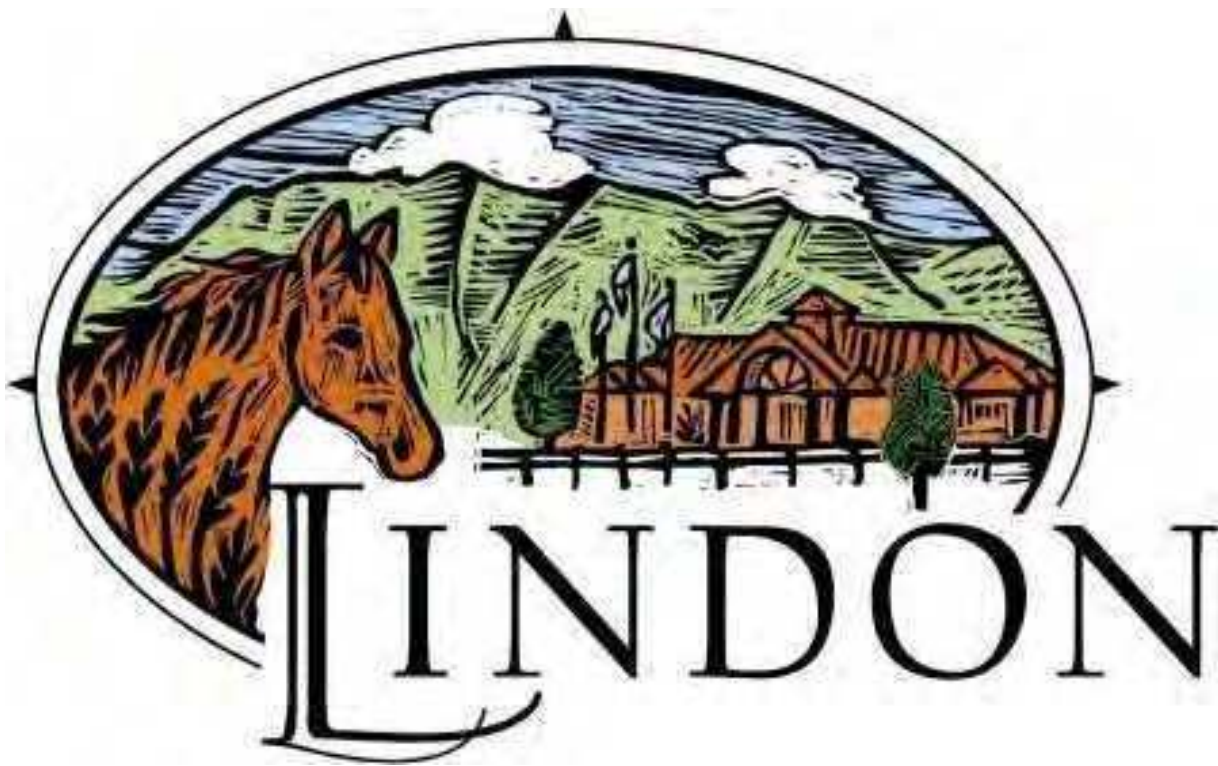


Lindon City Planning Commission Staff Report



October 13, 2026

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, October 13, 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 09/29/2026**
3. **Public Comment**
4. **Minor Subdivision – Ken’s Cove, Plat D**
Kaye Heaton is requesting minor subdivision approval for a two-lot subdivision. (20 minutes)
5. **Public Hearing- General Plan Street Master Plan Map Amendment – Future Cul-de-sac Street**
Brook Blackhurst has submitted a land use application to Lindon City requesting an amendment to the Lindon City General Plan Street Master Plan Map. The proposed amendment is to include a future cul-de-sac street on the Lindon City General Plan Street Master Plan Map. (20 minutes)
6. **Public Hearing – General Plan Future Land Use Map Amendment – Timpanogos School District**
Timpanogos School District is requesting to amend the General Plan Future Land Use Map for the properties at 460 N. State Street and 490 N. State Street from Transit/Commercial Node, General Commercial, and Low Density Residential to Community Facilities. (20 minutes)
7. **Public Hearing - Zoning Map Amendment – Timpanogos School District**
Timpanogos School District is requesting to amend the Lindon City Zoning Map for the property located at 460 N State Street from Commercial General A (CG-A) to Public Facilities (PF). (20 minutes)
8. **Site Plan Approval – Timpanogos School District**
Timpanogos School District is requesting site plan approval to construct a new administrative office building. (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

Notice of Meeting

Lindon City Planning Commission



in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Britni Laidler at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindon.gov websites.

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

Posted By: Britni Laidler, City Recorder

Date: 10/09/2026 **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 29, 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: Mike Marchbanks, Commissioner
Pledge of Allegiance: Jared Schauers, Commissioner

PRESENT

Rob Kallas, Chairperson
Sharon Call, Commissioner
Jared Schauers, Commissioner
Karen Danielson, Commissioner
Mike Marchbanks, Commissioner
Steve Johnson, Commissioner (*arrived at 6:29 p.m.*)
Ryan Done, Commissioner
Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
Whitney Hatfield, Deputy Recorder
Aubrie Ivie, Deputy Recorder

EXCUSED

Scott Thompson, Commissioner

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

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of September 15, 2026, were reviewed.

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 15, 2026 AS PRESENTED. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS

4. **Major Subdivision – Stringtown Grove Subdivision, Plat A** Scott Anderson is requesting major subdivision approval for a 4-lot single family residential development.

City Planner, Brittany Wilde, presented the request from applicant, Scott Anderson, for major subdivision approval for a four-lot single-family residential development located at 385 North 135 West, within the R-1-20 zone, on approximately 1.8 acres. It was confirmed that each of the four proposed lots meets the minimum 20,000 sq. ft. lot size requirement, provides required buildable areas, has frontage on a public street, and that the proposed street layout is

2 consistent with the planned right-of-way for the area. The subdivision will include required
sidewalks, curbs, gutters, underground utilities, and sanitary sewer improvements.

4 City Planner Wilde also referenced three large utility poles located along 400 North and
135 West; because the approved sidewalk route must curve around those poles, sidewalk
6 easements or dedications will need to be included on the plat at each of the three locations.

8 Community Development Director, Michael Florence, explained that the City Engineer
is still refining the 135 West right-of-way alignment, as the existing 70-ft. right-of-way exceeds
the planned 50-ft. local street cross-section, potentially leaving about 835 sq. ft. of surplus
10 property subject to City Council review. He also noted that a conceptual mini-roundabout at 400
North and 135 West may require a small corner dedication. The Commissioners were informed
12 that a neighboring property owner had expressed interest in purchasing five to ten ft. from one
proposed lot, and the Commission indicated that any such adjustment must remain compliant
14 with city code and could be handled through final staff review. The applicant stated that the
existing home would remain on the property while the other lots are developed.

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

18 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR PRELIMINARY APPROVAL OF THE STRINGTOWN GROVE, PLAT A
20 MAJOR SUBDIVISION, WITH THE CONDITIONS AS NOTED IN THE STAFF REPORT AND
WITH THE PROVISION THAT ANY FINE-TUNING REMAINING WITHIN ORDINANCE
22 REQUIREMENTS BE HANDLED BY STAFF: 1. THE APPLICANT WILL CONTINUE TO
WORK WITH THE CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO THE
24 ENGINEERING DOCUMENTS AND PLAT FOR RECORDING; 2. PRIOR TO PLAT
RECORDING, THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR
26 TO INCLUDE NOTARIZED SIGNATURES OF OWNER'S CONSENT TO DEDICATION,
AND OBTAIN SIGNATURE OF ALL ENTITIES INDICATED ON THE ATTACHED
28 SUBDIVISION PLAT; 3. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT
COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY
30 ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4.
SIDEWALK EASEMENTS OR DEDICATION ON THE PLAT WILL BE PROVIDED TO
32 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
34 RIGHT-OF-WAY THAT WILL GO TOWARDS THE APPLICANTS DEVELOPMENT,
THEN THE APPLICANT WILL WORK WITH THE CITY COUNCIL FOR OBTAINING
36 THE ADDITIONAL PROPERTY; 6. ALL PLANS AND THE PLAT SHALL COMPLY WITH
THE LINDON CITY DEVELOPMENT MANUAL AND SUBDIVISION ORDINANCE; AND
38 7. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DONE SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON KALLAS AYE
COMMISSIONER CALL AYE
42 COMMISSIONER SCHAUERS AYE

2 COMMISSIONER DANIELSON AYE
COMMISSIONER MARCHBANKS AYE
4 COMMISSIONER DONE AYE
THE MOTION CARRIED UNANIMOUSLY.

6
8 **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.

10 City Planner, Brittany Wilde, presented the request from applicant Lauren Weldon on behalf of property owner WICP for amended site plan approval to construct a 28,489 square-foot warehouse addition to the existing Fortem building at 1855 West 500 North, located within the Mixed Commercial zone on approximately 4.66 acres. Because the proposed addition results in an overall building square footage increase of approximately 55%, exceeding the 30% threshold, the property is required to come into substantial compliance with applicable city codes and receive Planning Commission approval through an amended site plan.

18 Planner Wilde reported that the site complies with major development standards except for two perimeter landscaping deficiencies: approximately three feet of landscaping is provided along part of the west elevation where five feet is required, and a small section on the east elevation near the loading dock provides none. The plan includes 192 parking stalls, exceeding the 182 required, and approximately 75,065 square feet of landscaping, well above the 30,437 square feet required. Staff also confirmed that vehicle circulation, the screened northeast loading area, building height, and setbacks all comply. Given the substantial excess of overall landscaping, the Commission was comfortable allowing flexibility for the two deficient perimeter areas.

26 Planner Wilde also noted that a current sewer easement will need to be adjusted to the north and along the east side of the building, and remaining engineering issues are to be resolved prior to final approval. The Commission was also advised that a landscape plan verifying the required number of parking lot trees had been requested from the applicant.

30 Applicant Lauren Weldon provided context on the urgency of the project, explaining that Fortem—a drone manufacturer serving military clients and credited with providing security coverage at World Cup soccer matches—is headquartered at this location and employs approximately 150 to 200 people. She noted that without the expansion, the company would likely need to seek space elsewhere. Commissioner Marchbanks noted the potential for sales tax revenue given the corporate headquarters designation.

36 Commissioner Call raised concern about past parking issues at the site, which Director Florence clarified were associated with a previous call center tenant rather than Fortem. The applicant confirmed the addition is primarily for drone storage and production, not additional staff. The Commission was also reassured that adjacent properties to the north, under related ownership, could provide overflow parking if needed.

Commissioner Johnson arrived during this presentation and confirmed he had been briefed.

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 THE 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. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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.

Director Florence presented both items 6 and 7 together, as they are interrelated, while noting that separate public hearings would be held for each.

Director Florence explained that Sego Homes submitted two land use applications relating to a proposed 25-unit townhome development at 564 West 550 North, a property currently zoned General Commercial. Because no existing city ordinance adequately addressed this type of development, the existing Planned Residential Development (PRD) overlay requires either a site under one acre or a commercial component for larger sites. The city drafted a new ordinance called the R-4 Planned Development Overlay Zone, modeled on the Anderson Farms Planned Development ordinance. The R-4 PD would require a development agreement, submission of a detailed development plan, a minimum of one acre, and would attach a site-specific map as part of the ordinance so that it is not universally applicable. Density, setbacks, building heights, open space, landscaping, buffering, and architectural design would all be established through the development agreement. Director Florence also noted that this item had been previously discussed at concept review stages in April and May.

2 Applicant, Wayne Corbridge, of Sego Homes presented the proposed Quail Cove
townhome development at 564 West 550 North and explained that the plan had been revised
4 over approximately eight months in response to feedback from neighbors, the Planning
Commission, and the City Council, moving from an initial 34-unit concept to 26 units and then
6 to the current 25-unit proposal. He stated that the project is intended to provide owner-occupied,
for-sale housing rather than rentals, with anticipated sale prices generally in the \$450,000 to
8 \$550,000 range, and said the homes are meant to address a relative affordability gap by allowing
families to purchase and build equity.

10 Mr. Corbridge described the property as a triangular parcel that has remained vacant for
about 23 years, is currently zoned General Commercial, and is bordered on two sides by
12 commercial uses. He stated that changing market conditions, including increased remote work
and online retail activity, have made commercial development less viable on the site, and argued
14 that the proposed residential use would activate the property, generate tax revenue, and support
nearby businesses. He explained that the proposed site plan includes 25 townhome units with
16 two-car garages, with all but one unit also providing a two-car driveway, along with six visitor
parking stalls distributed throughout the site. He said the buildings would range from two to four
18 stories, with two-story units placed along 550 North to better relate to the homes across the
street, and more intense portions of the project stepped down into the site toward the commercial
20 side near Walmart. He also described proposed amenities and design features including
pedestrian walkways, small fenced yards, dog waste stations, and architecture prepared by Urban
22 Design Associates of Pennsylvania.

Mr. Corbridge addressed Commissioners' concerns about density economics, explaining
24 that each unit removed from the project increases per-home development costs by approximately
\$5,250 to \$6,800, creating a direct impact on housing affordability. In response to concerns about
26 long-term occupancy, he stated that the project's CC&Rs and HOA would limit rentals to 20
percent of the units.

28 COMMISSIONER DANIELSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

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

32 Angie Neuwirth- stated that she had submitted a written letter to staff earlier that afternoon and
summarized several of her concerns. She identified parking as a primary concern, noting that the
34 proposal included limited visitor parking and said some units did not appear to provide driveway
parking. She emphasized that the adjacent road to the east is part of the commercial plat rather
36 than a public neighborhood street and said it was designed with the expectation that parking
would be contained on the commercial lots. She described current congestion on that road,
38 including situations where even a single parked vehicle narrows travel and requires drivers to
wait for oncoming traffic, and she expressed concern that the project would create overflow
40 parking on nearby residential streets not designed to absorb it. She also raised concerns about
circulation and safety at the corner of 550 North and 785 West, stating that driveways located
42 close to the corner could reduce practical on-street parking for nearby homes and create conflicts

2 for vehicles backing out, especially those attempting to head east. Ms. Neuwirth further stated
4 that the proposal lacked meaningful amenities and that a density of approximately 17 units per
6 acre was too intense for the site. She referenced parking and enforcement problems in other
communities and said she did not want Lindon to create a similar long-term street parking
problem.

8 Stephen Gibbons- echoed the safety concern, specifically describing the danger posed by
vehicles backing out of the proposed corner driveways onto a street where children frequently
play, including in front of his own home adjacent to the project site.

10 Adam Richins- described the existing difficulty of backing out of his driveway due to limited
12 sight lines at the T-intersection, which he said would be worsened by a driveway placed directly
across from his. He suggested that if residential use is to be allowed, lots should at minimum be
14 quarter-acre and should have their own internal cul-de-sac with off-street parking. He also
proposed that the city consider acquiring the parcel for a park or splash pad amenity for citizens
to use. He raised concerns about existing parking pressure from the adjacent strip mall and noted
16 that left-turn traffic from State Street onto 550 North is already congested.

18 Katelyn Fouz- stated that she was attending the meeting for a school assignment and described
herself as coming from a relatively neutral position. She raised a question about how
20 underground utility service would function if the subdivision were approved and whether a
project of this type would require installation or alteration of sanitary sewer and other utility
infrastructure in the surrounding streets, noting that construction-related traffic would
22 temporarily add to the existing congestion in the area.

24 Morgan McAllister- described recurring parking spillover from a nearby triplex and said
additional overflow from the proposed project would worsen safety conditions for neighborhood
children. He stated that when vehicles are parked along both sides of the road, the street
26 effectively functions as a single lane and creates visibility obstructions that make it harder for
drivers to see children.

28 Amy Robinson- expressed concern that the proposed homes would front onto what functions as a
commercial street, which she felt raised safety concerns for families with children. She also
30 questioned the fairness of allowing this project to use setback arrangements that would not be
permitted for existing single-family homes on corner lots.

32 Skip Dunn- the property owner, provided background on his long ownership history of the
surrounding commercial properties and offered support for the project, noting the difficulty of
34 finding a viable commercial developer for the site over many years and expressing a personal
interest in providing affordable housing options for family members living in the area. He
36 concluded by expressing confidence in the developer's work, referencing the quality of the
Songbird Cove project, and stated that he hoped the city, developer, and surrounding neighbors
38 could continue working together toward a reasonable outcome.

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

2 Following the close of the public hearing, the Commission discussed the proposal's
density, parking, site layout, and compatibility with the surrounding area. Several commissioners
4 referenced ongoing parking challenges at other townhome developments in Lindon, particularly
Songbird Cove, and expressed concern that similar issues could occur here despite HOA rules or
6 rental limitations. Concerns were raised that Lindon is not a walkable community, that residents
would be heavily car-dependent, and that 18-foot driveways may be too short for many vehicles,
8 potentially causing overhang into the street or pedestrian area. Commissioners also questioned
whether six visitor parking stalls would be sufficient for 25 three-bedroom units and noted that
10 larger vehicles such as trucks would be especially difficult to accommodate. Additional concerns
included the jump in density from 10 to 17 units per acre, the challenge of enforcing rental caps
12 over time, the loss of commercially zoned land, and whether the small, triangular parcel could
realistically support the type of community being proposed. While commissioners generally
14 praised the quality of the architectural design and acknowledged the applicant's effort to revise
the plan, they indicated the project would likely need further changes, potentially including
16 longer driveways and a reduction in unit count to address the Commission's concerns and better
align with General Plan transition policies.

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

20 *An initial motion to recommend denial was made and seconded, but was retracted before*
a vote to allow the applicant an opportunity to revise the proposal. A new motion was then made
22 *to recommend to continue and seconded.*

24 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO CONTINUE
ORDINANCE AMENDMENT 2026-17-O. COMMISSIONER DANIELSON SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

34
36 **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).

38 Director Michael Florence noted that, because Items 6 and 7 were interrelated, the
preceding general discussion also applied to Item 7. The Commission then proceeded
40 immediately to a motion to open the public hearing, as follows:

42 COMMISSIONER DANIELSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

2 The following comments were made:

4 **Angie Neuwirth** - addressed the Commission again to clarify that access from 550 North may
6 never have been intended for the commercial parcel and that the traffic concerns associated with
8 commercial development would not be equivalent to residential access given that commercial
traffic would have been directed internally to the Walmart commercial road network. Property
owner Skip Dunn referenced original 2003 plans for a Napa Auto store at the corner that would
have accessed from 550 North, and Director Florence indicated he would research the historical
plat records.

