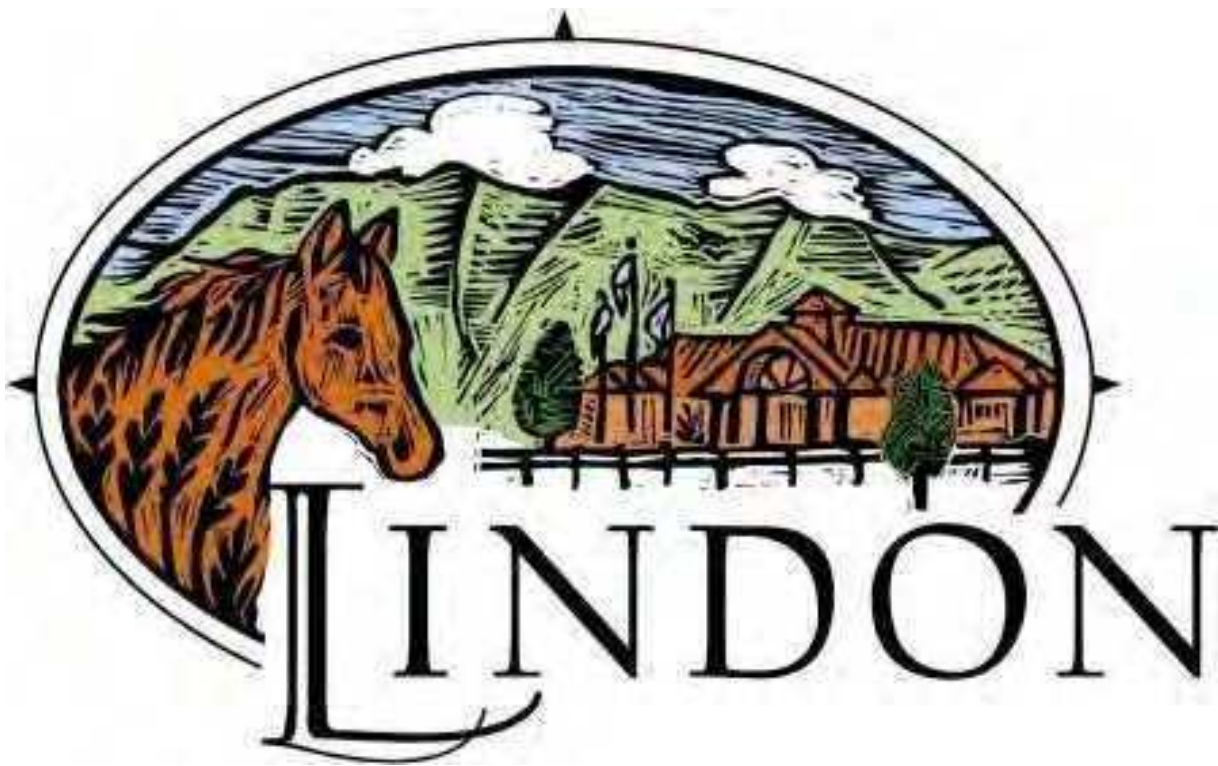


Lindon City Planning Commission Staff Report



September 29, 2026

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, September 29, 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 or click here for link to download agenda & staff report materials.

- 1. Call to Order**
- 2. Approval of minutes - Planning Commission 09/15/2026**
- 3. Public Comment**
- 4. Major Subdivision – Stringtown Grove Subdivision, Plat A**
Scott Anderson is requesting major subdivision approval for a 4-lot single family residential development. (20 minutes)
- 5. Amended Site Plan – Fortem Building Expansion**
Lauren Weldon is requesting amended site plan approval to construct a new 28,489 square-foot warehouse addition to an existing office building. (20 minutes)
- 6. Ordinance Amendment – R-4 Planned Residential Overlay Zone (R-4 PD)**
Amend the city ordinance to create a new residential overlay zone, R-4 Planned Development Overlay Zone (R-4 PD) for a 25-lot residential townhome development. (20 minutes)
- 7. Zoning Map Amendment – R-4 Planned Residential Overlay Zone (R-4 PD), Quail Cove**
Amend the current zoning from Commercial General (CG) to R-4 Planned Development Overlay Zone (R-4 PD). (20 minutes)
- 8. Ordinance Amendment – Lindon City Code §17.08**
Amend Lindon City Code §17.08 for planning commission duties, appointment, removal, and procedures. (20 minutes)
- 9. Community Development Director Report - General City Updates**

Adjourn

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

Notice of Meeting

Lindon City Planning Commission



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: 09/25/2026 **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

The Lindon City Planning Commission held a regularly scheduled meeting on Tuesday, September 15, 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.

Conducting: Rob Kallas, Chairperson
Invocation: Steve Johnson, Commissioner
Pledge of Allegiance: Ryan Done, Commissioner

PRESENT

Rob Kallas, Chairperson
Sharon Call, Commissioner
Mike Marchbanks, Commissioner (*arrived at 6:05 PM*)
Steve Johnson, Commissioner
Jared Schauers, Commissioner
Scott Thompson, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
Whitney Hatfield, Deputy Recorder

EXCUSED

Brian Haws, City Attorney

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

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

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 26, 2026 AS PRESENTED. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

4. **Site Plan Approval Use Permit – Cottonwood Healthcare Headquarters.** The applicant, Brian Swendsen, is requesting a site plan approval to construct a 46,609-square-foot office building as their corporate headquarters. Phase 2 of the development will be constructed behind the proposed corporate headquarters building.

Brittany Wilde, City Planner, presented the proposed project located at 1530 West 700 North on a 3.99-acre lot within the Lindon Village Commercial Zone. The proposed Phase 1 building totals 46,609 square feet, a second-phase building is planned for the rear of the property

2 but was not under consideration at this meeting. City Planner Wilde stated that the site plan
meets all applicable requirements, including:

- 4 • **Parking:** 134 stalls provided (including 5 ADA stalls), meeting the minimum
requirement. Twelve bicycle stalls are provided where 11 are required.
- 6
- 8 • **Circulation:** A single 40-foot-wide drive access from 700 North, with 26-foot-wide drive
aisles. Staff noted that cross-access easements were recorded with the subdivision plat,
enabling future connectivity as adjacent lots develop.
- 10
- 12 • **Landscaping:** Interior and perimeter parking lot landscaping meets the required 5,360
square feet (at 40 sq. ft. per stall), composition ratios, and tree-to-stall ratios. City Planner
Wilde identified two items for correction: tree spacing along 700 North exceeding the
14 required 30-foot on-center spacing, and the need to plant specified tree species (Zelkova
and Hackberry) at designated locations per the city's 700 North corridor plan. The
16 applicant was informed of these requirements.
- 18 • **Building Height:** The proposed building height is approximately 48.7 feet, well within
the 80-foot maximum permitted along the north side of 700 North.
- 20
- 22 • **Architecture:** The building meets the required 60% pedestrian-level fenestration along
the primary façade, incorporates brick, metal, and large storefront windows, and features
recessed balconies, awnings, and changes in material and building height at
24 approximately 15–20-foot intervals. Four color variations were proposed, all within the
Lindon City color palette.

26 David Mahrt, of Cottonwood Healthcare, was present on behalf of the applicant, Brian
Swendsen. Mr. Mahrt provided background on Cottonwood Healthcare, a skilled nursing facility
28 operator with properties in Utah, Colorado, Montana, Nevada, and Nebraska. The company's
owners are Utah natives who have operated for approximately 15 years, most recently
30 headquartered in American Fork. He noted that due to significant growth the company has
outgrown its current office space. The new headquarters is intended to consolidate
32 approximately 80 corporate employees initially, with the expectation of growing into the full
building within the first year or two of occupancy. The applicant indicated there is no intention
34 of leasing any portion of the building to outside tenants.

Commissioners and the project architect, Kory Harris, discussed the decorative parapet
36 requirement. Mr. Harris explained that the building's canopy treatments and trim details near the
roofline were intentionally designed to serve the same architectural purpose as a traditional
38 cornice, and that adding further elements would make the facade overly busy. Commissioners
agreed that the existing design met the spirit of the code and supported approval of the roof as
40 designed, with the understanding that this level of articulation should be referenced as the
benchmark for future applicants.

42 Chairperson Kallas noted there is currently a single point of egress from 700 North. Staff
confirmed that the recorded subdivision plat includes cross-access easements, and that additional

circulation will be established as adjacent lots (Lots 1 and 2) are developed. Commissioner Danielson raised concern about left-turn access from 700 North. Engineer, David Peterson, confirmed that the access point is positioned between existing turn pockets and permits full movement in and out of the site.

Chairperson Kallas called for further comments or discussion from the Commissioners. Hearing none, he called for a motion.

COMMISSIONER CALL MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL AND CITY CODE; 3. THE LANDSCAPE PLAN WILL MEET CITY CODE REQUIREMENTS FOR THE 700 N CORRIDOR; 4. FINAL EXTERIOR MATERIAL DESIGN WILL MEET THE COMMERCIAL DESIGN STANDARDS FOR COMMERCIAL SITES AND BUILDINGS; 5. THE ROOF DESIGN IS APPROVED AS DESIGNED, INCLUDING THE CORNICE TREATMENT. DUE TO THE DECORATIVE ELEMENTS ON THE BUILDING FRONT, NO ADDITIONAL CORNICE TREATMENT IS REQUIRED; 6. THE APPLICANT WILL COMPLETE ALL REQUIRED UDOT PERMITS; 7. THE APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS, IF APPLICABLE; 8. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. Public Hearing – Lindon City Ordinance Amendment

The Utah Legislature passed Senate Bill 284 (SB 284) during the 2026 Utah Legislative Session, which amended state requirements governing detached accessory dwelling units (ADUs). Provisions of the City's existing ordinance is proposed to be amended as well as other requirements for ADU's.

Community Development Director, Michael Florence, introduced the item, explaining that the Utah Legislature passed Senate Bill 284 (SB 284) during the 2026 legislative session, requiring cities with a population over 5,000 that maintain a moderate income housing plan to allow detached accessory dwelling units (DADUs) on lots of 11,000 square feet or greater. The ordinance amendment must take effect by October 1, 2026.

2 Director Florence outlined the three core requirements imposed by SB 284: (1) allow
detached ADUs on lots larger than 11,000 square feet with single-family dwellings; (2) require
4 detached ADUs to comply with applicable building, health, and fire codes; and (3) include a
process for converting legally constructed accessory structures to detached ADUs, subject to
6 setback requirements. Director Florence also noted several things the city's ordinance may not do
under state law, including requiring a conditional use permit for a detached ADU, requiring more
8 than one parking stall for units under 650 square feet, or imposing design standards conflicting
with state code section 10-20-618.

10 The Commission reviewed the setback requirements for detached ADUs, with Director
Florence clarifying that such units must comply with the same setbacks as primary single-family
12 homes in the zone. Additionally, they need to be 10 feet further back from the street-facing
facade than the home's required setback, creating a 40-foot front setback in standard R-1 areas.
14 Director Florence noted a subtitle error in the draft ordinance, referencing only rear and corner
side setbacks. This would be amended to encompass all setbacks. Updates to graphics showing
16 these requirements were presented to replace an unreadable diagram.

A concern was raised by Chairperson Kallas about a draft ordinance provision mandating
18 a separate sewer connection for ADUs, unlike other utilities. The Commission felt this could
deter ADU developments financially. Building Official, Bryce McConkie, suggested by phone
20 call, that ADUs should share the primary dwelling's sewer line, similar to all other utilities.
Commissioner Marchbanks added personal context regarding the city's preference for combined
22 sewer connections, leading to a consensus to recommend removing the sewer exception, pending
city engineer affirmation. For owner occupancy, the Commission determined the ordinance
24 should mandate the property owner reside in one of the two units which, thus moving from the
draft's requirement for the main house to be the owner's main home. They advocated for
26 adopting the state's "owner occupied" definition minus its "for no less than 5 years" clause,
addressing concerns of practical necessity like downsizing.

28 Commissioner Johnson stressed the importance of defining terms to prevent unauthorized
leasing due to weak enforcement. Commissioner Thompson highlighted the need for occupancy
30 rule enforcement. Director Florence explained the process for converting garages to ADUs and
reviewed size restrictions: 1,500 sq. ft. or 40% of the primary dwelling for detached ADUs, and
32 1,200 sq. ft. or 60% for attached ones. Despite state DADU mandates, the current map
restrictions for internal ADUs in some areas, like Sunbird Cove, remain unchanged.

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

36
Chairperson Kallas called for any comments from public present. Hearing none, he called
38 for a motion to close the public hearing.

COMMISSIONER DANIELSON MOVED TO CLOSE THE PUBLIC HEARING.
40 COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED.

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

COMMISSIONER JOHNSON MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2026-16-O WITH CHANGES AS DISCUSSED AMONGST
STAFF, INCLUDING THE REQUIREMENT OF AT LEAST ONE OF THE UNITS TO BE
OWNER OCCUPIED. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

6. Community Development Director Report-

•General City Updates

ADJOURN-

COMMISSIONER JOHNSON MOVED TO ADJOURN THE MEETING AT 7:42 PM.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

Approved, September 29, 2026

Rob Kallas, Chairperson

Michael Florence, Community Development Director

Item 4: Major Subdivision Approval – Stringtown Grove, Plat A

Date: September 29, 2026

Applicant: Scott Anderson

Presenting Staff: Brittany Wilde

General Plan: Low Density
Residential

Current Zone: Residential R1-20

Property Owners: Scott Anderson

Parcel ID(s): 14:068:0271

Type of Decision: Administrative
Council Action Required: Yes

City File Number: 26-042-0



Summary of Key Issues

1. Scott Anderson is requesting major subdivision approval for a 4-lot single-family residential development.

Overview

1. The proposed 4-lot development meets the minimum lot size requirements for the R1-20 zone;

Motion

I move to (approve, deny, or continue) the applicant's request for preliminary approval of the Stringtown Grove, Plat A major subdivision with the following conditions:

1. The applicant will continue to work with the city staff to make all final corrections to the engineering documents and plat for recording;
2. Prior to plat recording, the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent to dedication, and obtain signature of all entities indicated on the attached subdivision plat;
3. Complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
4. Sidewalk easements or dedication on the plat will be provided to Lindon City for the three areas where the sidewalk goes around the utility poles;
5. For setting the alignment of 135 W., if there is surplus right-of-way that will go towards the applicants development, then the applicant will work with the City Council for obtaining the additional property;
6. All plans and the plat shall comply with the Lindon City Development Manual and Subdivision Ordinance; and
7. All items of the staff report.

Surrounding Zoning and Land Use

North: Residential (R1-20) – Single family homes

East: Residential (R1-20) – Single family homes

South: Residential (R1-20) – Single family homes

West: Commercial General (CG) – Office/Warehouse/Storage

Lot Requirements – Residential (R1-20) Zone

Required	Compliant
Minimum lot size: 20,000 square feet	Yes. The 4-lot development meets the minimum lot size

Subdivision Requirements

Required	Compliant
At a minimum, each lot shall contain a buildable area	Yes
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
Lots shall not contain narrow extensions, irregular configurations, or elongated areas created primarily to satisfy minimum lot area, frontage, width, or dimensional requirements that do not contribute to the functional use of the lot.	Yes
All residential lots shall front on a public street	Yes
Side lot lines shall be at right angles or radial to street lines.	Yes
The street layout shall conform to the master plan	Yes – The roadway would meet the original intentions of the planned ROW.
Minimum right-of-way width for Minor streets	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – The applicant will be installing sidewalks, curbs and gutters.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of ten feet (10'), apportioned equally in abutting properties.	Yes ; Lot 10 shall have a deed restriction on the recorded plat which prevents the owner from filling the lot with materials and structures ; suitable materials such as construction fill are permitted.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
Street lights	Yes

Engineering Requirements

The City Engineer is working through other technical issues related to the plat and will ensure all engineering related issues are resolved before final approval is granted.

