to the stealth tower requirement as it deems necessary.

NOW, THEREFORE, be it ordained by the Lindon City Council:

SECTION I AMENDMENT OF SECTION 5.07 OF THE LINDON CITY CODE.

Section 5.07 of Lindon City code is hereby amended to read as follows:

5.07.010 Purpose and Interpretation

3. Should the application of this ~~C~~chapter have the effect of prohibiting a person or entity from providing personal wireless service to all or a portion of the city, such provider may petition the ~~Planning Commission or the City Council~~ City for an amendment to this code. The ~~Planning Commission or City Council~~ City, upon receipt of such a petition, shall promptly undertake review of the petition and shall make a determination on the petition within a reasonable period of time, taking into account the nature and scope of the petition, and any decision to deny such petition shall be in writing and supported by substantial evidence contained in a written record.

5.07.050 City Site Selection Criteria

As a fundamental element of this ~~C~~chapter, the telecommunications company proposing to construct an antenna, ~~antenna~~ support structure, ~~or tower~~ or ~~to~~ mount an antenna on an existing structure is required to demonstrate, using technological evidence ~~the following~~;

1. That the antenna, antenna support structure, or tower must go where it is proposed in order to satisfy its function in the company's grid system.
2. ~~Further, the~~ The company must demonstrate by technological evidence that the height requested is the minimum height necessary to fulfill the cell site's function within the grid system.
3. Applications for necessary permits will only be processed when the applicant demonstrates that it is either an FCC licensed telecommunications provider or has in place agreements with an FCC licensed telecommunications provider for use or lease of the antenna, antenna support structure, or tower.
4. ~~Low power mobile radio~~ Antenna, antenna support structures and tower ~~service facilities~~ should be located and designed to minimize any adverse effect that they may have on residential property values.
 - a. Sites should be placed in locations where the existing topography, vegetation, buildings or other structures provide the greatest amount of screening. Sites should be located on bare ground without visual mitigation such as landscaping and facility screening only in districts zoned ~~C-G~~, LI, MU, and HI, and ~~R and B~~, based on the design standards articulated in this Cchapter.
 - b. Location and design of sites in all districts should consider the impact of the site on the surrounding neighborhood and the visual impact within the zone district.
 - c. In residential districts and residential land use areas, the minimum lot size for commercial communications towers shall be three acres

5.07.060 Priorities.

1. The following establishes the order of priorities for locating new antennas, antenna support structures, or towers ~~communications facilities~~:
 - a. Place antennas, antenna support structures, and towers on appropriate existing structures, such as buildings, communications towers, and water tanks ~~towers~~, and ~~smokestacks~~ in appropriately zoned districts.
 - b. Place antennas, antenna support structures, and towers, and stealth towers on City property in the LI and HI, MC, RC, PC-1, PC-2 and CG zone. A private property owner who leases space for a telecommunication tower is the only one who receives compensation even though numerous other property owners in the area, and the citizenry in general, are adversely affected. Requiring all telecommunication ~~towers~~ facilities to be located on government property with all

lease payments being paid to Lindon City instead of individual property owners evenly distributes the income from the lease payments to all the citizens of Lindon through increased government services, thus indirectly compensating all of the citizens of Lindon for the impact all citizens experience. The public policy objectives to reduce the proliferation of telecommunication ~~towers facilities~~ and to mitigate their impact can best be facilitated by requiring the location of ~~telecommunication antenna, and~~ antenna support structures, ~~and towers~~ on property owned, leased or used by Lindon City as a highest priority whenever feasible. ~~Upon an application being submitted to the City, The the~~ City Council may waive the requirements of this ~~S~~ subsection to allow antennas, ~~antenna support structures,~~ and towers to be placed on school district property. If based on technological or engineering data provided by the applicant, the City Council determines the location of ~~telecommunication towers antenna, or~~ antenna support structures, ~~or towers~~ on city or school district property is not feasible or practicable as required by this ~~S~~ subsection, then the priorities set forth in the following ~~S~~ subsection C through E, shall apply.