10 **Adam Richins** - reiterated concerns about the existing left-turn congestion from State Street
12 onto 550 North and the compounding effect of additional residential traffic, noting that a traffic
signal at that location is not feasible given proximity to existing signals at Walmart and 4th
South.

14 **Amy Robinson** - noted that a commercial use or park would include a dedicated on-site parking
16 lot that would contain parking demand, which is not comparable for the proposed residential
development.

18 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED.

20 Director Florence confirmed that new public notices would not be required for the
22 continuance, as the public hearings had been formally held this evening. He advised interested
residents to contact him directly for information on when the items would return to the Planning
Commission.

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

26 COMMISSIONER DANIELSON MOVED TO RECOMMEND TO CONTINUE ZONE
MAP AMENDMENT ORDINANCE 2026-18-O. COMMISSIONER CALL SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
30 COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
32 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
34 COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

36

38 **8. Ordinance Amendment – Lindon City Code §17.08** Amend Lindon City Code §17.08
for planning commission duties, appointment, removal, and procedures.

2 Director Florence presented proposed amendments to Lindon City Code §17.08,
implementing changes required by Utah Senate Bill 284 from the most recent legislative session.
4 The bill added new state code provisions governing planning commissioner appointments,
vacancies, removal, and conflict of interest. Staff also performed cleanup language changes,
6 including replacing references to the now-defunct Board of Adjustment with the current
administrative law judge structure, and replacing "chairman" with "chair" to reflect existing
8 practice.

10 Director Florence summarized the new state-mandated grounds for removal of a planning
commission member, which include: failure to attend two consecutive meetings without notice
(which was already in the city's code); misuse of public funds for unethical purposes; violation of
12 the Employee Ethics Act under Utah Code Title 10, Chapter 3, Section 13; and acting with intent
to impermissibly bias a land use decision or appeal. The ordinance clarifies that deliberating on a
14 pending application during a commission meeting with staff, elected officials, or applicants does
not constitute grounds for removal. He also noted one change requested by the City Attorney:
16 the conjunction between removal grounds three and four in Section 17.08.040 should be changed
from "and" to "or."

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

20 COMMISSIONER DONE MOVED TO RECOMMEND TO APPROVE ORDINANCE
AMENDMENT 2026-19-O AS PRESENTED WITH THE AMENDMENT TO CHANGE THE
22 CONJUNCTION BETWEEN ITEMS THREE AND FOUR IN SECTION 17.08.040 FROM
"AND" TO "OR" AS NOTED BY STAFF. COMMISSIONER MARCHBANKS SECONDED
24 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

32 THE MOTION CARRIED UNANIMOUSLY.

34 9. Community Development Director Report-

- 36 • General City Updates
- Next meeting October 13th

38 ADJOURN-

40 COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 8:33
42 PM. COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

Approved, October 13, 2026

Rob Kallas, Chairperson

Michael Florence, Community Development Director

Item 4: Minor Subdivision Approval- Ken's Cove Plat D

Date: October 13, 2026

Applicant: Kaye Heaton
Presenting Staff: Brittany Wilde

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

Property Owner:
HEATON, KAYE B (ET AL)

Parcel ID's: 44:246:0008

Type of Decision:
Administrative
Council Action Required:
No
City File # 26-045-0



SUMMARY OF KEY ISSUES

1. The applicant is seeking minor subdivision approval for a two-lot subdivision at 557 W Gillman Lane.

OVERVIEW

1. The applicant is proposing to subdivide the residential property into two lots with the following acreage:
 - a. Lot 1: 0.46 acres (20,000 sq. ft.)
 - b. Lot 2: 0.46 acres (20,008 sq. ft.)
2. In 2016, the Planning Commission and City Council approved a major subdivision to divide the property into seven residential lots (Gillman Corner, Plat A).
 - a. Lots 1–5 of the seven-lot subdivision were developed, while Lots 6 and 7 remained vacant.
3. On May 23, 2023, the Planning Commission approved a plat amendment to combine Lots 6 and 7 into one lot (Ken's Cove, Plat B).
4. The same applicant who requested the 2023 plat amendment (Ken's Cove, Plat B) is now requesting minor subdivision approval to divide the existing one-lot parcel into the same two-lot configuration that existed prior to the plat amendment.

MOTION

I move to (*approve, deny, continue*) the applicant's request for minor subdivision approval at 557 W Gillman Lane (Parcel 44:246:0008) with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the plat;
2. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. The plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual; and
4. All items of the staff report.

Surrounding Zoning and Land Use

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

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

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

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

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
A lot shall not be divided by a road, alley, or other lot.	Yes
Side lot lines shall be at right angles or radial to street lines, except where justified by the subdivider and approved by the planning commission.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties. 10 foot front easement.	Yes , Public Utility easements are shown on the plat
Subdivision meets buildable area requirements	Yes

Engineering Requirements

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

Staff Analysis

The city supports this subdivision and meets the city subdivision and zoning requirements.

EXHIBITS

1. Aerial photo
2. Gillman Corner, Plat A - Major Subdivision (2016)
3. Ken's Cove, Plat B - Plat Amendment (2023)
4. Ken's Cove, Plat D – Minor Subdivision (2026)

Exhibit 1 - Aerial Photo



Exhibit 2 - 2016, Major Subdivision

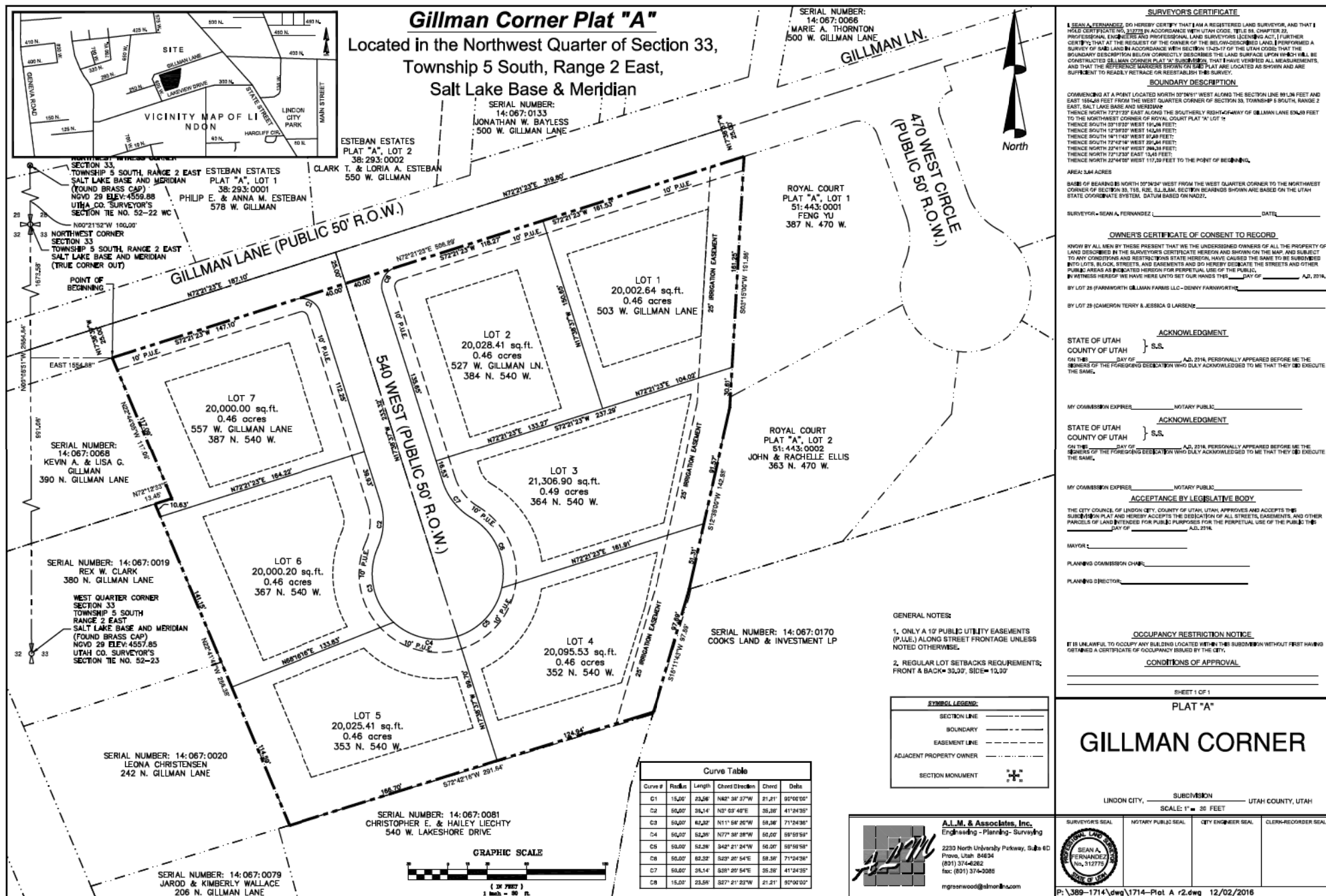
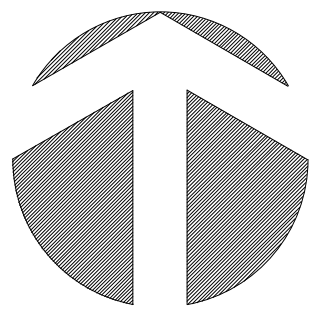


Exhibit 3 - 2023, Plat Amendment



1" = 20'

Ken's Cove Plat "B"

Including a Vacation of Lots 6 and 7, Plat "A"
Ken's Cove Subdivision

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

Gillman Lane (Public 50' ROW)

Kevin and Pamela Dahl
44:223:0002
(Lot 2, Plat "A",
Ken's Cove Subd.)

540 West Street (50' Public ROW)

Lot 8
0.92 AC
40,008 sq.ft.

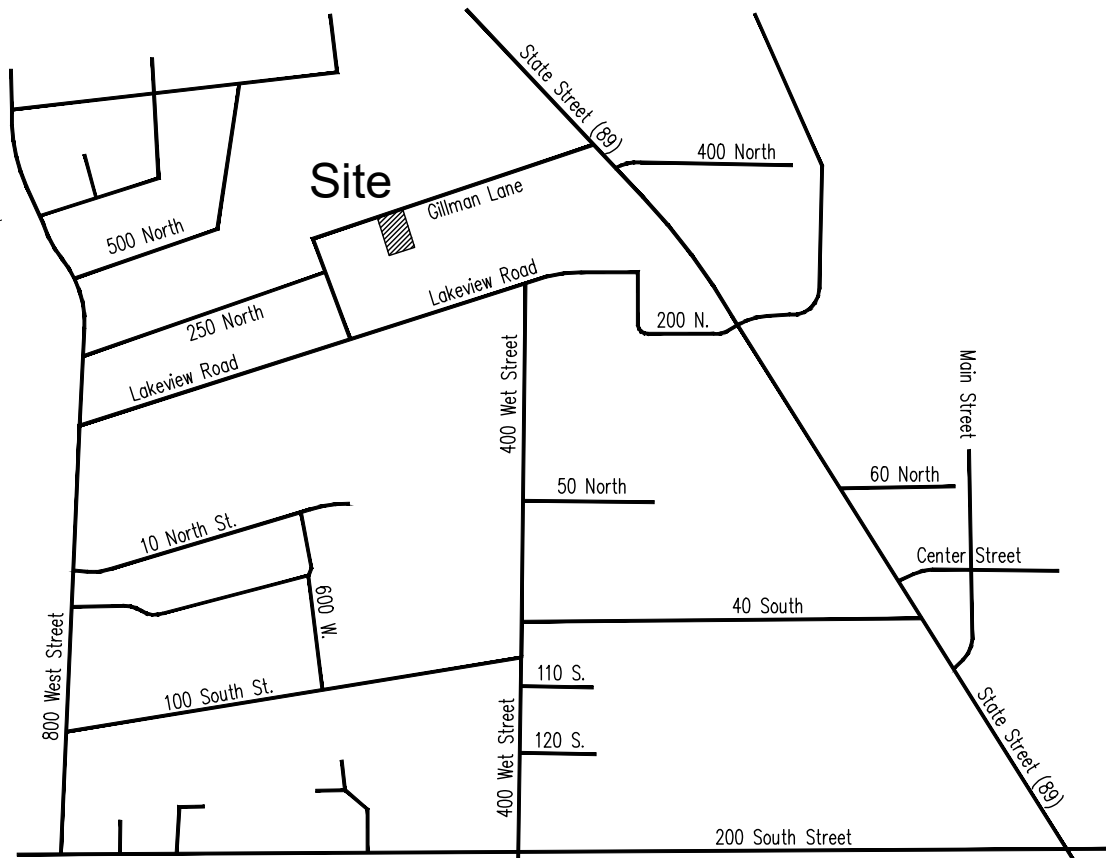
N 72°12'33" E
13.45'

Rex Clark
14°067°0019

Christensen Family Trust
14:067:0020

Nathan and Tosha Walker
44:223:0005
(Lot 5, Plat "A",
Ken's Cove Subd.)

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.56'	21.21'	N 62°38'37" W	90°00'00"
C2	50.00'	36.14'	35.36'	S 3°03'40" W	41°24'38"
C3	50.00'	62.32'	58.36'	S 11°56'20" E	71°24'36"



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 B KEN'S COVE 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 the Northwest corner of Lot 7, Plat "A", Ken's Cove Subdivision as shown on file in the office of the Utah County Recorder, Utah County, Utah, said point also located North 00°06'51" West along the Section line 991.06 feet and East 1554.88 feet from the West quarter corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 72°21'23" East 147.10 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet (chord bears South 62°38'37" East 21.21 feet); thence South 17°38'37" East 152.18 feet; thence along the arc of a 50.00 foot radius curve to the right 36.14 feet (chord bears South 03°03'40" West 35.36 feet); thence along the arc of a 50.00 reverse radius curve to the left 62.32 feet (chord bears South 11°56'20" East 58.36 feet); thence South 68°16'16" West along Lot 5, Plat "A", Ken's Cove Subdivision 133.83 feet; thence North 22°41'48" West 151.78 feet; thence North 72°12'33" East along Plat "A", Ken's Cove Subdivision 13.45 feet; thence North 22°44'05" West along Plat "A", Ken's Cove Subdivision 117.09 feet to the point of beginning.

Area = 40,008 sq.ft. or 0.92 Acres

Total number of Lots = 1

Basis of Bearing is North 00°06'51" West along the Section line from the West quarter to the Northwest corner of said Section 33. (NAD27)

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 PLAT B KEN'S COVE SUBDIVISION, 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____.

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 _____

Conditions of Approval

Ken's Cove Plat "B"

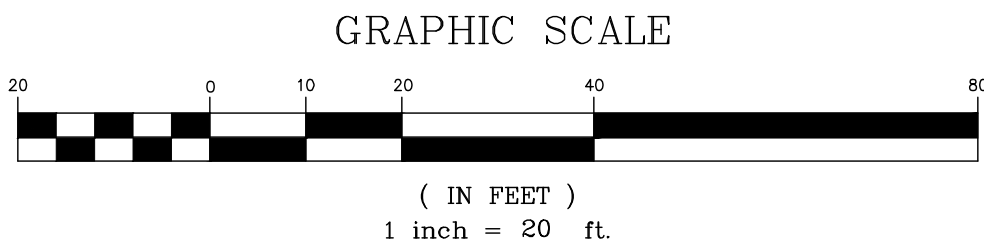
Including a Vacation of Lots 6 and 7, Plat "A"
Ken's Cove Subdivision

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

Lindon City, Utah County, Utah

Scale: 1" = 20 Feet

A Geotechnical study was not
performed for this Subdivision.



Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plat are herby noticed 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.&Rs) 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.

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

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.

Plat Vacation Notice

The City of Lindon is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 6 & 7, Plat "A", Ken's Cove Subdivision. Lots 6 & 7, Plat "A", Ken's Cove Subdivision are hereby Vacated.

SURVEYOR'S SEAL

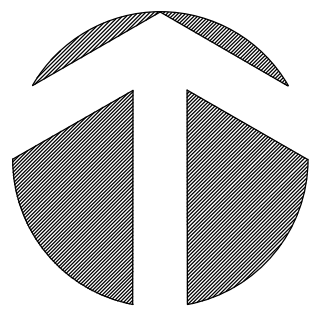
NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER

Exhibit 4 - 2026, Minor Subdivision



NORTH
1" = 20'

Ken's Cove Plat "D"

Including a Vacation of Lot 8, Plat "B"
Ken's Cove Subdivision

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

Gillman Lane (Public 50' ROW)

540 West Street (50' Public ROW)

Kevin and Pamela Dahl
44:223:0002
(Lot 2, Plat "A",
Ken's Cove Subd.)

Lot 7
0.46 AC
20,000 sq.ft.

Lot 8
0.46 AC
20,008 sq.ft.