The applicant will be dedicating on the plat areas for the curb, gutter, sidewalk, and required road areas. There are some large utility poles on the property, and Lindon City Engineering has approved the sidewalk to go around three utility poles. The applicant will need to provide a sidewalk easement for these three areas. In addition, Lindon City Engineering has been working with the applicant to set the right-of-way for 135 W. The applicant will gain a small portion of property. If the city is giving up any property, then the applicant will need to work with the city council and request that he purchase this as surplus property.

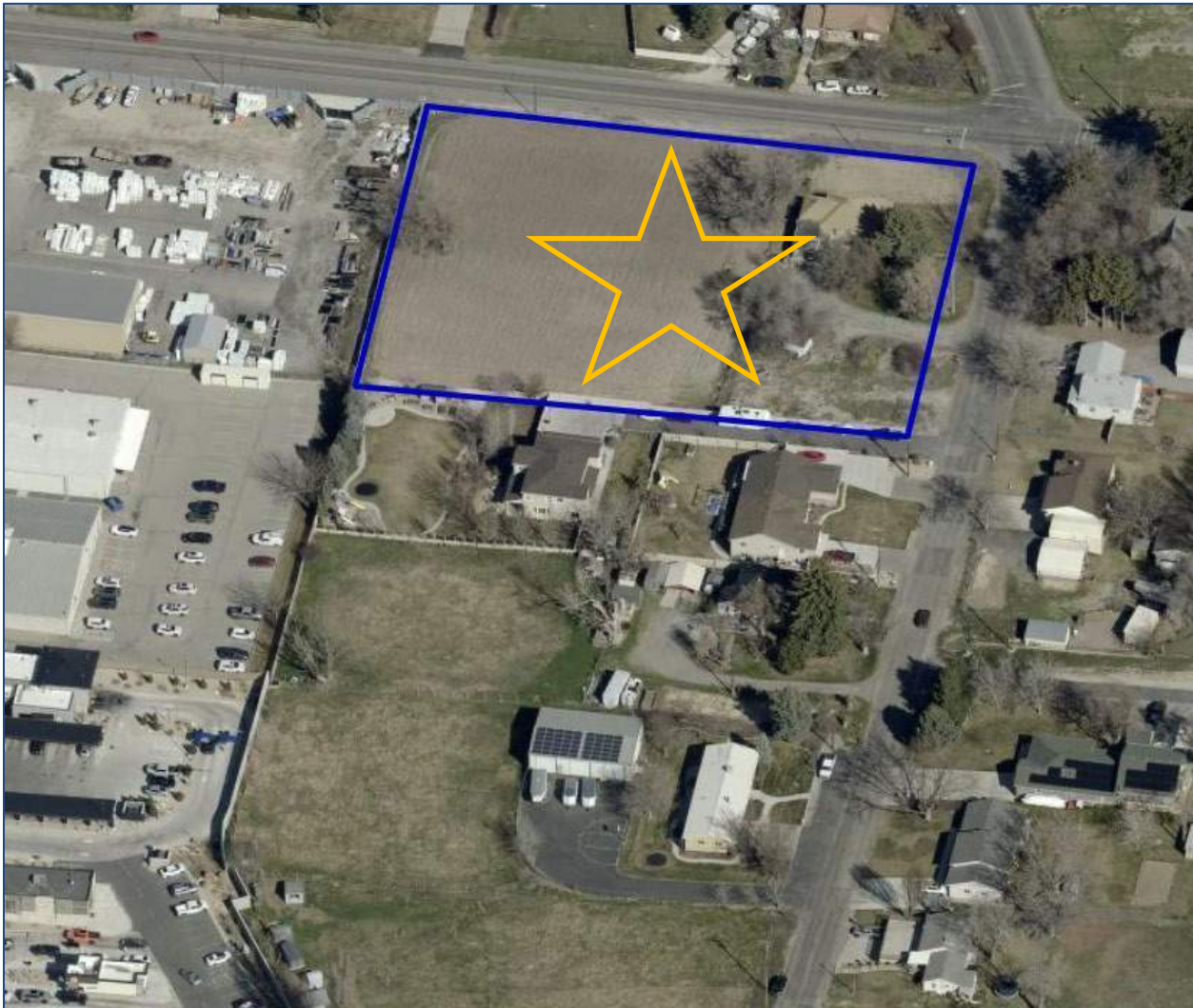
Staff Analysis:

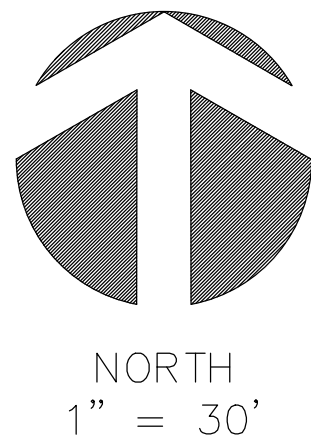
Staff believes that this development will provide an opportunity for additional housing options in Lindon and be a great addition to the community.

EXHIBITS

1. Aerial Imagery
2. Subdivision Plat

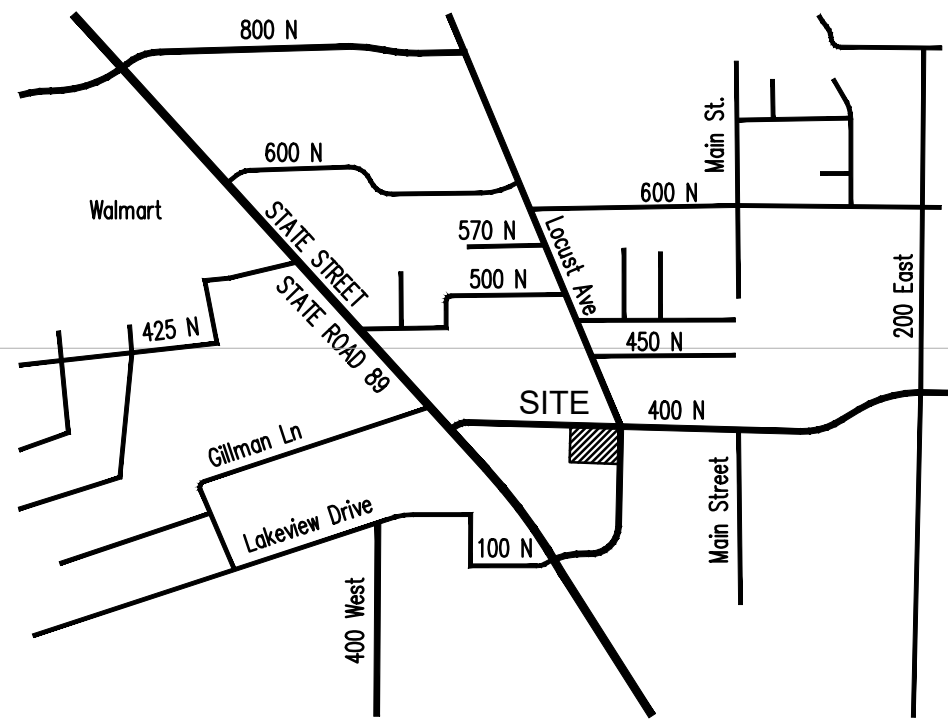
Exhibit 1: Aerial





Stringtown Grove Subdivision Plat A

Located in the Northeast quarter of Section 33,
Township 5 South, Range 2 East, Salt Lake Base
& Meridian



Vicinity Map

Surveyor's Certificate

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

Boundary Description

Commencing at a point located South 00°08'55" East along the Section line 1323.23 feet and West 865.73 feet from the Northeast corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°52'09" West along 135 West Street 279.40 feet; thence North 87°55'18" West along Plat "A", Bishop Corner Subdivision 363.18 feet; thence North 00°11'50" East 276.69 feet; thence South 88°21'38" East 366.37 feet to the point of beginning.

Area = 101,395 sq.ft. or 2.33 Acres

Basis of Bearing is South 00°08'55" East along the Section line from the Northeast corner to the East quarter corner of said Section 33.

Date

Professional Land Surveyor
(see seal below)

Owner's Dedication

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

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20 ____.

Millhaven Construction, LLC Jeremy Ackley, Manager

Ackley Investments, LLC Jeremy Ackley, Manager

Acknowledgement

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

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

My Commission Expires _____
Print name of Notary

Acceptance by Legislative Body

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

Mayor	Planning Commission Chair
Community Development Director	City Engineer
City Attorney	City Recorder
Attest	

Conditions of Approval

Plat " A "

Stringtown Grove Subdivision

Located in the Northeast quarter of Section 33,
Township 5 South, Range 2 East, Salt Lake Base
& Meridian

Lindon City, Utah County, Utah

Scale: 1" = 30 Feet

Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plat are hereby notified of the Lindon 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 Lindon City Code. Please contact the Lindon City Planning Department at (801) 785-7687 for details regarding this Ordinance.

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER

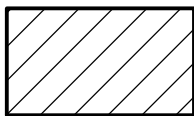
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Occupancy Restriction Notice

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



Area to be dedicated to
Lindon City

400 North Street

Colts Neck Investments LLC
14:068:0163

Colts Neck Investments LLC
14:068:0300

Alpine School District
14:068:0301

Christopher & Summer Carter
35:572:0001
Lot 1, Plat "A", Bishop
Corner Subdivision

Roach-Weaver Twinhome
Plat "A"
51:572:0003

David & Lorraine Downing
14:068:0024

Maryanne Anderson
14:068:0017

Clint & Marilyn Gillman
14:068:0018

135 West Street

135 West Street

135 West Street

Item 5: Amended Site Plan Approval – Building Expansion 1855 W 500 N

Date: September 29, 2026

Applicant: Lauren Weldon

Presenting Staff: Brittany Wilde

General Plan: Mixed Commercial (MC)

Current Zone: Mixed Commercial (MC)

Property Owner: WICP WEST LINDON LLC

Parcel ID: 45:563:0003

Lot Area: 4.6584 acres

Type of Decision:

Administrative

Council Action Required: No



SUMMARY OF KEY ISSUES

1. The applicant is requesting amended site plan approval to construct a new 28,489 square foot warehouse addition to the existing office building.
2. According to the amended site plan code, when additional building square footage results in a 30% increase or more, the property is required to come into substantial compliance with relevant city codes and receive approval from the planning commission.

OVERVIEW

1. Fortem Technologies currently operates a drone business out of the existing building.
2. The existing building is 51,526 square feet. The addition is 28,595 square feet. This addition is a 55% increase in square footage. The footprint of the existing building is 25,763 square feet and the addition footprint is 28,489 square feet.

MOTION

I move to (*approve, deny, continue*) the applicant's request for amended site plan approval with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. If required, complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
4. Final building and site design will meet the Mixed Commercial ordinance and landscape requirements;
5. All items of the staff report.

Surrounding Zoning and Land Use

North: Mixed Commercial (MC) – Office warehouse

South: Mixed Commercial (MC) – Vacant Lot

East: Residential High Density (R3) – Single Family Homes

West: Pleasant Grove Planned Development – Vacant

Amended Site Plan Requirements

17.17.130 (3) Required Improvements.

Code Issue/Requirement	Compliant with an amended site plan?
Landscaping 15% of the Lot – 30,437;	Yes, 75,065 provided
Storage and exterior displays;	There are no existing code issues with exterior displays on this lot.
Off-Street Parking;	Yes. See the parking section below.
Vehicular access and circulation;	Yes.
Off-street loading and unloading;	There is a loading area on the Northeast corner of the building. This area is screened from public view.
On-site surface water drainage;	A drainage plan is being reviewed by Lindon City Engineers
Off-site curb, gutter, and sidewalk;	Yes. All public improvements exist and have been installed.
Piping of irrigation ditches;	N/A. This code requirement does not apply to this project as there are no open irrigation ditches in this area. There is a 20' sewer easement that needs to be adjusted to the North and along the East of the building.
Solid waste containers (trash enclosures);	Yes.
Street Lights;	Yes. Street lighting was installed during the construction of the existing office building.
Fencing and/or screening;	There is an existing 7' masonry wall between the commercial and residential zones.
Architectural standards applicable to the zone in which the site is located;	Yes. See the design standards section below.

Site Development Standards

Parking

The site requires 182 parking stalls to accommodate the existing site and new warehouse as identified in the following table. The site will have 192 parking stalls in total.

Building	Square Feet (sf)	Required	Provided	Compliant
Warehouse	54,228 sq ft.	1 stall per 500 sq ft.	108	Yes
Office	25,893 sq ft.	1 stall per 350 sq ft.	74	Yes
Total stalls		182	192	Yes

Landscaping Standards

Required Site Landscaping	Provided	Compliant?
15% of the entire lot must be maintained in permanent landscaping. 30,437 required	75,065	Yes
20' landscape berm along the street, with street trees planted every 30'	The landscape strip and street trees were previously installed.	Yes

A perimeter landscape strip at least 5' wide shall be placed around all buildings	A majority of the building has at least 5' of landscaping around the building. However, the popout facing 2000 W. on the West elevation only has 3' and the a small section on the east elevation has 0'	No
For every parking spot, 40 sq ft of parking lot landscaping is required. $40 \times 192 = 7,680$ sq ft.	8,344 sq ft.	Yes
1 tree is required in the parking lot per 10 parking spaces. $192/10 = 19$ required trees	Site plans do not indicate the number of trees	Unknown; Staff requested a landscape plan to verify these requirements.

Building Design and Architectural Standards

Design Element	Applicants Proposal
Building Height: Max 48 ft	32 ft
Setbacks Required • Front: 20' • Rear: 0' • Side (when adjacent to a street): 20' • Side: 0'	Proposed • Front: 118' • Rear: 13' • Side: 96' • Side: 153'

Engineering Requirements

The City Engineer is working through technical issues related to the civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted.

Staff Analysis

Staff believes the building meets the architectural requirements of the General Commercial zone. The proposed architecture for the West elevation oriented to 2000 W. has less architectural detail than the existing building but still meets the city code. For example, both the upper and lower levels have metal canopies over the windows, and the canopies on the corner wrap the corner.