- c. Place antennas, ~~antenna support structures,~~ and towers on City property or, at the discretion of the City Council, on school district property in the ~~MU and R&B PF~~ zones.
- d. Place antennas, ~~antenna support structures,~~ and towers on other private non-residential property.
- e. Place antennas, ~~antenna support structures,~~ and towers in other residential districts only if locations for which a need has been demonstrated are not available on existing structures or in non-residential districts and only on or in existing churches, parks, utility facilities or other public facilities. An applicant for a new ~~antenna,~~ antenna support structure, ~~or tower~~ to be located in a residential zoning district shall demonstrate that a diligent effort has been made to locate the proposed ~~tele~~communications facilities on a government structure, a private institutional structure, or other appropriate existing structures within a non-residential zoning district, and that due to valid considerations, including physical constraints and economic or technological feasibility, no appropriate location is available. The telecommunications company is required to demonstrate that it contacted the owners of tall structures within a one mile radius of the site proposed, asked for permission to install the antenna on those locations, and was denied for reasons other than economic ones. The information submitted by the applicant shall include a map of the area to be served by the ~~antenna, antenna support structure, or~~ tower, its relationship to other antenna sites in the applicant's network, and an evaluation of existing buildings taller than twenty feet, communications towers and water tanks within one mile of the proposed tower.

2. Priority of Users-priority for the use of city-owned land for antennas, antenna support structures and towers will be given to the following entities in descending order.
 - a. Lindon City;
 - b. Public safety agencies, including law enforcement, fire and ambulance services, which are not part of Lindon City (such as the Pleasant Grove Police Department) and private entities with a public safety agreement with Lindon City;
 - c. Other governmental agencies, for uses which are not related to public safety; and
 - d. Entities providing licensed commercial wireless telecommunication services, including cellular, personal communications services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services marketed to the general public.

3. Minimum Requirements-The placement of antennas, antenna support structures and towers on city-owned property must comply with the following requirements:
 - a. The antennas, antenna support structures or towers will not interfere with the purpose for which the city-owned property is intended.
 - b. The antennas, antenna support structures or towers will have no adverse impact on surrounding private property. Therefore, all new towers that are constructed shall be stealth towers unless otherwise designated by the City Council pursuant to Section 5.07.080(2) of this Code.
 - c. The applicant is willing to obtain adequate liability insurance and commit to a lease agreement which includes equitable compensation for the use of public land and other necessary provisions and safeguards. The fees shall be established by the City Council after considering comparable rates in other cities, potential expenses, risks to the city, and other appropriate factors.
 - d. The applicant will submit a letter of credit, performance bond, or other security acceptable to the city to cover the costs of antennas, antenna support structures or towers removal.
 - e. The antennas, antenna support structures or towers will not interfere with other users who have a higher priority as discussed in Section 5.07.060(1).
 - f. Removal may be required by the City, the terms and conditions of which will be determined on a lease by lease basis.
 - g. The applicant must reimburse the city for any costs which it incurs because of the presence of the applicant's antennas or tower.
 - h. The user must obtain all necessary land use approvals, and

- i. The applicant will cooperate with the city's objective to promote co-locations and thus limit the number of separate antenna sites requested.
4. Special Requirements-The use of certain city-owned property, such as water tower sites and parks, for antennas, antenna support structures or towers brings with it special concerns due to the unique nature of these sites. The placement of antennas, antenna support structures or towers on these special city-owned sites will be allowed only when the following additional requirements are met:
- a. Water ~~Tower tank~~ or Reservoir Sites - The city's water ~~towers tanks~~ and reservoirs represent a large public investment in water pressure stabilization and peak capacity reserves. Protection of the quality of the city's water supply is of prime importance to the city. As access to the city's water storage systems increases, so too increases the potential for contamination of the public water supply. For these reasons, the placement of antennas, antenna support structures or towers on water tower or reservoir sites will be allowed only when the city is fully satisfied that the following requirements are met:
 - i. The applicant's access to the facility will not increase the risks of contamination to the city's water supply;
 - ii. There is sufficient room on the structure and/or on the grounds to accommodate the applicant's facility.
 - iii. The presence of the facility will not increase the water tower or reservoir maintenance cost to the city; and iv. The presence of the facility will not be harmful to the health of workers maintaining the water tower or reservoir.
 - b. Parks - The presence of certain antennas, antenna support structures and towers represents a potential conflict with the purpose of some city-owned parks. In no case shall antennas, antenna support structures or towers be allowed in designated conservation areas unless they are to be installed in areas which currently contain tower facilities. antennas, antenna support structures or towers will be considered only in the following parks after the recommendation of the Parks, Recreation, and Arts Commission and approval of the City Council:
 - i. Public Parks of a sufficient scale and character that are adjacent to an existing commercial or industrial use;
 - ii. *Commercial recreation areas and major play fields; and*
 - iii. Park maintenance facilities.

