

# **Lindon City Planning Commission Staff Report**



**April 14, 2026**

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, April 14, 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](http://www.youtube.com/LindonCity). The agenda will consist of the following items:

### Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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#### 1. Call to Order

#### 2. Approval of minutes - Planning Commission 03/24/2026

#### 3. Public Comment

#### 4. Public Hearing – Ordinance Amendment – Water Source Protection

An amendment to Lindon City Code Chapter 13.30 Drinking Water Source Protection to align source protection standards with current Utah Division of Drinking Water requirements, address permitted and conditional uses, incorporate best practices, require 3<sup>rd</sup> party review within a source protection zone, and establish administrative requirements. (20 minutes)

#### 5. Community Development Director Report - General City Updates

### Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City website found at [www.lindon.gov](http://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](http://www.lindon.gov) websites.

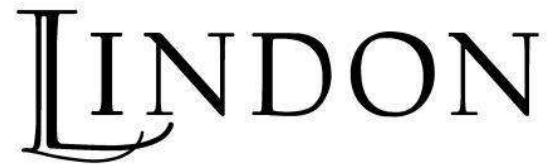
*\*The duration of each agenda item is approximate only*

**Posted By:** Britni Laidler, City Recorder

**Date:** 04/07/2026 **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 Planning Commission held a regularly scheduled meeting on **Tuesday, March**  
4 **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: Sharon Call, Commissioner  
10 Pledge of Allegiance: Jared Schauers, Commissioner

12 **PRESENT**

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

**EXCUSED**

Brian Haws, City Attorney

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

26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning  
Commission meeting of March 10, 2026, were reviewed.

28 COMMISSIONER KALLAS MOVED TO APPROVE MINUTES OF THE REGULAR  
MEETING OF MARCH 10, 2026. COMMISSIONER MARCHBANKS SECONDED THE  
30 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

34 **CURRENT BUSINESS-**

36 4. **Ordinance Amendment – Title 17.62 Flood Damage Prevention.** An amendment to  
Lindon City Code 17.62 updating the Lindon City Flood Damage Prevention ordinance  
38 and to comply with the requirements of the National Flood Insurance Act, and to adopt  
the most recent FEMA Flood Insurance Rate Maps which go into effect on June 23,  
40 2026 that include the new Coastal High Hazard Areas for Flood Zones V and VE. The  
application is made by Lindon City.

42 Community Development Director, Mike Florence, presented this item. He explained that  
FEMA and the State of Utah had been studying wave heights along Utah Lake's 89-mile

2 shoreline over the past couple of years and noted that this study resulted in the creation of a new  
4 VE zone—a floodplain zone based on wave height length that has minimal effect on Lindon  
City.

6 Director Florence described how the base flood elevation is considered the highest point  
of wave height, with any structures required to be built one foot above that elevation. The VE  
8 zones, measured at elevations of 4,500, 4,900, and 4,498 feet, primarily touch wetlands zoned as  
recreational mixed use, mostly owned by the state of Utah, UDOT, and Utah County. He  
10 emphasized that unlike other cities such as Vineyard, American Fork, and Provo where the zones  
affect developable areas, Lindon's VE zones have virtually no impact on developable land.

12 Director Florence noted that FEMA had issued public notices of the new floodplain areas  
last year, allowing property owners to comment. The new maps become effective June 23, 2026,  
14 and Lindon City must adopt this zoning to continue participating in the National Flood Insurance  
Program. He then stated that the ordinance update was largely cleanup language—capitalizing  
16 terms and moving sections—without significant changes to current requirements. He mentioned  
that some areas on the west side actually saw benefits, with certain blue flood zone areas being  
18 reduced to orange areas (2 percent annual flood hazard areas), which don't require flood  
insurance. He then noted that the ordinance was reviewed by both FEMA and the state, who  
provided comments for corrections, mostly related to citation references.

20 Commissioner Kallas asked for clarification about the elevation differences between  
zones, noting that the boat harbor's Zone AE at 4,496 feet is three feet lower than the VE zone's  
22 4,499 feet to the west. Director Florence explained that wave heights would be higher in the lake  
area and dissipate as they come onshore. Commissioner Kallas then inquired about potential  
24 impacts on the planned education center near the harbor. Director Florence confirmed it would  
not be affected as it's not in a flood zone area, noting that the changes only affected the west side  
26 of Lindon.