The proposed addition is a concrete tilt-up. The Mixed Commercial requirements for tilt-up buildings are as follows:

17.50.070 Concrete tilt-up buildings shall comply with the following standards:

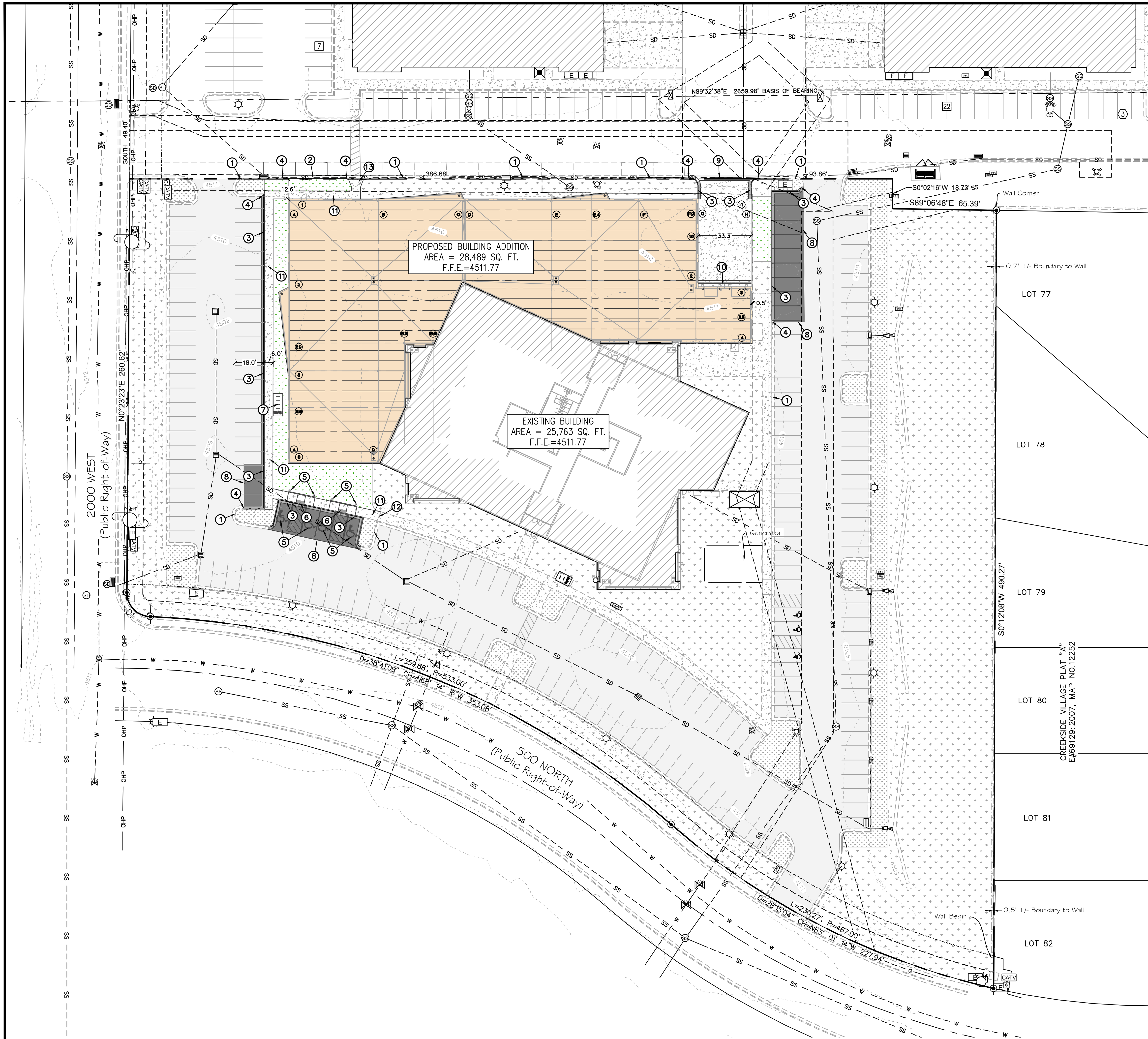
- a. Painted or colored concrete exteriors are permitted. The shade of each color must be consistent.
- b. Bare concrete exteriors are not permitted.
- c. The exterior of a concrete tilt-up building shall be finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

EXHIBITS

1. Aerial Map
2. Proposed Site Plan
3. Building Elevations
4. Building Renderings

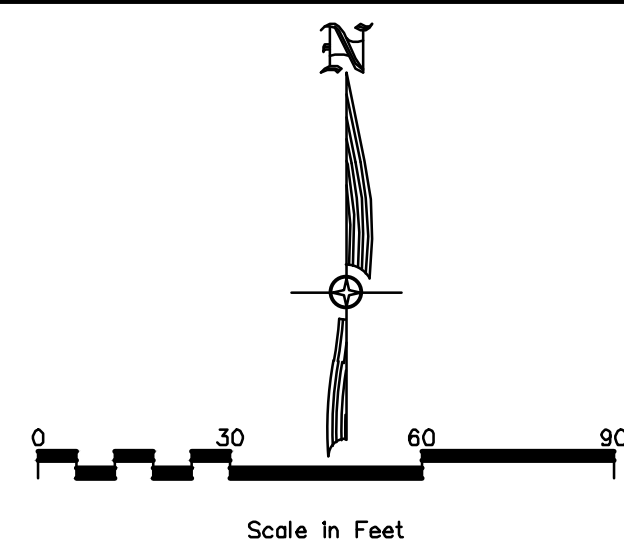
Exhibit 1: Aerial Map





SHEET LEGEND

	EXISTING ASPHALT
	PROPOSED ASPHALT



SEE COVER SHEET FOR PROJECT LEGEND

LOT AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	203,025	4.661
EXISTING BUILDING	54,252	1.245
PROPOSED BUILDING	28,489	0.654
EXISTING ASPHALT	54,688	1.255
PROPOSED ASPHALT	1,224	0.028
TOTAL LANDSCAPING	75,065	1.723
EXISTING PARKING LANDSCAPING	8,344	0.192
EXISTING REMAINING LANDSCAPING	63,064	1.448
PROPOSED LANDSCAPING	3,657	0.084
CONCRETE	17,798	0.409

NOTE:

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

LOT LANDSCAPING AREAS:

	SQ. FT. PROVIDED	CITY REQ'T
PARKING LANDSCAPING	8,344	40 SQ. FT./STALL
		8,120 SQ. FT.
TOTAL LANDSCAPING	75,065	10 %
		20,303 SQ. FT.

NOTES:

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

LOT PARKING REQUIREMENTS:

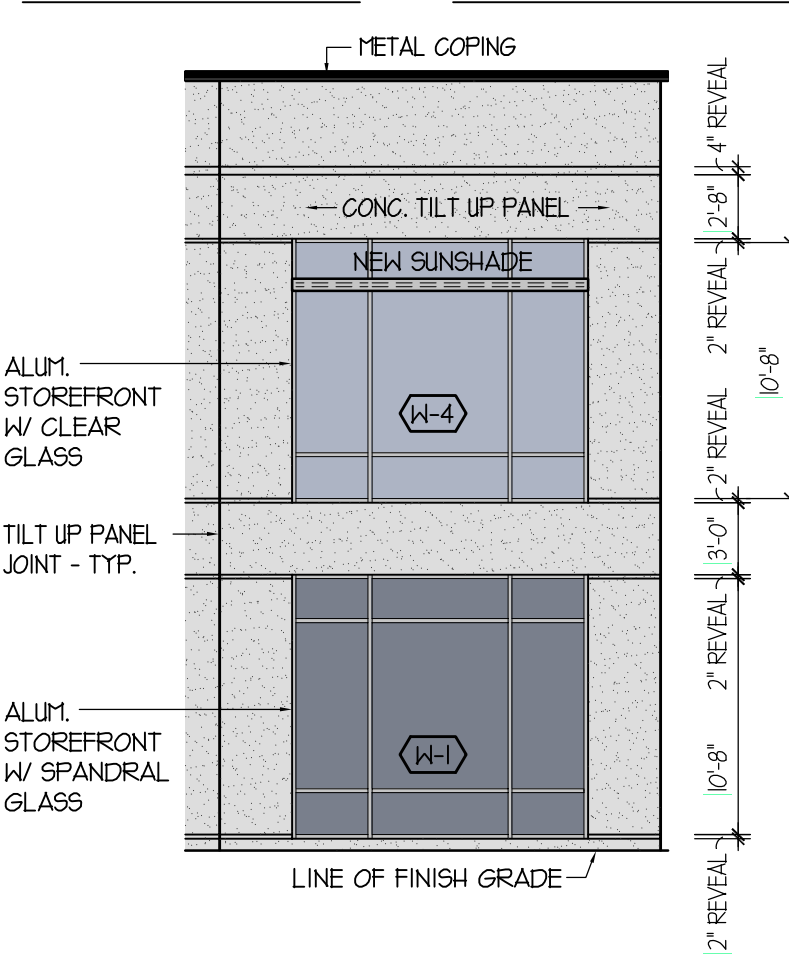
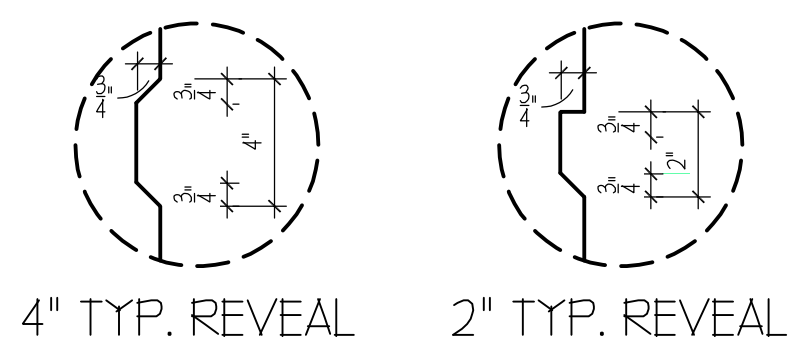
	SQ. FT.	CITY REQ'T
OFFICE	25,893	129 (1/200)
WAREHOUSE	54,228	72 (1/750)
TOTAL REQUIRED	202	
TOTAL PROVIDED	203	
ACCESSIBLE SPACES	7	(7 REQ'D 201 TO 300)
BICYCLE SPACES	16	(16 REQ'D)

NOTE:

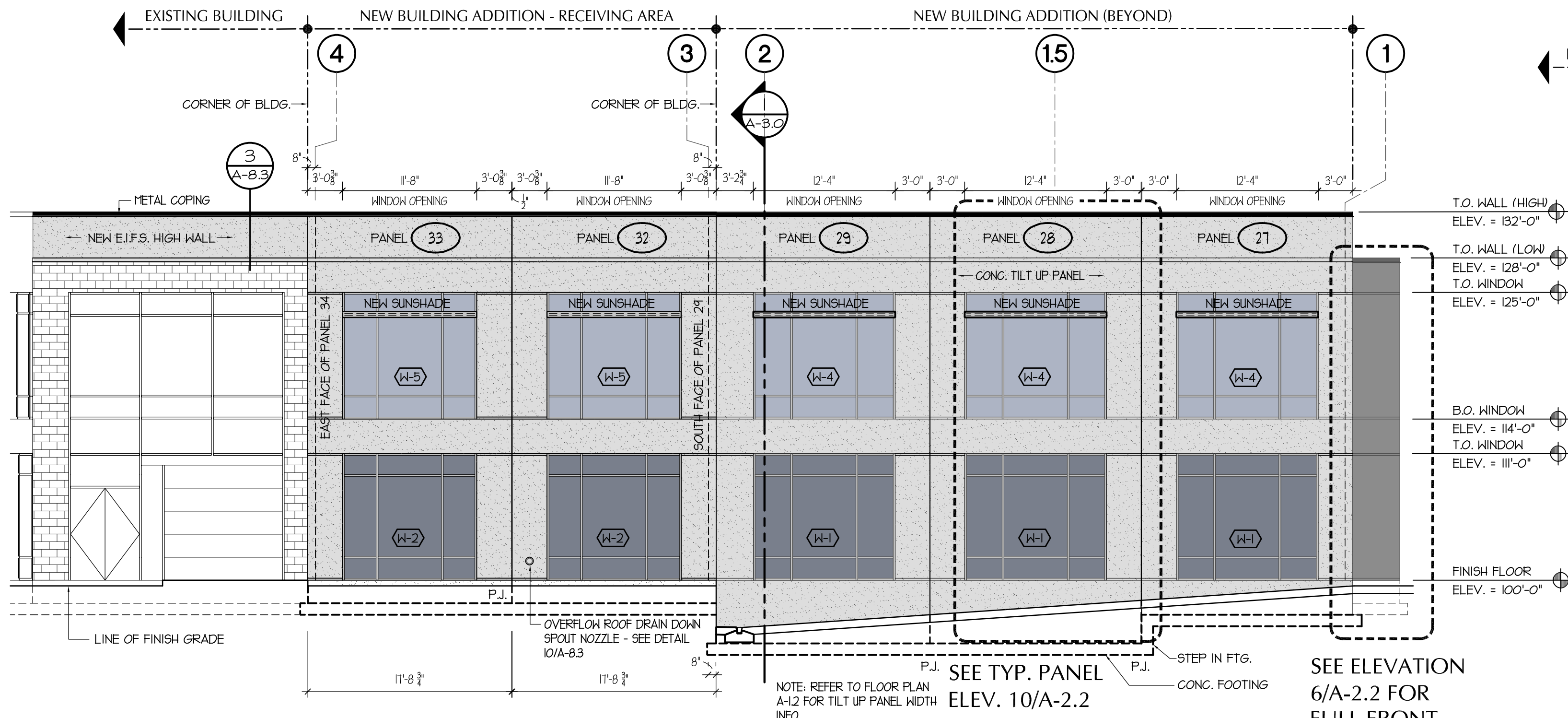
- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
- BICYCLE CALCULATIONS - (203 X 8%) = 16

SITE PLAN NOTES:

- EXISTING CURB & GUTTER.
- PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C4.0.
- MATCH PROPOSED CURB & GUTTER TO EXISTING.
- ALL HANDICAP STALLS AND SIGNS TO BE INSTALLED PER APWA AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 7/C4.0 AND 8/C4.0.
- ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 3/C4.0.
- PROPOSED BIKE RACK. SEE DETAIL 4/C4.0. BIKE RACK TO BE PLACED ON CONCRETE
- SAWCUT EXISTING ASPHALT TO PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT.
- PROPOSED 3' WATERWAY. SEE DETAIL 6/C4.0.
- PROPOSED DOCK WARPED ROLL GUTTER. SEE DETAIL 9/C4.0.
- PROPOSED 6' CONCRETE SIDEWALK PER LINDON CITY STANDARD DETAIL 3. SEE DETAIL SHEET C5.0.
- MATCH PROPOSED SIDEWALK TO EXISTING.
- ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 10/C4.0.