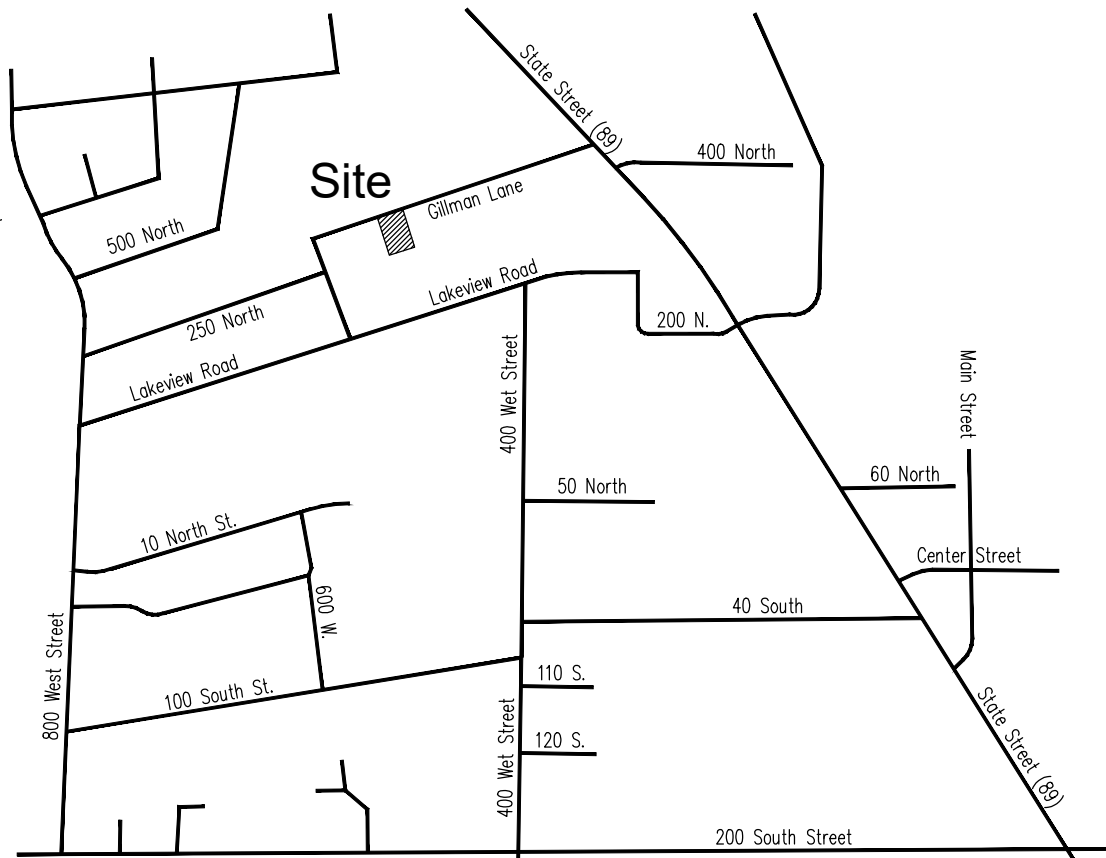
N 72°12'33" E
13.45'

Rex Clark
14*067*0019

Christensen Family Trust
14:067:0020

Nathan and Tosha Walker
44:223:0005
(Lot 5, Plat "A",
Ken's Cove Subd.)

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.56'	21.21'	N 62°38'37" W	90°00'00"
C2	50.00'	36.14'	35.36'	S 37°3'40" W	41°24'38"
C3	50.00'	62.32'	58.36'	S 11°56'20" E	71°24'36"



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 KEN'S COVE 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 the Northwest corner of Lot 7, Plat "A", Ken's Cove Subdivision as shown on file in the office of the Utah County Recorder, Utah County, Utah, said point also located North 00°06'51" West along the Section line 991.06 feet and East 1554.88 feet from the West quarter corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 72°21'23" East 147.10 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet (chord bears South 62°38'37" East 21.21 feet); thence South 17°38'37" East 152.18 feet; thence along the arc of a 50.00 foot radius curve to the right 36.14 feet (chord bears South 03°03'40" West 35.36 feet); thence along the arc of a 50.00 reverse radius curve to the left 62.32 feet (chord bears South 11°56'20" East 58.36 feet); thence South 68°16'16" West along Lot 5, Plat "A", Ken's Cove Subdivision 133.83 feet; thence North 22°41'48" West 151.78 feet; thence North 72°12'33" East along Plat "A", Ken's Cove Subdivision 13.45 feet; thence North 22°44'05" West along Plat "A", Ken's Cove Subdivision 117.09 feet to the point of beginning.

Area = 40,008 sq.ft. or 0.92 Acres

Total number of Lots = 1

Basis of Bearing is North 00°06'51" West along the Section line from the West quarter to the Northwest corner of said Section 33. (NAD27)

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 PLAT D KEN'S COVE SUBDIVISION, 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 ____.

THE HEATON FAMILY TRUST, dated 05-12-2008 and RESTATED 10-03-2022

by: KAYE B, HEATON - trustee

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____, by KAYE B. HEATON, trustee, who represented that she 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 _____

Conditions of Approval

Ken's Cove Plat "D"

Including a Vacation of Lot 8, Plat "B"
Ken's Cove Subdivision

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

Lindon City, Utah County, Utah

Scale: 1" = 20 Feet

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

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.

Plat Vacation Notice

The City of Lindon is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 8, Plat "B", Ken's Cove Subdivision. Lot 8, Plat "B", Ken's Cove Subdivision are hereby Vacated.

SURVEYOR'S SEAL

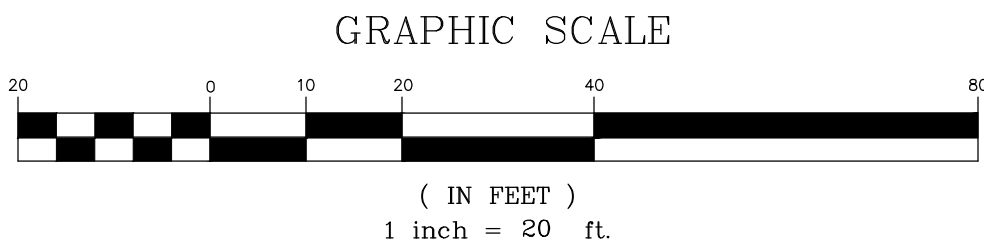
NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER

A Geotechnical study was not
performed for this Subdivision.



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.&Rs) 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.

Item 5: General Plan Street Master Plan Map Amendment

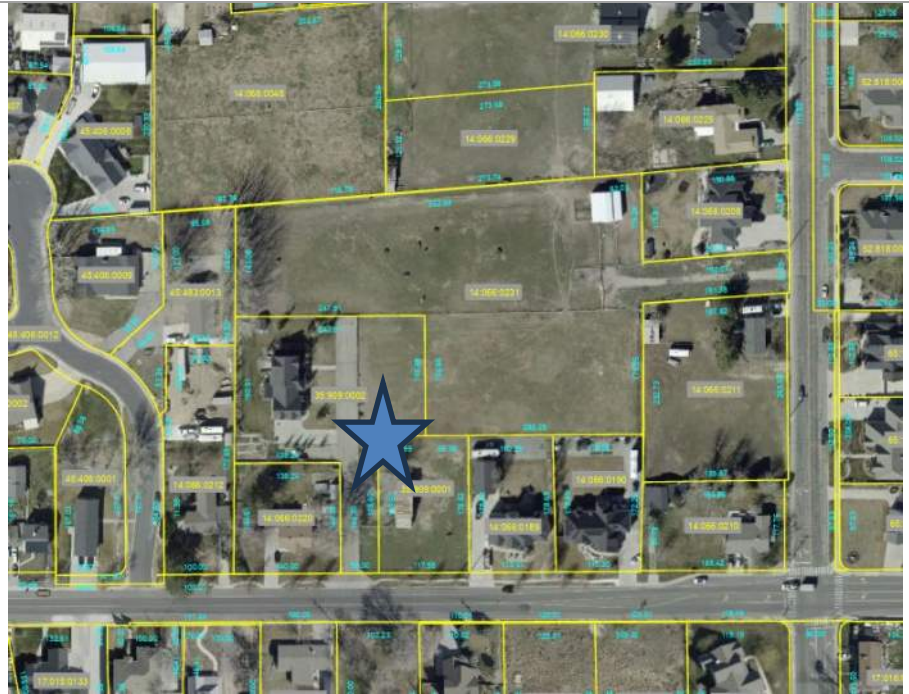
Date: October 13, 2026

Applicant: Brook Blackhurst

City File Number: 26-049-6

Type of Decision: Legislative
Council Action Required: Yes

Presenting Staff: Michael
Florence



Summary of Key Issues

1. Whether to approve a request to amend the Lindon City Street Master Plan map to add a future cul-de-sac street.

Overview

- Brook Blackhurst was recently approved for a one-lot subdivision to create a new residential lot at 480 W. 200 S.
- The applicant has previously planned for a future public street to be located on the property to accommodate future residential development. The applicant previously installed a sewer line to accommodate the anticipated future development.
- During the City's review of the final approval for the one-lot subdivision, it was determined that the applicant was approximately 0.6 water shares short of the required water shares for the property.
- When calculating required water shares, the City excludes the area of public rights-of-way from the calculation. Because the applicant has already planned for a future street by installing additional sewer infrastructure, preserving street frontage along 200 S., and designing the proposed home at 480 W. with the appropriate corner setbacks, the City recommended that, rather than providing the additional water shares, the applicant submit an application to amend the Street Master Plan Map to identify the future street.
- The proposed future street would provide the additional public right-of-way area that would otherwise be included in the water-share calculation and would account for the approximately 0.6 water shares that would otherwise be required for the development.

Motion

I move to recommend (approval, denial, or continue) Ordinance 2026-20-O to amend the Lindon City General Plan Street Master Plan Map for a new cul-de-sac street at approximately 490 W. 200 S. with the following conditions:

1. All items of the staff report

Exhibits

1. Aerial Photo
2. Street master plan map with proposed road
3. Plat Map
4. Sewer Map
5. Ordinance

Exhibit 1

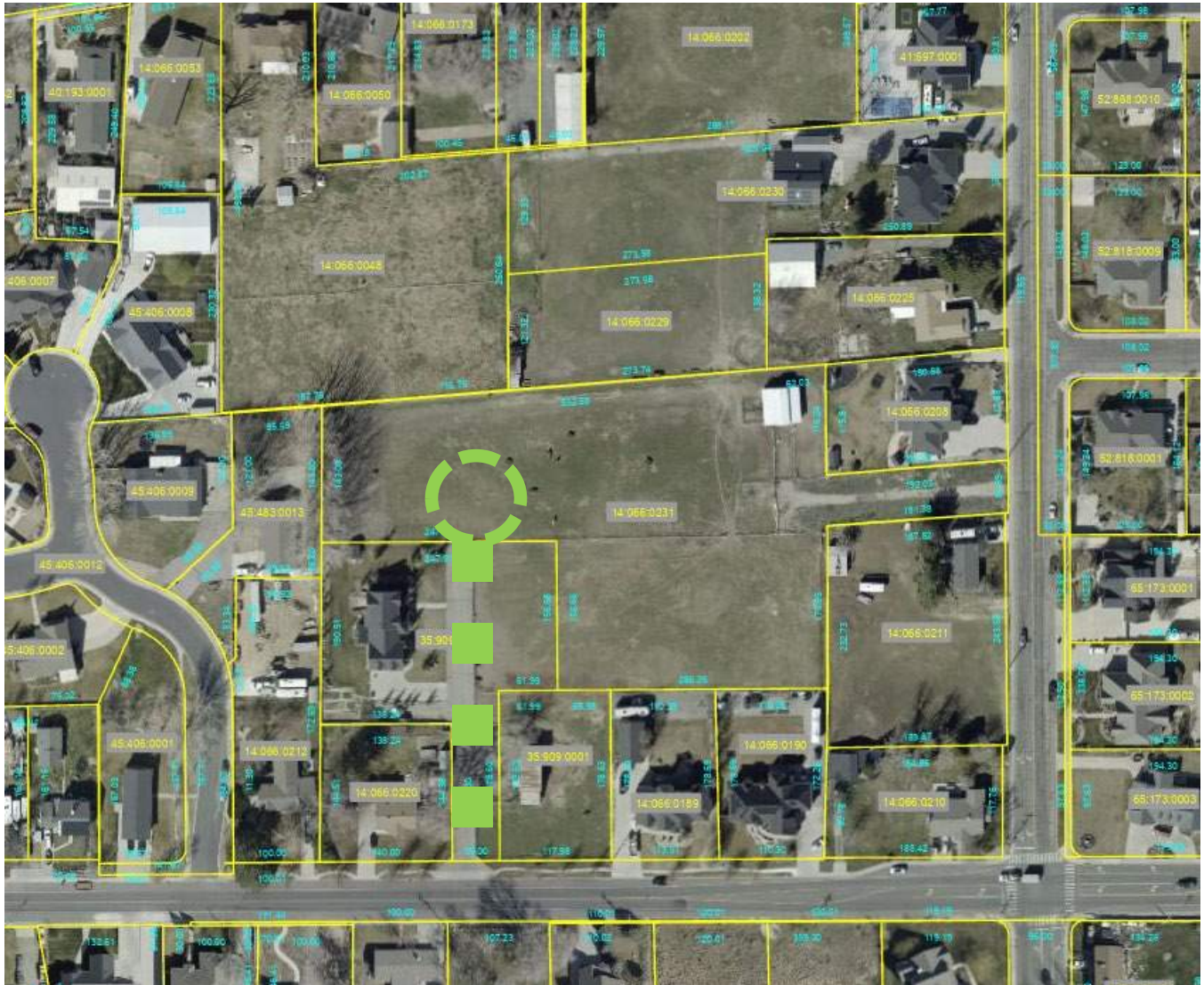
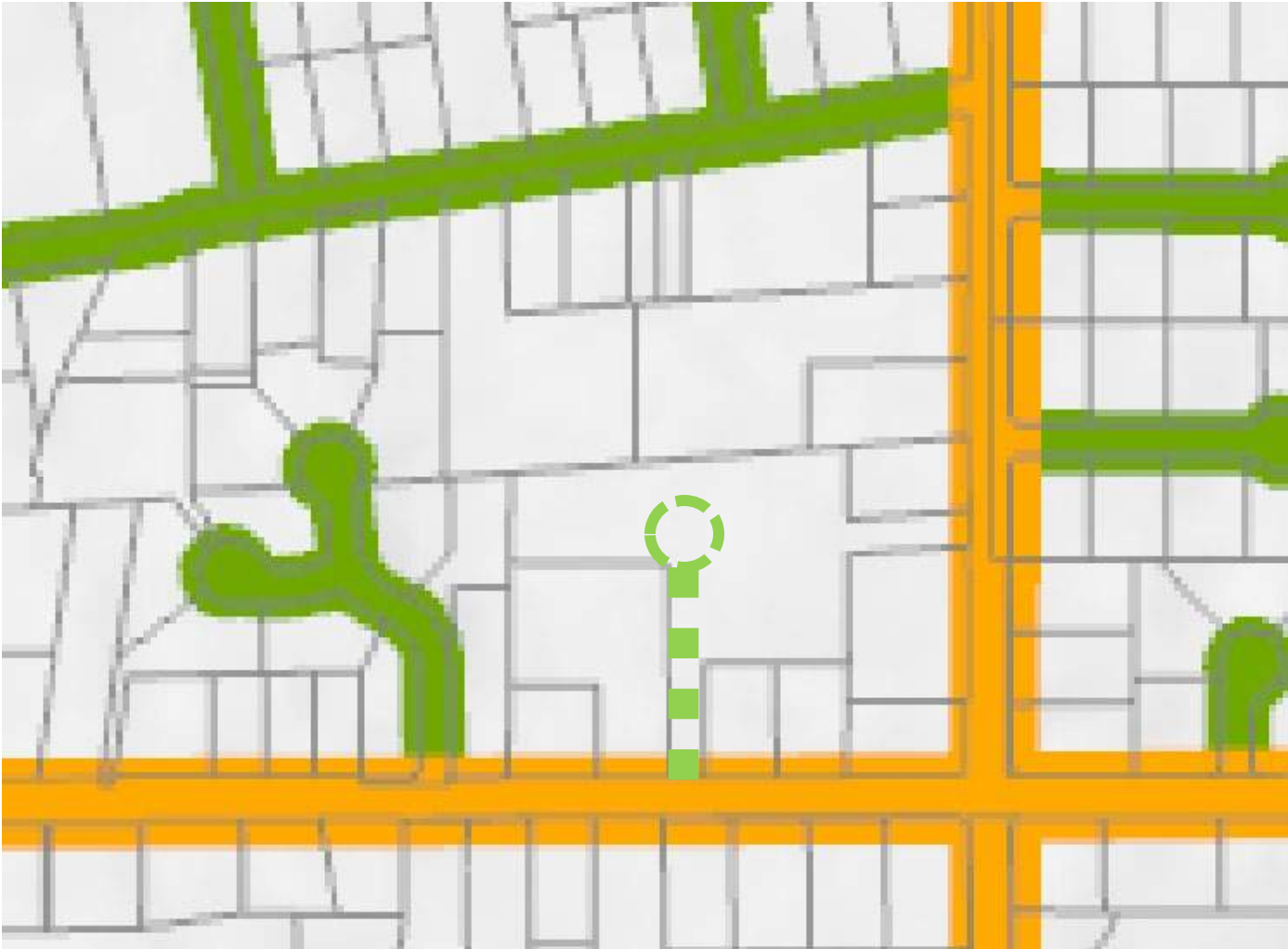
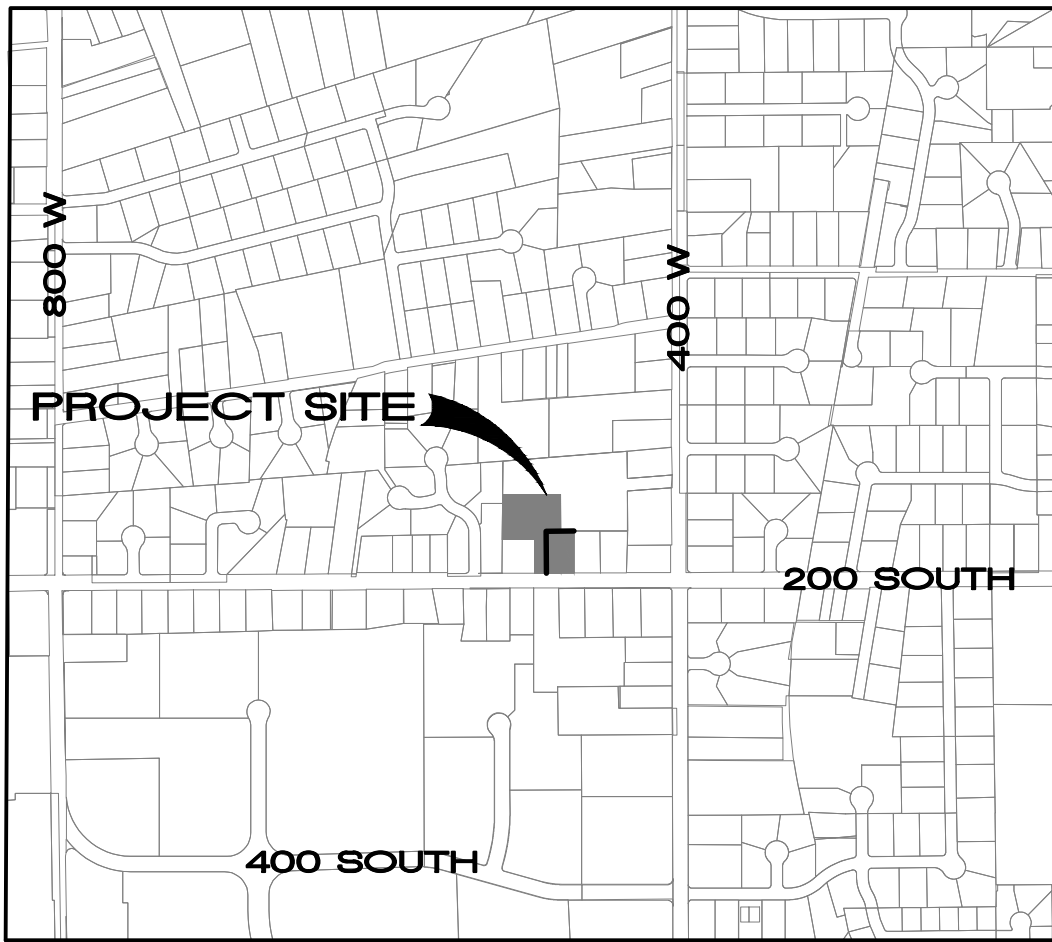
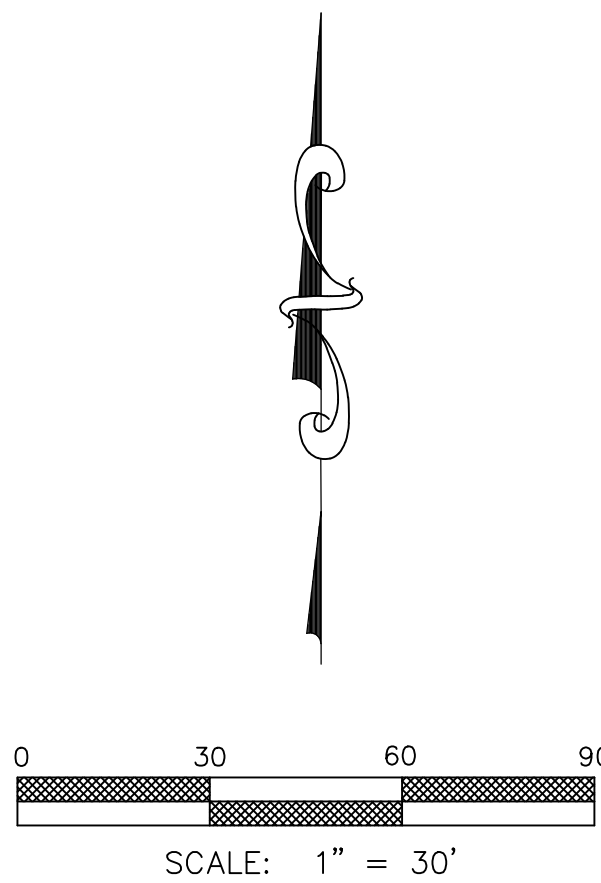