5. *Application Process.* All applicants who wish to locate an antennas, antenna support structures or towers on city-owned property must submit to the city manager a completed conditional use permit application and detailed plan that complies with the submittal requirements of this Cchapter, the zoning ordinance, subdivision ordinance, comprehensive master plan and other regulations and ordinances of the city along with other pertinent information requested by the city. ~~The applicant must also apply for a conditional use permit. All applications for conditional use permits require council review.~~

6. *Termination.* The City Council may terminate any lease if it determines that any one of the following conditions exist:

- a. A potential user with a higher priority cannot find another adequate location and the potential use would be incompatible with the existing use;
- b. A user's frequency broadcast unreasonably interferes with other users of higher priority, regardless of whether or not this interference was adequately predicted in the technical analysis, or
- c. A user violates any of the standards in this ordinance or the conditions attached to the city's lease or other authorization. Before taking any action, the city will provide notice to the user of the intended termination and the reasons for it, and provide opportunity for the user to address the City Council regarding the proposed action. This procedure need not be followed in emergency situations.

7. *Reservation of right.* Notwithstanding the above, the City Council reserves the right to deny, for any reason, the use of any or all city-owned property by anyone or all applicants.

5.07.080 Design Criteria.

1. As provided above, new antennas, antenna support structures or towers shall be designed to accommodate antenna for more than one (1) user, unless the applicant demonstrates why such design is not feasible for economic, technical, or physical reasons.

2. Facilities should be architecturally compatible with the surrounding buildings and land uses in the zoning district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical. Therefore, all new towers that are constructed shall be stealth towers, unless the applicant justifies to the council, in its sole discretion, that a stealth tower is not technically feasible or if the City Council finds that stealth designs currently available are not compatible with the proposed area. In determining compatibility, the council may consider topography, surrounding vegetation, surrounding uses, tower height requirements, proposed tower design, and other aesthetics affecting the tower's ability to blend into the area. The City Council reserves the right to request that the applicant provide additional stealth tower designs to consider compatibility. Applications for the City Council's consideration shall be submitted to the City.

3 a. *Setback.* Tower setbacks shall be measured from the base of the tower to the property line of the parcel on which it is located. Unless there are unusual geographical limitations as determined in the city's sole discretion, in residential districts and residential land use areas, where permitted, towers shall be set back from all property lines a distance equal to three hundred percent (300%) of tower height as measured from ground level. All ground level equipment and buildings shall comply with the minimum setback requirements of the residential area in which they are located. Antennas, antenna support structures and towers shall comply with the minimum setback requirements of the area in which they are located in all other zoning districts.

In addition to the setback requirements of this Subsection, the City Council reserves the right to require an antenna, antenna support structure or tower be located away from street frontages and to be placed behind existing structures or features on the proposed property so as to make the telecommunications facilities more compatible with the surrounding area and to comply with the intended requirements of Subsection 2 of this Section.

4 b. *Color.* Antennas, antenna support structures and towers shall have a color generally matching the surroundings or background that minimizes their visibility and must be approved by the city, unless a different color is required by FCC or FAA.

5 e. *Lights, Signals and Signs.* No signals, lights or signs shall be permitted on Antennas, antenna support structures and towers unless required by the FCC or FAA. Should lighting be required, at the time of construction of the tower in cases where there are residential users located within a distance which is three hundred percent (300%) of the height of the tower from the tower, then approval of dual mode lighting shall be requested from the FAA.

6 d. *Equipment Structures.* Ground level equipment and buildings and the tower base shall be screened from public streets and residentially zoned properties. The standards for the equipment and buildings are as follows:

a.i. The maximum floor area is three hundred (300) feet and the maximum height is twelve (12) feet.

b.ii. Ground level buildings shall be screened from adjacent properties by landscape plantings, fencing or other appropriate means, as specified herein or in the City Code.

c.iii. Equipment buildings mounted on a roof shall have a finish similar to the exterior building walls. Equipment for roof mounted antenna may also be located within the building on which the antenna is mounted. Equipment buildings, antenna and

related equipment shall occupy no more than twenty-five percent (25%) of the total roof area of a building. Antenna or equipment buildings not meeting these standards require a special exception. The use must be approved on a comprehensive sketch plan or final development plan, as applicable.

~~7-3.~~ *Federal Requirements.* All antennas, antenna support structures and towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the antennas, antenna support structures and towers ~~and antennas~~ governed by this ~~C~~chapter shall bring such antennas, antenna support structures and towers ~~and antennas~~ into compliance with such revised standards and regulations within three (3) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring antennas, antenna support structures and towers ~~and antennas~~ into compliance with such revised standards and regulations shall constitute grounds for removal of antennas, antenna support structures and towers ~~and antennas~~ at the owner's expense.