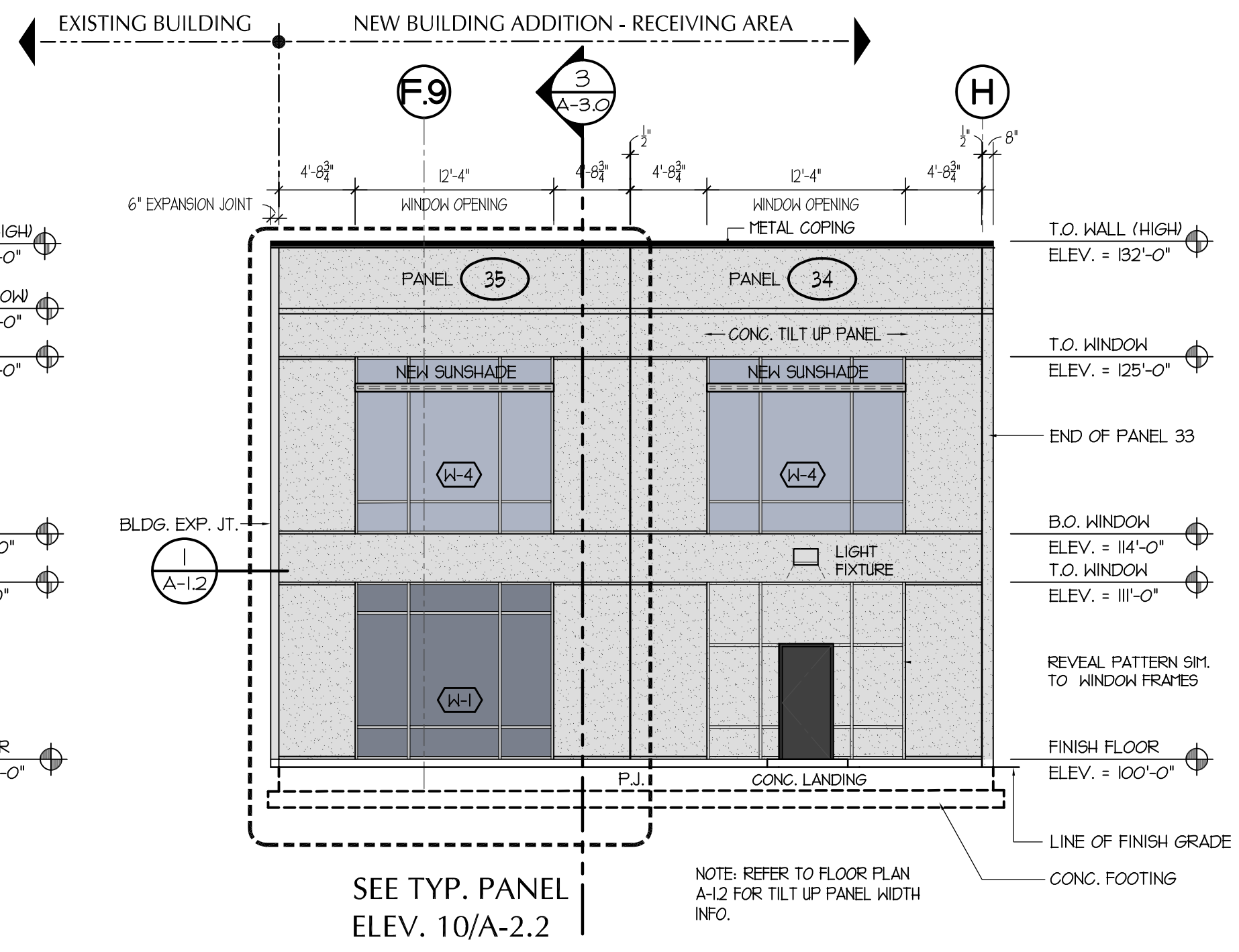


10 TYP. PANEL ELEVATION
SCALE: 1/8" = 1'-0"



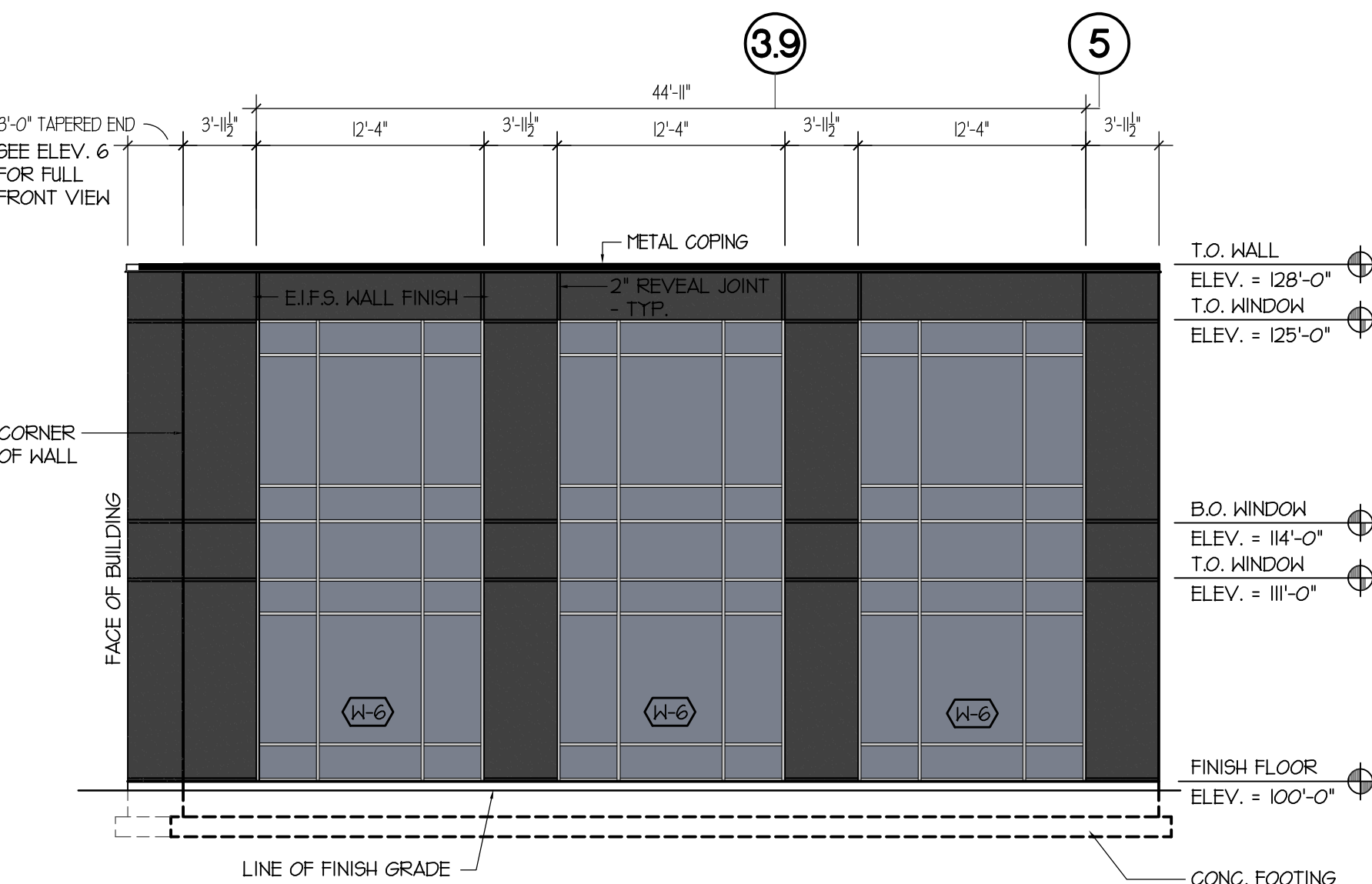
1 EAST EXTERIOR ELEVATION - AREA B
SCALE: 1/8" = 1'-0"

NOTE: P.J. INDICATES CONCRETE TILT UP PANEL JOINT

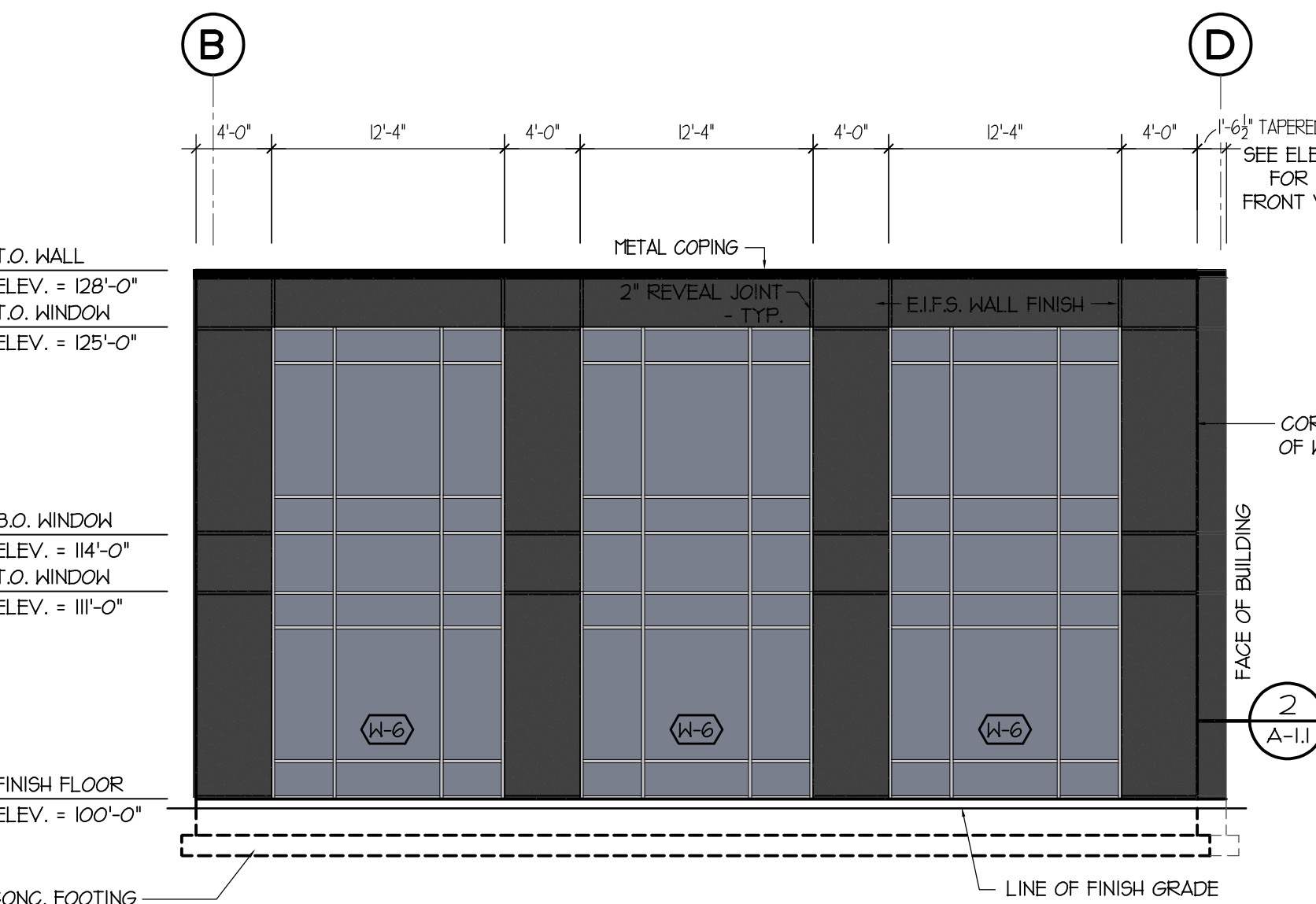


2 SOUTH EXTERIOR ELEVATION - AREA B
SCALE: 1/8" = 1'-0"

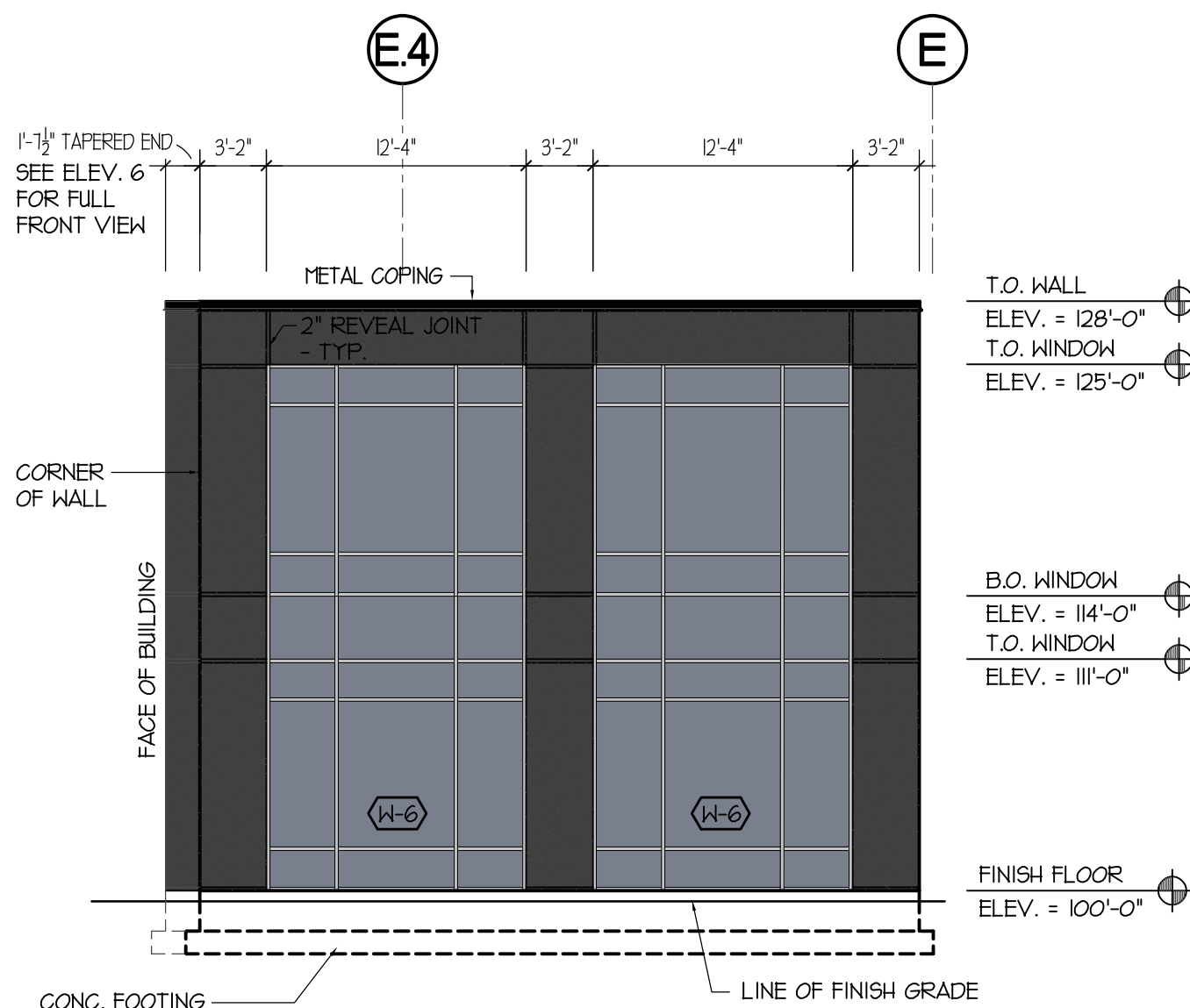
NOTE: P.J. INDICATES CONCRETE TILT UP PANEL JOINT