28 Commissioner Call asked about the broader implications once the ordinance is  
implemented. Director Florence clarified that while the ordinance applies citywide to ensure  
compliance, the new flood maps only affect the specific area near Utah Lake.

30 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED.

32 Ryan Done - from the public, asked for clarification about whether the ordinance changes affect  
other flood areas in the city while map changes only apply to the Utah Lake area. Director  
34 Florence confirmed this was correct, and the ordinance applies citywide, but the flood maps only  
affect the lake area.

36 Chairperson Johnson asked if anyone else wished to speak. Hearing none, he called for a  
motion to close the public hearing.

38 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER KALLAS SECONDED THE MOTION. THE MOTION CARRIED.

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

COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 17.62 OF THE LINDON CITY CODE AMENDING THE FLOOD DAMAGE PREVENTION ORDINANCE AND ADOPTING THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS THAT BECOME EFFECTIVE JUNE 23, 2026. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER CALL	AYE

THE MOTION CARRIED UNANIMOUSLY.

**5. Planning Commission Election 2026– Chair and Vice-Chair**

Community Development Director Florence explained the process for electing the Chair and Vice Chair, noting they were running late on holding the annual election. The commission agreed to proceed with nominations followed by ballot voting. Following general discussion, a ballot vote was conducted and Commissioner Kallas received majority vote for Chair and Commissioner Thompson for Vice Chair.

CHAIRPERSON JOHNSON MOVED TO ELECT COMMISSIONER KALLAS FOR 2026 PLANNING COMMISSION CHAIRPERSON AND COMMISSIONER THOMPSON AS VICE-CHAIRPERSON THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER CALL	AYE

THE MOTION CARRIED UNANIMOUSLY.

**6. Community Development Director Report**

- Next meeting April 14, 2026
- Food Truck regulations discussed
- Upcoming agenda items
- General City Updates

**ADJOURN** –

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COMMISSIONER DANIELSON MOVED TO ADJOURN THE MEETING AT 6:44 PM. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, April 14, 2026

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Steven Johnson, Chairperson

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Michael Florence, Community Development Director

## Item 4: - Ordinance Amendment – Drinking Water Source Protection

**Date:** April 14, 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 2026-05-O (*as presented, or with changes*).

### **Summary of Key Issues**

- Lindon City Engineering has prepared an amendment to Chapter 13.30 to modernize and align the city code with current Utah Division of Drinking Water requirements and best practices.
- The proposed amendment results from work on the new well located at the cemetery and the cemetery expansion.
- Typically, amendments to Chapter 13 are not reviewed by the Planning Commission; however, the proposed amendment includes changes that affect City zoning requirements, which necessitate planning commission review.

### **Overview**

- The ordinance addresses requirements for Drinking Water Source Protection.
- The purpose of the ordinance is to ensure a safe and sanitary drinking water supply by establishing drinking water protection zones surrounding wellheads for all wells and spring management areas.
- Lindon City currently operates five municipal wells and manages numerous springs located in Dry Canyon.
- The ordinance maintains the existing four protection zones surrounding wellheads and spring water collection facilities, while also adding a reference to the Lindon City Drinking Water Source Protection Plan. This plan has previously identified and mapped potential contamination sources within the city. Lindon City Public Works provides notification and best-practice information to property owners within these areas to help protect the drinking water supply.
- With the new well located within the cemetery and the planned cemetery expansion, additional burial requirements have been established to ensure protection of the drinking water source.

### **Exhibits**

1. City Engineer Memo
2. Draft Ordinance

# M E M O

**DATE:** 23 March 2026  
**TO:** Planning Commission and City Council  
**FROM:** Noah D. Gordon, City Engineer  
**SUBJECT:** Proposed Amendments to Lindon City Code Chapter 13.30 (Drinking Water Source Protection)

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## PURPOSE

The purpose of this memorandum is to request a legal review of the attached amendments to Chapter 13.30. These updates are necessitated by the recent development of a new culinary well near the municipal cemetery and the need to modernize our source protection standards to align with current Utah Division of Drinking Water (DDW) requirements and municipal best practices.

## RATIONALE FOR AMENDMENTS

**1. Alignment with State Rule R309-600 (Adequate Control)** The current City Code relies on a "prohibited use" model that is more restrictive than State law and creates a conflict for necessary municipal projects.

- **The Change:** We have introduced the definition of "Adequately Controlled" as found in Utah Admin. Code R309-600-6.
- **The Benefit:** This allows the City to permit certain land uses (like the cemetery expansion) within Zone 1 and Zone 2, provided they utilize specific structural or operational "Design Standards" that mitigate contamination risk to a negligible level.