~~8-4.~~ *Building Code; Safety Standards.* To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards in applicable City building codes and the applicable standards for towers that are published by the Electronics Industries Association ("EIA"), as amended from time to time. If, upon inspection, the city concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within the thirty (30) days, the city may remove the tower at the owner's expense.

~~9-5.~~ *Structural Design.* Towers shall be constructed to the EIA Standards, which may be amended from time to time, and all applicable construction or building codes. Further, any improvements or additions to existing towers shall require submission of site plans stamped and verified by a professional engineer which demonstrate compliance with EIA Standards and all other good industry practices in effect at the time of said improvement or addition. The plans shall be submitted to and reviewed at the time building permits are requested.

~~10-6.~~ *Fencing.* A well-constructed masonry or stone wall, or chain link fence in all zones, not less than eight (8) feet in height from finished grade shall be provided around each tower. Access to the tower shall be through a locked gate.

~~11-7.~~ *Antenna height.* The applicant shall demonstrate that the antenna is the minimum height required to function satisfactorily. No antennas that is taller than this minimum height shall be approved.~~8.~~

12. *Antenna support structure safety:* The applicant shall demonstrate that the proposed antenna and support structure are safe and the surrounding areas will not be negatively affected by support structure failure, falling ice or other debris or interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

13-8. *Required parking.* If the cell site is fully automated, adequate parking shall be required for maintenance workers. If the site is not fully automated, arrangements for adequate off-street parking shall be made and documentation thereof provided to the city. Security fencing should be colored or should be of a design which blends into the character of the existing environment.

14-9. *Antenna Criteria.* Antenna on or above a structure shall be subject to the following:

- a. The antenna must be architecturally compatible with the building and wall on which it is mounted and designed and located so as to minimize any adverse aesthetic impact.
- b. The antenna shall be mounted on a wall of an existing building in configuration as flush to the wall as technically possible and shall not project above the wall on which it is mounted unless for technical reasons the antenna needs to project above the roof line. In no event shall an antenna project more than ten (10) feet above the roofline.
- c. The antenna shall be constructed, painted or fully screened to match as closely as possible the color and texture of the building and wall on which it is mounted.
- d. The antenna may be attached to an existing conforming mechanical equipment enclosure which projects above the roof of the building, but may not project any higher than the enclosure.
- e. If an accessory equipment shelter is present, it must blend with the surrounding buildings in architectural character and color.
- f. The structure must be architecturally and visually (color, size, bulk) compatible with surrounding existing buildings, structures, and vegetation or uses or those likely to exist under the terms of the underlying zoning. Such facilities will be considered architecturally and visually compatible if they are camouflaged to disguise the facility.
- g. Site location and development shall preserve the pre-existing character of the site as much as possible. Existing vegetation should be preserved or improved, and disturbance of the existing topography of the site should be minimized, unless such disturbance would result in less visual impact of the site on the surrounding area. The effectiveness of visual mitigation techniques must be evaluated by City, in City's sole discretion, taking into consideration the site as built.

- h. On buildings thirty (30) feet or less in height, the antenna may be mounted on the roof if the following conditions are satisfied:
 - i. The city finds that it is not technically possible or aesthetically desirable to mount the antenna on a wall.
 - ii. No portion of the antenna or base station causes the height of the building to exceed the limitations set forth herein.
 - iii. The antenna or antennas and related base stations cover no more than an aggregate total of twenty-five percent (25%) of the roof area of a building.
 - iv. Roof mounted antennae and related base stations are completely screened from view by materials that are consistent and compatible with the design, color, and materials of the building.
 - v. No portion of the antenna may exceed ten (10) feet above the height of the existing building.
- i. If a proposed antenna is located on a building or a lot subject to a site review, approval is required prior to issuance of a building permit.
- j. No antenna shall be permitted on property designated as an individual landmark or as part of a historic district, unless such antenna has been approved in accordance with the city code.
- k. No antenna owner or lessee or officer or employee thereof shall fail to cooperate in good faith to accommodate other competitors in their attempts to use the same building for other antennas. If a dispute arises about the feasibility of accommodating another competitor, the city administrator may require a third party technical study, at the expense of either or both parties, to resolve the dispute.
- l. No antenna owner or lessee shall fail to assure that the antenna complies at all times with the then current applicable American National Standards Institute or FCC standards, whichever is more stringent. After installation, but prior to putting the antenna in service, each antenna owner shall provide a certification by an independent professional engineer to that effect.
- m. No antenna shall cause localized interference with the reception of any other communications signals including, but not limited to public safety signals, and television and radio broadcast signals.
- n. No person shall locate an antenna or tower on any lot or parcel except as provided in this [Chapter](#).