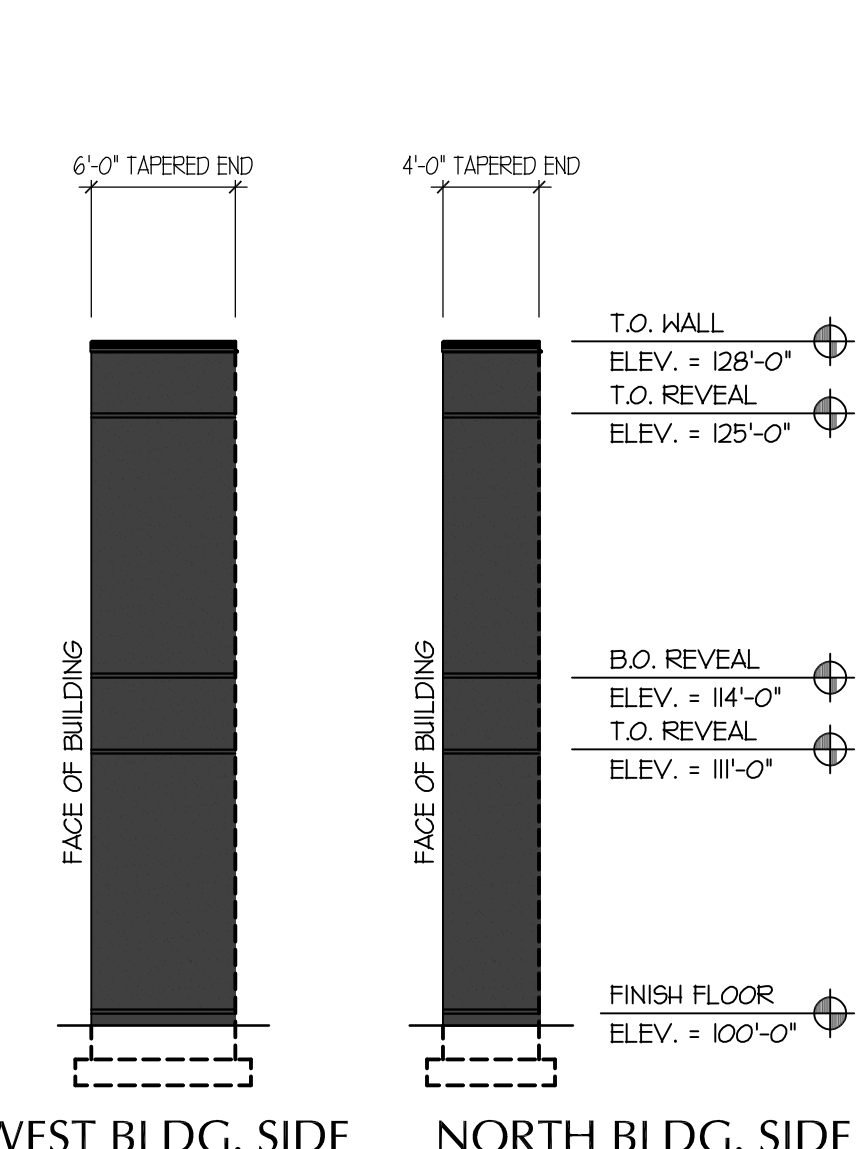
3 BUILDING EXTENSION FULL FRONT VIEW - WEST SIDE - AREA A
SCALE: 1/8" = 1'-0"



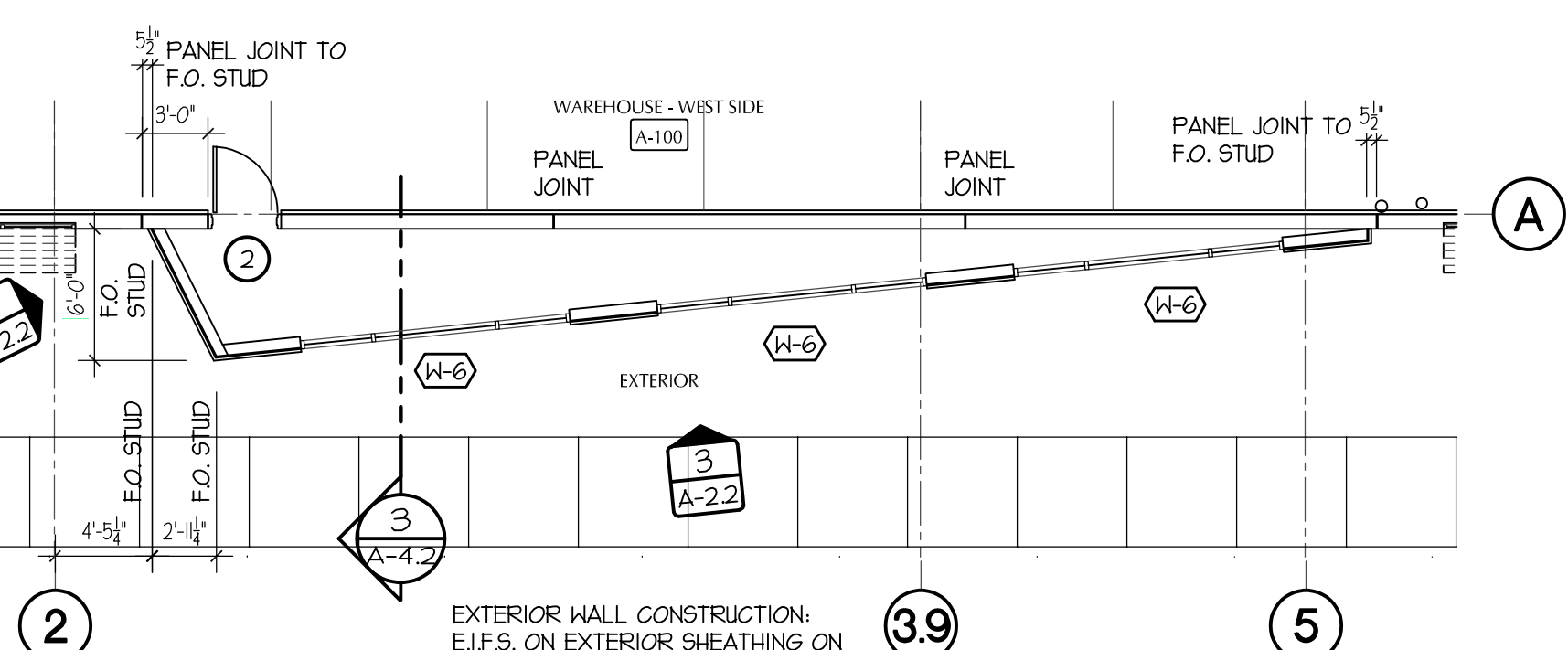
4 BUILDING EXTENSION FULL FRONT VIEW - NORTH SIDE - AREA A
SCALE: 1/8" = 1'-0"



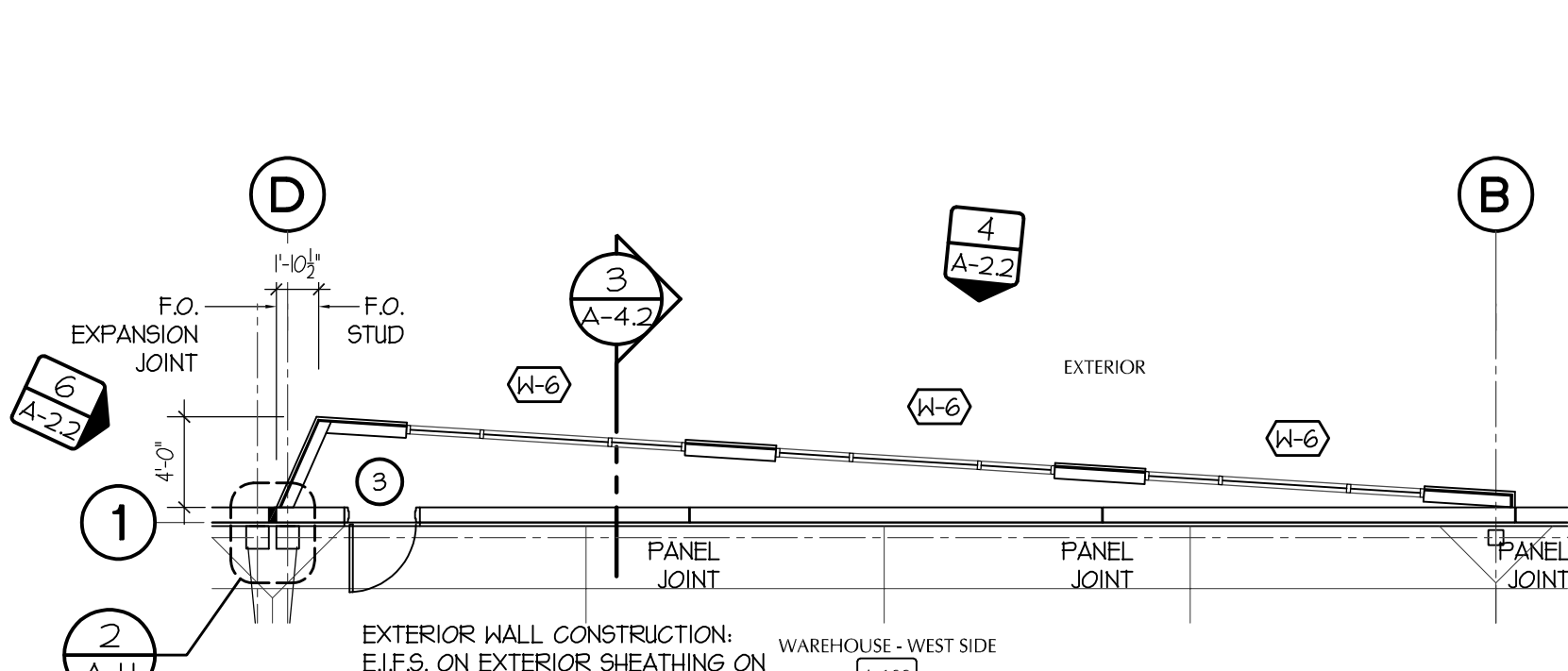
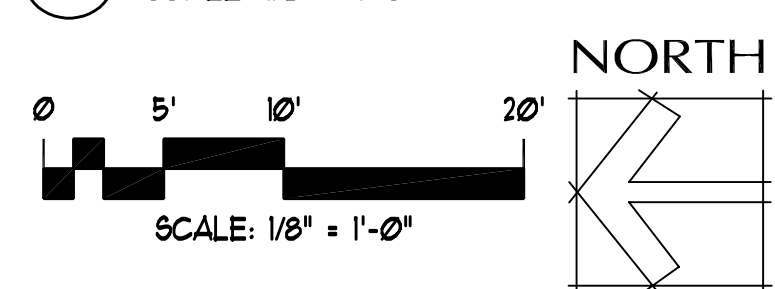
5 BUILDING EXTENSION FULL FRONT VIEW - NORTH SIDE - AREA B
SCALE: 1/8" = 1'-0"



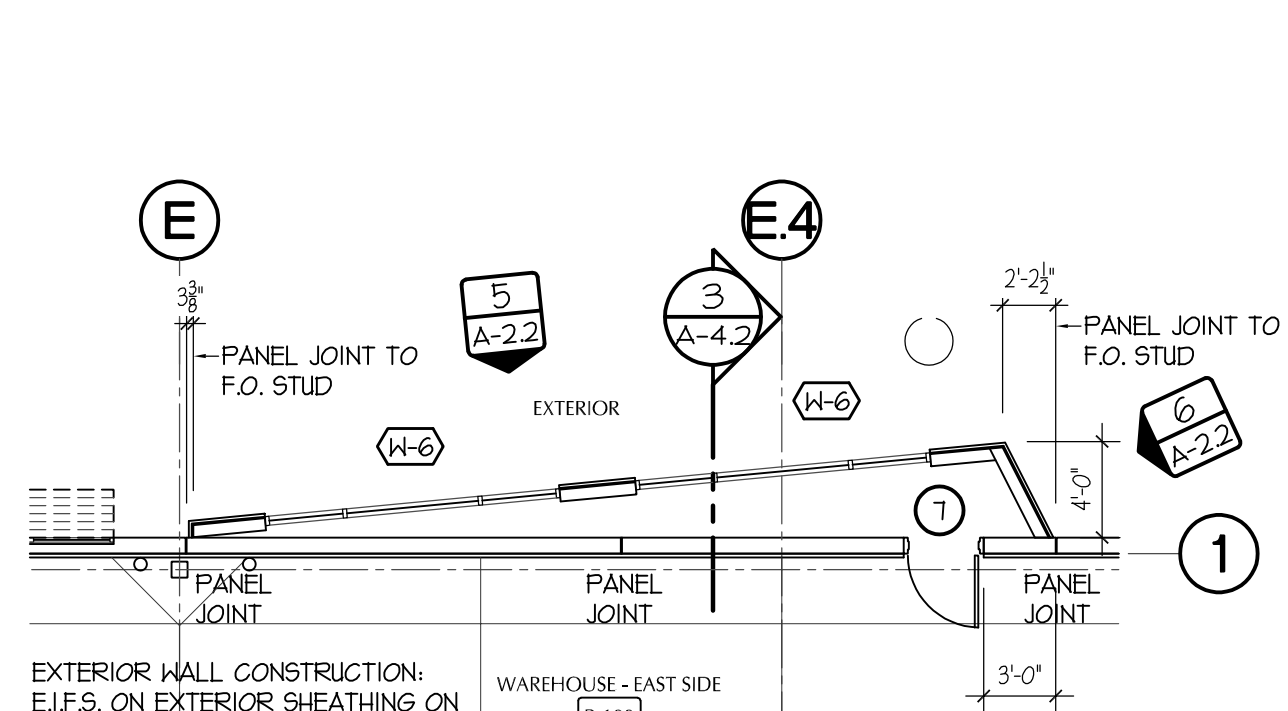
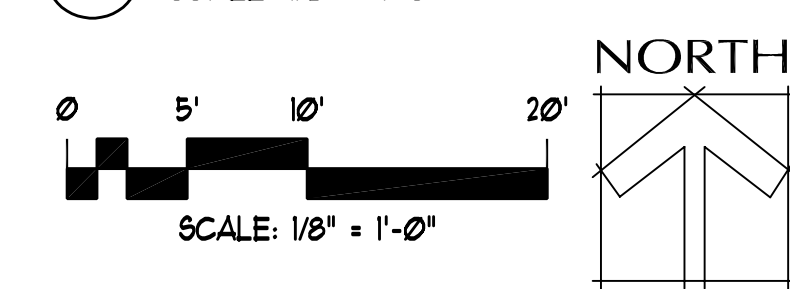
6 BUILDING EXTENSION TYP. SIDE VIEWS
SCALE: 1/8" = 1'-0"