**2. Liability Mitigation through Peer Review (Certified Hydrogeologic Reports)** To ensure the City has a better understanding and assurance of protection of the well, and since this involves complex groundwater science, we have added a requirement for a Certified Hydrogeologic Report.

- **The Change:** Any exception for a "Potential Contamination Source" (PCS) in Zone 1 now requires a site-specific study stamped by a Utah-Licensed Professional Geologist or Engineer.
- **The Benefit:** This shifts the technical burden of proof and professional liability to a third-party expert, ensuring the City's decisions are backed by peer-reviewed science.

**3. Modernization of Pollution Source Definitions** Existing definitions for "Animal Units" and "Pollution Sources" were outdated.

- **The Change:** We updated Section 13.30.020 to explicitly include Class V Injection Wells (stormwater sumps/dry wells) as recognized by the EPA and provided flexibility for UDAF Animal Unit classifications.
- **The Benefit:** This prevents the code from becoming technically obsolete and ensures we are protecting the aquifer from modern urban runoff risks.

**4. Duty to Report and Right of Entry** The current code lacked "teeth" for enforcement and early warning.

- **The Change:** Added mandatory 24-hour spill reporting for hazardous releases within protection zones and a formal Right of Entry for the City to verify compliance with BMPs.
- **The Benefit:** This ensures the City can act immediately in the event of an accidental spill on private property within a well-protection radius.

**5. Superseding Authority** In accordance with Utah Code § 19-4-113, these amendments allow Lindon City to have greater control regarding source protection within its municipal boundaries. By enacting these standards, we ensure that Lindon's specific land-use needs—including our cemetery expansion—are governed by our own ordinances rather than the more rigid Utah County standards.

**RECOMMENDATION**

I recommend these amendments be reviewed and adopted by the City. These changes provide the necessary legal pathway for our cemetery project while significantly strengthening the protection of our city's drinking water infrastructure.

**ORDINANCE 2026-05-O**

**AN ORDINANCE AMENDING CHAPTER 13.30 OF THE LINDON CITY CODE, SO AS TO ALIGN CITY REGULATIONS WITH CURRENT REQUIREMENTS OF THE UTAH DIVISION OF DRINKING WATER AND TO UPDATE BEST PRACTICES IN PROTECTING THE CITY'S DRINKING WATER.**

**WHEREAS,** The protection of Lindon City's drinking water is of paramount importance to the residents of Lindon City and to the public at large; and

**WHEREAS,** Utah Division of Drinking Water has modified and updated its rules and regulations as established in Rule R309-600 of the Utah Administrative Code; and

**WHEREAS,** the Lindon City Council desires to ensure the City Code conforms with these recent changes in state law and to ensure that the City adopts and follows the best practices in protecting the Lindon's drinking water sources; and

**WHEREAS,** Title 13, Chapter 30, of the Lindon City Code, establishes the rules and regulations for the provision and protection of safe and sanitary drinking water within Lindon City:

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

**PART ONE: AMENDMENT OF CHAPTER 13.30 OF THE LINDON CITY CODE.**

Chapter 13.30 of the Lindon City Code, is hereby amended as follows:

**Chapter 13.30  
DRINKING WATER SOURCE PROTECTION**

Sections:

- 13.30.010 Short Title and Purpose.**
- 13.30.020 Definitions.**
- 13.30.030 Establishment of Drinking Water Source Protection Zones.**
- 13.30.040 Permitted Uses.**
- 13.30.050 Prohibited Uses.**
- 13.30.060 Administration.**

**13.30.010 Short Title and Purpose.**

1. This ~~ordinance Chapter~~ shall be known as the "Drinking Water Source Protection"~~Ordinance Chapter.~~
2. The purpose of this ~~ordinance Chapter~~ is to insure the provision of a safe and sanitary drinking water supply for Lindon City by the establishment of drinking water source protection zones surrounding the ~~w~~Wellheads for all wells and the ~~S~~spring ~~M~~management ~~A~~area for the springs and ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facilities which are the supply sources for Lindon City's water

system and by the designation and regulation of property uses and conditions which may be maintained within such zones.

### 13.30.020 Definitions.

When used in this ~~ordinance~~ Chapter the following words and phrases shall have the meanings given in the ~~S~~section. Any term not expressly defined herein, but which is defined in R309-600 of the Utah Administrative Code, shall have the same meaning as set forth in Rule 309-600.