5.07.130 Application Requirements

Application submission for ~~special use, variance, and building permit~~ conditional use and requests for approval from the City Council as indicated in this Chapter, ~~may~~ shall utilize ~~any combination of~~ site plans, surveys, maps, technical reports ~~or~~ and written narratives necessary to convey the following information:

1. A scaled site plan clearly indicating the locations, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower, and any other proposed structures;
2. A current map and aerial as provided by the City Assessor's office showing the location of the proposed antenna, antenna support structure, or tower;
3. Legal description of the parcel, if applicable;
4. If not within the separation distance from residential areas, approximate distance between the proposed antenna, antenna support structure, or tower and the nearest residential unit, platted residentially zoned properties, and unplatted residentially zoned properties. If within the separation distance requirements, then exact distances, locations and identifications of said properties shall be shown on an updated City map;
5. A landscape plan showing specific landscape materials;
6. Method of fencing, and finished color and, if applicable, the method of camouflage and illumination;
7. A notarized letter signed by the applicant stating the antenna, antenna support structure, or tower will comply with all EIA Standards and all applicable federal and state laws and regulations and the City Code including specifically FAA regulations;
8. A statement by the applicant as to whether construction of the antenna support structure or tower will accommodate co-location of additional antenna for future users;
9. Certification that the antenna usage will not interfere with other adjacent or neighboring transmission or reception functions;
10. The telecommunications company must demonstrate that it is licensed by the FCC;
11. The applicant, if not the telecommunications service provider, shall submit proof of lease agreements with an FCC licensed telecommunications provider;

12. A full site plan shall be required for all cell sites, showing the antenna, antenna support structure, tower, building, fencing, buffering, access, and all other items required in this Cechapter. The site plan shall not be required if the antenna is to be mounted on an existing structure;

13. At the time of site selection, the applicant should demonstrate how the proposed site fits into its overall network within the City;

14. Technological evidence that the height requested is the minimum height necessary to fulfill the cell site's function within the grid system;

15. Technological evidence that the antenna must go where it is proposed to satisfy its function in the company's grid system;

16. Indicate all city, school district, other public, and quasi-public properties within the service area of the antenna. If the applicant is requesting to not located on public, school district, or quasi-public property than an analysis shall be submitted for each property with the antenna service area describing the property and the reason why the antenna, antenna support structure, or tower cannot be located on the property; and

14. This Ordinance shall apply to all applications which were filed prior to the effective date hereof and which have not been approved by the City Council as of the effective date of this Ordinance, and to applications filed thereafter.

SECTION II EFFECTIVE DATE

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

PASSED AND ADOPTED by the City Council of Lindon City, Utah County, State of Utah, this ____ day of _____ 2026.

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler, City Recorder

(SEAL)

Item 5: - Ordinance Amendment – Commercial Design Standards

Date: March 10, 2026

Applicant: Lindon City

Presenting Staff: Brittany Wilde

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 2026-3-O (*as presented, or with changes*).

Summary of Key Issues

- Over the past few years Lindon has received several requests to add an off-white or earth tone white to the Commercial Design Standard color palette.
- A few recent buildings have been painted in a close to white color and look aesthetically improved.
- City staff have prepared an update color palette for review and a recommendation by the planning commission.
- City staff also have on file color chips for commercial property owners and developers that meet the color palette requirements.

Exhibits

1. Lindon City Building Examples with off-white
2. Draft Ordinance

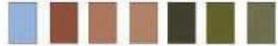
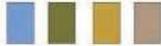
Exhibit 1







IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors

Earth Tone Off-White

ORDINANCE NO. 2026-03-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY COMMERCIAL DESIGN STANDARDS COLOR PALETTE TO ADD EARTH TONE OFF-WHITE COLORS 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 to add an earth tone off-white color to the Lindon City Commercial Design Standards Color Palette is consistent with the goal of the Lindon City General Plan to create commercial nodes with great architecture; and

WHEREAS, on March 10, 2026, 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 _____, 2026, 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:

Lindon City Commercial Design Standards Color Palette

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 _____ 2026.

CAROLYN O. LUNDBERG
Lindon City Mayor

ATTEST:

Britni Laidler
City Recorder