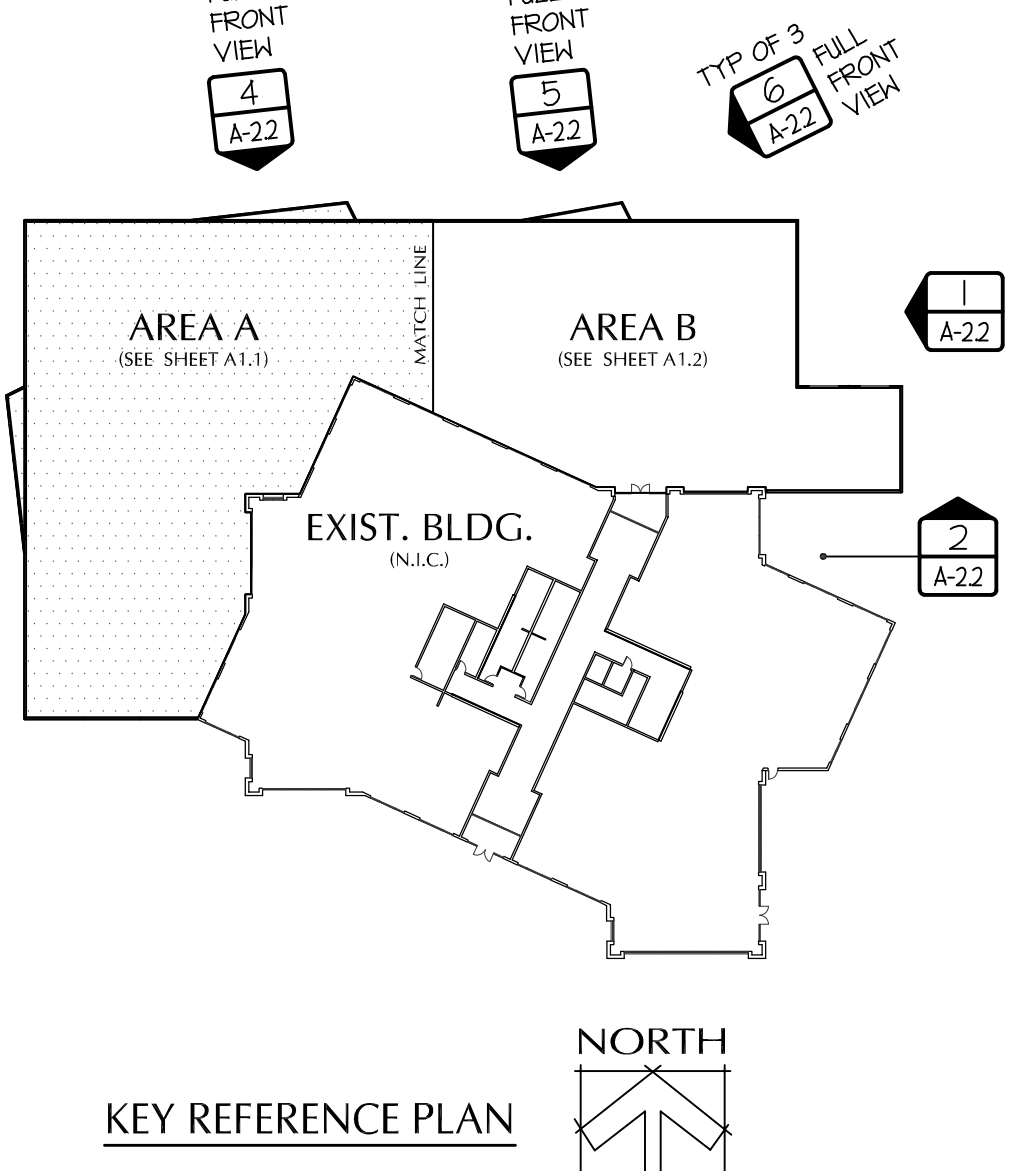
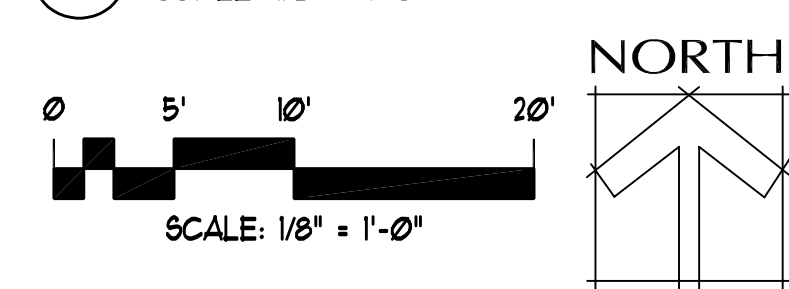
7 PARTIAL FLOOR PLAN - WEST SIDE - AREA A
SCALE: 1/8" = 1'-0"

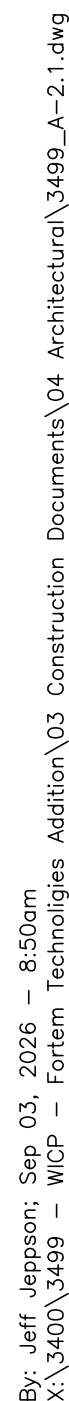


8 PARTIAL FLOOR PLAN - NORTH SIDE - AREA A
SCALE: 1/8" = 1'-0"



9 PARTIAL FLOOR PLAN - NORTH SIDE - AREA B
SCALE: 1/8" = 1'-0"













Item 6 - Ordinance Adoption – Title 17.81 – R-4 Planned Development Overlay Zone

Date: September 29, 2026
Applicant: Sego Homes
Presenting Staff: Michael Florence

Type of Decision: Legislative

Council Action Required: Yes, the Planning Commission is the recommending body on this application.



Overview:

- Sego Homes has filed land use applications with Lindon City for adoption of a new land use ordinance and zoning district to request that residential townhomes to be constructed on the property at 564 W. 550 N. The property is currently zoned General Commercial.
- City staff drafted an ordinance called the R-4 Planned Development Overlay that is similar to the zoning ordinance adopted for the Anderson Farms development.
- The ordinance requires that a development agreement be adopted as part of any proposed development. The development agreement may be reviewed in conjunction with the request for an amendment to the City zoning map or after approval.
- The change of the zoning doesn't happen until the development agreement is adopted. Sego Homes also filed a land use application for a zone change. If the planning commission decides to make a favorable recommendation to the city council on the ordinance adoption and zone map amendment, then the commission has two options for making a recommendation to the city council:
 1. Recommend approval of the zone map amendment contingent upon the adoption of the future development agreement; or
 2. Continue the recommendation of the zone map amendment until the new ordinance is adopted by the city council and then make a recommendation on the zone map amendment in conjunction with the future development agreement.
- As part of the ordinance review, the developer is required to provide a development plan providing a site plan, building renderings, density, parking, buffers, and other development items so the planning commission and city council can make an informed decision on whether to change the zoning of the property and adopt a development agreement.

Motion

I move to recommend to (approve, deny, continue) ordinance amendment 2026-17-O (as presented, or with changes).

General Plan

The General Plan designation for the property is General Commercial.

General Plan Land Use Considerations

GOAL 1: Establish a Clear and Realistic Land Uses Vision to Guide Future Decision-Making.

Policy 1.1: Strike a balance between meeting future growth needs and demands while safeguarding the “Little Bit of Country” sense of place and high quality of life in Lindon.

- a. Implementation Measure: Preserve existing neighborhoods and establish new ones that are aligned with the existing patterns and uses that have been established over time.
- f. Implementation Measure: Accommodate a full range of land uses in Lindon, including a balanced mix of residential, commercial, industrial, and special uses.
- g. Implementation Measure: Continue to evaluate areas for mixed density residential to meet affordability, lifestyle and life cycle targets.
- h. Implementation Measure: Consider a wide mix of residential and mixed use districts to help meet affordability, lifestyle, and life-cycle targets.

Goal 2: Ensure the Lindon Small Town Feeling is Maintained and Enhanced.

Policy 2.2: Preserve and protect established neighborhoods and residential land uses by requiring transitions and buffers between uses.

- b. Implementation Measure: Consider appropriately planned development as a transition between distinctly different uses.
- c. Implementation Measure: Maintain neighborhood stability by ensuring new development is aligned with the existing scale and feel of surrounding residential uses.

Goal 5: Ensure that Land Uses are Compatible and Utilize Adequate Buffers to Enhance Harmony.

Policy 5.1: Provide land use transitions and development buffers between incompatible land uses

- a. Implementation Measure: Limit land use transitions to a single step in density, such as low density to medium density rather than low density to high density.
- b. Implementation Measure: Buffer established residential uses from nearby commercial and adjacent residential uses through the application of transitional land uses and physical barriers such as vegetated screens, walls, fences, and berms.
- c. Implementation Measure: Ensure commercial uses located in close proximity to residential uses do not negatively impact established characteristics and qualities.

Exhibits

1. Development Plan
2. Draft Ordinance



17 September 2026



QUAIL COVE

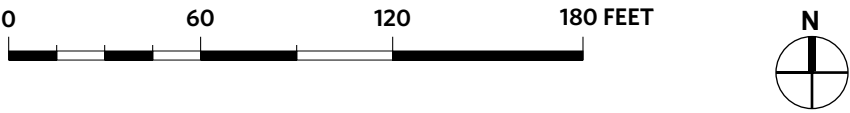
CONCEPTUAL SITE PLANNING AND ARCHITECTURE

Lindon, Utah



SITE PLAN - UNIT TYPES

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026

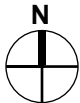




URBAN DESIGN ASSOCIATES

SITE PLAN - ILLUSTRATIVE

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026





AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM WEST

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026



LOW AERIAL VIEW ALONG N 785 W STREET

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026



LOW AERIAL VIEW OF COURTYARD

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026



VIEW FROM SOUTHEAST

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026



VIEW OF PASEO ENTRY FROM W 550 N

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026



VIEW ALONG WEST WALL OF COURTYARD

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026



VIEW ALONG N 785 W STREET

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026



FRONT ELEVATION BUILDING A

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026





URBAN DESIGN ASSOCIATES

FRONT ELEVATION BUILDING B

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026





URBAN DESIGN ASSOCIATES

FRONT ELEVATION BUILDING C

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026





URBAN DESIGN ASSOCIATES

FRONT ELEVATION BUILDING D

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FRONT ELEVATION BUILDING E



URBAN DESIGN ASSOCIATES

FRONT ELEVATION BUILDING F

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URBAN DESIGN ASSOCIATES

FRONT ELEVATION BUILDING G

QUAIL COVE / CONCEPTUAL SITE PLANNING AND ARCHITECTURE / LINDON, UTAH / SEGO HOMES / SEPTEMBER 17, 2026



ORDINANCE NO. 2026-17-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, ADOPTING TITLE 17.81 – R-4 PLANNED DEVELOPMENT OVERLAY AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Sego Homes has filed a Land Use Application with Lindon City and requested the adoption of a new zoning Code 17.81 – R-4 Planned Development Zone to allow a new townhome development project; and

WHEREAS, the proposed ordinance is consistent with the goal of the General Plan to consider a wide mix of residential and mixed use districts to help meet affordability, lifestyle, and life-cycle targets; and

WHEREAS, the proposed ordinance is consistent with the goal of the General Plan to continue to evaluate areas for mixed density residential to meet affordability, lifestyle and life cycle targets; and

WHEREAS, the Lindon City Planning Commission and City Council have reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation; and

WHEREAS, on September 28, 2026, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

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

WHEREAS, the City Council held a public hearing on _____, to consider the recommendation and the City 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: Amendment. Amend Lindon City Code Section 17.46 as follows:

Chapter 17.81

R-4 Planned Development Overlay

Sections:

17.81.010	<u>PURPOSE AND INTENT.</u>
17.81.020	<u>APPLICABILITY.</u>
17.81.030	<u>DEVELOPMENT AGREEMENT REQUIRED.</u>
17.81.040	<u>DEVELOPMENT PLAN.</u>
17.81.050	<u>DEVELOPMENT AND DESIGN STANDARDS.</u>
17.81.060	<u>PERMITTED AND CONDITIONAL USES.</u>
17.81.070	<u>DENSITY.</u>
17.81.080	<u>ACREAGE REQUIREMENT.</u>
17.81.090	<u>DEVELOPMENT STANDARDS.</u>
17.81.100	<u>BUFFERING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES.</u>
17.81.110	<u>AMENDMENTS OR MODIFICATIONS OF PD ZONE.</u>
17.81.120	<u>R-2 OVERLAYS EXCLUDED.</u>
17.81.130	<u>DEVELOPER RESPONSIBILITY.</u>

17.81.010 PURPOSE AND INTENT.

The purpose of the R-4 Planned Development Overlay Zone (R-4 PD) is to encourage efficient use of land and resources and to provide flexibility in the City's zoning in order to allow for unique, innovative, and well-planned developments not otherwise provided for under one of the City's other existing residential zoning classifications. The R-4 PD Zone is not intended for use in situations where a proposed development is feasible under one of the City's other zoning classifications or in situations where the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones.

The provisions contained herein are intended to accomplish the following purposes and goals:

1. To encourage and promote more detailed and specific planning and analysis for certain areas of the City.
2. To develop a sense of community within a development and to ensure compatibility with surrounding areas while providing opportunity to create reasonable buffers and transitions between different zones.
3. To establish provisions and regulations which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage efficient and creative development.
4. To provide options in zoning and allow for development incorporating residential densities higher than typical low and medium development, as identified in the Lindon City General Plan, and to achieve a higher quality development while ensuring performance standards are implemented within the zone. Examples of this type of situation may include the following:
 - a. Where the setbacks, building height limits, or other standards of an existing zone are not as necessary for the protection of neighboring properties or the general welfare of the

City because of the proximity of a parcel of property to commercial zone or industrial zones, or major transportation corridors; and

- b. Providing residential buffer between commercial and low density residential; and
- c. Where additional setbacks, or other adjustments to buffers and boundaries between zones may be appropriate to protect neighboring properties from uses to be applied on a parcel of property.

17.81.020 APPLICABILITY

This section identifies, with the map below, where the R-4 PD zone is established and is consistent with the Lindon City Zoning Map. The R-4 PD zone may only be applied to lots or parcels after application and approval of an amendment to the ordinance codified in this chapter and a zone map amendment by the city council after a recommendation from the planning commission. The Zoning map shall be amended to reflect the location and boundaries of the R-4 PD Zone.

Property within the R-4 PD Zone shall be developed pursuant to the requirements and conditions of an adopted development agreement addressing the requirements of Section 17.81.030.



17.81.030 DEVELOPMENT AGREEMENT REQUIRED.

An applicant and the City shall enter into a development agreement that sets forth development requirements of the project. The development agreement may be reviewed in conjunction with the request for an amendment to the City zoning map or after approval. However, the zoning will not be amended on the Lindon City zoning map until after approval of the development agreement. The development requirements shall include, but not limited to, exhibits that include the site plan, landscape and open space

designs, building renderings, street dedication and design, lot size and setbacks, and utility plans. The development agreement shall be recorded with the Utah County Recorder's office, and will be attached to the title of each lot or parcel within the zone to inform future or prospective property buyers of the requirements of developing the property under the R-4 PD Zone designation. The development agreement may only be renegotiated or amended through an application to the City to amend the development agreement.

17.81.040 DEVELOPMENT PLAN.

A development plan shall be submitted with the application to create the R-4 PD Zone or development agreement. The development plan shall, at a minimum, include the following:

1. A design in sufficient detail as to identify the intended land uses and standards that would apply in the zone;
2. A topographic map of both the subject property and adjacent property within fifty (50) feet of all property lines;
3. A tabulation of the total land area and the percentage thereof designated for various proposed uses;
4. The number of residential units per acre and a proposed layout of anticipated lots, if applicable;
5. Identify access and availability of necessary utilities and services, and indicate any major infrastructure improvements that may be necessary;
6. A general circulation plan indicating both public and private vehicular and pedestrian ways;
7. A layout of all parking areas, amenities, open spaces, landscaped areas and drive accesses;
8. Building architectural renderings, orientation, exterior materials, and heights of all buildings;
9. Proposed buffering and transitioning treatments between uses both within the R-4 PD Zone and with existing uses adjoining the R-4 PD Zone;
10. A preliminary title report;
11. Preliminary grading and utility plans;
12. Statements indicating the future form of ownership (e.g., sole owner, condominiums, etc.) and responsibility for maintenance of the project areas such as streets, structures and open spaces; and
13. Locations of any critical lands; and

17.81.050 DEVELOPMENT AND DESIGN STANDARDS.

Unless expressly modified in the development agreement approved in conjunction with the related R-4 PD Zone, or unless otherwise modified in this Chapter, the development/design standards and regulations for a given use within the R-4 PD Zone shall be the same standards and regulations for the underlying zone as set forth in Title [17](#) of the Lindon City Code and in the City's Land Development Policies, Standard Specifications and Drawings Manual.