1. “Adequately Controlled” means that a Potential Contamination Source or pollution source is managed by structural controls, operational controls, or administrative controls (as defined in Utah Administrative Code R309-600) such that the risk of contamination to the groundwater is negligible.
2. “Certified Hydrogeologic Report” means a site-specific technical study, prepared and stamped by a Utah-Licensed Professional Geologist (PG) or Professional Engineer (PE), which evaluates groundwater flow, contaminant transport, and the effectiveness of proposed design standards in protecting a drinking water source.
3. “Design Standard” means a control which is implemented by a ~~p~~Potential ~~e~~Contamination ~~s~~Source to prevent discharges to the groundwater. Spill protection is an example of a design standard.
4. “Land ~~m~~Management ~~s~~Strategies” means zoning and non-zoning controls which include, but are not limited to, the following: zoning and subdivision ordinances, site plan reviews, design and operating standards, source prohibitions, purchase of property and development rights, public education programs, ground water monitoring, household hazardous waste collection programs, water conservation programs, memoranda of understanding, written contracts and agreements, and so forth.
5. “Pollution Source” means point source discharges of contaminants to ground water or potential discharges of the liquid forms of “~~e~~Extremely ~~h~~Hazardous ~~s~~Substances” which are stored in containers in excess of “applicable threshold planning quantities” as specified in SARA Title III. Examples of possible pollution sources include, but are not limited to, the following: storage facilities that store the liquid forms of ~~e~~Extremely ~~h~~Hazardous ~~s~~Substances, Regulatory ~~a~~Agencies, Drain ~~f~~Fields, class V underground injection wells (including stormwater sumps, dry wells, or infiltration basins designed to inject surface runoff into the subsurface), landfills, open dumps, landfilling of sludge and septage, manure piles, salt piles, pit privies, and ~~a~~Animal ~~f~~Feeding ~~e~~Operations with more than ten ~~a~~Animal ~~u~~Units. The following shall help clarify the definition of pollution source:
  - a. “Animal ~~f~~Feeding ~~e~~Operation” means a lot or facility where the following conditions are met: animals have been ~~are~~ or will be ~~stables~~ stabled or confined and fed or maintained for a total of 45 days or more in any 12 month period, and crops, vegetation forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility. Two or more ~~a~~Animal ~~f~~Feeding ~~e~~Operations under common ownership are considered to be a single feeding operation if they adjoin each other, if they use a common area, or if they use a common system for the disposal of wastes.

- b. “Animal Unit” means a unit of measurement for any ~~a~~Animal ~~f~~Feeding ~~e~~Operation calculated by adding the following numbers: the numbers of slaughter and feeder cattle multiplied by 1.0, plus the number of mature dairy cattle multiplied by 1.4, plus the number of swine weighing over 55 pounds multiplied by 0.4, plus the number of sheep multiplied by 0.1, plus the number of horses multiplied by 2.0. The City may defer to current Utah Department of Agriculture and Food (UDAF) Animal Unit equivalents for species not specifically listed or for updated weight classifications.
- c. “Extremely ~~h~~Hazardous ~~s~~Substances” means those substances which are identified in Sec. 302 (EHS) column of the “TITLE III LIST OF LISTS” Consolidated List of Chemicals Subject to Reporting Under SARA Title III,” (EPA 560/4-91-011).
6. “Potential Contamination Source” means any facility or site which employs an activity or procedure which may potentially contaminate ground water. A pollution source is also a ~~p~~Potential ~~e~~Contamination ~~s~~Source.
7. “Regulatory ~~a~~Agency” means any governmental agency with jurisdiction over hazardous waste as defined herein.
8. “Sanitary ~~h~~Landfill” means a disposal site where solid wastes, including putrescible wastes, or hazardous wastes, are disposed of on land by placing earth cover thereon.
9. “Septic ~~t~~Tank/~~d~~Drain ~~f~~Field ~~s~~Systems” means systems which are comprises of a ~~s~~Septic ~~t~~Tank and a ~~D~~rain ~~f~~Field which accepts domestic wastewater from buildings or facilities for subsurface treatment and disposal. By their design, ~~s~~Septic ~~t~~Tank /~~D~~rain ~~f~~Field system discharges cannot be controlled with design standards.
10. “Spring ~~w~~Water ~~e~~Collection ~~f~~Facilities” means all collection lines and collection boxes associated with the ~~S~~spring ~~M~~management ~~A~~area.
11. “Wellhead” means the upper terminal of a well, including adapters, ports, seals, valves and other attachments.