Exhibit 2



BLACKHURST MANOR PLAT "A"
INCLUDING A VACTATION OF LUPUS ESTATES PLAT A
LOCATED IN SECTION 33, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
LINDON, UTAH COUNTY, UTAH



VICINITY MAP

SURVEYOR'S CERTIFICATE
I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. _____

DATE _____

BOUNDARY DESCRIPTION

Beginning at a point on the South line of Warranty Deed Entry No. 90093:2004 which is South 89°45'36" West 445.26 feet along the section line and North 32.96 feet from the South Quarter Corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian: thence along said Warranty Deed the following three courses 1) South 89°46'36" West 167.98 feet along the North right of way for 200 South Street; 2) North 00°14'24" West 144.30 feet; 3) South 89°56'36" West 138.24 feet; thence North 00°27'30" East 190.51 feet; thence North 89°45'36" East 247.91 feet; thence South 00°14'24" East 156.66 feet; thence North 89°45'36" East 55.98 feet; thence South 00°14'24" East 178.63 feet to the point of beginning.

Parcel contains: 1.692 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as BLACKHURST MANOR PLAT "A" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

BROOK T BLACKHURST

VALERIE BLACKHURST

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION # _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 2026

APPROVED BY MAYOR _____

APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER
(See Seal Below)

ATTEST BY CITY RECORDER
(See Seal Below)

PLANNING COMMISSION CHAIR _____

COMMUNITY DEVELOPMENT DIRECTOR _____

PLAT "A"

BLACKHURST MANOR

INCLUDING A VACATION OF LUPUS ESTATES PLAT A
LOCATED IN SECTION 33, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
LINDON, UTAH COUNTY, UTAH
A RESIDENTIAL SUBDIVISION

LINDON, UTAH COUNTY, UTAH
SCALE: 1"= 30 FEET

Notice of Lindon City Multiple Family Housing Ordinance

All potential buyers of lots within this plat are hereby noticed 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 Restriction (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.

OCCUPANCY RESTRICTION NOTICE

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

NOTE:
The 30' side setback on Lot 1 is required on a corner lot for the future public street that the owner wants to install when the remaining property is developed.

PREPARED FOR:
BROOK BLACKHURST
500 WEST 200 SOUTH
LINDON

PREPARED BY:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE (801) 768-4544

SURVEYOR SEAL

CITY ENGINEER SEAL

CITY RECORDED SEAL

UTAH COUNTY RECORDING INFORMATION

Exhibit 4



ORDINANCE NO. 2026-20-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN STREET MASTER PLAN MAP TO INCLUDE A NEW STREET CUL-DE-SAC ROAD AT APPROXIMATELY 490 W. 200 S. AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City General Plan; and

WHEREAS, on September 22, 2026, a land use application was submitted to Lindon City to amend and include a new public street cul-de-sac on the General Plan Street Master Plan Map; and

WHEREAS, on October 13, 2026, the Planning Commission held a properly noticed public hearing to hear testimony regarding the General Plan amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the general plan map amendment, and recommended that the City Council adopt the modification highlighted in the maps associated with this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals to ensure that decisions regarding future land development and roadway construction are closely coordinated and mutually supportive; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to require appropriate rights-of-way to be dedicated to the city and roadway constructed with new development or when a property is changed to a more intensive use that would justify road construction, improvements, and dedication; and

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

WHEREAS, the Lindon City Council has reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation; 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 General Plan Street Master Plan Map is hereby amended as follows in Exhibits A and B:

Exhibit A – Cul-de-Sac Street to be added to the General Plan Street Master Plan Map

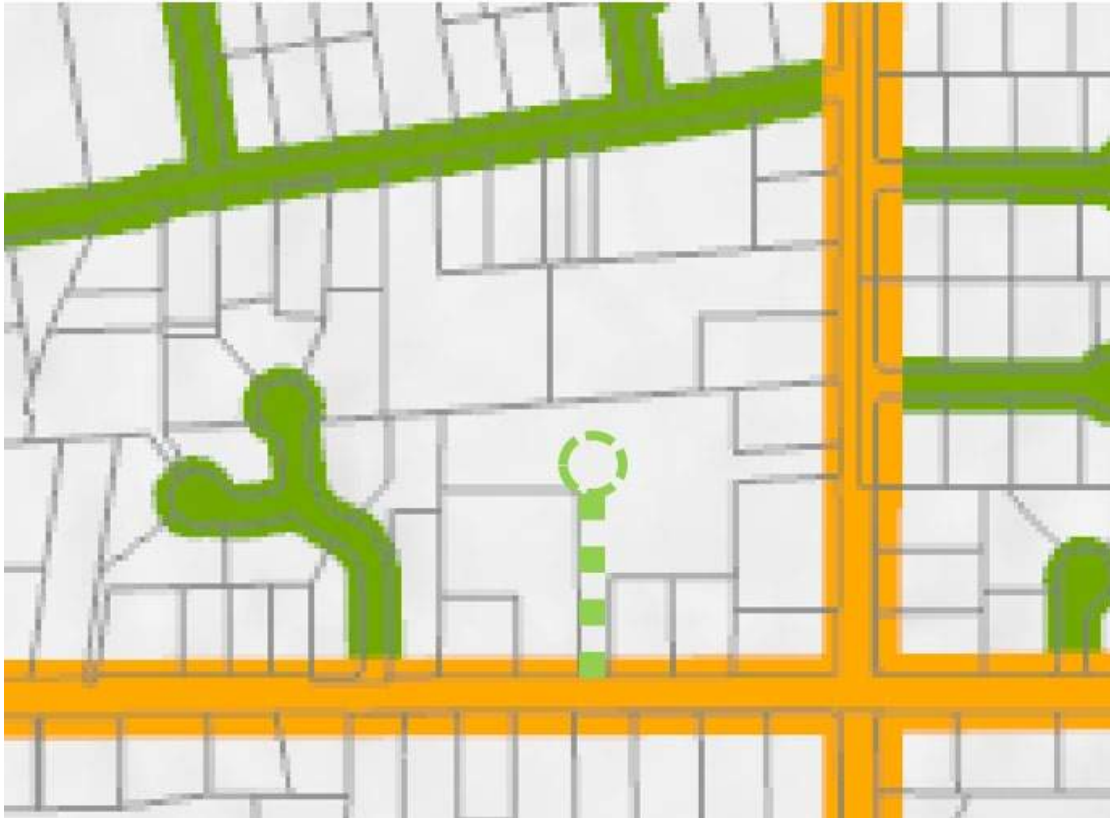


Exhibit B – Aerial photo showing the street cul-de-sac to be added by dashed lines



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 6: General Plan Future Land Use Map Amendment – 460 N State Street & 490 N State Street

Date: October 13, 2026

Project Address: 460 N State Street & 490 N State Street

Parcels: # 14:068:0263 (460 N State Street); #14:068:0276 (490 N State Street)

Applicant: Timpanogos School District

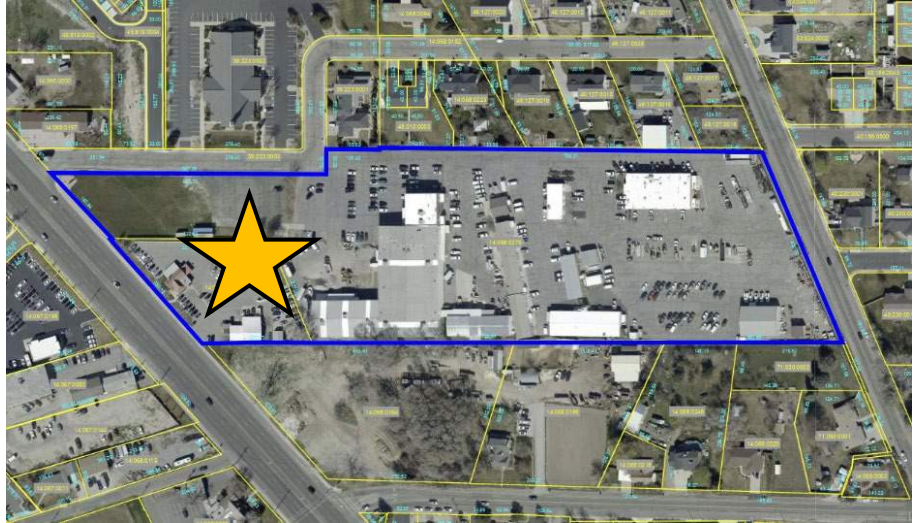
Property Owner: Timpanogos School District & Board of Education Alpine School District

General Plan: Transit Node Commercial, General Commercial (CG), and Low Density Residential
Current Zone: Commercial General (CG) & Public Facilities (PF)

City File Number: 26-048-6

Type of Decision: Legislative
Council Action Required: Yes

Presenting Staff: Brittany Wilde



Summary of Key Issues

1. Whether to approve a request to amend the Lindon City General Plan Future Land Use Map to change the designation of the subject properties to Community Facilities.

Overview

- The applicant is requesting an amendment to the General Plan Future Land Use Map to construct a new school district administrative office building. The property located at 460 N State Street has an existing general plan map designation of Transit/Commercial Node and the property located at 490 N State Street has an existing general plan map designation of General Commercial and Low Density Residential.
- The applicant is proposing to amend the Future Land Use Map designation for the properties at 460 N State Street and 490 N State Street to Community Facilities.

Motion

I move to recommend (approval, denial, or continuance) for Ordinance 2026-21-O to amend the Lindon City General Plan Future Land Use for the property located at 460 N State Street from Transit Node/Commercial to Community Facilities and 490 N State Street from General Commercial and Low Density Residential to Community Facilities with the following conditions:

1. All items of the staff report

Surrounding General Plan & Zoning Designations and Land Use

North: R1-20 – Single Family Residential

East: R1-20 – Single Family Residential

South: Commercial General (CG) / R1-20 – Commercial property/Single-Family Residential

West: Commercial General A (CG-A) / Planned Residential Development Overlay (PRD) – Retail / Residential

General Plan

The applicant is requesting a General Plan Map Amendment for the subject property to accommodate the proposed Timpanogos School District administrative office building. Staff reviewed the requested General Plan designation in relation to the proposed use, the surrounding land uses, and the existing development in the area. The property located at 460 N State Street has an existing general plan map designation of Transit/Commercial Node and the property located at 490 N State Street has an existing general plan map designation of General Commercial and Low Density Residential.

The Lindon City General Plan describes the Community Facilities designation as follows:

Community Facilities:

This category encompasses various community and civic buildings and facilities found in Lindon. Key facilities include Lindon City Center, Lindon Community Center, public schools (Oak Canyon Junior High, Rocky Mountain Elementary, and Lindon Elementary), charter schools (Karl Maeser Preparatory Academy, Timpanogos Academy, Montessori Learning Center, and Nahunta Hall), and other publicly owned infrastructure and services.

Policy 6.1: Ensure community facility and infrastructure needs are met

6.1b – Cooperate and advocate with Timpanogos School District to ensure the future need of schools and other public services are met.

Staff Analysis

Community facilities encompass various community, civic buildings, facilities, and other publicly owned infrastructure and services in Lindon. The proposed administrative office is intended to serve the Timpanogos School District and is consistent with the public and institutional nature of the property and surrounding area. Staff finds that the requested General Plan Map Amendment is appropriate for the proposed use.

The proposed office use is a permitted use in the General Commercial zone; however, City staff has requested that Timpanogos School District amend the General Plan and zoning map to match the proposed community facility and public use of the property.

Exhibits

1. Aerial Photo
2. Current General Plan Map Designation
3. Proposed General Plan Map Designation
4. General Plan Ordinance Amendment

Exhibit 1: Aerial Photo

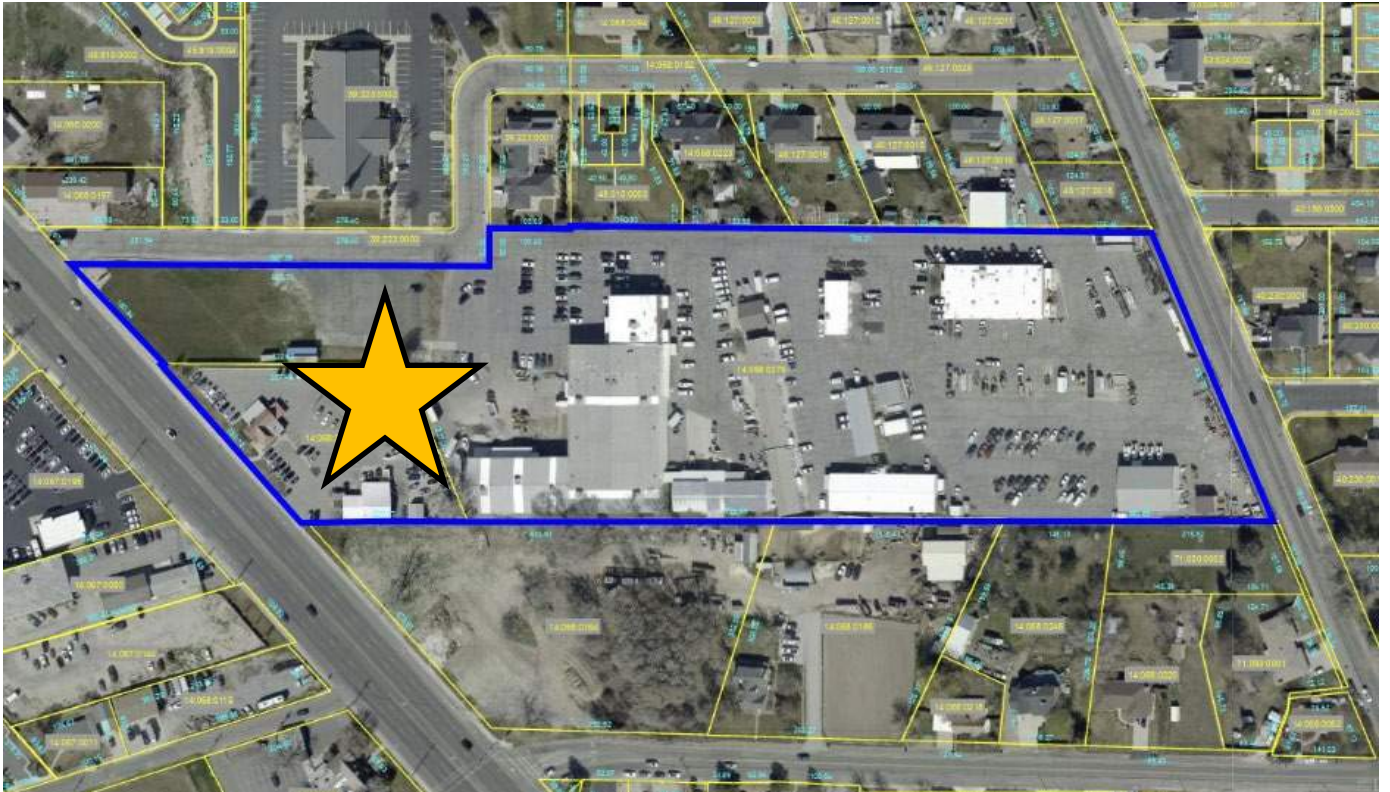


Exhibit 2: Current General Plan Map Designation

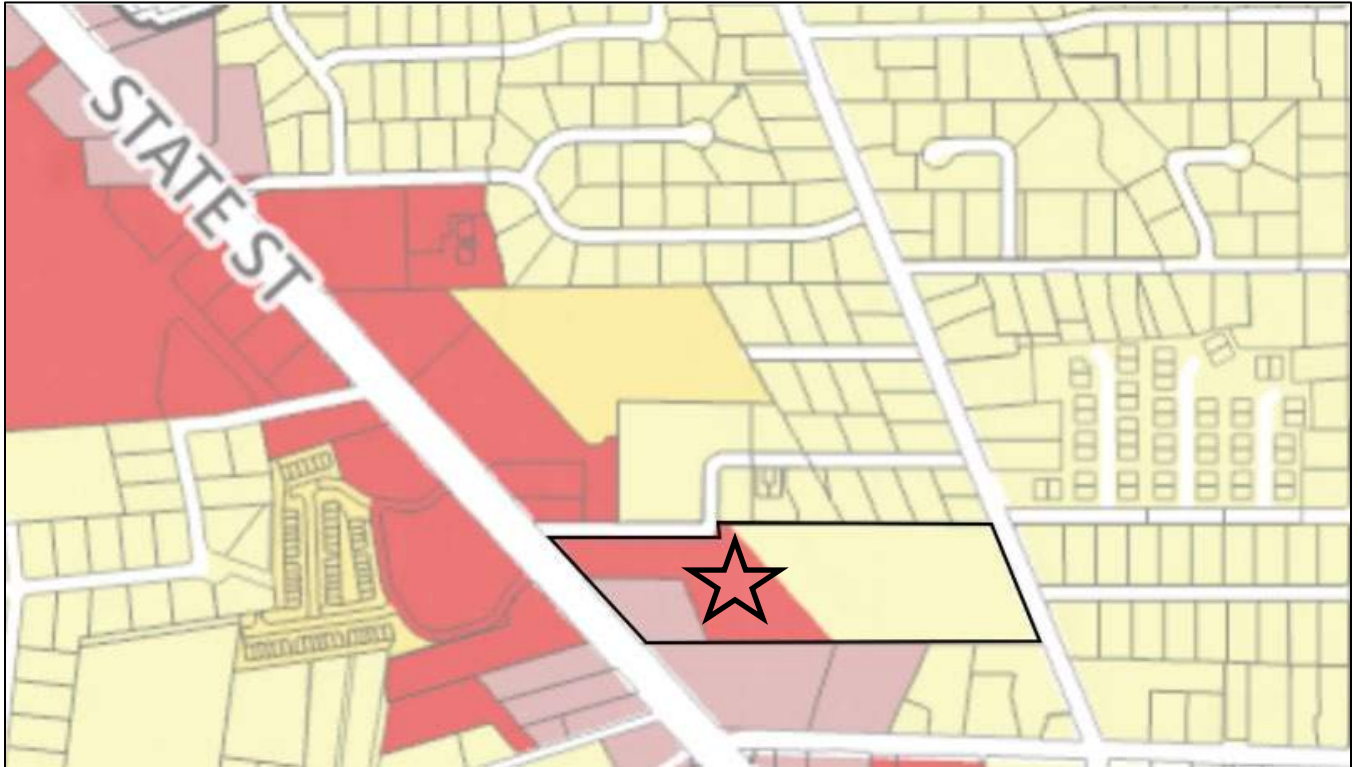
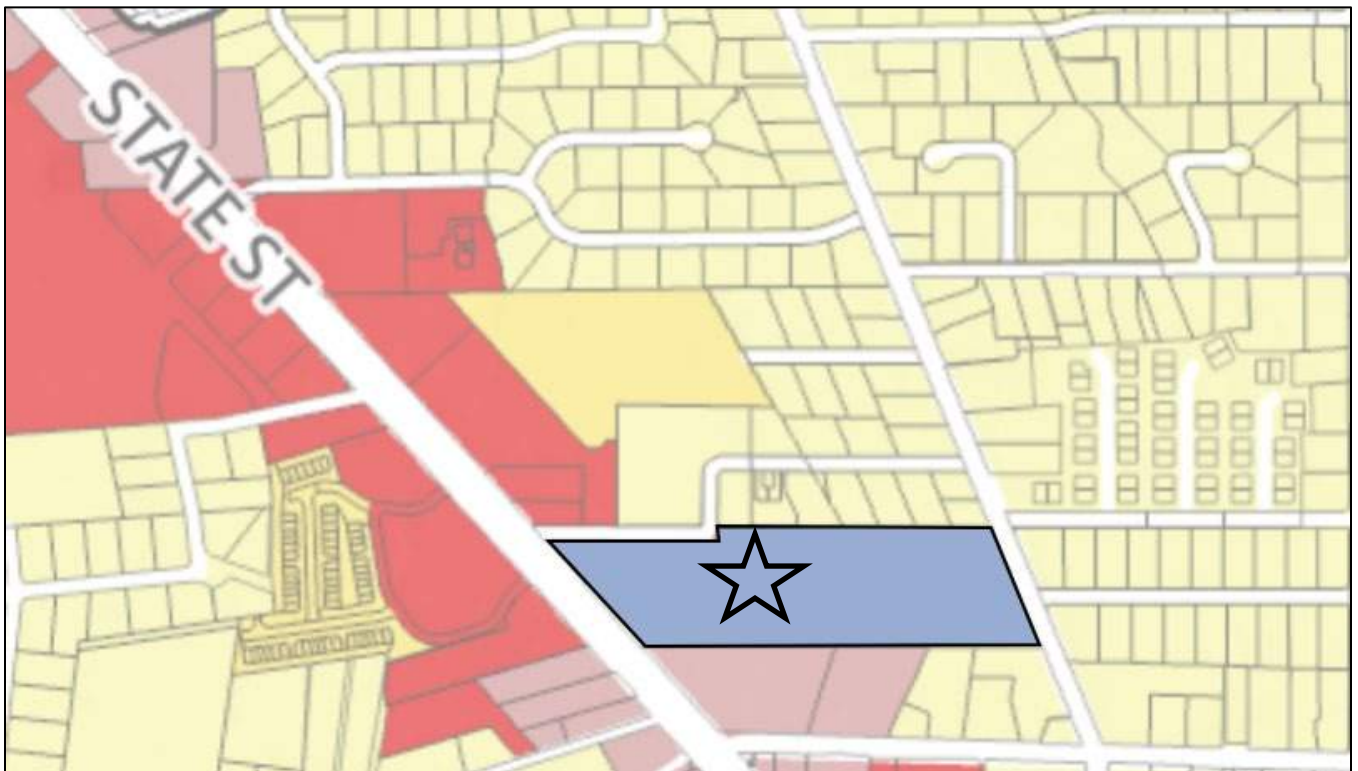


Exhibit 3: Proposed General Plan Map Designation



	Low Density Residential		Commercial Gateway
	Medium Density Residential		Transit/Commercial Node
	Mixed Density/Residential High		Light Industrial
	Mixed Commercial		Heavy Industrial
	General Commercial		Open Space and Parks
	Flex - Commercial		Natural Open Space
	Flex - Office		Community Facilities
	Neighborhood Oriented Commercial		Lindon City Boundary

ORDINANCE NO. 2026-21-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USES MAP ON A PORTION OF THE PROPERTY IDENTIFIED BELOW FROM TRANSIT/COMMERCIAL NODE, COMMERCIAL GENERAL, AND LOW DENSITY RESIDENTIAL TO COMMUNITY FACILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City General Plan Future Land Use Map; and

WHEREAS, on September 21, 2026, a land use application was submitted to Lindon City to amend a portion of the Lindon City General Plan Future Land Use Map on parcel #14:068:0263 from Transit/Commercial Node to Community Facilities and parcel #14:068:0276 from General Commercial (CG), and Low Density Residential to Community Facilities; and

WHEREAS, on October 13, 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 general plan map amendment, and recommended that the City Council adopt the Community Facilities designation for the area highlighted in the maps associated with this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to cooperate and advocate with Alpine School District to ensure the future need of schools and other public services are met; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to ensure community facility and infrastructure needs are met; and

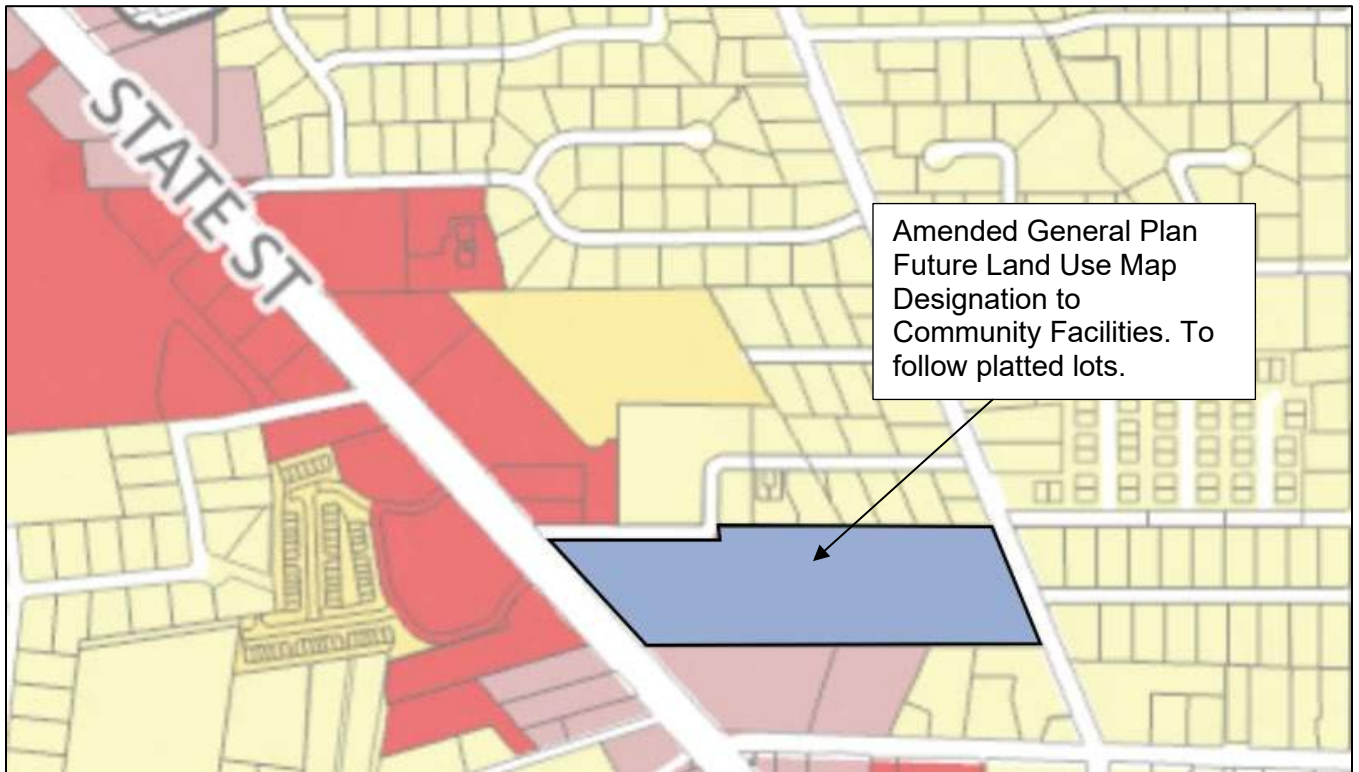
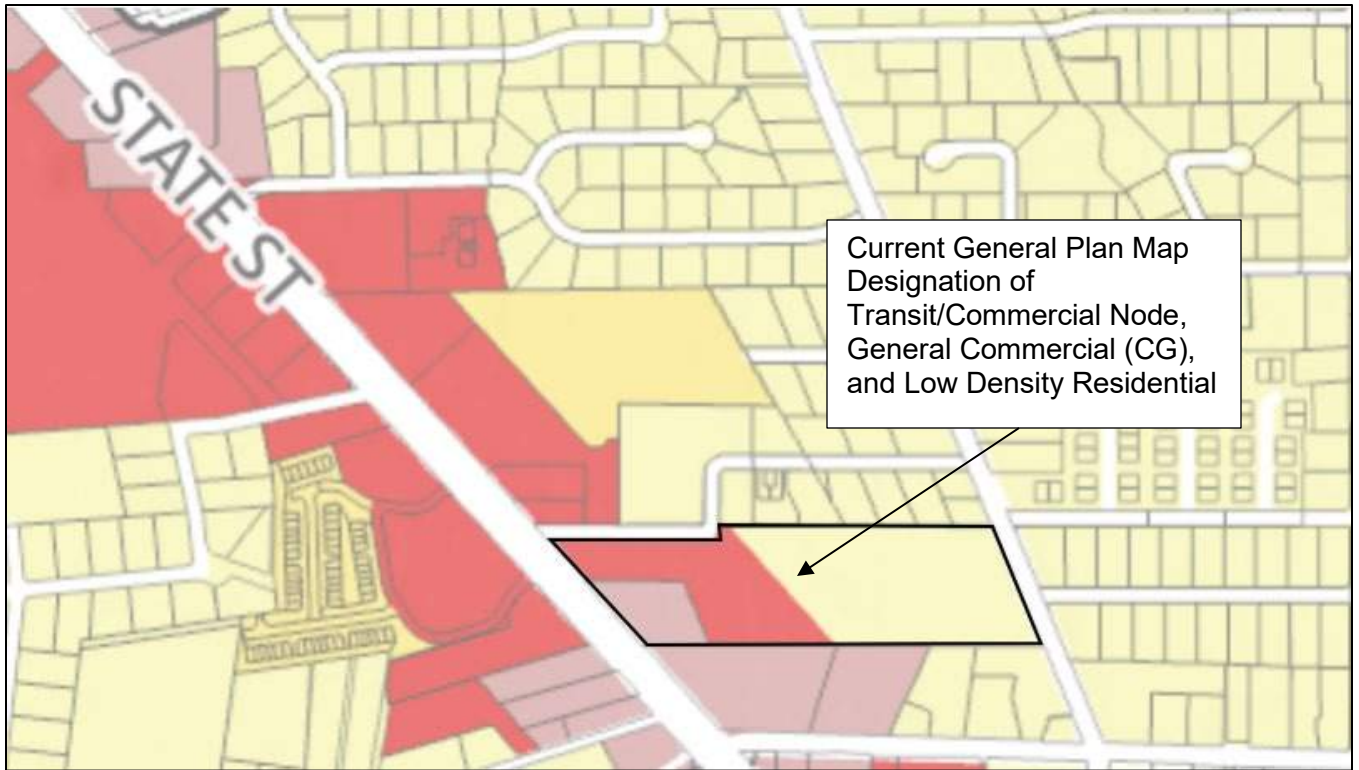
WHEREAS, the Lindon City Council has reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation; and

WHEREAS, the Council held a public meeting _____, 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 General Plan Future Land Use Map is hereby amended as follows:

Parcel ID	Property Owner	Address
14:068:0263	TIMPANOGOS SCHOOL DISTRICT	460 N State Street
14:068:0276	BOARD OF EDUCATION ALPINE SCHOOL DISTRICT	490 N State Street





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: Zoning Map Amendment – Timpanogos School District - Public Facilities (PF)

Date: October 13, 2026

Project Address: 460 N State Street

Parcels: # 14:068:0263

Applicant: Timpanogos School District

Property Owner:
TIMPANOGOS SCHOOL DISTRICT

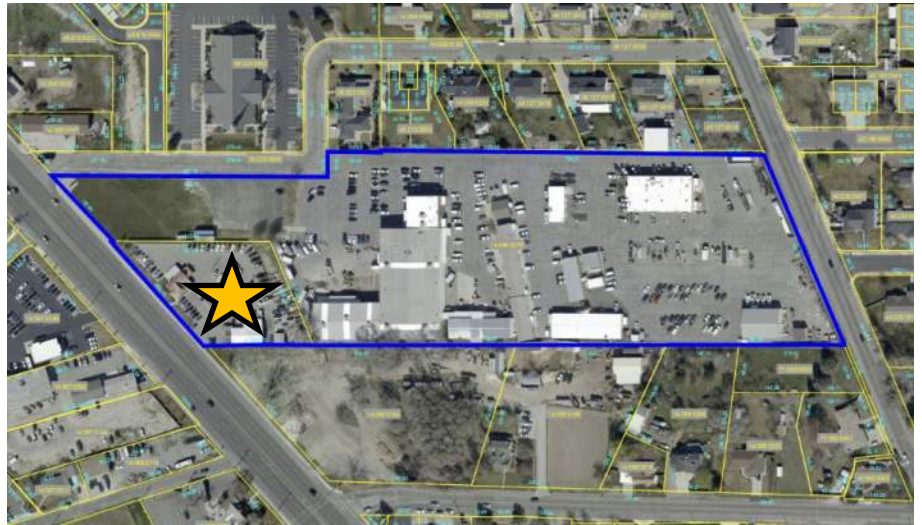
General Plan: Transit/
Commercial Node

Current Zone: Commercial General A

City File Number: 26-046-3

Type of Decision: Legislative
Council Action Required: Yes

Presenting Staff: Brittany Wilde



Summary of Key Issues

1. Whether to recommend approval of a request to amend the Commercial General A (CG-A) zone to Public Facilities (PF).

Overview

The purpose of the request is to:

- Modify the zoning map to Public Facilities (PF) from Commercial General A (CG-A)

Motions

I move to (*approve, deny, or continue*) ordinance 2026-22-O to amend the Lindon City zoning map from Commercial General A (CG-A) zone to Public Facilities (PF) with the following conditions:

1. All items of the staff report

Surrounding Zoning Designations and Land Use

North: Commercial General (CG)/ Planned Residential Development Overlay (PRD)/ Residential (R1-20) – Single Family Homes

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

South: Residential (R1-20) & Commercial General (CG)– Single Family Homes

West: Residential (R1-20) & Commercial General (CG)– Single Family Homes

General Plan

See general plan goals and policies as found in the General Plan Land Use Map Amendment report for this same property.

Staff Analysis

- See staff's analysis as found in the General Plan Land Use Map Amendment report for this same property.

Exhibits

1. Current Zoning Map Designation
2. Proposed Zoning Map Designation
3. Zoning Map Ordinance Amendment

Exhibit 1: Current Zoning Map Designation

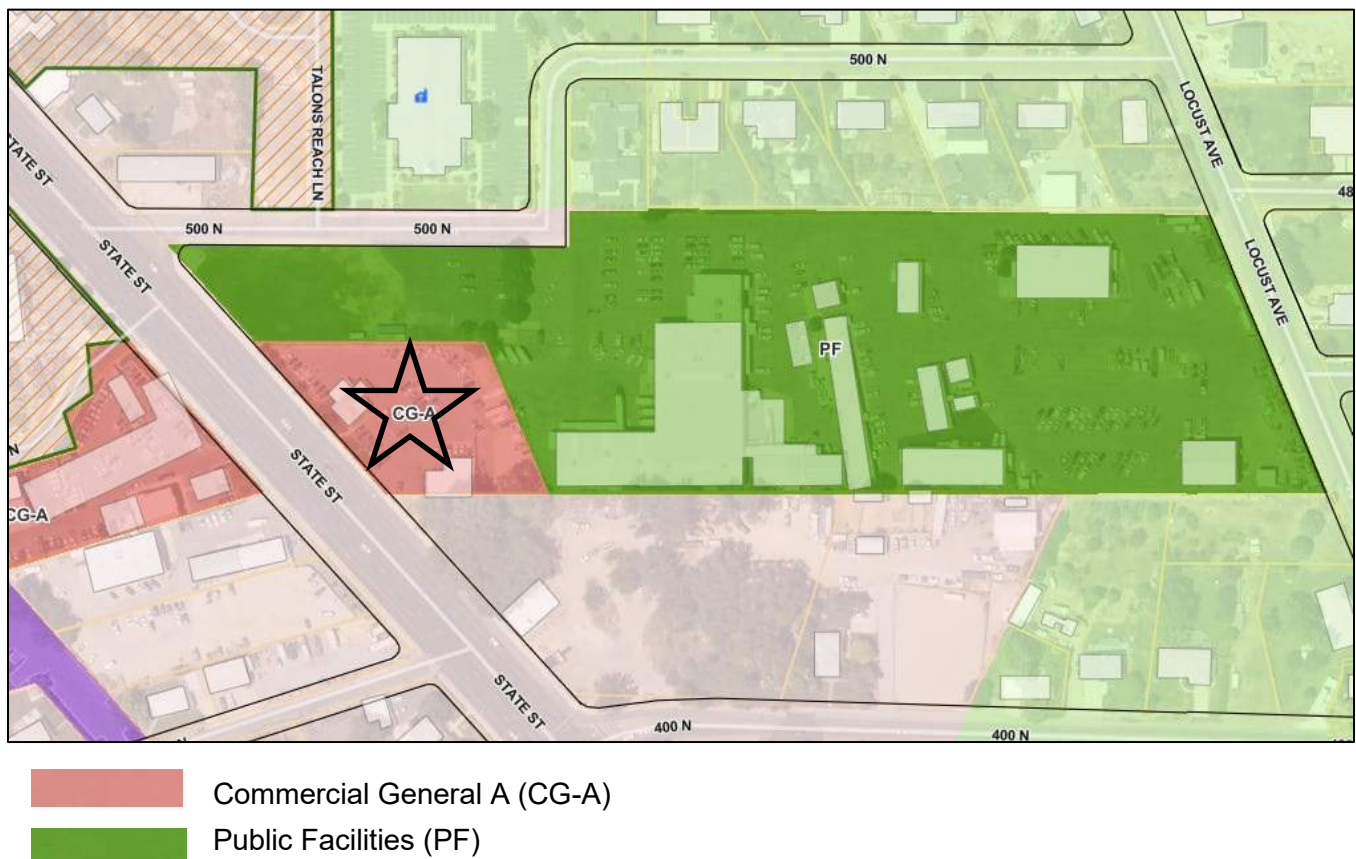
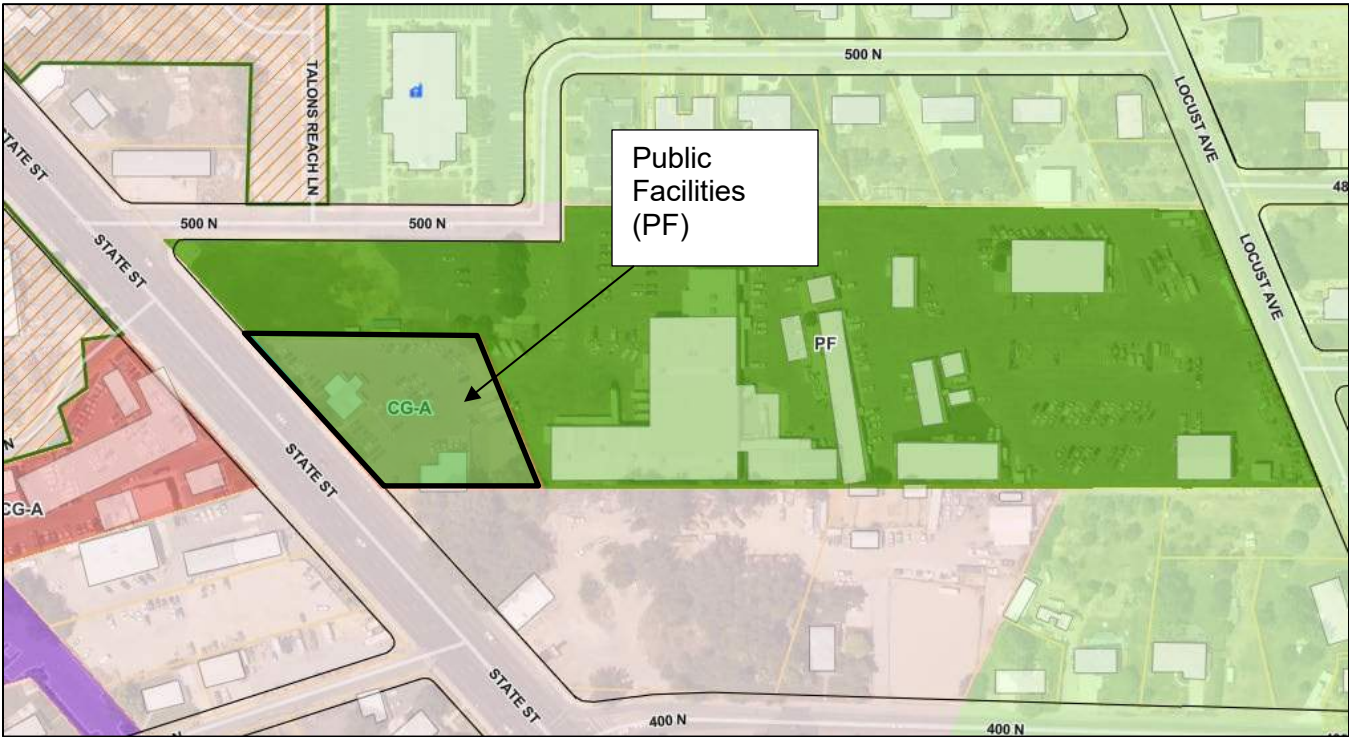


Exhibit 2: Proposed Zoning Map Designation



ORDINANCE NO. 2026-22-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON A PORTION OF THE PROPERTY IDENTIFIED BELOW FROM TRANSIT/COMMERCIAL NODE TO PUBLIC FACILITY 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 September 18, 2026, a land use application was submitted to Lindon City to amend a portion of the Lindon City General Plan Future Land Use Map on parcel #14:068:0263 from Transit/Commercial Node to Public Facilities; and

WHEREAS, on October 13, 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 general plan map amendment, and recommended that the City Council adopt the Community Facilities designation for the area highlighted in the maps associated with this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to cooperate and advocate with Alpine School District to ensure the future need of schools and other public services are met; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to ensure community facility and infrastructure needs are met; and

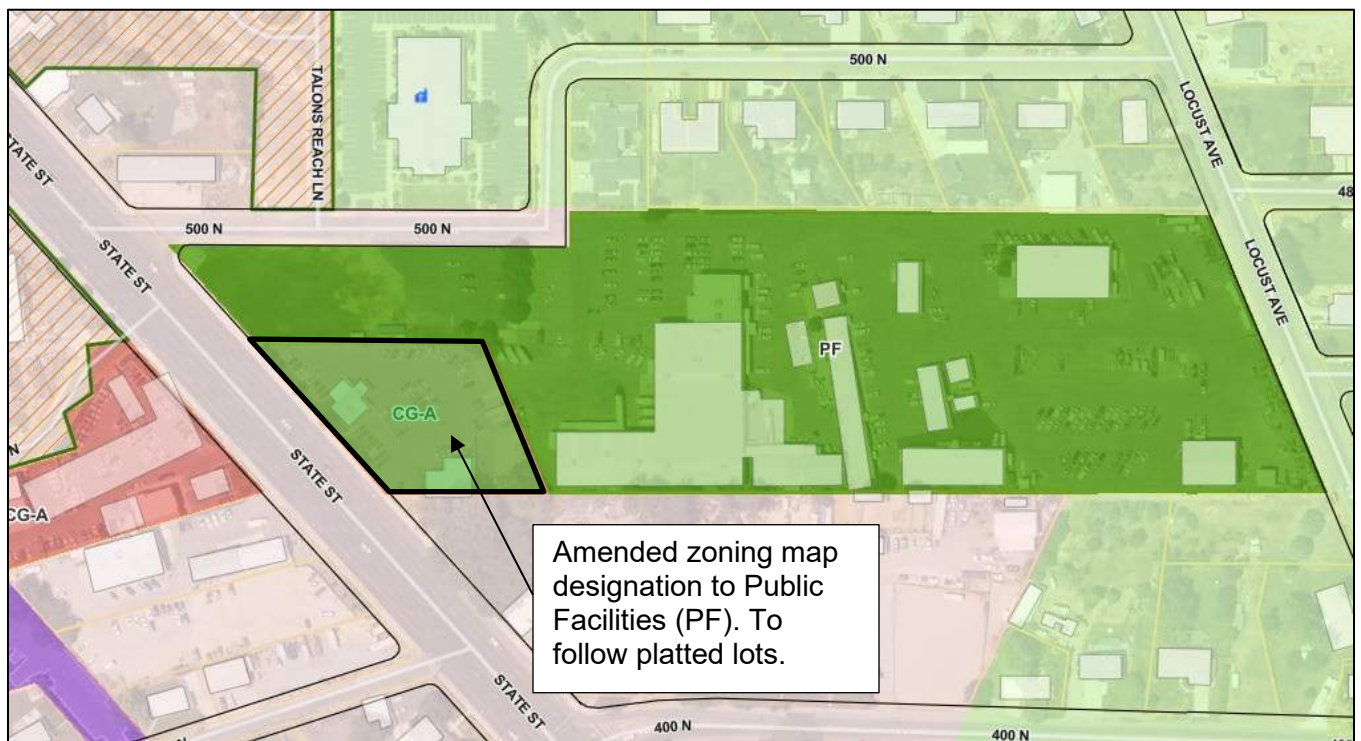
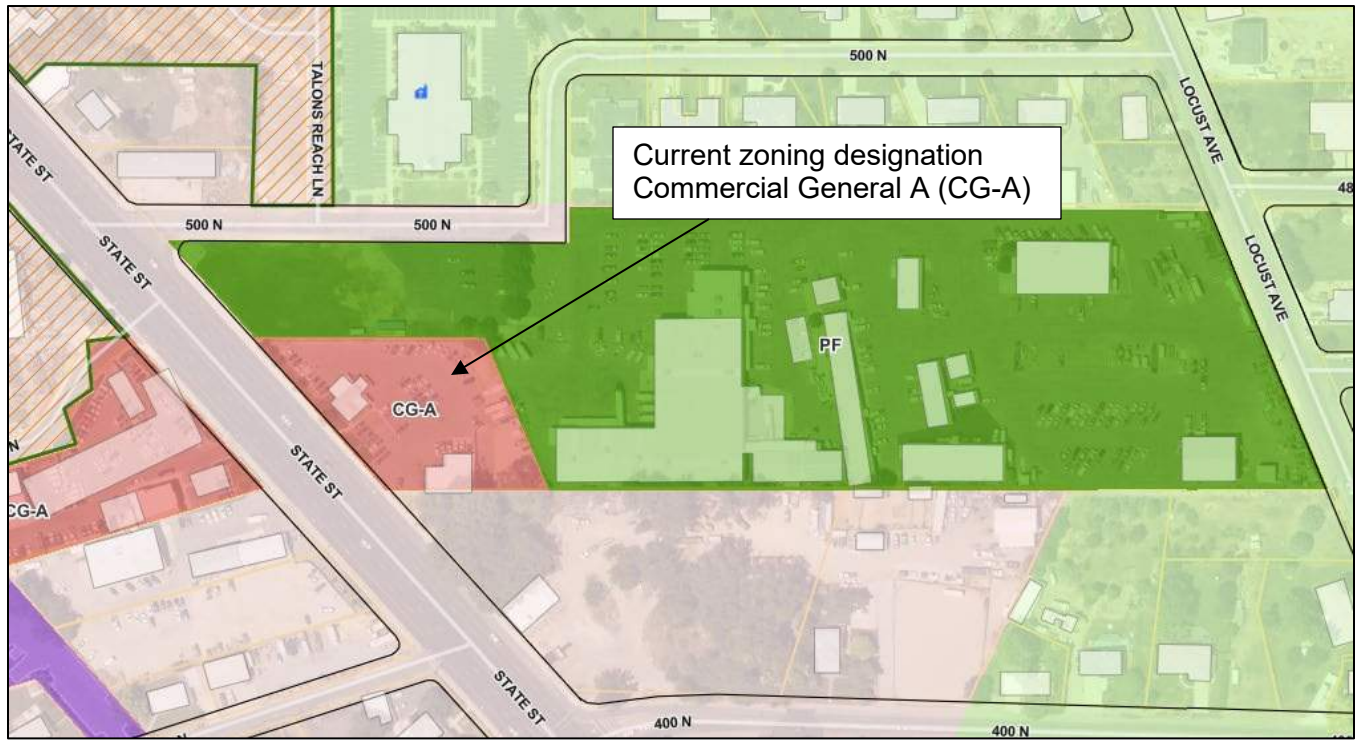
WHEREAS, the Lindon City Council has reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation; and

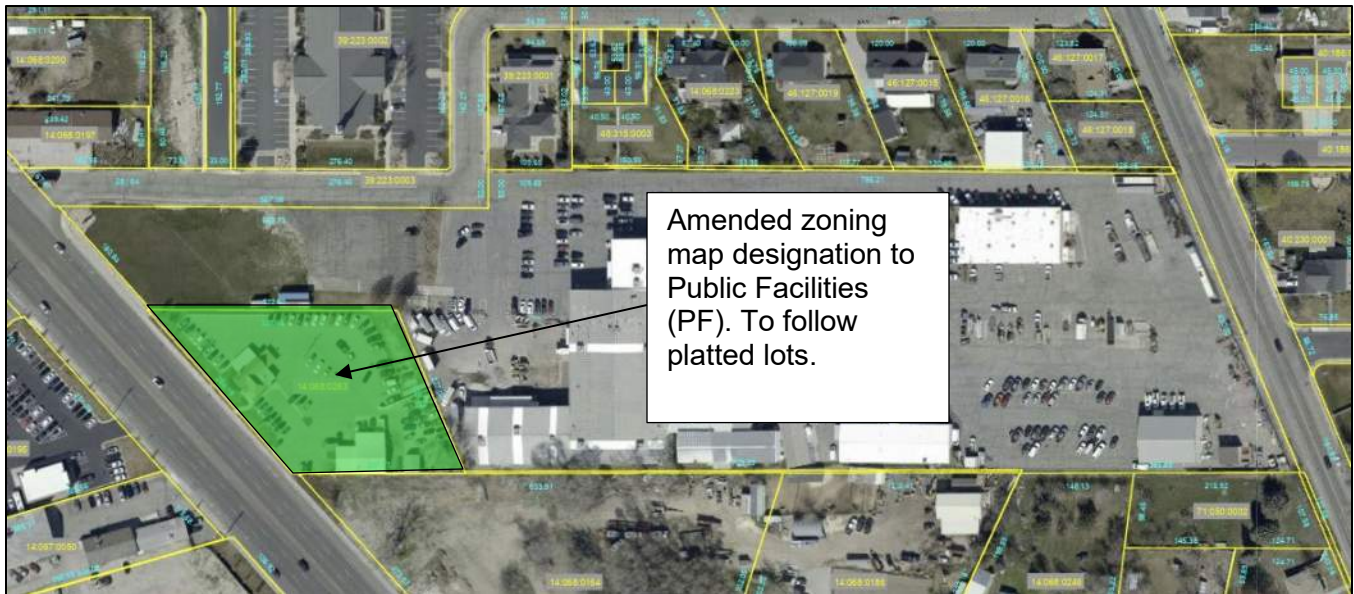
WHEREAS, the Council held a public meeting _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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
14:068:0263	TIMPANOGOS SCHOOL DISTRICT	460 N State Street





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: Site Plan Approval – Timpanogos Education Center – 490 N State Street

Date: October 13, 2026

Applicant: Timpanogos School District

Presenting Staff: Brittany Wilde

Project Address: 490 N State Street

Property Owner: Board of Education Alpine School District

General Plan: Community Facilities

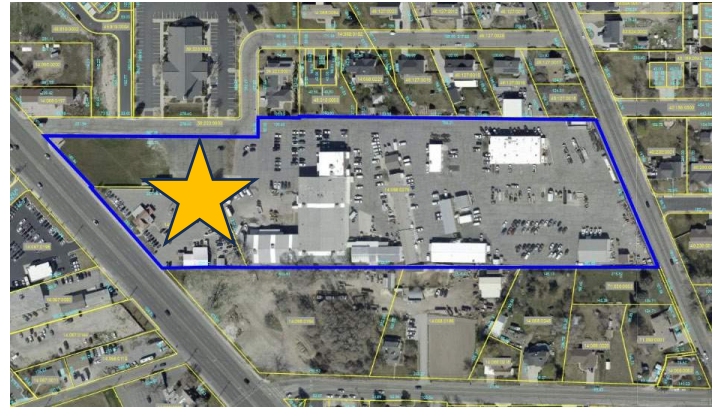
Current Zone: Commercial General A (CG-A)

Parcel ID: 14:068:0276

Lot Size: 12.147 acres

Type of Decision: Administrative

Council Action Required: No



Summary of Key Issues

The Timpanogos School District is requesting site plan approval to construct a new administrative office building. Pursuant to Utah State Code § 10-20-304(3)(a), the School District is not required to comply with the City’s landscaping, and architectural design. The statute states that a “municipality may not impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property.”

However, the School District is required to comply with applicable minimum lot size, setbacks, height, parking, engineering, and floodplain regulations.

Staff reviewed the proposed site plan and provided recommendations regarding landscaping along State Street and within the interior parking areas, based on the landscaping standards applicable to other developments within the city.

Site Plan Motion

I move to (*approve, deny, continue*) 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 applicant will complete the Floodplain Development Permit and comply with the Lindon City Flood Damage and Prevention ordinance;
3. The applicant will submit all required water shares for Parcel #14:068:0276 and Parcel 14:068:0263 ;
4. The applicant will comply with all bonding requirements, if applicable;
5. The applicant will provide a parking analysis to determine the number of required parking spaces;
6. The applicant will comply with all UDOT permits and regulations; and
7. All items of the staff report.

Surrounding Zoning and Land Use

North: R1-20 – Single Family Residential

East: R1-20 – Single Family Residential

South: Commercial General (CG) / R1-20 – Commercial property/Single-Family Residential

West: Commercial General A (CG-A) – Retail

Site Development Standards

Parking

Parking standards are based on the zone and the different uses in the building and their respective square footage.

Requirement	Provided on site plan	Compliant?
Office: 1/350 square feet	144 stalls	No ; The plans do not show parking tabulation, and a floor plan was not submitted for staff to determine the correct parking requirements.

Traffic Circulation

Access to the subject property will be from State Street and 500 N Street. The applicant will be required to work with UDOT to obtain a right-of-way access permit for the State Street access.

Landscaping Standards

Landscaping standards are based on the zone and the number of parking stalls.

Pursuant to Utah State Code § 10-20-304(3)(a), the School District is not required to comply with the City's landscaping requirements. Therefore, the landscaping standards identified below are not mandatory requirements for this project. However, staff have reviewed the proposed landscaping and provided recommendations based on the City's adopted standards and the landscaping typically required for other developments along State Street.

Staff Recommendations:

- Provide landscaping along the frontage consistent with the City's typical State Street landscaping standards with trees planted 30-foot on center along State Street and 500 N (§17.48.030, 4c).
- The 20' Landscape Strip required for State Street and 500 N. should have a 2' berm and meeting the landscape requirement found in §17.19 (Waterwise Landscape and Design) and §17.48.030 (Landscaping within the General Commercial Zones).
- Provide interior parking lot landscaping consistent with the City's parking lot landscaping standards of parking lot islands and perimeter parking lot areas required to have 75% vegetation and 1 tree per every 10 parking stalls.
- Incorporate trees and landscaping along the perimeter parking areas to meet Lindon City Code §17.18 (off-street parking).
- Remove trees from the clear view area.

Other Site Requirements

Site requirements are based on the development standards for the indicated zone.

Requirements	Provided	Compliant?
Minimum Lot Size of Zone is 20,000 sq ft	12.147 acres (529,123.32 sf)	Yes
Building Setback • Front: 20' • Rear: 40' • Side when abutting a residential zone: 20' • Side when abutting a residential zone: 20'	The building meets both the front and rear setbacks; see additional setback requirement for height transition below	Yes
Building Height Max: 48'	33'	Yes

Building Design and Architectural Standards

Architectural Design

Pursuant to Utah State Code § 10-20-304(3)(a), the School District is not required to comply with the City's architectural requirements.

However, the school district has provided a well-designed building that includes split-faced block, brick, and what appears to be an architectural metal panel. To meet the Lindon City Commercial Design Standards Lindon City has made recommendations such as:

- If storefront windows do not reach the ground, a projecting sill should be used at the bottom.
- Decorative cornice treatment

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.

Floodplain Approval

The property is in a flood zone. According to floodplain regulations, buildings must have a 1-foot above base flood elevation. According to Lindon City Code §17.62.140 and §17.62.170, the floodplain administrator reviews and makes the final decision on floodplain development permits and procedures.

UDOT Approval:

An access permit from UDOT will be required due to the change in use of the property located at 460 N State Street.

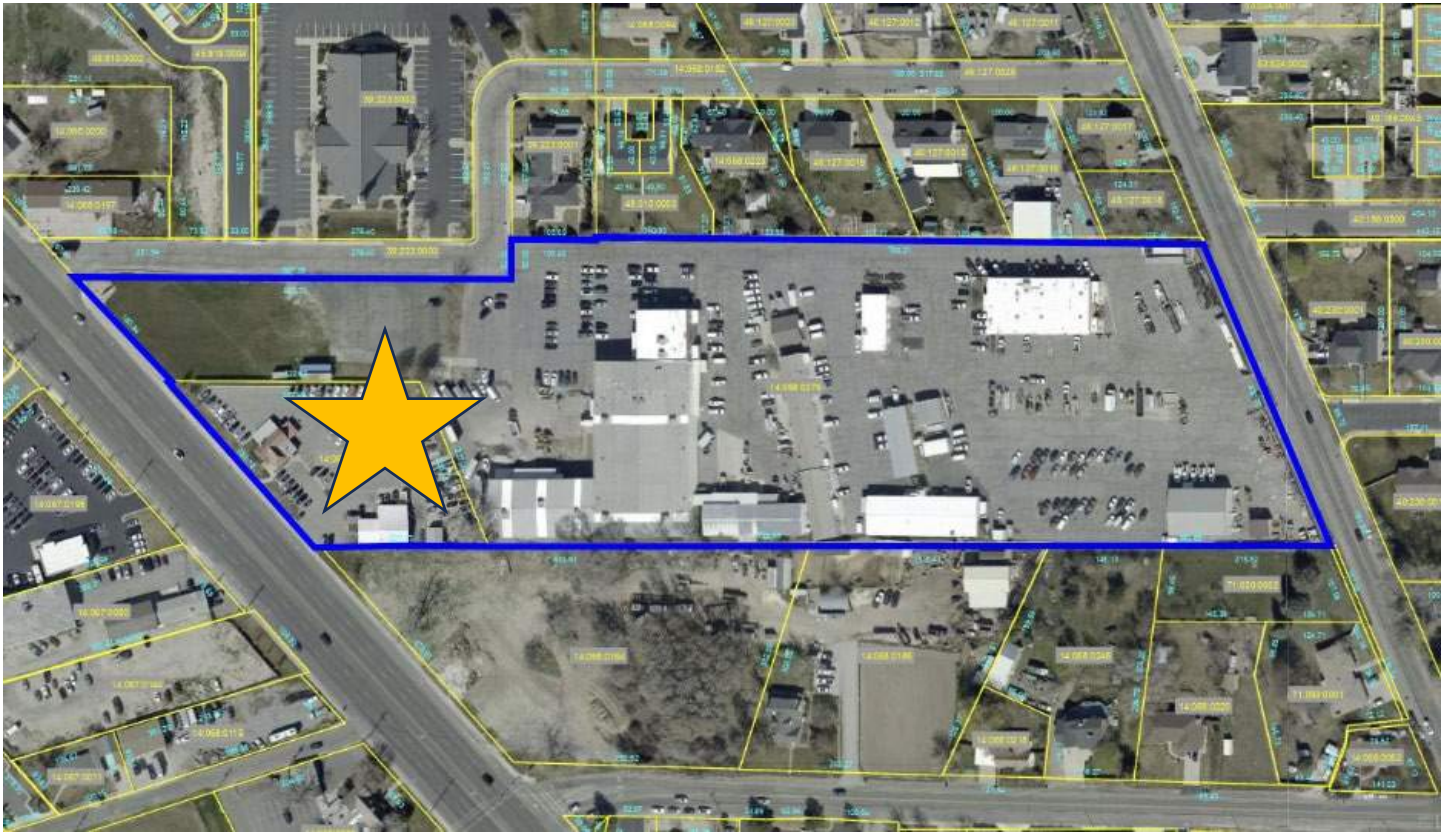
Staff Analysis

Staff recommend approval of the site for the school district's administrative offices with the conditions outlined in the motion. This building will be a great amenity to the city and school district. There are a number of landscape and parking lot recommendations that the city has provided to the school district so that the building and site are compatible with other new developments along State Street.

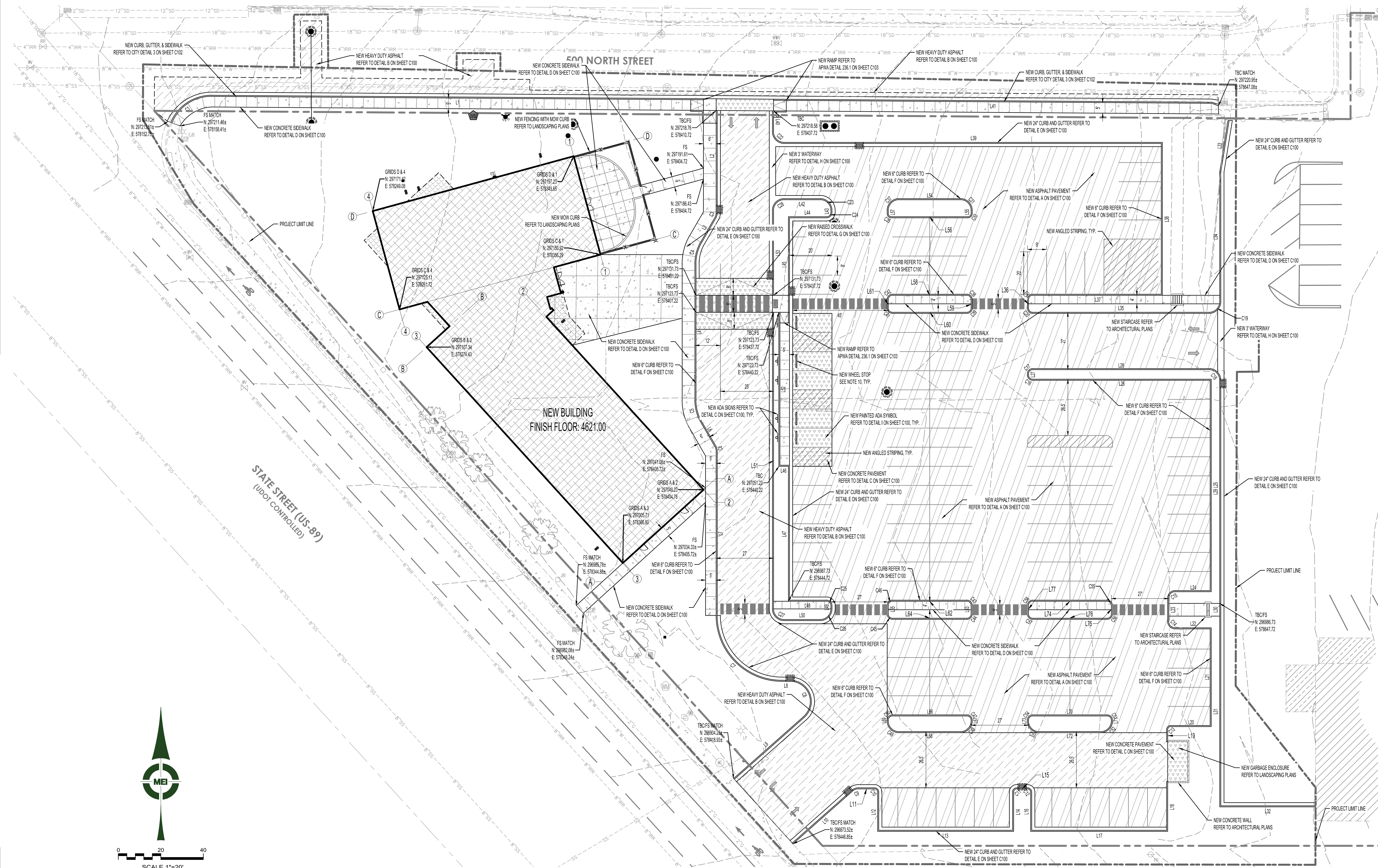
Exhibits

1. Aerial photo
2. Site Plan
3. Building Elevations/Renderings
4. Floodplain Map

Exhibit 1: Aerial photo



THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



GENERAL SITE LAYOUT NOTES:

- REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
- REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
- REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
- VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
- ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
- TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6 MINIMUM AT ALL LOCATIONS.
- REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
- CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.
- THE PROJECT LIMIT LINE, ALSO REFERRED TO AS THE CIVIL ASSUMED AREA OF DISTURBANCE, IS INTENDED TO REPRESENT THE GENERAL EXTENT OF AREAS POTENTIALLY IMPACTED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO MATERIAL STORAGE, EQUIPMENT ACCESS, AND WORK OPERATIONS ASSOCIATED WITH CIVIL SCOPE. THIS LINE IS BASED ON CIVIL DESIGN ASSUMPTIONS AND IS NOT NECESSARILY EXHAUSTIVE. ADDITIONAL AREAS OF DISTURBANCE MAY BE INDICATED ON PLAN SHEETS PREPARED BY OTHER DISCIPLINES (E.G. ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE), AND SUCH AREAS MAY EXTEND BEYOND THE CIVIL-DEFINED LIMIT LINE. THEREFORE, THE PROJECT LIMIT LINE SHOWN ON CIVIL DRAWINGS SHOULD NOT BE INTERPRETED AS THE DEFINITIVE OR SOLE BOUNDARY OF DISTURBANCE FOR THE PROJECT. IN SOME INSTANCES, A TEMPORARY PROJECT LIMIT LINE MAY ALSO BE SHOWN ON THE PLANS. THIS TEMPORARY LIMIT LINE MAY EXTEND BEYOND THE ASSUMED PROPERTY BOUNDARIES AND IS USED TO ILLUSTRATE AREAS TEMPORARILY NEEDED FOR IMPROVEMENTS OUTSIDE OF THE OWNER'S PROPERTY. OFTEN CITY ROADWAY IMPROVEMENTS IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL PLAN SETS TO IDENTIFY AND ACCOUNT FOR ALL POTENTIAL AREAS OF DISTURBANCE.
- USE TRAFFIC SAFETY DIRECT 6 WHEEL STOPS OR APPROVED EQUIVALENT.

HATCH LEGEND

	ASPHALT PAVEMENT SEE DETAIL A ON SHEET C100		CONCRETE WALL REFER TO ARCHITECTURAL AND STRUCTURAL PLANS
	HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100		CURBS AND GUTTERS REFER TO DETAIL E ON C100
	SIDEWALK PER DETAIL D ON SHEET C100		NEW SURFACE UTILITIES REFER TO C100
	VEHICULAR CONCRETE PER DETAIL C ON SHEET C100		
	NEW BUILDING		
	BUILDING OVERHANG		
	UNDERGROUND DETENTION BASIN REFER TO C6400 PLANS		

PARKING STALL COUNT

TOTAL STALLS	129
STALLS	124
HC STALLS	5

Line #	Length	Direction
L1	231.411	S89°36'07.25"E
L2	53.647	S00°00'00.00"E
L3	13.311	S30°00'00.00"W
L4	64.282	S00°00'00.00"E
L5	13.311	S00°00'00.00"E
L6	84.000	N00°00'00.00"W
L7	77.283	S00°00'00.00"E
L8	3.788	N89°00'00.00"E
L9	43.917	N48°28'00.00"W
L10	37.313	S48°28'00.00"W
L11	7.451	N89°00'00.00"W
L12	16.500	N00°00'00.00"E
L13	64.000	N60°00'00.00"W
L14	16.500	S00°00'00.00"E
L15	5.000	N60°00'00.00"W
L16	16.500	N00°00'00.00"E
L17	64.500	N89°00'00.00"W
L18	47.848	S00°00'00.00"E
L19	47.848	S00°00'00.00"E
L20	14.000	N89°00'00.00"E
L21	46.500	N00°00'00.00"E

Line #	Length	Direction
L22	17.000	N60°00'00.00"W
L23	11.000	N00°00'00.00"W
L24	17.000	N60°00'00.00"E
L25	100.000	N00°00'00.00"E
L26	84.000	N00°00'00.00"E
L27	0.500	N00°00'00.00"E
L28	83.000	N60°00'00.00"E
L29	195.000	N00°00'00.00"E
L30	6.000	N00°00'00.00"E
L31	89.824	N00°00'00.00"E
L32	45.127	N00°00'00.00"E
L33	24.468	N09°07'37.08"E
L34	61.000	S00°00'00.00"E
L35	15.000	N60°00'00.00"W
L36	4.000	S00°00'00.00"E
L37	88.000	N60°00'00.00"W
L38	72.000	S00°00'00.00"E
L39	178.000	N60°00'00.00"E
L40	9.345	S00°01'16.67"E
L41	208.320	S89°36'07.25"E

Line #	Length	Direction
L42	17.000	N60°00'00.00"E
L43	1.000	S00°00'00.00"E
L44	18.000	N60°00'00.00"E
L45	50.000	S00°00'00.00"E
L46	4.500	N60°00'00.00"E
L47	63.500	S00°00'00.00"E
L48	25.000	N60°00'00.00"W
L49	1.669	S00°00'00.00"E
L50	17.000	N60°00'00.00"W
L51	199.609	N60°00'00.00"E
L52	72.500	S00°00'00.00"E
L53	40.000	N00°00'00.00"E
L54	28.000	N60°00'00.00"E
L55	1.500	N00°00'00.00"E
L56	38.000	N60°00'00.00"W
L57	1.500	N00°00'00.00"E
L58	35.000	N60°00'00.00"E
L59	4.000	S00°00'00.00"E
L60	35.000	N60°00'00.00"W
L61	4.000	N00°00'00.00"E

Line #	Length	Direction
L62	26.000	N60°00'00.00"E
L63	4.000	S00°00'00.00"E
L64	26.000	N60°00'00.00"W
L65	4.000	N60°00'00.00"E
L66	35.000	N60°00'00.00"E
L67	0.391	S00°00'00.00"E
L68	28.000	N60°00'00.00"W
L69	0.391	N00°00'00.00"E
L70	26.000	N60°00'00.00"E
L71	0.391	S00°00'00.00"E
L72	28.000	N60°00'00.00"W
L73	0.391	N00°00'00.00"E
L74	26.000	N60°00'00.00"E
L75	4.000	S00°00'00.00"E
L76	26.000	N60°00'00.00"W
L77	4.000	N00°00'00.00"E

Curve #	Length	Radius	Delta
C1	23.881	20.074	088.1841
C2	2.356	4.500	030.0000
C3	2.356	4.500	030.0000
C4	10.734	20.500	030.0000
C5	10.734	20.500	030.0000
C6	2.356	4.500	030.0000
C7	46.695	31.000	090.0000
C8	22.959	6.500	138.4667
C9	3.262	4.500	041.5333
C10	2.356	1.500	090.0000
C11	2.356	1.500	090.0000
C12	2.356	1.500	090.0000
C13	2.356	1.500	090.0000
C14	4.712	3.000	090.0000
C15	4.712	3.000	090.0000
C16	3.142	2.000	090.0000
C17	3.142	2.000	090.0000
C18	7.854	5.000	090.0000
C19	7.854	5.000	090.0000
C20	3.142	2.000	090.0000
C21	3.142	2.000	090.0000

Curve #	Length	Radius	Delta
C22	7.854	5.000	090.0000
C23	7.854	5.000	090.0000
C24	3.142	2.000	090.0000
C25	3.142	2.000	090.0000
C26	7.854	5.000	090.0000
C27	7.854	5.000	090.0000
C28	7.854	5.000	090.0000
C29	3.142	2.000	090.0000
C30	3.142	2.000	090.0000
C31	7.854	5.000	090.0000
C32	7.854	5.000	090.0000
C33	3.142	2.000	090.0000
C34	3.142	2.000	090.0000
C35	3.142	2.000	090.0000
C36	3.142	2.000	090.0000
C37	7.854	5.000	090.0000
C38	3.142	2.000	090.0000
C39	3.142	2.000	090.0000
C40	3.142	2.000	090.0000
C41	3.142	2.000	090.0000
C42	3.142	2.000	090.0000
C43	3.142	2.000	090.0000
C44	3.142	2.000	090.0000
C45	3.142	2.000	090.0000
C46	3.142	2.000	090.0000
C47	3.142	2.000	090.0000

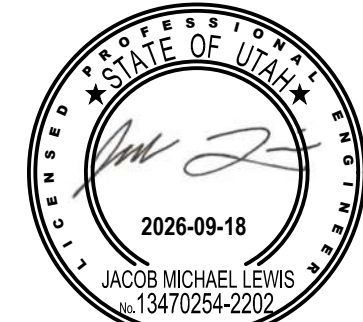
Curve #	Length	Radius	Delta
C48	7.854	5.000	090.0000
C49	7.854	5.000	090.0000
C50	3.142	2.000	090.0000
C51	3.142	2.000	090.0000
C52	7.854	5.000	090.0000
C53	7.854	5.000	090.0000
C54	3.142	2.000	090.0000
C55	3.142	2.000	090.0000
C56	3.142	2.000	090.0000
C57	3.142	2.000	090.0000
C58	3.142	2.000	090.0000

TIMPANOGOS SCHOOL DISTRICT

TIMPANOGOS EDUCATION CENTER

APPROX. 470 N. STATE ST. LINDON, UTAH

REVIEWERS AREA:



170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
801-377-5062
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CHECKED BY: NL	PROJECT #: 2026
REVISIONS:	
1	
2	
3	
4	
5	

OVERALL SITE PLAN

CS230

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9/25/2025 11:48:30 AM

SHEET NOTES

- CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.
- HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.
- ALUMINUM WINDOW - SEE WINDOW TYPES.
- PRE-FINISHED METAL SIDING OVER 1/2" DENZ-GLASS - COLOR AS SELECTED BY ARCHITECT.
- PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.
- DECORATIVE METAL WALL PANELS WITH METAL LETTERING AND LOGO - SEE DETAIL 1/A8.41

REVIEWERS AREA:

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DRAWN BY: CM DATE: SEPT 26
CHECKED BY: WC PROJECT #: 178328
REVISIONS:

TIMPANOGOS SCHOOL DISTRICT

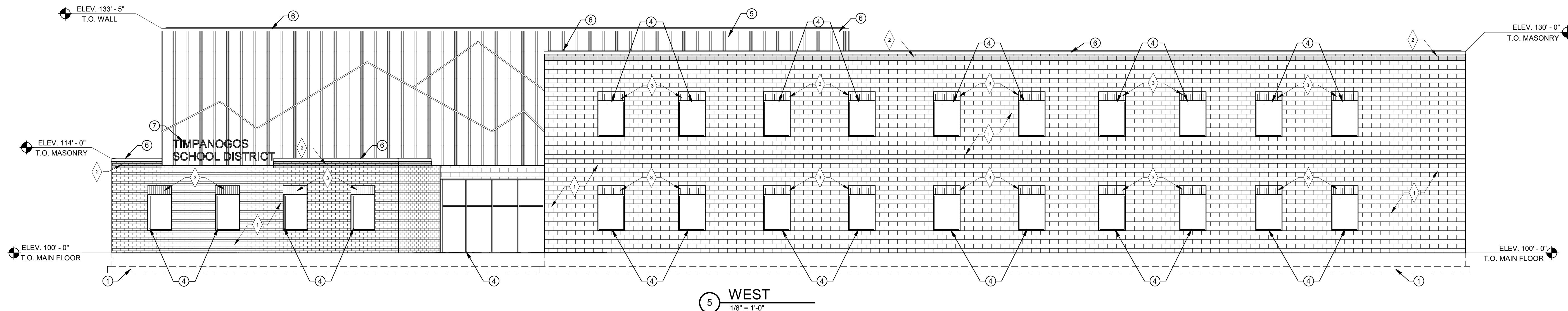
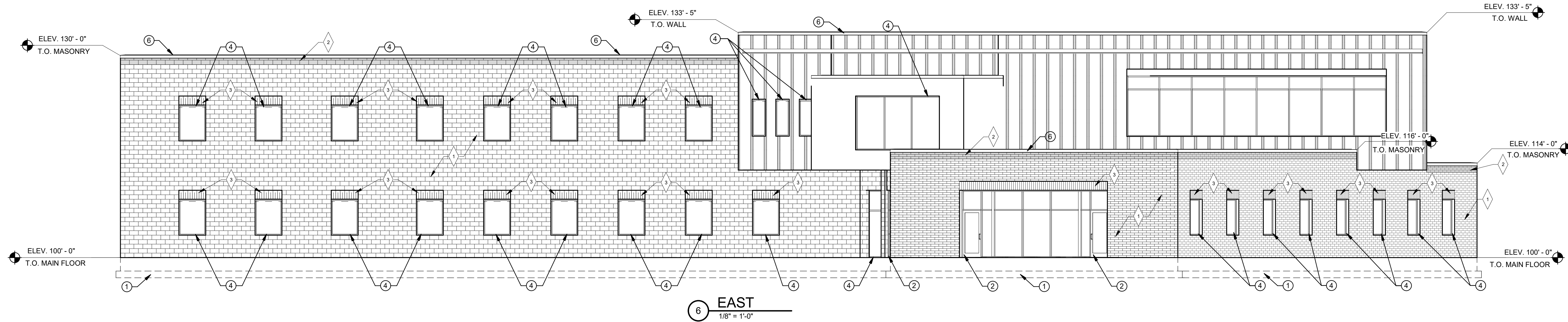
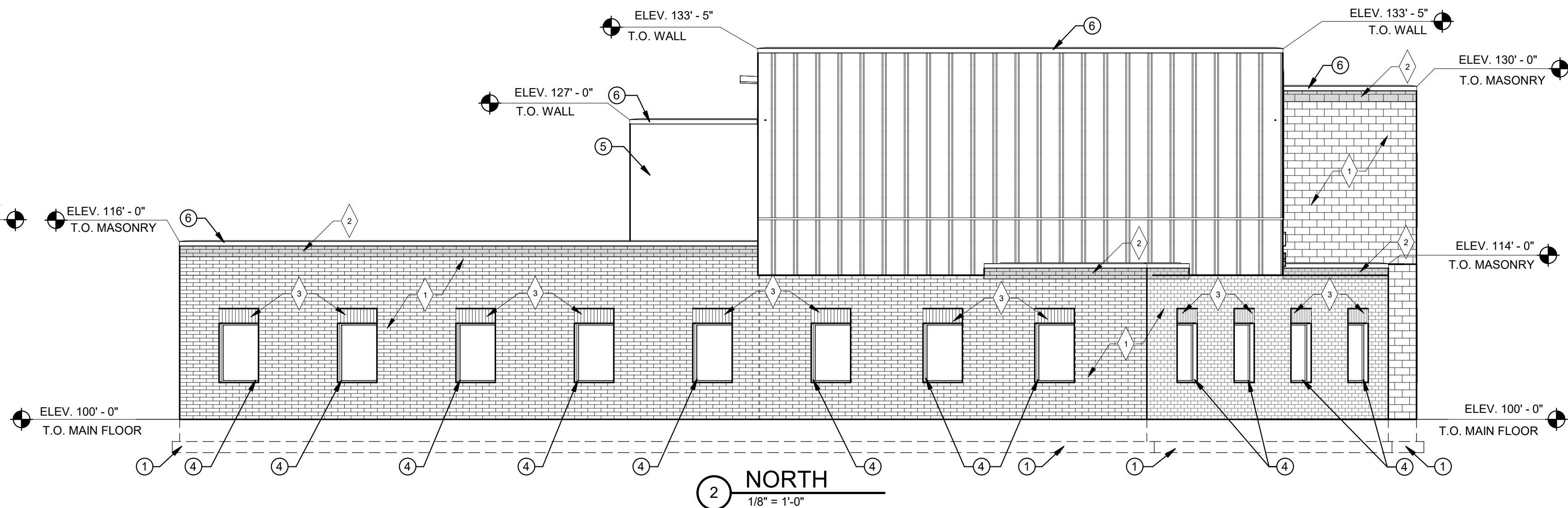
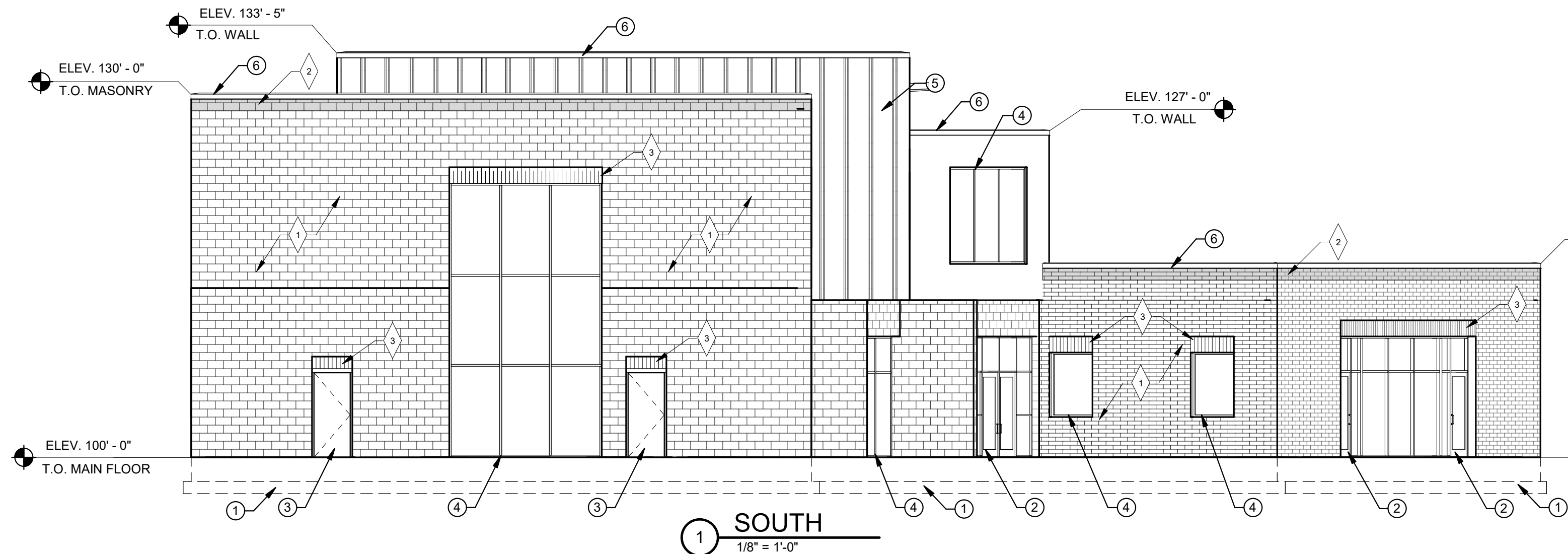
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APPROX. 470N STATE ST

EXTERIOR ELEVATIONS

A3.1



SOILS NOTE

ALL UNDOCUMENTED FILL MUST BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% FROM UNDER THE BUILDING FOOTPRINT. SEE THE GEOLOGICAL REPORT THAT INDICATED STRUCTURAL FILL TO BE PLACED TO 4'-0" UNDER BOTTOM OF FOOTING ELEVATIONS

MASONRY NOTE

ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. CONTROL JOINT LOCATION TO BE COORDINATED WITH ARCHITECT.

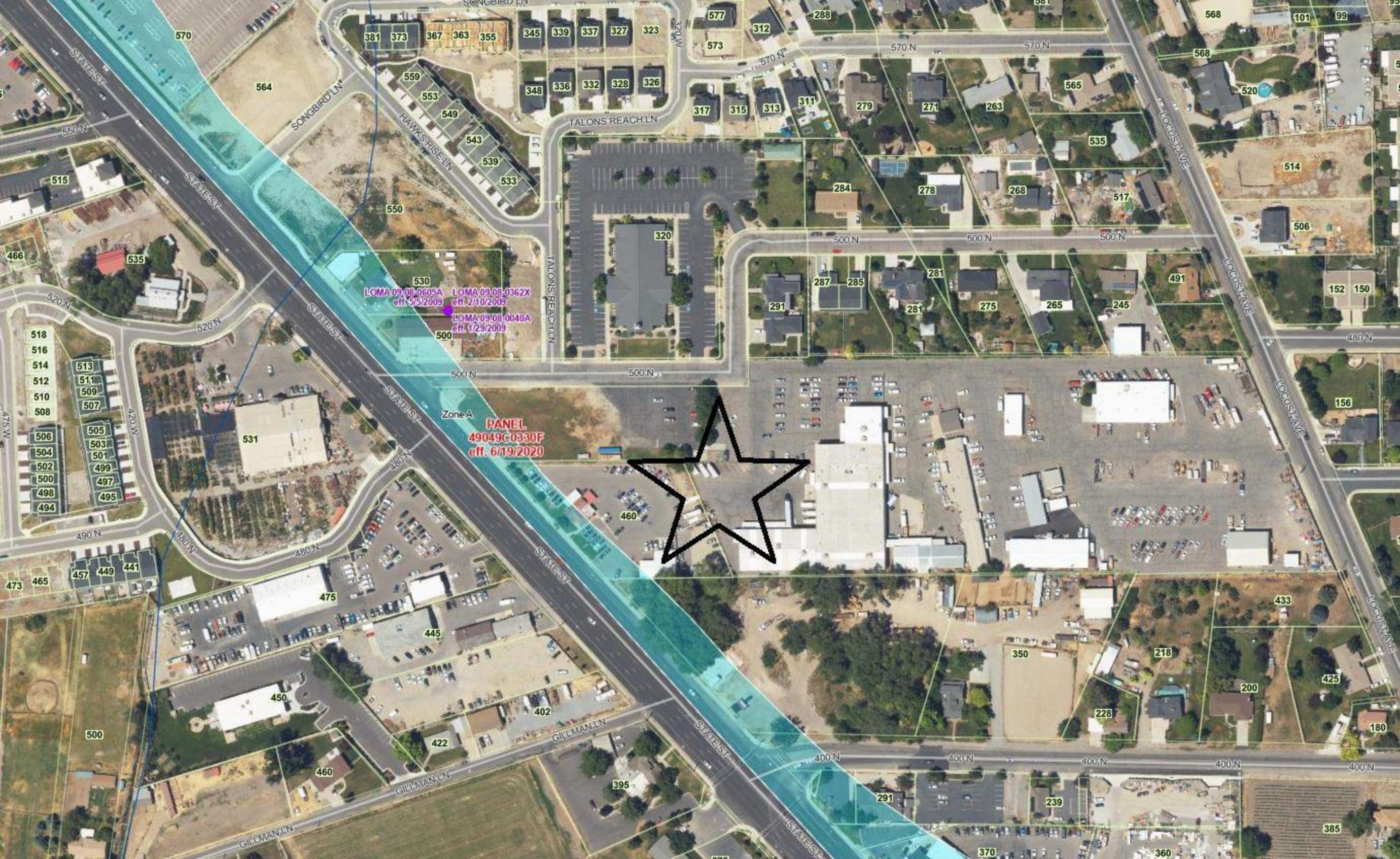
MASONRY SCHEDULE

- SPLIT FACE CMU (FIELD COLOR) - AS SELECTED BY ARCHITECT
- HONED FACE CMU (ACCENT COLOR) - AS SELECTED BY ARCHITECT
- SOLDIER COURSE ATLAS BRICK (ACCENT COLOR) - AS SELECTED BY ARCHITECT





TIMPANOGOS
SCHOOL DISTRICT



LOMA 09-08-0605A
eff. 5/5/2009

LOMA 09-08-0362X
eff. 2/10/2009

LOMA 09-08-0040A
eff. 1/23/2009

Zone A

PANEL
49049C-0330F
eff. 6/19/2020