17.81.060 PERMITTED AND CONDITIONAL USES.

Permitted and conditional uses within a R-4 PD Zone shall be the respective uses designated as permitted and conditional uses expressly allowed in the development agreement approved in conjunction with the R-4 PD Zone.

17.81.070 DENSITY.

The proposed density shall be identified in the zone map amendment application, development plan, and development agreement.

17.81.080 ACREAGE REQUIREMENT.

The minimum size requirement for any project applying for a PD Zone shall be no less than one (1) acre.

17.81.090 DEVELOPMENT STANDARDS.

Setbacks, building height, open space percentages, landscaping, buffering, and architectural design and materials requirements for residential uses within a R-4 PD Zone shall be established by the development agreement approved in conjunction with the related R-4 PD Zone.

17.81.100 BUFFERING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES.

Any phase or plat of a planned development within a R-4 PD Zone which locates residential uses next to non-residential uses or single-family uses, shall provide a buffer between the residential and the non-residential uses to minimize the impact of such uses on one another within the R-4 PD Zone and to reduce the impact of the R-4 PD Zone on existing uses on adjoining properties. Specific requirements such as a masonry wall, increased landscaping, or equivalent buffer to minimize the impact of the R-4 PD Zone on existing uses may be imposed in the development agreement approved in conjunction with the related R-4 PD Zone.

In addition, higher density developments shall provide a density transition from low and medium density to higher density as approved in the development agreement.

17.81.110 AMENDMENTS OR MODIFICATIONS OF R-4 PD ZONE.

An established R-4 PD Zone, including the required development agreement, may only be amended or modified pursuant to a formal application to amend. Such applications shall be submitted and processed using the procedures established by Lindon City for an ordinance amendment application.

17.81.120 R-2 OVERLAYS EXCLUDED.

As the stated purpose of the PD Zone is to provide opportunities for higher density developments than are otherwise allowed in Lindon, and whereas it is not the City's intent to further increase the higher density allowed under the PD Zone through the provisions of the R-2 overlay zone, the use of the R-2 overlay zone is expressly excluded and disallowed within the PD Zone.

17.81.130 DEVELOPER RESPONSIBILITY.

The provisions and standards provided within this Chapter are adopted with the sole intent to benefit the general population of Lindon City by allowing certain modifications and exceptions to standard zoning requirements in order to encourage high-quality developments within unique areas of the City. Therefore, it is the responsibility of an applicant to present a development project to the Planning Commission and City Council and demonstrate that a requested R-4 PD Zone is warranted and that the proposed planned development will further the purposes and intent of this Chapter and the Lindon City General Plan.

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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this
_____ day of _____, 2026.

Carolyn O. Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

Item 7 - Zone Map Amendment – R-4 Planned Development Overlay Zone

Date: September 29, 2026
Applicant: Sego Homes
Presenting Staff: Michael Florence

Type of Decision: Legislative

Council Action Required: Yes, the Planning Commission is the recommending body on this application.



Overview:

- Sego Homes has filed land use applications with Lindon City for adoption of a new land use ordinance and zoning district to allow for residential townhomes to be constructed on the property at 564 W. 550 N. The property is currently zoned General Commercial.
- The developer is proposing 25 townhome units at a density of 17 units per acre.
- The developer presented a concept plan to the planning commission and city council in April and May of this year. At that time, the project consisted of 34 townhomes at a density of 23 units per acre. Both the planning commission and city council had concerns with the previous proposal about density, changing from a commercial zone, and parking.
 - [Planning Commission Meeting Minutes for Concept Plan](#) (Starts on Page 3)
 - [City Council Meeting Minutes for Concept Plan](#) (Starts on Page 10)
- All units have two-car garages and parking on the driveway except for two units. There are 4 off-street visitor parking stalls. For Tilia Court and Song Bird Cove, the city required guest parking at .5 stalls per unit.
- Buildings range in height from 2-3 stories.
- The proposed R-4 Planned Development Overlay requires that the developer work with the city on adopting a development agreement. The development agreement would be specific to building design, site plan, parking, building heights, setbacks, open space, and buffering.
- The change of the zoning doesn't happen until the development agreement is adopted. Sego Homes also filed a land use application for a zone change. If the planning commission decides to make a favorable recommendation to the city council on the ordinance adoption and zone map amendment, then the commission has two options for making a recommendation to the city council:
 - Recommend approval of the zone map amendment contingent upon the adoption of the future development agreement; or
 - Continue the recommendation of the zone map amendment until the new ordinance is adopted by the City Council and then make a recommendation on the zone map amendment in conjunction with the future development agreement.
- The current general plan designation of the property is General Commercial. The Density range under the general plan that the proposed development would fall under is Residential High

Direction	Zoning/General Plan Designation	Use
North	GC/GC	Walmart
South	R1-20/Low Density	Single-Family
East	CG-A/GC	Commercial Uses
West	GC/GC	Walmart

Motion

I move to recommend to (approve, deny, continue) zone map amendment ordinance 2026-18-O (as presented, or with changes).

General Plan

GOAL 1: Establish a Clear and Realistic Land Uses Vision to Guide Future Decision-Making.

Policy 1.1: Strike a balance between meeting future growth needs and demands while safeguarding the “Little Bit of Country” sense of place and high quality of life in Lindon.

- a. Implementation Measure: Preserve existing neighborhoods and establish new ones that are aligned with the existing patterns and uses that have been established over time.
- f. Implementation Measure: Accommodate a full range of land uses in Lindon, including a balanced mix of residential, commercial, industrial, and special uses.
- g. Implementation Measure: Continue to evaluate areas for mixed density residential to meet affordability, lifestyle and life cycle targets.
- h. Implementation Measure: Consider a wide mix of residential and mixed use districts to help meet affordability, lifestyle, and life-cycle targets.

Goal 2: Ensure the Lindon Small Town Feeling is Maintained and Enhanced.

Policy 2.2: Preserve and protect established neighborhoods and residential land uses by requiring transitions and buffers between uses.

- b. Implementation Measure: Consider appropriately planned development as a transition between distinctly different uses.
- c. Implementation Measure: Maintain neighborhood stability by ensuring new development is aligned with the existing scale and feel of surrounding residential uses.

Goal 5: Ensure that Land Uses are Compatible and Utilize Adequate Buffers to Enhance Harmony.

Policy 5.1: Provide land use transitions and development buffers between incompatible land uses

- a. Implementation Measure: Limit land use transitions to a single step in density, such as low density to medium density rather than low density to high density.
- b. Implementation Measure: Buffer established residential uses from nearby commercial and adjacent residential uses through the application of transitional land uses and physical barriers such as vegetated screens, walls, fences, and berms.
- c. Implementation Measure: Ensure commercial uses located in close proximity to residential uses do not negatively impact established characteristics and qualities.

Exhibits

1. Draft Ordinance

ORDINANCE NO. 2026-18-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM GENERAL COMMERCIAL TO R-4 PLANNED DEVELOPMENT ZONE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on August 13, 2026, a land use application was submitted to Lindon City to amend the Lindon City Zoning Map from General Commercial to R-4 Planned Development Zone for parcel 45:371:0006; and

WHEREAS, on September 28, 2026, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed rezone, and recommended that the City Council adopt the zone map amendment as adopted in this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to consider a wide mix of residential and mixed use districts to help meet affordability, lifestyle, and life-cycle targets; and ; and

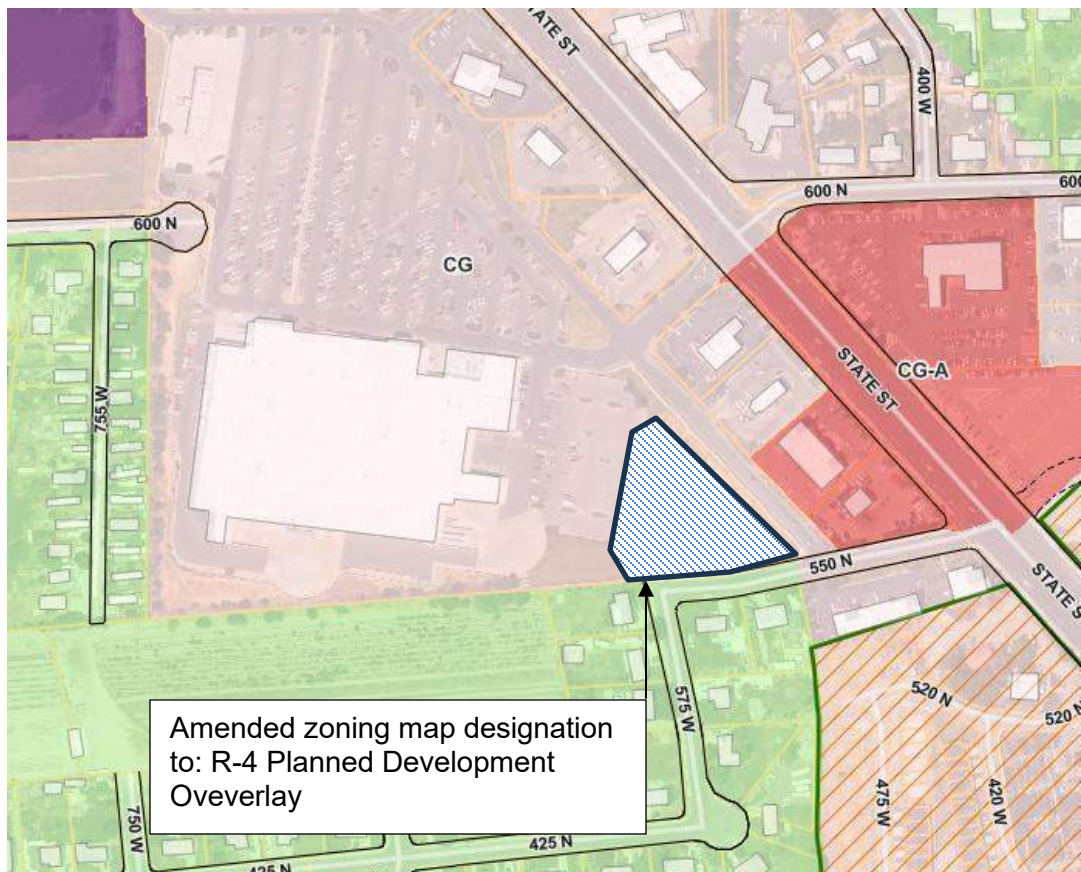
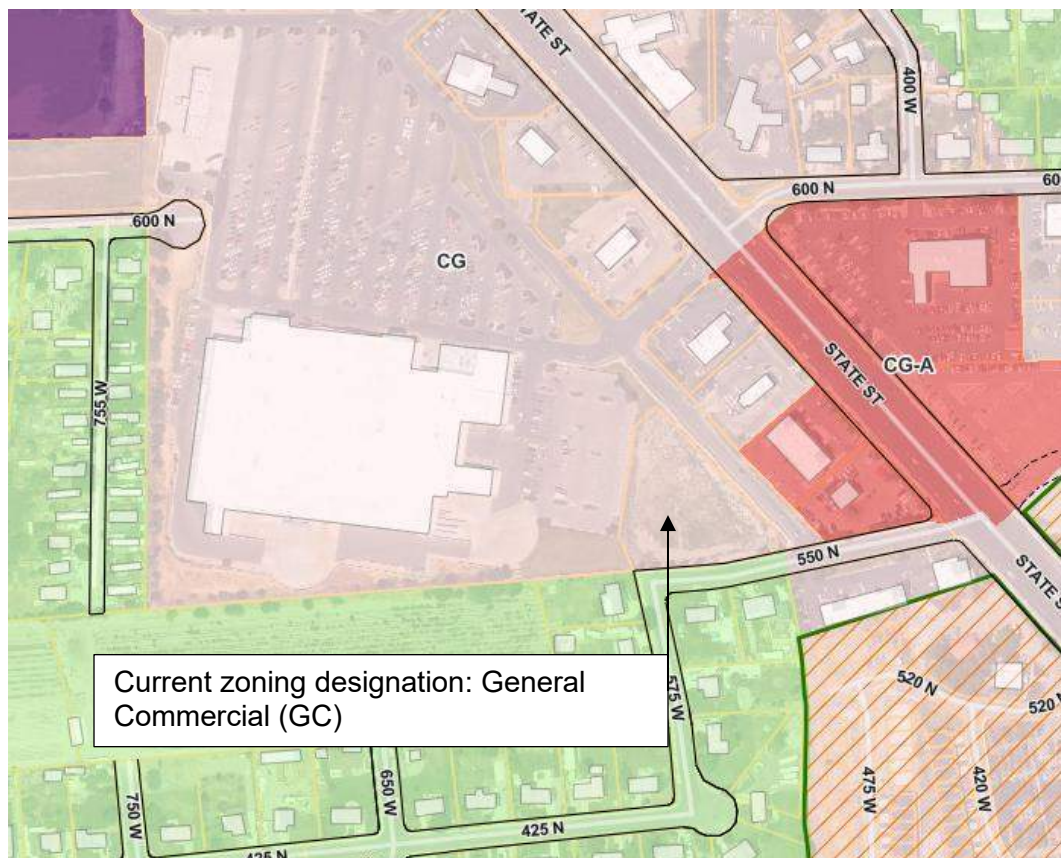
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to to evaluate areas for mixed density residential to meet affordability, lifestyle and life cycle targets; and

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

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

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

Parcel ID	Property Owner	Address
45:371:0006	SKIP DUNN INVESTMENT LC	564 W. 550 N.





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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day
of _____, 2026.

Carolyn O. Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

Item 8 - Ordinance Amendment – Title 17.08 – Planning Commission

Date: September 29, 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 to (approve, deny, continue) ordinance amendment 2026-19-O (as presented, or with changes).

Overview:

- During the 2026 Legislative Session, the Utah Legislature Passed SB 284.
- SB 284 requires that cities update their zoning codes related to the planning commissioner appointment, vacancies, removal, and conflicts of interest.
- Lindon City is also providing some “clean-up” language for consistent reading of the ordinance.

Exhibits

1. Draft Ordinance

ORDINANCE NO. 2026-19-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.08 - PLANNING COMMISSION AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the during the 2026 Legislative Session the Utah Legislature pass Senate Bill 284 which requires municipalities to amend their ordinances regarding the planning commissioner appointment, removal, vacancies, and conflicts of interest; and

WHEREAS, the Lindon City Planning Commission and City Council have reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation; and

WHEREAS, on September 28, 2026, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

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

WHEREAS, the City Council held a public hearing on _____, to consider the recommendation and the City 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: Amendment. Amend Lindon City Code Section 17.46 as follows:

Chapter 17.08 PLANNING COMMISSION

Sections:

<u>17.08.005</u>	<u>Purpose.</u>
<u>17.08.010</u>	<u>Membership–Appointment.</u>
<u>17.08.020</u>	<u>Term of office.</u>
<u>17.08.030</u>	<u>Compensation.</u>
<u>17.08.040</u>	<u>Vacancies and Removal.</u>
<u>17.08.050</u>	<u>Policies and Procedures.</u>
<u>17.08.055</u>	<u>Electronic Meeting Policy of the Planning Commission.</u>
<u>17.08.060</u>	<u>Employment of Experts and Staff.</u>
17.08.070	Adoption of Rules and Regulations.
<u>17.08.080 .070</u>	<u>Powers and Duties of Planning Commission.</u>
17.08.090	Repealed.