### **13.30.030 Establishment of drinking water source protection zones.**

There ~~is~~ are hereby established use districts to be known as zone one, two, three, and four of the drinking water source protection area, identified and described as follows:

1. Zone one is the area within a 100-foot radius from the ~~w~~Wellhead or ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facility.
2. Zone two is the area within a 250-day ground water time of travel to the ~~w~~Wellhead or ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facility, the boundary of the aquifer(s) which supplied water to the ground water source, or the ground water divide, whichever is closer.
3. Zone three (waiver criteria zone) is the area within a 3-year ground water time of travel to the ~~w~~Wellhead or ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facility or margin of the collection area, the boundary of the aquifer(s) which supplies water to the ground water source, or the ground water divide, whichever is closer.

4. Zone four is the area within a 15-year ground water time of travel to the ~~w~~Wellhead or ~~s~~Spring ~~w~~Water ~~e~~Collection ~~f~~Facility, the boundary of the aquifer(s) which supplies water to the ground water source, or the ground water divide, whichever is closer.

The boundaries of the protection zones established herein may be more specifically identified as they are defined in the most recent Drinking Water Source Protection Plan for Lindon City, as approved by the Utah Division of Drinking Water.

#### **13.30.040 Permitted uses.**

The following uses shall be permitted within drinking water source protection zones:

1. Any use permitted within existing agricultural, single-family residential, multi-family residential, and commercial districts so long as uses conform to the rules and regulations of the ~~r~~Regulatory ~~a~~Agencies.
2. Any other open land use where any building located on the property is incidental and accessory to the primary open land use.
3. Municipal cemetery expansions, provided that all burials within Zone One and Zone Two utilize reinforced concrete vaults and are maintained in accordance with a City-approved landscape management plan.
4. New non-residential construction within Zone 2 involving the storage of liquid chemicals or petroleum products in excess of 50 gallons, provided they utilize secondary containment systems capable of holding 110% of the primary container's volume.

#### **13.30.050 Prohibited uses.**

The following uses or conditions shall be and are hereby prohibited within drinking water source protection zones, whether or not such use or condition may otherwise be ordinarily included as a part of a use permitted under Section 13.30.040 of this ~~ordinaee~~ Chapter.

1. Zone one - The location of any ~~pollution source~~ uncontrolled Potential Contamination Source or uncontrolled pollution source as defined herein. A pollution source may be permitted within Zone One only if it is determined to be Adequately Controlled based upon the findings of a Certified Hydrogeologic Report submitted to the City.
2. Zone two - The location of a pollution source unless its contaminated discharges can be controlled with design standards as verified by a Certified Hydrogeologic Report.
3. Zone three and four - The location of a ~~p~~Potential ~~e~~Contamination ~~s~~Source unless ~~is it~~ can be controlled through ~~H~~and ~~m~~Management ~~s~~Strategies.

#### **13.30.060 Administration.**

1. The policies and procedures for administration of any source protection zone established under this ~~ordinaee~~ Chapter, including without limitation those applicable to nonconforming uses, exception, enforcement and penalties, shall be the same as provided in the existing zoning ordinance for Lindon City, as the same is presently enacted or may from time to time be amended.

2. Existing nonconforming pollution sources within Zone 1 or Zone 2 shall, to the maximum extent practicable, implement Best Management Practices (BMPs) as recommended by the City to mitigate the risk of contamination. Any expansion or significant change in a nonconforming use shall require full compliance with this Chapter.
3. Any person responsible for a spill or release of a hazardous substance, as defined by SARA Title III, within a Drinking Water Source Protection Zone shall notify the City immediately, but in no case later than 24 hours after the discovery of the release.
4. Any existing private well located within Zone 1 or Zone 2 that is not in active use must be abandoned and sealed in accordance with Utah Administrative Code R655-4 prior to the issuance of any new land-use or building permit on the subject property
5. The City Engineer or their designee shall have the right to enter, at all reasonable times, upon any property within a Drinking Water Source Protection Zone for the purpose of inspecting Potential Contamination Sources and verifying compliance with the required Design Standards or Best Management Practices.

**PART TWO: Severability.**

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.

**PART THREE: Effective Date.**

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 LUNDBERG  
 Lindon City Mayor

ATTEST:

\_\_\_\_\_  
 Britni Laidler  
 City Recorder