17.08.005 Purpose.

The Planning Commission is established as the land use authority for specifically identified items and shall also make land use ~~and development~~ recommendations to the Mayor and the City Council as set forth in this Code. This does not include policy making powers of the City that remain under the control of elected officials. The Planning Commission shall see that proposed developments conform to the codes and provision required within the City. The Lindon City Planning Commission is formed pursuant to the Utah State Code. (Ord. 2008-11, amended, 2008)

17.08.010 Membership–Appointment.

1. The planning commission shall consist of seven (7) members, each to be appointed by the Mayor, with the advice and consent of the City Council. Members of the Planning Commission shall be residents and owners of real property within the jurisdiction. No member of the City Council, ~~Board of Adjustment, and no~~ or City employee shall be a member of the Planning Commission.
2. Appointment of an Alternate. When deemed necessary, the Mayor, with the advice and consent of the City Council, may appoint one alternate Planning Commission member to sit on the Planning Commission as a voting member. The Alternate Planning Commission member may participate in all regularly scheduled meetings and activities, however, may only participate as a voting member in the absence of one of the seven regularly appointed members. (Ord. 2008-11, amended, 2008; Ord. 2008-11, amended, 2008; Ord. 2002-24, adopted, 2002)

17.08.020 Term of office.

1. The terms of the appointed members of the planning commission shall be three (3) years, or until their respective successors shall have been appointed, except that the terms of appointment shall be such that the terms of two (2) or three (3) members shall expire each year. Planning Commission members may serve multiple terms as appointed by the Mayor and City Council. Any member or alternate member of the Planning Commission relocating their primary residence

outside the limits of the City shall resign their appointment within 30 days prior to their relocation, if possible.

2. The planning commission existing at the time of passage of the ordinance codified in this chapter shall continue to serve, and the terms of its members shall be fixed by the governing body in such a manner as to comply with the above provisions for staggering terms of service. (Ord. 2008-11, amended, 2008; Ord. 111 §1, amended, 1985; Prior code §12-102-1(B); Ord. 2000-6, amended, 2000)

17.08.030 Compensation.

The members of the Planning Commission may receive a stipend as established by the Lindon City Council. In addition, the City Council shall provide for the reimbursement of the members of the Planning Commission for actual expenses incurred, upon presentation of proper receipts and vouchers. (Ord. 2008-11, amended, 2008; Ord. 111 §1, amended, 1985; Prior code §12-102-1(C); Ord. 2000-6, amended, 2000)

17.08.040 Vacancies and Removal.

Vacancies of appointed members occurring otherwise than through the expiration of terms shall be filled for the remainder of the unexpired term by ~~appointment of the governing body~~ appointment from the Mayor, with the advice and consent of the City Council.

The ~~governing body~~ City Council, as specified in Utah Code 10-3b-301 or as amended and subject to any delegation of authority under Utah Code 10-3b-303(1), shall have the right to remove any member of the Planning Commission, ~~by a majority vote, for misconduct and may remove any member~~ for the following causes:

1. ~~Nonperformance~~ of duty. Un-excused absences from two (2) consecutive regular meetings of the Planning Commission may be considered by the governing body as nonperformance of duty. Un-excused would consist of no prior notice to planning staff or other commissioner(s) of the absence. (Ord. 2008-11, amended, 2008; Ord. 111 §1, amended, 1985; Prior code §12-102-1(D); Ord. 2000-6, amended, 2000)
2. Using public funds for a political purpose under Utah Code Annotated Title 20A, Chapter 11, Part 12, Political Activities of Public Entities Act, or as amended;
3. Violating a provision of Utah Code Annotated Title 10, Chapter 3, Part 13, Municipal Officer's and Employee's Ethics Act, or as amended; and
4. Acting with the intent to influence a land use decision or an appeal of a pending land use application in a manner that creates actual impermissible bias or an unacceptable risk of impermissible bias in the planning commission member's administrative or quasi-judicial duties.

A planning commission member deliberating about a specific pending land use application in a planning commission meeting with municipal staff, an elected official, or the land use applicant is not cause for removing a planning commission member from the planning commission.

17.08.050 Policies and Procedures.

The Planning Commission shall adhere to the following policies and procedures in administration of the commission duties and governance of their meetings.

1. Organization.

- a. Quorum – A quorum of at least four Planning Commission members must be present to hold a meeting and conduct business according to a legally prepared and posted agenda.
- b. Chair~~man~~ and Vice Chair~~man~~— The annual election of the Chair~~man~~ and Vice Chair~~man~~ shall take place once each year. Nominations for each office shall be received from the voting Commission members. The Chair~~man~~ and Vice Chair~~man~~ shall serve for a term of one year. In the event of absence or disability of the Chair~~man~~, the Vice Chair~~man~~ shall preside. In the absence of both, the members shall appoint a Chair~~man~~ for the meeting. The Vice Chair~~man~~ shall succeed the Chair~~man~~ for the period of the unexpired term if he or she vacates office before the term is completed. A new Vice Chair~~man~~ shall be elected at the next regular meeting.

2. Agenda Preparation. The ~~Planning Director~~ Community Development Director or appointed designee shall prepare the Planning Commission agenda and deliver the agenda and other reports, materials and communications pertaining to the agenda to all necessary parties prior to the meeting. The Planning Commission may not act on or make any final decision regarding an item that is not on the agenda. The Director or appointed designee shall also provide all required noticing and prepare all reports and gather such information as may be necessary for the Planning Commission to conduct its business.

3. Meetings. The Planning Commission shall give notice at least once each year of its meeting schedule for all regular meetings. Public notice of all meetings shall be provided in accordance with Utah Code and all applicable Lindon City codes.
- a. Meeting Procedures. All Planning Commission meetings shall be conducted in accordance with the required procedures contained in the Utah Code.
 - b. Public Comment. There shall be on every agenda of the Planning Commission an item entitled “public comment”. The public comment portion of the meeting shall be limited to the public speaking to the commission on any item not on the agenda. Members of the public shall be free to express any idea, question, or view point without limitation except for time and the manner of the presentation
 - i. Individual Members of the Public. Shall be limited to the time allowed by the Chair~~man~~. The Chair~~man~~ shall ensure that the public comment is civil and orderly. The Chair~~man~~ shall use his/her best efforts to allow the free expression of the public and keep the meeting in order. Planning Commissioners and staff should not interrupt, argue with, or otherwise interfere with any comment by a member of the public. The Planning Commissioners and staff may ask clarifying questions of the member of the public making a presentation, and other members of the public may comment at the discretion and recognition by the Chair~~man~~.

- ii. Public Participation in the Meeting. Other than at a required public hearing and the public comment portion of the meeting, members of the public shall not be allowed to participate in the meeting unless they are on the agenda or requested to present to the Planning Commission by the Chair~~man~~ or a member of the commission. At the discretion of the Chair~~man~~, the public may participate when recognized by the Chair~~man~~.
 - iii. Planning Commissioner Participation. At regular meetings of the Planning Commission, members shall speak in vigorous debate and discussion without interrupting others who are speaking. Any meeting designated as a work meeting shall be more informal and Planning Commissioners may freely participate as long as proper decorum is maintained. Planning Commissioners shall conduct themselves at all times with decorum and respect and shall refrain from making any disparaging remarks concerning any other member of the governing body or the public.
 - iv. Chairing the Meeting. The Chair~~man~~ shall preside over all meetings and hearings of the Commission and shall execute all official documents and letters on behalf of the Commission. The Chair~~man~~ shall pace the meeting so that all items on the agenda can be addressed and either concluded or continued. The Chair~~man~~ shall use his/her best efforts to preserve order and see that members of the commission and the public are treated at all times with respect.
 - v. Meeting Adjournment. Meetings of the Planning Commission, as a goal, shall be scheduled to end at a reasonable hour and the Chair~~man~~ and commissioners shall use their best efforts to conclude the meeting in a timely manner. The meetings of the Planning Commission shall not be adjourned until either all items listed on the agenda have been acted upon or a motion to adjourn is made and approved by a majority of the Planning Commission.
4. Voting and Conflicts of Interest. A quorum of Commission members must be present and vote in a public meeting for the Commission to make a decision. Any agenda item must receive four affirmative votes for approval or recommendation to the City Council for approval. Failure to vote by a member shall be counted as an abstention. All votes will be cast verbally. All official Commission members will vote except those who have abstained.

A Commission member shall abstain only if he or she has a possible conflict of interest. A Commissioner who has a personal interest or investment that creates a conflict between the Commissioner's personal interests and the Commissioner's public duties shall disclose the conflict in the manner described in Utah Code Section 10-3-1306, or as amended. If the Commissioner(s) suspects that they may have a conflict of interest ~~which would affect their employment or financial interests~~ concerning any matter to be reviewed by the Planning Commission, they shall consult with the City Attorney prior to the scheduled review for advice regarding the appropriate action to be taken or shall declare the conflict on the record and should recuse themselves from the meeting and not participate in the discussion or voting on the matter. If the Commissioner(s) first suspects such a conflict of interest during the meeting in which the

matter is being reviewed, they shall declare the conflict on the record and should recuse themselves from the meeting and not participate in the discussion or voting on the matter.

17.08.055 Electronic Meeting Policy of the Planning Commission.

1. The Lindon City planning commission may conduct electronic meetings where one (1) or more of its members participates by means of a telephonic or telecommunications conference pursuant to Section [52-4-207](#) of the Utah Code Annotated as may be amended. The following procedures shall be followed for an electronic meeting of the planning commission:
 - a. **Members Considered Present.** Planning commission members participating electronically shall be considered present at the meeting for all purposes, shall be afforded every opportunity to participate in the discussion of the agenda items, and shall be allowed to cast their vote on issues coming to the planning commission for a vote.
 - b. **Anchor Location.** The main anchor location as described in state law is 100 North State Street, Lindon, Utah, 84042. Any additional anchor location (i) shall be identified by the planning commission by its proper address; or (ii) shall be the location of the chairperson or acting chairperson of the planning commission with the proper declaration and shall be identified by its proper address or other identification as defined in the notification requirements of the state law.
 - c. **Public Notice.** Public notice of an electronic meeting of the planning commission shall be given pursuant to Section [52-4-202](#) of the Utah Code, as may be amended.
 - d. **Notice to Planning Commission Members.** City staff shall provide notice of an electronic planning commission meeting to all commission members at least twenty-four (24) hours before the meeting so that they may participate in the meeting and be counted as present for all purposes including the determination of whether a quorum is present. This notice shall include a statement that one (1) or more members of the planning commission will be participating electronically, a description of how each member participating electronically will be connected to the meeting, and the regularly published agenda for that meeting.
 - e. **Chairperson Participation.** Unless specified otherwise, no planning commission meeting may be held electronically unless the chairperson or acting chairperson of the planning commission is present at an anchor location and conducts the meeting.
 - f. **Electronic Communications Line.** Immediately prior to opening an electronic planning commission meeting, the chairperson or acting chairperson of the commission shall communicate with each commission member who is participating electronically and ensure that he or she is prepared to move forward. From that time forward until the adjournment of the meeting, the electronic communications line shall be kept open unless a commission member participating electronically wishes to withdraw from the meeting.
 - g. **Continuing the Meeting.** If a planning commission member who participates electronically withdraws early from a meeting, any remaining meeting agenda items may be completed if (i) there is still a quorum of the commission present at the main anchor

location, or (ii) there are sufficient other members who are participating electronically to comprise a quorum with those at the main anchor location.

- h. Public Attendance and Participation. The public may attend the open portions of an electronic planning commission meeting at the main anchor location. The public may participate to the same extent as with a non-electronic planning commission meeting.
- i. Electronic Participation. Prior to taking a vote on any issue, the chairperson or acting chairperson of the planning commission:
 - i. Shall inquire of each commission member participating electronically if he or she has been able to adequately monitor the discussion, including comments from the public; and
 - ii. Shall allow each commission member the opportunity to make any comments that he or she desires.
- j. Electronic Meeting Minutes. The minutes of an electronic meeting of the planning commission shall include the name of each commission member who participated electronically, the nature of the electronic communication, and the duration of the council member's participation. (Ord. 2021-14 §8, amended, 2021; Ord. 2014-5, amended, 2014)

17.08.060 Employment of Experts and Staff.

The ~~Planning Community Development~~ Director and/or staff are assigned to provide staff support to the Commission, the level of which shall be determined by the Director, in consultation with the Commission. The Planning Commission shall have power and authority to employ experts, and to pay such expenses as may be reasonable and necessary for carrying out the powers hereinafter set forth, but not in excess of such sum as may be appropriated by the ~~governing body City Council. and/or which may be placed at the disposal of the Planning Commission by gift or otherwise.~~ (Ord. 2008-11, amended, 2008; Ord. 2000-6, amended, 2000)

~~**17.08.070 Adoption of Rules and Regulations.**~~

~~Pursuant to the authority and requirements of state law, the Planning Commission shall adopt such rules and regulations governing its procedures as it may consider necessary or advisable, and shall keep a record of its proceedings, which record shall be open to inspection by the public at all reasonable times. (Ord. 2008-11, amended, 2008; Ord. 111 §1, amended, 1985; Prior code §12-102-1(G); Ord. 2000-6, amended, 2000)~~

17.08.080 070 Powers and Duties of Planning Commission.

- 1. Recommendations to the City Council. The Planning Commission shall prepare and make recommendations to the City Council for;
 - a. A general plan and amendments to the general plan;
 - b. Land use ordinances, zoning maps, official maps and amendments;
 - c. Annexation and zoning of property into City;

- d. Other matters as established by the City Council and this code.
2. Review and Decision.
- a. Unless an item is required to receive final review by the City Council, the Planning Commission shall review and decide land use applications and matters as established by this code ~~or the City Council~~ and shall act as the land use authority for items as listed in LCC [17.09](#), Table #1;
 - b. The Planning Commission shall conduct meetings as outlined in LCC [17.08.050](#).
 - c. When acting as a Land Use Authority, the effective date of a final decision of the Planning Commission is the date of the meeting in which a written decision is issued for the subject item. When acting as an Appeal Authority, the effective date of a final decision is the date when the decision is made (not when written decision is approved).
3. Entrance upon Land. The municipality (staff, administrative and legislative body, etc.) may enter upon any land at reasonable times to make examinations and surveys pertinent to the:
- a. preparation of its general plan; or
 - b. preparation or enforcement of its land use ordinance; or
 - c. preparation for a land use decision for which a land use application, business license, or other application has been received.
4. Other Powers. The Planning may exercise any other powers necessary to enable it to perform the functions delegated to it in this Code, or other matters as established by the City Council. (Ord. 2008-11, amended, 2008; Ord. 111 §1, amended, 1985; Prior code §12-102-1(H); Ord. 2000-6, amended, 2000)

~~17.08.090 — City Council Review.~~

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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this
_____ day of _____, 2026.

Carolyn O. Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL