# Lindon City Council
# Staff Report

Prepared by Lindon City Administration

September 20, 2021

# Notice of Meeting of the *Lindon City Council*

The Lindon City Council will hold a meeting beginning at **5:15 p.m. on Monday, September 20, 2021** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

Scan or click here for link to download agenda & staff report materials:

**REGULAR SESSION** – **5:15 P.M.** - Conducting: Jeff Acerson, Mayor
Invocation: Mike Vanchiere
Pledge of Allegiance: By invitation

*(Review times are estimates only)*

1. **Call to Order / Roll Call** *(2 minutes)*

2. **Approval of Minutes:** The minutes of the regular City Council meeting of August 16, 2021 will be reviewed. *(5 minutes)*

3. **Presentations and Announcements**
   a) Comments / Announcements from Mayor and Council members.
   b) Updates from Fire Chief Sanderson and Fire Chief Earl. *(10 minutes)*
   c) Discussion Item: The Council will meet with State Legislators to receive updates on legislative matters and discuss issues of common interest. *(25 minutes)*

4. **Council Reports** *(10 minutes)*

5. **Administrator's Report** *(5 minutes)*

6. **Open Session for Public Comment** *(For items not listed on the agenda)* *(10 minutes)*

7. **Consent Agenda —** (*Items do not require public comment or discussion and can all be approved by a single motion.)* There were no consent agenda items presented for approval. *(5 minutes)*

8. **Review & Action — City Center Roofing Project.** The City Council will review and consider approval of the roofing material options for the city center roofing project. *(10 minutes)*

9. **Public Hearing — Residential Overlay Zone Change; Ordinance #2021-17-O.** Elwood Holdings requests approval from the Lindon City Council for a zoning map amendment to the Planned Residential Development Overlay at approximately 550 N. State Street and 310 West 500 North. (Parcel numbers: 14:068:0304, 14: 067:0187 (portion), 14: 067:0169, 14:068:0277. The Planning Commission recommended approval to the city council. *(35 minutes)*

10. **Public Hearing — Zone Map Amendment; 800 West Storage Units; Ordinance #2021-7-O.** Lindon Self Storage, LLC requests approval for a zoning map amendment to change property from R1-20 to LI (Light Industrial) at property located at approximately 860 W 200 S. The Planning Commission recommended approval to the City Council. *(15 minutes)*

11. **Review & Action — Major Subdivision; Lindon Self Storage Plat "B" and "C".** Lindon Self Storage, LLC requests major subdivision approval from the city council for 75 storage unit commercial condominiums located at approximately 850 W. 200 So. (Parcels 14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212). The planning commission made a recommendation for approval to the city council. *(10 minutes)*

12. **Concept Review — Accessory Apartments; Anderson Farms Development (Ivory Homes).** The Lindon City Council will hear information presented followed by discussion regarding accessory apartments in the Anderson Farms Development (Ivory Homes). Not action will be taken for this concept review. *(20 minutes)*

13. **Review & Action — Major Subdivision for the Lindon's Edge Office Condominium Plat "A";** Lindon's Edge, LLC requests major subdivision approval at 140 S. Main to subdivide to existing buildings that are under construction and two future buildings into commercial condominium office units. The planning commission made a recommendation for approval to the city council. *(10 minutes)*

14. **Review & Action — New Employee Position and Job Reclassifications.** The City Council will review and consider a recommendation to amend the job pay range for the Building Inspector position and approve pay ranges for Building Inspector 1, 2 and 3 positions so as to enable a candidate to be hired at any of the three positions based on experience and qualifications. The Council will also consider a proposal to create and fill a new Assistant Finance Director position in the Administration Department. *(10 minutes)*

15. **Closed Executive Session —** The City Council will enter into a closed executive session to discuss pending or imminent litigation and purchase of real property per Utah State Code 52-4-205. This session is closed to the public. *(45 minutes)*

### Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindoncity.org. 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 Kathryn Moosman, City Recorder at 801-300-8437, giving at least 24 hours-notice.

**CERTIFICATE OF POSTING:**
I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (http://pmn.utah.gov) and City (www.lindoncity.org) websites.
Posted by: /s/ Kathryn A. Moosman, City Recorder
Date: September 15, 2021; Time: 5:00 p.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Senior Center

*Meetings are broadcast live at [www.youtube.com/user/LindonCity](www.youtube.com/user/LindonCity)*

## **REGULAR SESSION – 5:15 P.M.** - Conducting: Jeff Acerson, Mayor

Invocation: Mike Vanchiere
Pledge: By invitation

## Item 1 – Call to Order / Roll Call

**September 20, 2021 Lindon City Council meeting.**

Jeff Acerson
Carolyn Lundberg
Van Broderick
Jake Hoyt
Mike Vanchiere
Randi Powell
*Staff present:* _____

## Item 2 – Approval of Minutes

- Review and approval of City Council minutes: **August 16, 2021 City Council Minutes.**

The Lindon City Council regularly scheduled meeting on **Monday, August, 16, 2021, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 5:15 P.M.**

| | |
|---|---|
| Conducting: | Jeff Acerson, Mayor |
| Invocation: | Randi Powell |
| Pledge of Allegiance: | Mike Florence |

| PRESENT | EXCUSED |
|---|---|
| Jeff Acerson, Mayor | |
| Van Broderick, Councilmember | |
| Jake Hoyt, Councilmember | |
| Carolyn Lundberg, Councilmember | |
| Mike Vanchiere, Councilmember | |
| Randi Powell, Councilmember | |
| Adam Cowie, City Administrator | |
| Brian Haws, City Attorney | |
| Mike Brower, Chief of Police | |
| Kathryn Moosman, City Recorder | |

1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

**Approval of Minutes** – The minutes of the regular City Council meeting of July 19, 2021 and the Work Session Tour Minute of July 28, 2021 were reviewed.

COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 19, 2021 AND THE WORK SESSION TOUR MINUTES OF JULY 28, 2021 AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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|---|---|
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

2. **Presentations and Announcements:**
   a) Comments/Announcements from Mayor and Council members.

Councilmember Powell acknowledged that former Lindon Mayor Noal Greenwood passed away. Mr. Greenwood served as Mayor from 1990 – 1994 which was an important era in Lindon's history. She had the opportunity to chat with Vaughn Austin who was serving on the Planning Commission at that time and reflected that Noal was the



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most honest and forthright person he had known, even though they didn't see eye to eye on the issues all the time. Mayor Acerson expressed that Noal had a kind and thoughtful demeanor and should be honored and appreciated. He lived a good life and also served as an ecclesiastical leader. Councilmember Powell noted the city sent flowers to the family. She added there was also a Deseret News article from 1991 stating Mr. Greenwood was a pivotal person in implementing the trail. He was also Mayor when we implemented the secondary water system, so there is a lot of credit that goes to a good man.

## 3. COUNCIL REPORTS:

**Councilmember Broderick** – Councilmember Broderick reported he attended along with Juan Garrido, a meeting at the CUWCD where they had discussion on the Provo Bench and North Union Canal. There are a lot of options coming up that may impact Lindon and other shareholders. One thing of note from the discussion is that over the last 20 years 17 of those years have been considered drought years. We are in an extreme drought year and he is glad we are looking at what the possibilities are as there are changes coming and the drought will make them happen sooner that what we thought. He noted there will more discussion later in the meeting tonight on this topic.

**Councilmember Vanchiere** – Councilmember Vanchiere reported he was privileged to meet with Mike Florence in regards to several projects. One issue resolved was with Steve Chutney where they worked through the conditions that were satisfactory to everyone. He noted there is another business looking to locate here and it will be coming forward soon. He reported he has had a number of phone calls about the status of Center Street with the new temple coming. He indicated this is a 3-year project from utilities and improvements to infrastructure, sidewalk, curb and gutter and finally to finish with rebuilding the road. The big issue is how it will impact the ability for the kids to get to school in which the church has indicated they will handle their portion of the construction in regards to that issue. He has assured them all that would be taken into consideration when the time comes. He also mentioned that Lindon Days was spectacular considering the missed year due to covid. He gave kudos to the Parks & Recreation department for their great work.

**Councilmember Hoyt** – Councilmember Hoyt mentioned he spoke with Heath Bateman and reported Lindon Days was successful and spoke on the changes that were implemented. He also expressed his thanks to the grand marshals, Ren & Cathy Allred. He reported the pool is now closed and the slide construction may take longer than expected. He noted the council will be seeing the pool statistics soon. He also mentioned the upcoming PG/Lindon Chamber of Commerce golf tournament to be held on September 10th at 8 am. He noted if we can get a number of those who will be attending that would be great.

**Councilmember Powell** – Councilmember Powell expressed her appreciation to the Parks & Recreation Department for a great Lindon Days. She mentioned the timing of the parade has been brought up and may warrant some future discussion. She stated the fireworks finale segment were the most beautiful we have ever had. She suggested to

make sure we have a canopy for the band next year and noted everyone missed Huck Finn days too. She also thanked Mr. Juan Garrido for the public works tour where there was a lot of good information gained. She also attended the Historical Preservation Commission meeting and they are working hard and looking forward to their Christmas events. She added if there are any thoughts on what the council would like the historical commission to work on to please let her know. She also reported she attended the Engineering Coordination meeting. She also recognized that Kevin Muhlestein from Public Works recently retired and expressed appreciation for all he has done for the city. She also spoke in regards to Center Street noting they have had some wonderful meetings and staff has been collecting good information that will come before the council soon; this will be appropriate not just for optics, but for the community, noting it is so important to have their voices heard. She also mentioned that the Tabitha's Way boxes are looking pretty overrun. Mr. Cowie stated he will check into the issue. She also reported she and Heath Bateman are starting to look at Christmas decorations.

**Councilmember Lundberg** – Councilmember Lundberg also reported there a few residents on Center Street who are concerned with the new temple. She noted there is a lot of discussion that has to occur before we have a public hearing and to meet with the engineering committee for discussion before holding a public meeting. She noted there is nothing targeted yet as we are out two years before we can do anything. She also reported that Associate Planner, Anders Bake has moved to go to Texas A&M to get his MBA. She attended his farewell party and wished him the best on his next career move. She also reported she attended the PG/Lindon Chamber of Commerce meeting last week with the mayor noting we have some great businesses in the Chamber and good networking. She also mentioned the council took the secondary water tour that was amazing and looked at infrastructure needs noting there are a lot of things to tackle there in the next five years. She also attended the Utah Lake Symposium and gave a quick update. The algae blooms are still occurring. There is a proposed 3.5 million project to improve the water quality of the lake to support both recreation and the natural and agriculture quality of the lake. They are creating models and policies and doing it in tandem with the county and how the additional growth has attributed to that and also reducing waste into the lake. There is 20% less snow pack than in the 1950's watershed around the lake that is due to the increase in population. The June Sucker (native fish) has been downgraded to "threatened" and not on the endangered list now. She mentioned our own Lindon Marina which is a great facility. She noted it was a great meeting with a lot of scientists on board working to make the lake great again.

**Mayor Acerson** – Mayor Acerson reported on the potential upcoming legislative session in regards to Utah Lake. The lake commission is not in sync with where they are wanting to take it; there are a lot of interesting things going on out there. Brad Frost is the chair and he would be a good source of information to have for discussion. In regards to the Lindon Temple and center street, he mentioned when we had to talk to landowners for road right-of-way in the past, we met with them individually where there was a good and open discussion. He would recommend that is what we should follow and to also do it in segments or block by block. This would allow residents to open up to what their needs

are and once they understand what is going on and realize they have a voice in things it will make everything go smoother.

5. **<u>Administrator's Report</u>:** Mr. Cowie reported on the following items followed by discussion.

**Misc. Updates:**

- Next regular council meetings: September 20th & October 4th
- September 2021 newsletter assignment (due last week of August): Chief Mike Brower
- August 21st - BIG Block Captain Training Event (train-the-trainer Everbridge + rotating groups).
- For city leaders, faith leaders, block captains, community members.
- Labor Day Holiday – Monday, September 6th - City Offices Closed
- Monday, Sept. 13th at 6:00pm - Lindon City Drill
- September 24th - Utah County Vaccination Clinic 9-11am - City Council Chambers
- 2021 Election info:
  o October 7th – Last Day to Withdraw
  o General Election vote-by-mail ballots mailed week of Oct 11th
  o Thursday, October 14th Meet the Candidate night prior to General election
  o General Election Day: November 2nd
- Misc. Items

6. **<u>Open Session for Public Comment</u>** – Mayor Acerson called for any public comment not listed as an agenda item. Hearing none he moved on to the next agenda item.

Ren and Cathy Allred were in attendance to thank the council for the opportunity to be the Grand Marshalls for Lindon Days noting what a great experience it was. They have loved being a part of this community since they moved here in 1992. They also presented a gift of appreciation to the council and staff in attendance. The Mayor and Council thanked them for the gift and for their service to the community.

Maxine Smith addressed the council at this time. Ms. Smith stated she bought their property in 1973 and since then have sold off one acre lots. She then pointed out the right of way. She noted this happened in the late 1960's before the city passed the law of larger lots when they bought a 2-acre parcel. They asked the city to put a road in where there are now 5 divisions on the property (their house faces east and west). They sent a letter in 2019 as one house belongs to her daughter now and questioned what do they do about the sewer. She pointed out they made a partial payment locking it in. In 2019 they had to connect on to the sewer so they brought it forth and the city no longer had the records. She pointed out the city has kept the down payment for 43 years. In 1993, after another division, Mr. Joe Martel came in and bought the existing parcel and made another ½ acre lot and another one for his home and left another parcel. This put the right of way into the road and took away their backyard and he put curb and gutter on his side. They wrote a letter and said they wouldn't want a permanent dead end. When they built

another home in 1995, they said they would need curb gutter and sidewalk. She met with the Public Works Director and in the letter presented he said they would not put in curb gutter and sidewalk until other ground is developed. She indicated that this would improve her home when she puts it up for sale. Because the city has kept her money, they said that they would install curb gutter and sidewalk to her home and it was never made a true cul-de-sac. She is asking that the city please put in sidewalk, curb and gutter.

Mayor Acerson asked staff if they have been made aware of this situation and how do we come to some conclusion. Mr. Cowie stated in 2019 there was discussion about the sewer connections and the payments made for improvements, but they could not verify it was paid for. He noted they would be happy to meet with Ms. Smith again noting they have already met several times. He added this item is on the agenda later with Joe Martel.

Juan Garrido, Public Works Director commented they will look at the engineering and see when the next road improvements come. Mayor Acerson directed Mr. Garrido to follow up on this issue as they can't solve the problem right now, but we can get some clarity on what the options are. Mayor Acerson told Ms. Smith in moving forward to resolve this issue to please write down her concerns and we will try to get some clarity. Ms. Smith said she has maintained the right of way for decades and she can't maintain it any longer.

Mayor Acerson called for any further public comments. Hearing none he moved on the next agenda item.

7. **<u>Consent Agenda Items</u>** – The following consent agenda item was presented for approval.

    a) Resolution #2021-19-R; Disposal of surplus equipment.

COUNCILMEMBER POWELL MOVED TO APPROVE THE CONSENT AGENDA ITEM AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

**<u>CURRENT BUSINESS</u>**

8. **Public Hearing — General Plan Streets Master Plan Map Amendment; Ordinance #2021-15-O;** The Lindon City Council will consider for approval an amendment to the General Plan Streets Master Plan Map. Joe Martel is requesting an amendment to the Lindon City General Plan Street Master Plan Map to remove the street connection of 280 West Street between 200 South and 400 South from the street map that is located on the applicant's property. (Parcel number: 17:016:0099).



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COUNCILEMBER BRODERICK MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Mike Florence, Planning Director led this agenda item by explaining the applicant wants to subdivide their property at 267 South 280 West in the residential (R1- 20) zone. He noted the applicant previously received approval on August 28,1991 to subdivide their property into 2 residential lots. The 1991 plan included a concept plan for how the remainder of the applicant's property could be subdivided into nine additional lots. He noted the concept plan consists of two cul-de-sacs on the applicant's property that would terminate 280 West Street from both the North, coming off of 200 South, and the South, coming off of 400 South.

Mr. Florence stated at the August 28, 1991 and November 13, 1991 Planning Commission meetings, the commission discussed this layout with the city engineering staff and determined that this layout would be the best way to solve potential drainage issues that could occur due to the property's topography. The cul-de-sac layout would also minimize the traffic impacts at the 200 South 280 West intersection which the planning commission at that time determined to be unsafe due to slopes and poor visibility.

Mr. Florence went on to say the applicant developed one of two lots on their plan but did not move forward with the remainder of the subdivision preliminary plan. When the applicant's subdivision was approved in 1991, the Streets Master Plan map did not propose a connection for 280 West. Around 2001 the city adopted an updated streets master plan map that proposed connecting 280 West through the applicant's property.

Mr. Florence stated now the applicant would like to move forward with subdividing the property with the same layout that was previously presented with two cul-de-sacs'. However, before this subdivision can be approved, the 280 West Street connection will need to be removed from the General Plan Street Master Plan Map. He noted the Planning Commission unanimously recommended approval to the City Council for the Streets Master Plan Map amendment request; the applicant will make a separate application for subdivision approval of their project.

Mr. Florence stated staff discussed the connection with Mark Christensen from JUB Engineering regarding the road connection and he could not recall a specific reason why the connection was added to the master plan other than it seemed like a natural connection between 1600 N. and 200 S. He did mention in about 2001, that the city began identifying more future roads, accesses, and connections throughout the city.

Mr. Florence then presented the Surrounding Area Map with Streets Master Plan roads, Proposed subdivision plat, 1991 subdivision plan, August 28, 1991 Planning Commission meeting minutes, November 13, 1991 Planning Commission meeting minutes, 1999 Streets Master Plan map, 2001 Streets Master Plan map and area photos followed by discussion.

Mayor Acerson asked as this moves forward how it will be perceived by the neighbors. He would like to provide some clarity as we have heard and responded in an appropriate manner. Mr. Martel gave some history stating when they first bought the property, they had to bring in the road and utilities and bore the costs; there was a lot of discourse to get that in.



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Following some additional discussion with the applicant the Council was in agreement to approve this request to amend the Lindon City general plan streets master plan map as presented.

Mayor Acerson called for any public comments. Hearing no public comments, he called for a motion to close the public hearing.

COUNCILEMBER POWELL MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Mayor Acerson called for any further comments or discussion from the council. Hearing no further comments, he called for a motion.

COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE #2021-15-O AMENDING THE LINDON CITY GENERAL PLAN STREETS MASTER PLAN MAP AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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|---|---|
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

9. **Public Hearing — Accessory Apartment Ordinance Update; Ordinance #2021-10-O;** The Lindon City Council will consider for approval an amendment to Title 17.46 of the Lindon City Code. Lindon City is requesting to amend Title 17.46 of the Lindon City Code regarding accessory apartments and to modify regulations for consistency with Utah State Code provisions approved in 2021 under H.B. 82.

COUNCILEMBER POWELL MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Mr. Florence stated during the 2021 Utah Legislative session, the Utah Legislature passed H.B. 82 which made changes to accessory apartment requirements for Utah municipalities and created a new term IADU (internal accessory dwelling unit). He then referenced table that summarizes those changes followed by some general discussion.

He noted Lindon City already allows accessory apartments in all residential zones with the exception of the Anderson Farms and Fieldstone development on the westside of the city. The city proposes to still prohibit accessory apartments in these areas and on lots 6,000 square feet or less. The city is proposing to adopt a map that shows the areas where accessory apartments are prohibited.



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Mr. Florence noted the purpose of the bill is to encourage the development of additional accessory dwelling units (ADUs). It mandates that cities allow most residents to rent out basement apartments inside their single-family homes, although it allows most cities to exempt a quarter of their residential zones from this requirement and gives them the authority to license and regulate the add on dwellings in limited ways in the remaining locations. Mr. Florence stated City staff has reviewed the adopted State legislative changes and feel like the proposed amendment to 17.46.100 are in compliance.

Mr. Florence explained by October 1, 2021 the city should review those zones that are primarily residential and adopt an ordinance permitting IADUs if they are not permitted already. However, if the city chooses to, the city should also identify a zoning district covering, as applicable, an area equivalent to 25% or less, or 67% or less, of the total area in the city that is zoned primarily residential and exclude IADUs in those areas. The IADU ordinance should also adopt a restriction that the city finds necessary and appropriate under this bill.

Mr. Florence stated the bill defines IADU as an accessory dwelling created withing a primary dwelling, withing the primary dwellings footprint and for the purpose of renting for 30 consecutive days or longer. The primary dwelling is a single-family dwelling in which the owner occupies the primary residence, and the dwelling is detached.

Mr. Florence noted Ivory Homes has reached out to him and wants to come to the City Council meeting on September 20th to discuss allowing accessory apartments at the Anderson Farms Development.

Mr. Florence the presented Utah League of Cities and Towns Summary of Utah Code IADU amendments, Draft ordinance, Utah State Code for IADU's and the Accessory Apartment Map followed by discussion.

Mayor Acerson called for any public comments. Hearing none he called for a motion to close the public hearing.

COUNCILEMBER BRODERICK MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Following some additional discussion, the Council was in agreement to be proactive and stay ahead of what the state is requiring and continue to monitor how we rate with other cities; the city works hard to try to accommodate low to moderate income housing. They were also in agreement to approve the ordinance amending the Lindon City Code in regards to accessory apartments as to be in line with the Utah State Code provisions.

Mayor Acerson called for any further discussion or comments from the Council. Hearing none he called for a motion.

COUNCILMEMBER POWELL MOVED TO APPROVE ORDINANCE #2021-10-O AMENDING TITLE 17.46 OF THE LINDON CITY CODE REGARDING ACCESSORY APARTMENTS AND TO MODIFY REGULATIONS FOR CONSISTENCY WITH UTAH STATE CODE PROVISIONS APPROVED IN 2021

UNDER H.B. 82. AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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|---|---|
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

10. **Public Hearing — Standard Land Use Table and Parking Amendment for Reception Centers; Ordinance #2021-5-O.** The Lindon City Council will consider approval of an amendment to the Lindon City Standard Land Use Table for wedding reception/event center uses in order to create a buffer area from residential properties and to amend the parking ratio requirements as found in LCC Title 17.18.

COUNCILEMBER LUNDBERG MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Mr. Florence stated city staff and the planning commission have been working on an ordinance amendment that would apply to only new wedding reception and event centers. Lindon City has become a popular location for wedding reception/event center businesses. He noted there are currently eight such businesses located within the city. Two of those wedding/event centers are located in the Commercial Farm zone.

Mr. Florence pointed out due to the adjacency of the commercial and residential zones, incompatible conflicts have risen. He pointed out over the past few years, the city has received regular complaints about noise, parking and lighting for reception centers. Particularly those with outdoor venue spaces. The purpose of the ordinance amendment is to reduce these incompatible conflicts between residential and commercial wedding reception/event centers.

Mr. Florence then referenced the ordinance amendments summary as follows:

- For wedding reception/events centers a proposed 500-foot buffer from any area zoned for primarily residential uses. The separation distance would be measured from the property line of the wedding reception/event center to the property line of the primarily residential use. The current buffer requirement is a 7’ masonry fence between a commercial and residential use or zone. The city wants to promote business in the community but staff feels like the city also needs to have buffering standards in place to ensure compatibility with neighboring residential uses. The city was recently approached by another wedding reception/event center use that potentially could have had a significant impact on a surrounding residential neighborhood.
- The 500-foot buffer does not apply to the Commercial Farm zone or to indoor only wedding reception center/event centers.
- The ordinance creates a new parking standard for wedding reception/event centers which would be one parking stall per 50 square feet of gross floor area. The

current parking standard is "one (1) stall per three and one-half (3 ½) person capacity in the building or facility, based on the maximum use of all facilities at the same time.

Mr. Florence stated City staff reviewed a number of other municipal parking standards for similar wedding reception or vent center parking in the table included in the staff report.

Mr. Florence then referenced the General Plan Goals as follows:

- Carefully limit any negative impact of commercial facilities on neighboring land uses areas, particularly residential development; and
- Provide for adequate access, off-street parking, traffic circulation, noise buffering, and other operational considerations with commercial areas; and

Mr. Florence then presented the Adopting Ordinance, the 500-foot radius map around current wedding reception/event centers and the 500-foot residential buffer followed by some general discussion.

Mayor Acerson called for any public comments. Hearing none he called for a motion to close the public hearing.

COUNCILEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Following some additional discussion regarding this issue, the Council was in agreement this action is needed and will be helpful and agreed to approve the ordinance amending the standard land use table for wedding receptions and event centers as presented by staff.

Mayor Acerson called for any further discussion or comments from the Council. Hearing none he called for a motion.

COUNCILMEMBER VANCHIERE MOVED TO APPROVE ORDINANCE #2021-5-O AMENDING THE LINDON CITY STANDARD LAND USE TABLE FOR WEDDING RECEPTION/EVENT CENTER USES AS PRESENTED. COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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|---|---|
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

11. **Discussion Item — Secondary Water Issues.** The City Council will discuss with Public Works Director, Juan Garrido, issues associated with secondary water infrastructure, supply, and metering and fees.

Juan Garrido, Public Works Director, was in attendance to present information associated with secondary water infrastructure, supply, metering and fees.

Mr. Garrido then gave his presentation noting the following bullet points:

- Secondary Water System Constructed in 1992/1993 –28 years old
  - •Showing its age (ditch maintenance, infrastructure leaks, pump upsizing)
  - •More demand = lower pressures, longer recovery periods for storage basins
  - •Limited redundancy (supply and delivery)
  - •Secondary water master plan update (last 1997)
  - •Study with CUWCD water loss at North Union Canal (water conservation Comparing to other Utah County cities with metered and unmetered secondary water systems

**Annual P.I. Water Use Comparison**

- 1 acre-foot (AF) = 325,851 gallons (gal)
- 2020 Use -4,488 AF = 1,462,421,226 gal
- 1,462,421,226 gal / 2624 P.I. connections = 557,325 gal used / connection
- USU recommends 1.5" of water per week in regular conditions for Northern Utah = 270,000 gal / half acre
- Metering and education could save 50% (287,000 gal.) to 30% (167,000 gal.) per connection = 2,313 AF to 1,346 AF

**2021 Season Conservation Measures**

- 3/17/21 Governor Cox Drought EO, Plea to Conserve Water
- 5/13/21 Governor Cox 2ndEO to Conserve Water
- 5/27/21 PRWUA 80% Allocation
- 6/8/21 Governor Cox 3rdEO to Conserve Water
- 6/21/21 Lindon City Water Restrictions Resolution 2021-15-R
- 7/19/21 Provo River Natural flow is at 80% soon to be cut to 40%
- Lindon City has enough water shares to finish out the irrigation season
- Reduce Culinary and P.I. water use 19% in the Provo River basin by 2030

**Secondary Water Fee History**

- Fee has never been raised except for inflationary increases starting in 2018
- Clarification needed regarding secondary water use on new developments
  - Anderson Farm is paying for metered secondary water
  - Are other new developments required to pay for metered secondary water (April 1, 2020)?

Mr. Garrido then presented for discussion the Customer Bill Comparison on drinking water and secondary water. He also went over the Service Fee Chart from 2000 to 2021.

**Mr. Garrido also mentioned the State Legislature items as follows:**

- SB 52 -2019
  - April 1, 2020 Requires installation of meters on all new connections
    - Installed 125



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        - Pending 17
    - SB 199 -2021
        - January 1, 2022 Requires secondary water suppliers to establish a reserve fund for metering system installation
            - Includes $2M funding for cities with less than 5,000 connections
            - Requires 50% match

**Water Shares Historical Value and Assessment Cost**

- 1992-93 Residential 1 North Union share per acre, or pay 95% of market value
- Residents have not seen a rate increase since 1993 except for inflationary increases starting in 2018
- Last 8 years assessments have increased 125%
- It is more convenient to get the secondary water from a pipe

**Secondary Water System Metering Plan**

- 2021-2022
    - Secure funds
    - 25% City, 75% State and CUWCD
- 2022-2025
    - Meter Installation
    - Education Phase
- 2026-?
    - Bill for water use
    - Revise utility rate
    - Secondary water system is not paying for itself

**Approximate Cost of Full Metering** (Estimate with Sensus Iperl and Sensus Omni T2 Meters) Lindon 25% $676,903.74 - State and CUWCD 75% $2,030,711.21
Total: $2,707,614.94

**Why Now?**

- Need good information to make good decisions (demand amount = infrastructure size)
- Drought Year –A Lot of Publicity
- Grant Funds are Available on a first-come first-served basis
- Lindon City is part of the identified priority area and targeted city size
- Grant Funds may be harder to obtain in the future
- Priority areas will be expanded

**CUWCD and State Programs**

- Water Conservation Education Outreach
- Water Efficiency Ordinance
    - Eagle Mountain, others in SL County have adopted
- Water Conservation incentive programs
- Flip Your Strip
- Smart timers

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- Cash for grass -$1.25 square foot (Utah water savers)
- Grass Elimination (if you only step on it to mow it, remove it)

Following the presentation there was some general discussion regarding the information presented including infrastructure, base rates, water usage, cost analysis, assessments and fees. Mr. Cowie stated the state will mandate meters at some point in the future. Mayor Aceson added after the drought year this will be a big topic at the legislature. This is basically just a transfer as we are balancing the two funds and each system will pay for itself.

Mr. Garrido is hearing that if we are going with metering in 2021/22, that we need to secure the funds as it relates to when the state enforces the mandate. Right now, they have incentives with grants and low interest loans. When it expires, at that point, we will have to have the meters installed within a couple of years. The next plan is we have the funding for education and metering and then propose to just charge for usage and start the education process. When we feel comfortable to separate the utilities, we will make the proposal.

Mayor Acerson suggested being proactive and getting the system in place for when the state mandates it. The attempt is to balance both costs and to reduce water use. Any new development that goes in we require new metering which we are already doing. If we delineate the staging and the potential timing as we progress, we can have that discussion based upon the circumstances.

Following some additional discussion, the Council directed Mr. Garrido to submit the grant application as it doesn't commit us or obligate us and to continue to pursue all the options.

Mayor Acerson called for any further discussion or comments from the Council. Hearing none he moved on to the next agenda item.

**12. Public Hearing — FY2022 Budget Amendment; Resolution #2021-17-R.** The City Council will review and consider approval of Resolution #2021-17-R amending items in the FY2021-2022 Budget.

COUNCILEMBER BRODERICK MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Adam Cowie, City Administrator, led this discussion item by explaining the on-going budget reports indicate there are several items which need to be adjusted to actual costs associated with current projects and revenue/expenditure line items. These are updated based on new information and data obtained since the budget was adopted in June of 2021. He noted public notice of the budget amendment has been advertised and this public hearing today regarding the proposed amendments.

Mr. Cowie stated there have been some changes in revenues from public works and updates on travel and training. He noted these are listed in the budget notes along with the amounts and changes. There was then some general discussion regarding the budget notes.



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Mayor Acerson called for any public comments. Hearing none he called for a motion to close the public hearing.

COUNCILEMBER POWELL MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Following some additional discussion, the Council agreed to approve the resolution amending items in the budget as presented by staff.

Mayor Acerson called for any further discussion or comments from the Council. Hearing none he called for a motion.

COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2021-17-R AMENDING ITEMS IN THE FY2021-2022 BUDGET AS PRESENTED. COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|---|---|
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

13. **Public Hearing — Fee Schedule Update; Resolution #2021-18-R.** The City Council will hear discussion and consider approval of Resolution #2021-18-R for fee schedule updates for cemetery interment of urns.

COUNCILEMBER BRODERICK MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Mr. Cowie led this agenda item by stating Lindon City adopts the annual Fee Schedule to define and identify all fees that may be imposed by the city for various public services and utilities. These fees charged by the City will ensure adequate recovery of costs and continue effective services within the City.

Mr. Cowie stated this action is needed to update the Lindon City Fee Schedule for Cemetery Interment for Urns. He noted we have reduced resident fees on internments to zero and we will maintain the non-resident fees.

He noted the City Council is holding this public hearing to consider the fee schedule changes and to review the updated fee changes that will benefit the city and the public. The Council was in agreement this is a pretty straightforward request and were in agreement for approval.

Mayor Acerson called for any public comments. Hearing none he called for a motion to close the public hearing.

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COUNCILEMBER BRODERICK MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER POWELL SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Mayor Acerson called for any further discussion or comments from the Council. Hearing none he called for a motion.

COUNCILMEMBER LUNDBERG MOVED TO APPROVE RESOLUTION #2021-18-R AMENDING THE LINDON CITY FEE SCHEDULE TO UPDATE CEMETERY INTERMENT OF URNS AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|---|---|
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

**14. Review & Action — Job Reclassifications for Public Works restructuring.** The City Council will review and consider a recommendation by the Public Works Director and Administration to change the job descriptions and pay ranges for specific positions.

Mr. Cowie led this agenda item by explaining these changes are in line with previously reviewed restructuring plans at Public Works. The current Wastewater Superintendent has retired and that position is not being refilled with duties combined into one position (Storm Water / Wastewater Superintendent) and Lead positions in other areas. He further explained that creating wastewater and streets leads are current individuals and are moving from pay range 13 to 14. These are non-supervisory and they are in charge of more specific projects in those areas of responsibility. Staff recommends approval of these changes.

Mr. Cowie then referenced the following job reclassifications and pay ranges recommended by the public works director:

- Storm Water / Wastewater Superintendent - Range 20 (will replace Storm Water Superintendent position)
- Wastewater Lead / Sewer Operator 3 - Range 14 (will replace one Wastewater Operator position)
- Streets Lead / Equipment Operator 3 - Range 14 (will updated existing job pay/description)

Following some general discussion, the Council was in agreement to approve the job description and pay range changes as recommended by the Public Works Director.

Mayor Acerson called for any further discussion or comments from the Council. Hearing none he called for a motion.

COUNCILMEMBER POWELL MOVED TO APPROVE THE CHANGES TO SPECIFIC PUBLIC WORKS JOB DESCRIPTIONS AND PAY RANGES AS RECOMMENDED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|---|---|
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

15. **Public Hearing — Repeal of LCC 9.32.090 Failure to Remove Election Signs; Ordinance #2021- 16-O.** Staff is requesting approval from the Council to repeal LCC 9.32.090 of the city code due to limited ability to regulate political speech signs.

COUNCILEMBER VANCHIERE MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER POWELL SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

City Attorney, Brian Haws led this agenda item by giving a brief history of the code noting in 1978, the Lindon City Council adopted Section 9.32.090 of the Lindon City Code, which regulates how long certain signs may be maintained, on both private and public property, based on the content of the sign, expressly targeting only election signs that support a candidate or cause. In 2015 the United States Supreme Court, held in the case of Reed v. Town of Gilbert, that the regulation of signage based upon content violates the First Amendment of the United States Constitution.

Mr. Haws stating he recently reviewed the sign ordinance to ensure it was in compliance with state statue and pointed out there was a section that was overlooked. This was actually pointed out by a citizen due to an issue to some recent inappropriate political offensive signs. He noted we needed to clean up the code to ensure that the Lindon City Code conforms with the holding of the United State Supreme Court in protecting these rights.

Mayor Acerson called for any public comments. Hearing none he called for a motion to close the public hearing.

COUNCILEMBER BRODERICK MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Following some general discussion, the Council was in agreement this appears to be pretty a straightforward request and were in agreement to approve the request to repeal section 9.32.090 of the Lindon City Code as presented by the City Attorney.

Mayor Acerson called for any further discussion or comments from the Council. Hearing none he called for a motion.

COUNCILMEMBER VANCHIERE MOVED TO APPROVE ORDINANCE #2021-16-O TO REPEAL SECTION 9.32.090 OF THE LINDON CITY CODE AS PRESENTED. COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|---|---|
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

16. **Discussion Item — City Center Roofing Project.** The City Council will hear discussion and provide feedback on roofing material options for the city center roofing project.

Mr. Cowie led this agenda item by stating this roofing project is not included in the budget. He explained they received bids from three different companies and looked at different types of shingles and gutters. He then referenced the comparison for roofing City Hall as follows:

| **Metal** | **Shingles** | **Silicone** | **Gutters** | **Shingles and Gutters** |
|---|---|---|---|---|
| Liberty Roofing | $125,000 | $55,000 | $4,100 | $59,100 |
| A-1 Roofing | $130,360 | $59,145 | $11,128 | $70,273 |
| Red Peak Roofing | $102,000 | $47,000 | $46,800 | |

He noted Red Peak has been slow getting back regarding gutter numbers. He noted they assume their number will be close to A-1's gutter number, which would put them around $58,000 total price for shingles (metal seam or asphalt) roofing and gutters. He then presented a picture of city hall showing different images with different shingles etc. The council also discussed the architectural continuity between buildings and the aesthetics.

Following some general discussion on this topic Mr. Cowie stated he will get some samples and gather more information from the Facilities Manager on the bids and the budget details and bring this back before the Council.

Mayor Acerson called for any further discussion or comments from the Council. Hearing none he moved on to the next agenda item.

17. **Review & Action — Cell tower lease extensions with Crown Castle.** The City Council will review and consider extension of leases for two cell towers on city-owned properties near the Parks Dept garage on 60 North and at the Public Works facility at 946 W. Center.

Mr. Cowie led this agenda item by stating there are two cell towers on city owned property. The one at the public works facility is in the back corner. Crown Castle is looking at extending the lease. They are offering to pay the city $17, 000 per pole to keep the same lease for another 20 years.



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Mr. Cowie stated the other pole is behind the old public safety garage. Mr. Cowie stated this pole is coming up on a renewal and they posed a fair offer of a 4% escalator every year and would increase over those years, which staff feels is a good deal. They have approached us in the past and we have said no, but this proposal seems better. He noted this is just the tower and we get payment for the co-locators. He noted the city is not responsible for any maintenance. Mr. Haws pointed out when the contract ends, they have to remove the equipment or we get it for free.

Following some general discussion, the Council was in agreement to approve the Crown Castle Cell Tower Lease Extensions as presented by staff.

Mayor Acerson called for any further discussion or comments from the Council. Hearing none he called for a motion.

COUNCILMEMBER VANCHIERE MOVED TO APPROVE THE CROWN CASTLE CELL TOWER LEASE EXTENSIONS AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|---|---|
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

18. **Closed Executive Session —** The City Council will enter into a closed executive session to discuss pending or imminent litigation per Utah State Code 52-4-205. This session is closed to the public.

*Councilmember Hoyt recused himself at this time due to a potential conflict of interest.*

COUNCILMEMBER POWELL MOVED TO ENTER INTO A CLOSED EXECUTIVE SESSION. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|---|---|
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER POWELL | AYE |
| COUNCILMEMBER LUNDBERG | AYE |
| COUNCILMEMBER VANCHIERE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

COUNCILMEMBER BRODERICK MOVED TO CLOSE THE EXECUTIVE SESSION AND RECONVENE THE LINDON CITY COUNCIL MEETING. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|---|---|
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER POWELL | AYE |



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COUNCILMEMBER LUNDBERG AYE
COUNCILMEMBER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY

Mayor Acerson called for any further comments from the Council. Hearing none he called for a motion to adjourn.

**Adjourn** –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 9:30 PM. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – September 20, 2021

_____
Kathryn Moosman, City Recorder

_____
Jeff Acerson, Mayor

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## Item 3 – Presentations and Announcements

a) Comments / Announcements from Mayor and Council members.
b) Updates from Fire Chief Sanderson and Fire Chief Earl. (10 minutes)
c) Discussion Item: The Council will meet with State Legislators to receive updates on legislative matters and discuss issues of common interest. (25 minutes)

## Item 4 - COUNCIL REPORTS: *(10 minutes)*

A) MAG, COG, UIA, Utah Lake Comm., ULCT, NUVAS, IHC Outreach, County Board of Health - Jeff Acerson
B) Police/Fire/EMS, Emergency Mgmt., Irrigation Co. Representative/Board member, City Buildings - Van Broderick
C) Public Works/Engineering, Historic Commission, Administration, Building Const. & Inspection - Randi Powell
D) PG/Lindon Chamber of Commerce, Economic Development, Lindon Days - Carolyn Lundberg
E) Planning Commission/BOA, Planning/Zoning, General Plan, Transfer Station/Solid Waste Board - Mike Vanchiere
F) Parks, Trails, and Recreation, Cemetery, Tree Advisory Board - Jake Hoyt

## Item 5 - ADMINISTRATOR'S REPORT *(10 minutes)*

**Misc. Updates:**

- Next regular council meetings: October 4th & October 18th
- October 2021 newsletter assignment (due last week of September): Brian Haws
- Lindon City Drill update
- September 24th - Utah County Vaccination Clinic 9-11am - City Council Chambers
- 2021 Election info:
    - General Election vote-by-mail ballots mailed week of Oct 11th
    - Thursday, October 14th Meet the Candidate night prior to General election
    - General Election Day: November 2nd
- Misc. Items

## Item 6 – Open Session for Public Comment *(For items not on the agenda* - 10 minutes)

**Item 7 – Consent Agenda** – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion, or may discuss individual items as needed and act on them separately.

There were no consent agenda items presented for approval.

8. **Review & Action — City Center Roofing Project.** The City Council will review and consider approval of the roofing material options for the city center roofing project. *(10 minutes)*

   **Sample Motion:** I move to (approve, deny, continue) the Lindon City Center Roofing project with (material type?).

Lindon City
100 North State Street
Lindon, UT 84042-1808

LINDON ADMINISTRATION

TEL 801-785-5043
FAX 801-785-4510
www.lindoncity.org

September 13, 2021

**Memo for Proposed Lindon City Hall Roofing Project**
*Prepared by Alex Roylance, Facilities & Fleet Manager*

Issue:

The current metal roof on City Hall has either oxidized or lost much of the paint on many of the metal roofing panels. This condition gives the building a very unappealing and unprofessional look. This condition will continue to worsen over time to the point that eventually many, if not all of the metal panels will become bare metal.

The existing pipe and venting penetrations were not installed with proper flanging elements. The current flashing elements have rubber that is degrading, resulting in holes that leak during storms.

Possible remedies and recommendations:

- Staff recommends that we remove the existing metal roofing and replace it with 30-year architectural shingles, install proper ventilation covers over all roof penetrations, install new membrane over flat roof areas, and install new seamless rain gutter system. This solution will be the most economical, will provide a long-lasting solution, and will give the building a refreshed and professional look.
- Another solution would be to remove the existing metal roofing, install new metal roofing, install proper ventilation covers over all roof penetrations, and install new seamless rain gutter system. This solution would return the building to its original look. However, this solution is much more expensive than shingles.
- Staff have explored the option of re-painting the existing roof and repairing the ventilation penetration issues. The cost of doing so is not significantly less than installing a shingle roof, and the paint manufacturer will only warranty their product for two years. This seems like an inefficient fix.
- Finally, we could leave the metal roof alone and make no adjustments to its appearance or function. With this option we would still need to address the ventilation penetration issues.

Bids received for the project:

Staff reached out to several local roofing contractors for prices to address this project. Contractors were asked to bid using the following parameters:

- Replace metal roof with shingles
    a. Remove existing roof, dispose of all materials.
    b. 30-year Owens Corning Duration shingles, Onyx Black
    c. Synthetic roofing felt.
    d. Ice and water shield underlayment.

e. Install ridge vents.
f. Metal drip edge and metal flashing at all seams and edges.
g. New turtle vents at all penetrations.
h. 60 mil TPO installed on flat roof sections.
i. Aluminum seamless rain gutters and downspouts for entire building.

- Replace old metal roof with existing metal roof
    a. Remove existing roof, dispose of all materials
    b. Synthetic underlayment
    c. Ice and water drip edge
    d. New 26 gauge standing seam metal roof
    e. New metal flashings
    f. Turtle shell vent covers
    g. Replace existing snow guards
    h. Aluminum seamless rain gutter and downspout replacement

We received bids from three contractors for this project. They are:

| Contractor | Shingle Price | Metal Price | Gutters |
|---|---|---|---|
| Liberty Roofing | $54,444 | $127,656 | $4,056 |
| Red Peaks Roofing | $53,500 | $102,000 | No-bid |
| A-1 Roofing | $64,091.72 | $119,231.50 | $11,128.25 |

Staff recommends that we select Liberty Roofing to install shingles and rain gutters on the City Hall. We have worked with Liberty Roofing in the past and have found them to be very reliable and provide very high quality work. Total project cost would be $58,500. The Mayor and Council have already approved $55,000 in the FY 2022 budget for roof work and gutters.


100 NORTH STATE


LINDON CITY
CENTER
100 NORTH STATE


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100 NORTH STATE

9. **Public Hearing — Residential Overlay Zone Change; Ordinance #2021-17-O.** Elwood Holdings requests a recommendation from the Lindon City Council for a zoning map amendment to the Planned Residential Development Overlay at approximately 550 N. State Street and 310 West 500 North. (Parcel numbers: 14:068:0304, 14: 067:0187 (portion), 14: 067:0169, 14:068:0277. The Planning Commission recommended approval to the city council.
*(35 minutes)*

**Sample Motion:** I move to (approve, deny, continue) Ordinance #2021-17-O approving the Residential Overlay Zone Change for Elwood Holdings to the Planned Residential Development Overlay zone at approximately 550 N. State Street and 310 West 500 North (as presented, or with changes).

# Public Hearing – Zoning Map Amendment for the Planned Residential Development Overlay

**Approximately 550 N. State Street**

Date: September 20, 2021

Project Address: 550 N. State Street and 310 W. 500 N.

Applicant(s): Elwood Holdings LLC

Property Owner: Elwood Holdings LLC,

Parcel ID: 14:068:0304, 14:067:0187 (portion), 14:067:0169, 14:068:0277

Size: 11.48 acres

General Plan: Commercial
Current Zone: General Commercial



Presenting Staff: Michael Florence
Type of Decision: Legislative
Council Action Required: Yes
Recommendation: The planning commission recommended approval of the zone change on a 4-2 vote

Summary of Key Issues

1. Zone Map Amendment - Whether to approve or deny a request to amend the Lindon City Zoning Map to include the Planned Residential Development Overlay zone for the development area.

Overview

1. The applicant's previous zone amendment application was denied by the Lindon City Council on June 7, 2021.
2. Lindon City Code 17.04.090 (9) allows the planning commission and city council to consider a new application for development within six months of being denied when a substantial change of conditions has been made since the submittal of the earlier application and a new land use application is submitted.
3. Elwood Holdings LLC is proposing to develop 3.81 acres of the commercial frontage along State Street and 500 N. and 6.75 acres of residential (a combination of townhomes and detached single-family).
4. Elwood Holdings LLC has reduced the overall number of residential units/lots from 71 to 65. This is a density decrease from 9.2 units per acre to 8.47 units per acre.
    - The applicant has reduced the number of townhome units/lot from 58 to 46.
    - The applicant has increased the number of single-family home units/lots from 13 to 19.
5. The planning commissions original recommendation was on a plan that was significantly different with the number of units and development design than the plan the city council denied. The planning commission gave a recommendation on a plan with 76 units; 72 townhomes and 4 single family lots.
6. The plan that the City Council denied included 58 townhomes and 13 single family lots.
7. With the reduction in the number of units and the change in design of the development that the planning commission and city council reviewed, the City feels that the intent of Lindon City Code 17.04.090(9) is being met by the substantial change in conditions. Therefore, the planning commission and city council can review a new application within the six-month denial period.
8. The Planned Residential Development Overlay Zone (ordinance section 17.76.040) requires that the following items be submitted as part of a zone map amendment application:
    - Concept site plan; building elevations; and renderings for the subject site.

Zone Map Amendment Motion

I move to (*approve, deny, or continue*) of ordinance 2021-17-O to amend the Lindon City zoning map to Planned Residential Development Overlay as identified on exhibit 6 for the properties located at approximately 550 N. State Street and 310 W. 500 N. with the following conditions:

1. To the extent allowed by law, Ellwood Holding LLC will include terms within the Conditions Covenants and Restrictions for the Development which will limit the number of residential units that can be rented out and be occupied by non-owner residents. The Applicant and the City shall work together in good faith during subdivision and site plan approval and come to an agreement as to what rental restrictions shall be most appropriate for the anticipated development; and
2. All items of the staff report

General Plan Considerations and Goals

The following General Plan and Moderate-Income Housing goals and objectives were evaluated when the city adopted the Planned Residential Development Overlay Zone but should be considered again for the proposed zoning amendment.

Land Use Considerations and goals

- The goal of housing and residential areas in Lindon City is to provide a housing and living environment that supports and complements the unique rural quality and character of Lindon City.
- Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods by avoiding encroachment of land uses which would adversely impact residential areas (i.e. increased traffic, noise, visual harmony, etc.) and by proving adequate screening and buffering of any adjacent commercial or industrial development including parking and service areas.
- Encourage creative approaches to housing development which will maintain and protect natural resources and environmental features.
- Expand the range of retail and commercial goods and services available within the community.
- Promote new office, retail, and commercial development along State Street and 700 N.
- Carefully limit any negative impact of commercial facilities on neighboring land-use areas, particularly residential development.
- The identity of Lindon should be strengthened by land uses which contribute to the unique character of the community
- The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
- Developed areas should be protected and revitalized by promoting new development and the adaptive reuse of existing community resources.
- A variety of housing types should be provided where appropriate, and innovative development patterns and building methods that will result in more affordable housing should be encouraged;
- Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural man-made buffers are not available.
- Growth should be guided to locations contiguous to existing development to provide city services and transportation in a cost-effective and efficient manner.

Moderate Income Housing Goals and Support

- Allow for alternative housing types or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.
- Evaluate whether the City would allow moderately higher density developments as part of a mixed commercial development that would be located in strategic commercial areas or centers to help with development potential.

Site Plan - Site Requirements

Below is a summary of the PRD site requirements. Some of these items will be refined when the applicant files for site plan and subdivision approvals.

| PRD Ordinance Requirements | Proposal |
|---|---|
| Property size – minimum one acre | 11.48 acres |
| Proposed new commercial | four new commercial buildings. 3.81 acres |
| Townhome project size | 7.67 |
| Number of residential units | 46 townhomes and 19 single family homes |
| Density – shall not exceed an average density of 10 units per acre | 8.47 units per acre. |
| State Street setback – 300' | The applicant's proposal does encroach into the commercial setback with the access road (Elwood Place). The encroachment is approximately 33 feet. This can be approved by the City Council. |
| Residential building setbacks | The front and side yard setbacks appear to be met. The interior townhome units have an 8–10-foot rear yard. The rear setback requirement in the PRD ordinance is 30'. The commission seemed to be fine with the reduced rear setback for the interior townhomes only with the last proposal. The reduced setback can't cause a net loss of overall landscape percentage. |
| Perimeter Fence – 7' masonry or concrete | The site plan identifies that a 7' masonry fence will be installed around the perimeter separating the development from both the adjoining single-family residential and new commercial. |
| Open Space/Landscaping – 20% common open space. The land use authority can approve private rear yard | 34%. The developers plan shows both private and common open spaces. |
| Parking<br>• 2 parking spaces per unit plus .5 space per unit for parking<br>• .5 spaces per unit for visitor parking<br>• 65% of units have a 2-car garage<br>• 50% of driveways may be counted toward visitor parking requirement | • Parking meets the PRD ordinance<br>• 65 units = 130 parking spaces (2 stalls per unit)<br>• Each unit has a two-car garage<br>• All units can park two vehicles on the driveway<br>• 16 off-site visitor stalls are required and the plan shows 25 |
| Trees – planted every 30 feet when abutting single family homes | As part of the site plan approval trees will need to be planted every thirty feet on the property lines abutting single family homes. |
| Lighting plan – a lighting plan for streets and a photometric study are required | The applicant has internal street lighting identified on the civil drawings. City staff will review the lighting locations. A photometric study will need to be provided as part of the site plan review |

| | |
|---|---|
| Pedestrian connections –<br>• Development must connect each separate building with internal concrete walkways<br>• One pedestrian access to a public street | The plan shows sidewalks in front of each unit and a pedestrian access to State Street. |
| Access and streets<br>• 29' for public streets | The plan shows three access points to the development. One access from State Street, a second access from 500 N., and a third access from 570 N. The streets will be public and meet the minimum 29' asphalt width requirement. |

Zoning – Building Requirements

The applicant has proposed both detached single-family and townhome building types for the site. The townhomes are divided into both four and five plex buildings.

Traffic Impact Study – on file

With the previous zone change the applicant provided a traffic impact study of the access points from the site. The traffic study and accompanying addendum is on file with Lindon City. The City did not request that the traffic study be updated since a lesser number of units is proposed for this development. The current design of the development is similar to what the traffic engineer used for the initial study and subsequent addendum for traffic distribution.

The report identified that with 76 units the development would generate 951 net new weekday daily trips. That breaks down to approximately 475.5 trips leaving the site and 475.5 trips returning each day. The report then broke down the highest peak times during which times the most traffic would be coming to and leaving the site. Those peak times were identified from 7:45-8:45 a.m. and 4:45-5:45 p.m. The full reports are on file with the Lindon City Planning Department.

The traffic engineer then determined that during the Peak Times the below traffic distributions would be made. The traffic distribution should be similar since the residential use still remains but with less units.

- To/from the north on Highway 89: 25% (entering the commercial section of the development on State)
- To/from the east on 600 N.: 5%
- To/from the east on 570 N.: 20%
- To/from the east on 500 N.: 20%
- To/from the south on Highway 89: 30%

The traffic engineer estimated with 76 units that during the peak period times, the site would generate upon completion and full occupancy; 53 net new weekday a.m. and 64 net new weekday p.m. peak hour vehicle trips. This calculation assumes approximately 4-6 a.m. peak vehicles using 570 N. and 500 N. entering and leaving the development and 4-6 p.m. peak hours using those streets.

The traffic study looked at the intersection Level of Service at four different time periods: existing, regional growth, background forecast, and analysis of future conditions. The City and Planning Commission went through this report extensively during the original application review. The traffic study and addendum are on file with the City.

## Staff Analysis

As staff has reviewed the updated application from the applicant, there are significant changes in the reduction of townhomes and increase in single family homes. The project does transition better to the existing single family home neighborhood and creates a more stable neighborhood. With the decrease in units/lots, it is assumed that there will also be a subsequent decrease in the amount of traffic generated from the development.

The PRD ordinance requires that "any concept plan presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible." The DRC Committee has reviewed the plan and the development is technically feasible. Further civil engineering plans, subdivision plats, building renderings and other technical documents will be submitted with the subdivision, site plan and conditional use permit application if the zone change is approved by the City Council.

The planning commission also discussed traffic calming on 550 N. from the new development to the existing homes. This was not a condition of approval but city staff and the developer will evaluate alternative.

The Planned Residential Development ordinance can be accessed with the following link: https://lindon.municipal.codes/Code/17.76

## Exhibits

1. Aerial photo
2. Proposed zone map amendment changes
3. General Plan Land Use Map - vicinity
4. Site plan
5. Commercial and residential renderings
6. Planning Commission meeting minutes
7. Proposed ordinance

Exhibit 1 – Aerial Photo



Exhibit 2

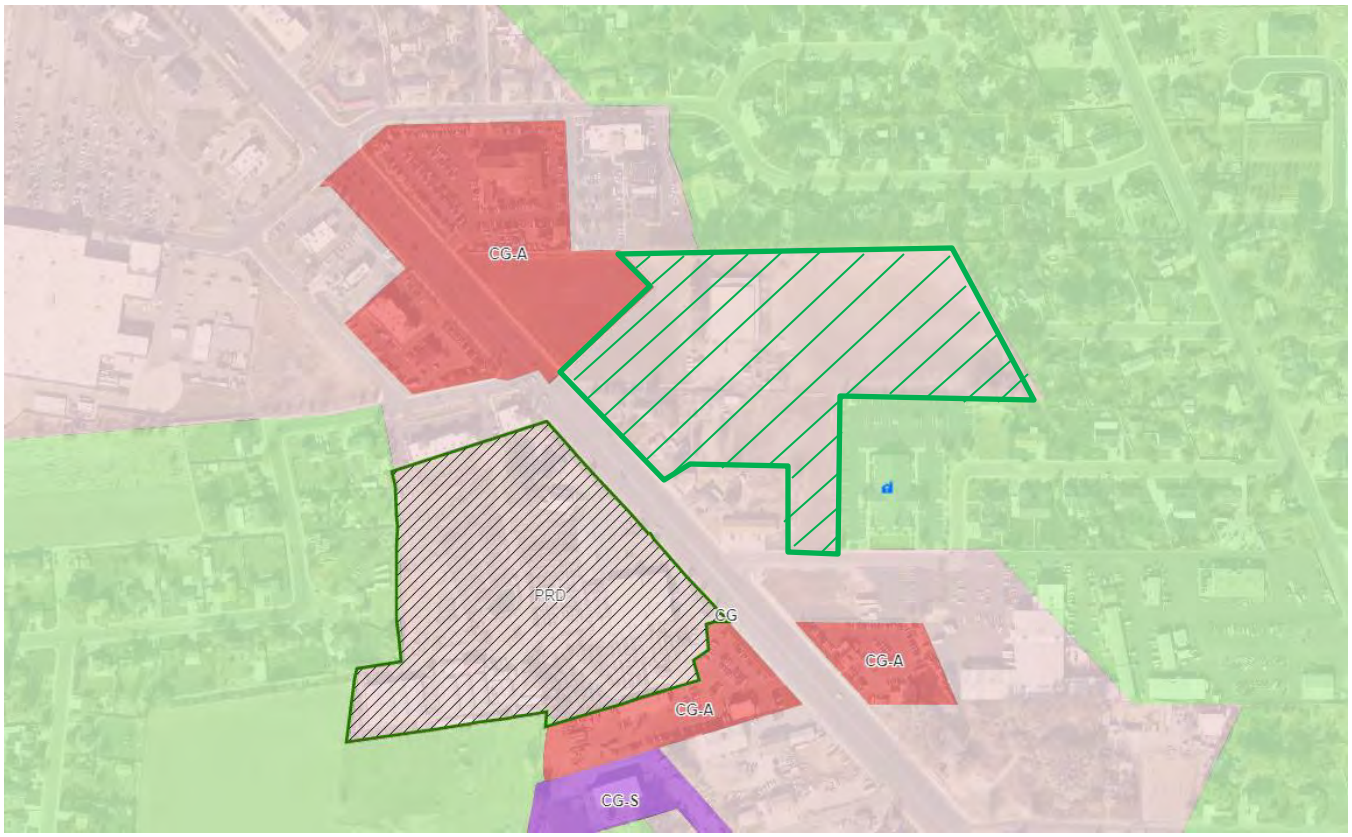
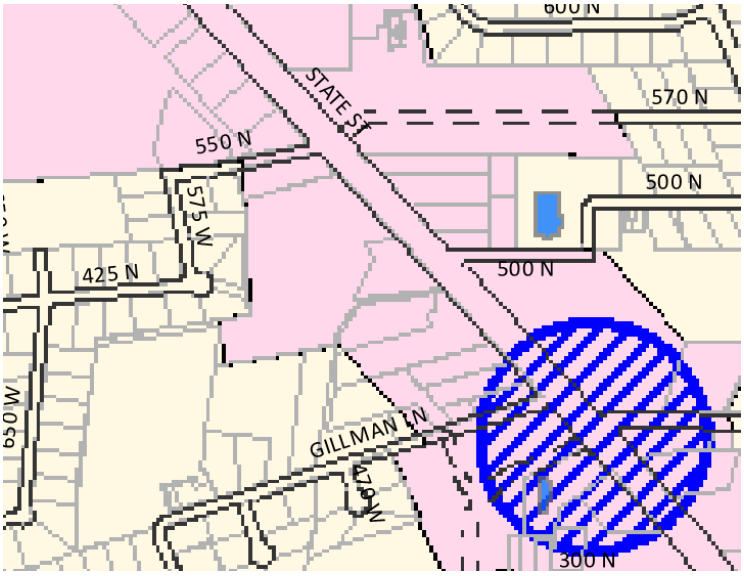
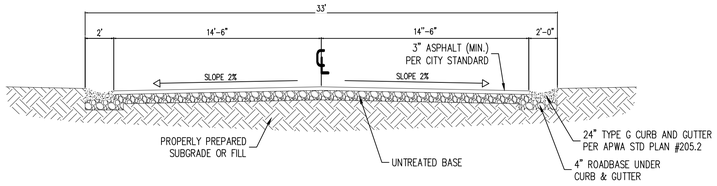



Exhibit 3 – General Plan - Vicinity Map



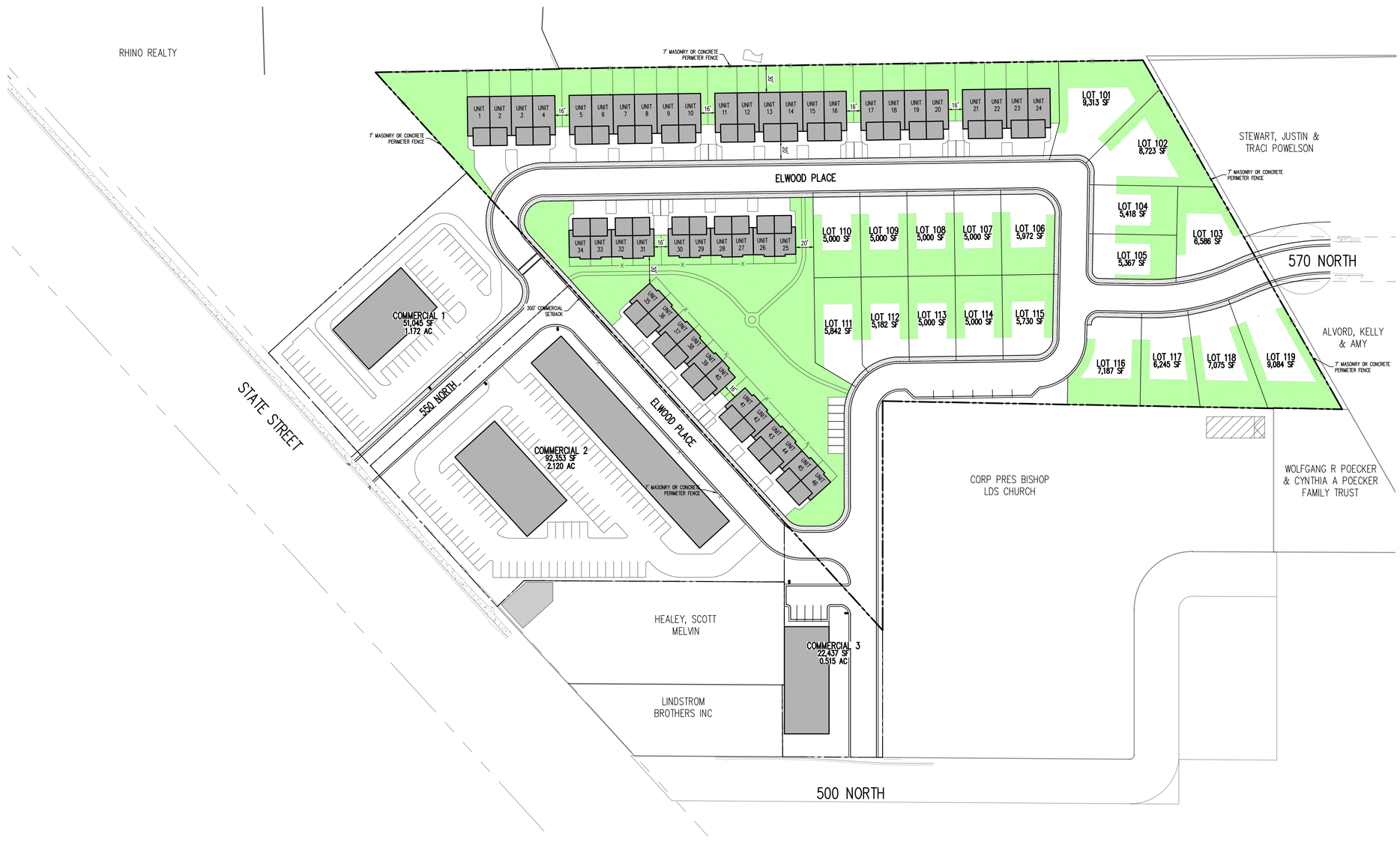



33' ROAD CROSS SECTION

## SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED TREE
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK




| COMMERCIAL |
|---|
| TOTAL ACREAGE: 3.81 |

| RESIDENTIAL SITE SUMMARY | | |
|---|---|---|
| DESCRIPTION | AREA (SF) | PERCENTAGE |
| PAVEMENT | 113,867 | 34.1% |
| BUILDINGS | 89,244 | 26.7% |
| LANDSCAPING | 131,125 | 39.2% |
| OPEN SPACE | 121,258 | 36.3% |
| TOTAL SITE | 334,236 SF<br>7.67 ACRE | |

TOTAL UNITS: 65 (8.47 UNITS/ACRE)
TOWN HOMES: 46 UNITS
LOTS: 19 UNITS

PARKING
EACH UNITS PROVIDES 2 CAR CAR GARAGE
GUEST REQ'D: 0.5 STALLS/UNIT = 23
GUEST PROVIDED: 34 TOTAL
11 IN DRIVEWAYS (92 TOWN HOME DRIVEWAY SPOTS TOTAL)
23 OFF-STREET PARKING

N

0 10 30 60
SCALE: 1"=60'

Galloway
2015 W. Grove Pkwy, Suite H
Pleasant Grove, UT 84062
303.770.8884
GallowayUS.com

PRELIMINARY
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LINDON HEIGHTS VILLAGE
CONSTRUCTION DOCUMENTS

550 NORTH STATE STREET
LINDON, UT

| # | Date | Issue / Description | Init. |
|---|---|---|---|
| | | | |

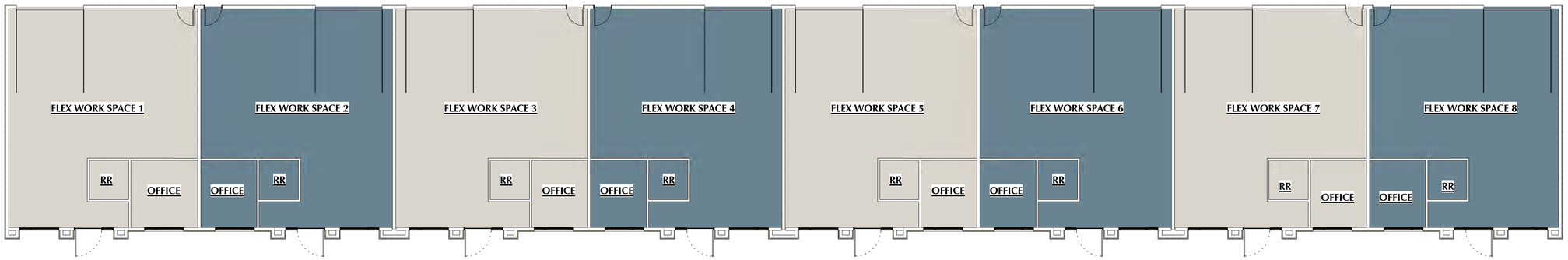
| | |
|---|---|
| Project No: | ELH1.21 |
| Drawn By: | RCL |
| Checked By: | BAP |
| Date: | 05/11/2021 |

OVERALL SITE PLAN

C1.1

N:\Lindon Townhomes\ST_Lindon - ELH1.20 - State Street 500 North\CADD\1 Current\Option 4.dwg - Plot Plan on - 1/27/2021

| DATE | ISSUE/REVISION |
|---|---|
| | |
| | |
| | |
| | |




**1 OFFICE FLEX WORKSPACE - FLOOR PLAN**
A100 | SCALE: 1" = 10'-0"



**2 OFFICE FLEX WORKSPACE- FRONT ELEVATION**
A100 | SCALE: 1" = 10'-0"



**3 OFFICE FLEX WORK SPACE PERSPECTIVE**
A100 | SCALE:

| | |
|---|---|
| PROJECT NO. | CL 21-003 |
| DATE | FEBRUARY 18,2021 |
| PROJ. MAN. | CLL |
| CHECKED BY | CLL |

**LINDON HEIGHTS PLAZA**

LINDON HEIGHTS PLAZA
550 NORTH STATE STREET
LINDON, UTAH

SCHEMATIC DESIGN

OFFICE FLEX WORK SPACE- SCHEMATIC
SHEET DESCRIPTION

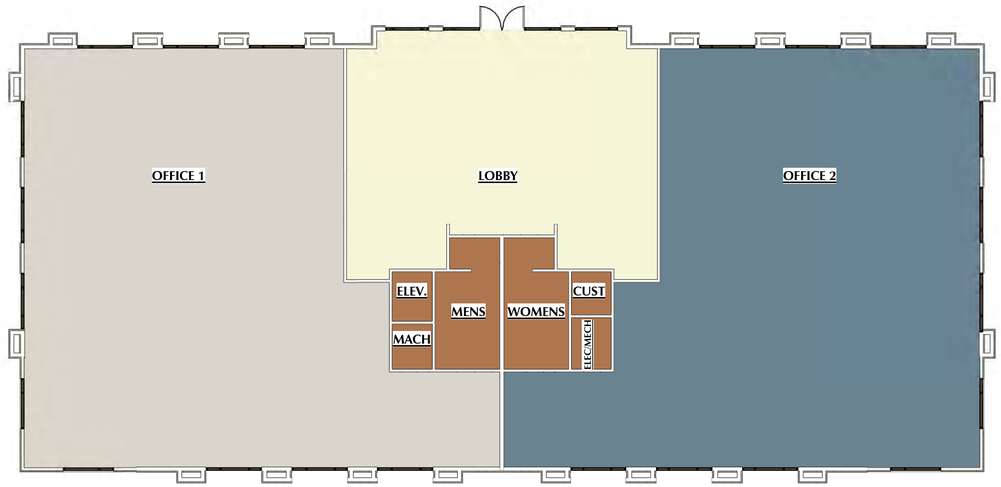
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SHEET NUMBER

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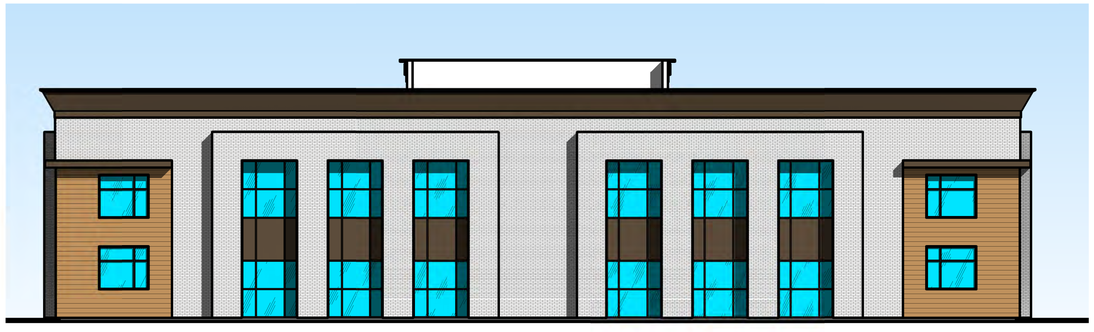
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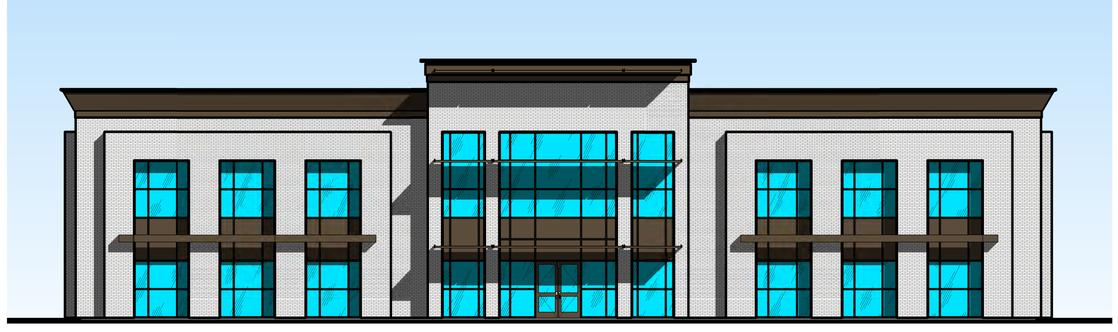

## 4 MEDICAL OFFICE PERSPECTIVE

A101 | SCALE:



## 1 MEDICAL OFFICE FLOOR PLAN

A101 | SCALE: 1" = 10'-0"



## 3 MEDICAL OFFICE REAR ELEVATION

A101 | SCALE: 1" = 10'-0"

## 2 MEDICAL OFFICE FRONT ELEVATION

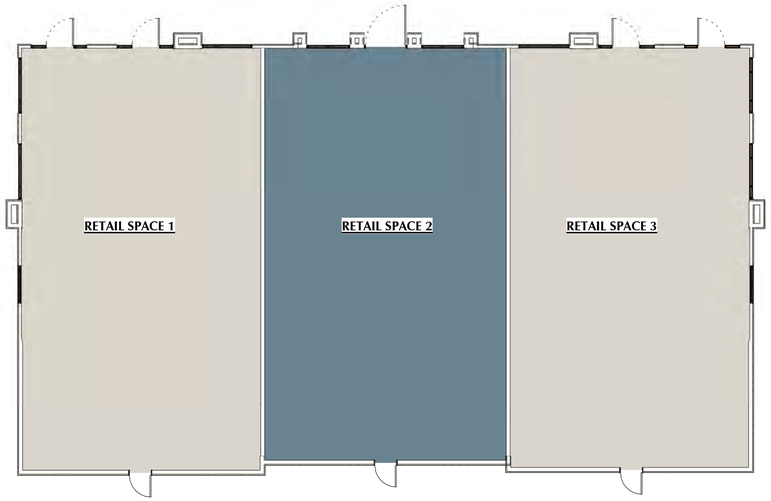
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|---|---|
| | PROJECT NO. CL 21-003 |
| | DATE FEBRUARY 18,2021 |
| | PROJ. MAN. CLL |
| | CHECKED BY CLL |
| LINDON HEIGHTS PLAZA<br><br>LINDON HEIGHTS PLAZA<br>550 NORTH STATE STREET<br>LINDON, UTAH | SCHEMATIC DESIGN |
| MEDICAL OFFICE SCHEMATIC DESIGN<br>SHEET DESCRIPTION | A101<br>SHEET NUMBER |

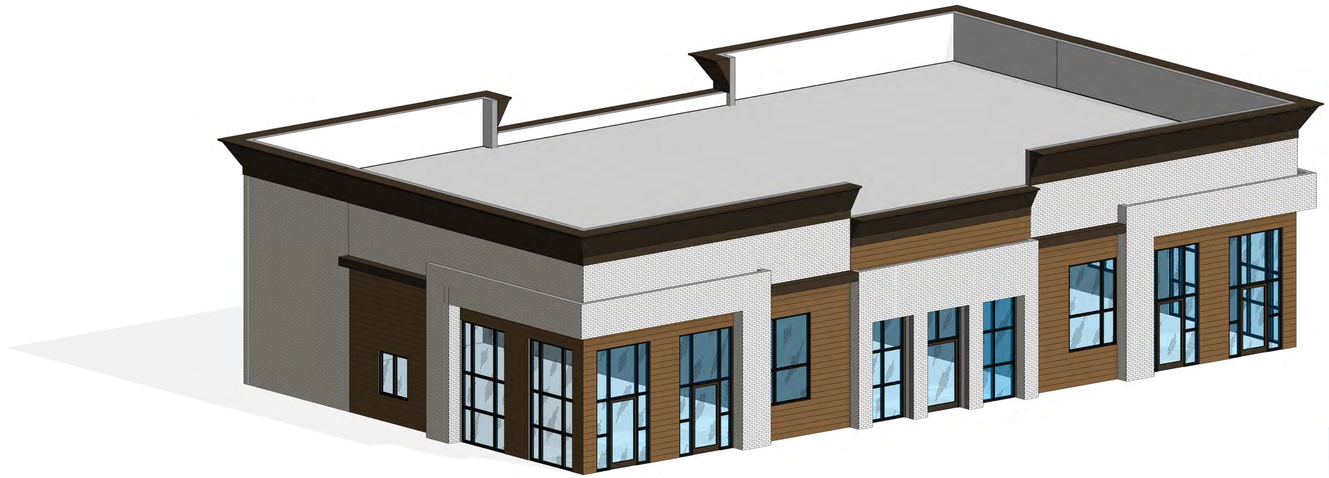
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| DATE | ISSUE/REVISION |
|---|---|
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1 **RETAIL - FLOOR PLAN**
A102 | SCALE: 1" = 10'-0"



3 **RETAIL PERSPECTIVE**
A102 | SCALE:



2 **RETAIL FRONT ELEVATION**
A102 | SCALE: 1" = 10'-0"

| | |
|---|---|
| | PROJECT NO. CL 21-003 |
| | DATE FEBRUARY 18,2021 |
| | PROJ. MAN. CLL |
| | CHECKED BY CLL |
| **LINDON HEIGHTS PLAZA**<br><br>LINDON HEIGHTS PLAZA<br>550 NORTH STATE STREET<br>LINDON, UTAH | SCHEMATIC DESIGN |
| RETAIL SCHEMATIC DESIGN<br>SHEET DESCRIPTION | A102<br>SHEET NUMBER |

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Alpine™ HOMES

# *The Redwood*

## Elevation A



## Elevation B



## Elevation C



## Elevation D



*AlpineHomes.com*

Alpine™ HOMES

# *The Sequoia*

## Elevation A



## Elevation B



## Elevation C



## Elevation D



*AlpineHomes.com*

Alpine™ HOMES

# *The Sierra*

## Elevation A



## Elevation B



## Elevation C



## Elevation D



*AlpineHomes.com*




1 TRADITIONAL STYLE

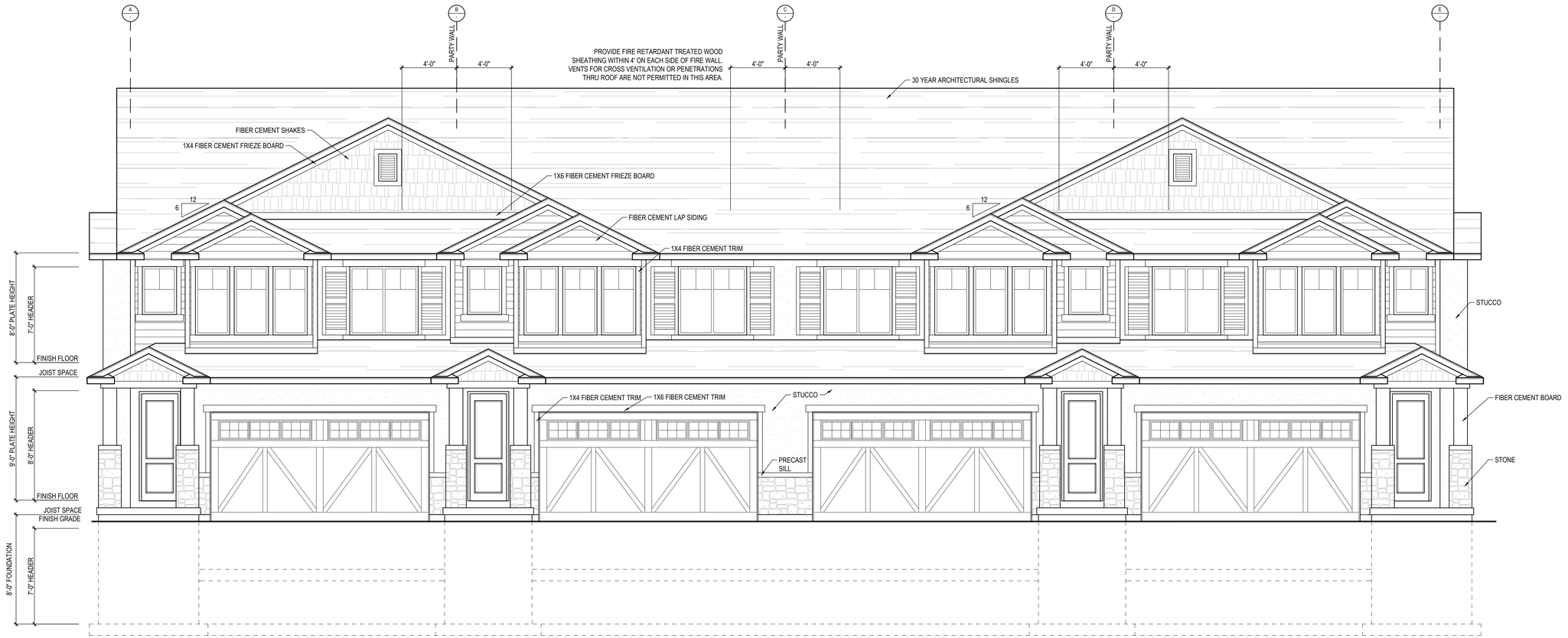
CONCEPT DRAWING

| TOWNHOME ELEVATION | JAD PROJECT NUMBER: 2016.141<br>DATE: 2016-11-22 |
|---|---|

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1 FRONT
ELEVATION 'A'

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PROJECT INFO:

PLAN NAME:
FRONT LOAD TOWN ABBA ADDRESS

ADDRESS:

SUBDIVISION:
SUBDIVISION

LOT#:
LOT #

DRAWN BY:
JEFF ADAMS DESIGN

DATE:
2021-06-03

JAD PROJECT NUMBER:
2016-141

SET:
CONSTRUCTION DOCS.

SHEET NAME:
FRONT ELEVATION

SHEET NUMBER:
A201A




1 FRONT ELEVATION

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JEFF ADAMS DESIGN, LLC
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3- CONTRACTOR IS TO ENSURE THAT ALL CONSTRUCTION IS COMPLETED IN COMPLIANCE WITH AND FOLLOWED IN THE STRICTEST COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE
4- NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
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CONSTRUCTION DOCUMENTS

PROJECT INFO:

PLAN NAME:
PROJECT

ADDRESS:
ADDRESS

SUBDIVISION:
SUBDIVISION

LOT#:
LOT #

DATE:
2021-09-08

JAD PROJECT NUMBER:
2020-000

SET:
CONSTRUCTION DOCS.

SHEET NAME:
FRONT & RIGHT ELEVATIONS

SHEET NUMBER:
A201



1 FRONT ELEVATION

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, August 17, 2021 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: | Sharon Call, Chairperson |
| Invocation: | Scott Thompson, Commissioner |
| Pledge of Allegiance: | Steven Johnson, Commissioner |

| **PRESENT** | **EXCUSED** |
|---|---|
| Sharon Call, Chairperson | Renee Tribe, Commissioner |
| Rob Kallas, Commissioner | |
| Mike Marchbanks, Commissioner | |
| Steven Johnson, Commissioner | |
| Scott Thompson, Commissioner | |
| Jared Schauers, Commissioner - remotely | |
| Mike Florence, Economic Development Director | |
| Brian Haws, City Attorney | |
| Kathryn Moosman, City Recorder | |

1. **CALL TO ORDER** – The meeting was called to order at 6:15 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of July 27, 2021 were reviewed.

COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 27, 2021 AS PRESENTED. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

**CURRENT BUSINESS –**

4. **Public hearing for a recommendation to the City Council to amend the Lindon City zoning map to Planned Residential Development Overlay for the property located at approximately 550 N. State Street and 310 W. 500 N.** Elwood Holdings requests a recommendation from the Lindon City Planning Commission for a Zoning Map Amendment to the Planned Residential Development Overlay at approximately 550 N. State Street and 310 W. 500 N. (Parcel numbers 14:068:0304, 14:067:0187 (portion), 14:067:0169, 14:068:0277).

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

Mike Florence, Economic Development Director, led this agenda item by stating the applicant's previous zone amendment application was denied by the Lindon City Council on June 7, 2021. He noted Lindon City Code 17.04.090 (9) allows the planning commission and city council to consider a new application for development within six months of being denied when a substantial change of conditions has been made since the submittal of the earlier application and a new land use application is submitted.

Mr. Florence explained Elwood Holdings LLC has submitted a new application proposing to develop 3.81 acres of the commercial frontage along State Street and 500 N. and 6.75 acres of residential (a combination of townhomes and detached single-family). Mr. Florence indicated Elwood Holdings LLC has reduced the overall number of residential units/lots from 71 to 65. He further explained this is a density decrease from 9.2 units per acre to 8.47 units per acre. The applicant has reduced the number of townhome units/lot from 58 to 46. He noted the applicant has increased the number of single-family home units/lots from 13 to 19.

Mr. Florence stated the planning commission gave a recommendation on a plan that was significantly different with the number of units and development design than the plan the city council denied. The planning commission gave a recommendation on a plan with 76 units; 72 townhomes and 4 single family lots. With the reduction in the number of units and the change in design of the development that the planning commission reviewed, the City feels that the intent of Lindon City Code 17.04.090(9) is being met by the substantial change in conditions. Therefore, the planning commission and city council can review a new application within the six-month denial period.

Mr. Florence then referenced the General Plan and Moderate-Income Housing goals and objectives that were evaluated when the city adopted the Planned Residential Development Overlay Zone noting they should be considered again for the proposed zoning amendment.

Mr. Florence also referenced the goal of housing and residential areas in Lindon City as follows:

- To provide a housing and living environment that supports and complements the unique rural quality and character of Lindon City.
- To maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods by avoiding encroachment of land uses which would adversely impact residential areas (i.e., increased traffic, noise, visual harmony, etc.) and by proving adequate screening and buffering of any adjacent commercial or industrial development including parking and service areas.
- To encourage creative approaches to housing development which will maintain and protect natural resources and environmental features.
- To expand the range of retail and commercial goods and services available within the community.
- To promote new office, retail, and commercial development along State Street and 700 N.
- To carefully limit any negative impact of commercial facilities on neighboring land-use areas, particularly residential development.

Mr. Florence stated the Moderate-Income Housing Goals allows for alternative housing types or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers and to evaluate whether the city would

allow moderately higher density developments as part of a mixed commercial development that would be located in strategic commercial areas or centers to help with development potential. Mr. Florence then referenced a summary of the PRD site requirements noting some of the items will be refined when the applicant files for site plan and subdivision approvals.

Mr. Florence indicated the applicant has proposed both detached single-family and townhome building types for the site. The townhomes are divided into both four and five plex buildings. With the previous zone change the applicant provided a traffic impact study of the access points from the site. The traffic study and accompanying addendum is on file with Lindon City. He noted the city did not request that the traffic study be updated since a lesser number of units is proposed for this development. The current design of the development is similar to what the traffic engineer used for the initial study and subsequent addendum for traffic distribution. The report identified that with 76 units the development would generate 951 net new weekday daily trips. That breaks down to approximately 475.5 trips leaving the site and 475.5 trips returning each day. The report then broke down the highest peak times during which times the most traffic would be coming to and leaving the site. Those peak times were identified from 7:45-8:45 a.m. and 4:45-5:45 p.m. he noted the full reports are on file with the Lindon City Planning Department. The traffic engineer then determined that during the Peak Times the below traffic distributions would be made. The traffic distribution should be similar since the residential use still remains but with less units.

Mr. Florence went on to say the traffic engineer estimated (with 76 units) that during the peak period times, the site would generate upon completion and full occupancy; 53 net new weekday a.m. and 64 net new weekday p.m. peak hour vehicle trips. This calculation assumes approximately 4-6 a.m. peak vehicles using 570 N. and 500 N. entering and leaving the development and 4-6 p.m. peak hours using those streets. The traffic study looked at the intersection Level of Service at four different time periods: existing, regional growth, background forecast, and analysis of future conditions.

He indicated the City and Planning Commission went through this report extensively during the original application review (the traffic study and addendum are on file with the city). As staff has reviewed the updated application from the applicant, there are significant changes in the reduction of townhomes and increase in single family homes. The project does transition better to the existing single family home neighborhood and creates a more stable neighborhood. With the decrease in units/lots, it is assumed that there will also be a subsequent decrease in the amount of traffic generated from the development.

Mr. Florence stated the PRD ordinance requires that “any concept plan presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible.” He noted the DRC Committee has reviewed the plan and the development is technically feasible. Further civil engineering plans, subdivision plats, building renderings and other technical documents will be submitted with the subdivision, site plan and conditional use permit application if the zone change is approved by the City Council.

Mr. Florence then presented an Aerial photo, Proposed zone map amendment changes, General Plan Land Use Map – vicinity, Site plan, Commercial and residential renderings and the proposed ordinance followed by some general discussion. He then turned the time over to the applicant for comment.

Chairperson Call asked about the varying lots sizes. Ms. Johnson confirmed they will be meeting all setbacks and noted there will be a lot of product to choose from with the majority being around 3,500 sq. ft. Ms. Johnson commented there was a lot of interest with options in the HOA for a senior community. They will offer a "patio home" (rambler with a smaller footprint) without a large yard and maintained by the HOA. She pointed out that Utah is short 10,000 homes and is in dire need for housing in general (attainable housing). She noted they have gone through the labors of providing multiple plans and this plan is a compromise between them and the city and is under 8.5 units per acre.

Ms. Johnson pointed out this is not just about the density but the product type with a larger buffer and the townhomes abutting the larger transition. She explained that overall, this flowed the best (where they put the single-family homes) for traffic flow etc. and by adding the townhomes closest to State Street the majority of traffic will go in and out State Street vs. the community; the single-family homes are buffering and helping with that. She added the designs are being customized to Lindon City requirements.

Commissioner Johnson commented on the yards and the single-family homes. He asked if they will be taken care of by the HOA. Ms. Johnson confirmed the single-family homes will have private back yards and the front yards are HOA, but the back yards are not and are the owners' responsibility.

Chairperson Call called for any public comments at this time. There were several in attendance to address the commission as follows:

**Tracy Clark:** Ms. Clark mentioned there is not a lot of significant change being presented here again before the 6 months are up. She also stated they moved here to Lindon for the ½ acre lots and this is very frustrating as this seems so condensed and she feels it shouldn't be allowed. She understands people need places to live, but this is why they moved to Lindon for the ½ acre lots and now you are allowing this; this will devalue her property.

City Attorney Brian Haws referenced the map and commented on the number of units and the density. He explained with the type of units, density and the configuration this is a notable change. This issue was broached with the City Council and they felt this was the best way to handle this and to acknowledge that significant change and it was agreed to bring it back before the planning commission and the public. He pointed out that any court would find that there has been significant change in the application.

Mr. Haws pointed out if this was zoned strictly commercial, they may be looking at a box store that would devalue her property more than residential. This proposal creates a buffer to address those issues; the City Council and Planning Commission thought this was an appropriate way to create that buffer.

**Gerhard Fletcher:** Mr. Fletcher stated he has lived here in Lindon for 45 years on 570 North. This was a cul-de-sac on the plan and that's why they bought it. He feels all they need to do is put the wall straight through and stay on their side. There will be a lot of unhappy people if that street goes through as kids play on the street and it will change the whole neighborhood.

Chairperson Call pointed the City Council approved the road going through at a previous meeting and that decision has already been made.

**Justin Stewart:** Mr. Stewart pointed out it appears there is just one significant change of going from 71 vs. 65 (with adu's). He understands the argument, but this seems nullified of what was negotiated by the city.

**Amy Alvord:** Ms. Alvord stated bemoaning the fact that they legally won't have their cul-de-sac anymore, that they would rather have residential coming through the neighborhood rather than commercial. She feels this is the best plan that they have seen with the transitions and the single-family homes. She feels what Ms. Johnson has done is great and it protects their property values. This is the best residential plan they have seen. She expressed they all have to compromise on some things but the transitions and development on this plan is the best; they really like this plan.

Chairperson Call pointed out when it comes to the site plan with the architecture and landscaping the city has certain requirements and she believes once everyone sees it, they will be happy with the product; this will be a really nice development.

**Cole Hooley:** Mr. Hooley asked for confirmation with the code stating a substantial difference in the plan in order to reapply and who makes that decision. Mr. Haws stated there is no specific definition of what substantial means. It is a staff decision that is run by the council with no formal vote.

Chairperson Call called for any public comments. Hearing none she called for a motion to close the public hearing.

COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Commissioner Johnson expressed his biggest concern with this plan is the road encroaching into the 300 ft. setback and more so that the road becomes residential if we put a masonry fence on the west side. He also has concerns that we are giving up some of the 300 footage where we required a tradeoff for something else, and he worries that this may be setting a precedent. He likes that the density has come down a little and he would like to have seen a pork chop go in to disperse the traffic. Mr. Florence pointed out they are willing to look at traffic calming options when going through the site plan.

Chairperson Call stated that was part of the compromise on the 300 ft commercial was that it gave a lot more green space; the preference was for the green space.

Commissioner Thompson stated he was in attendance at the last City Council meeting and he supported the plan at that time and this plan is even better. He would be in agreement to move forward with a recommendation to the City Council and he believes it complies with their goals. He added he thinks this plan looks great and thinks Ms. Johnson has done what we have asked for.

Commissioner Marchbanks commented he believes this plan addresses the concerns when the overlay was taken into consideration. This plan also eliminates the nightmare of commercial going back there; this is a good plan.

Commissioner Kallas commented he sees the need to develop these deep lots and these types of developments make sense. He knows there a lot of people who move here with the ½ acre in mind, but he feels this plan works and Ms. Johnson has done a good

job to meet the city's needs and the citizen's needs. However, he feels we need to develop these deep lots but to not impact the neighborhoods. He likes the project but has heartburn with 570 connecting.

Commissioner Schauers stated this plan looks great and Ms. Johnson has made the changes we have asked.

Chairperson Call commented she likes this plan so much better than where it was when we started. There is reduction in density and the road in the commercial is a good trade for the green space. She also appreciates the single-family homes and that is really taking in the impact to the neighborhood. With all the things that have been put into place in this ordinance this will be a high-quality development and a good product. With all the changes that have been made she would be in favor of making a recommendation of approval to the City Council.

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF ORDINANCE 2021-17-O TO AMEND THE LINDON CITY ZONING MAP TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY AS IDENTIFIED ON EXHIBIT 6 FOR THE PROPERTIES LOCATED AT APPROXIMATELY 550 N. STATE STREET AND 310 W. 500 N. WITH THE FOLLOWING CONDITIONS: 1. TO THE EXTENT ALLOWED BY LAW, ELLWOOD HOLDING LLC WILL INCLUDE TERMS WITHIN THE CONDITIONS COVENANTS AND RESTRICTIONS FOR THE DEVELOPMENT WHICH WILL LIMIT THE NUMBER OF RESIDENTIAL UNITS THAT CAN BE RENTED OUT AND BE OCCUPIED BY NON-OWNER RESIDENTS. THE APPLICANT AND THE CITY SHALL WORK TOGETHER IN GOOD FAITH DURING SUBDIVISION AND SITE PLAN APPROVAL AND COME TO AN AGREEMENT AS TO WHAT RENTAL RESTRICTIONS SHALL BE MOST APPROPRIATE FOR THE ANTICIPATED DEVELOPMENT; AND 2. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

| | |
|---|---|
| CHAIRPERSON CALL | AYE |
| COMMISSIONER MARCHBANKS | AYE |
| COMMISSIONER KALLAS | NAY |
| COMMISSIONER JOHNSON | NAY |
| COMMISSIONER THOMPSON | AYE |
| COMMISSIONER SCHAUERS | AYE |

THE MOTION CARRIED FOUR TO TWO

*Commissioner Kallas explained his nay vote stating he is not against the project but against the 570 connection. He feels this may set a precedent for these types of developments to be connected to residential areas in the city.*

*Commissioner Johnson explained his nay vote stating he agrees with Commissioner Kallas' comments and if 570 is connected he feels the density should come down more.*

ORDINANCE NO. 2021-17-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP TO INCLUDE THE PLANNED RESIDENTIAL DEVELOPMENT OVERLAY (PRD) ZONE ON PROPERTY IDENTIFIED BELOW AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of providing a variety of housing types where appropriate, and innovative development patterns and building methods that will result in more affordable housing should be encouraged; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of providing transitions between different land use and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of considered density increases only upon demonstration of adequate infrastructure and resource availability; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area resident; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan to promote new office, retail, and commercial development along State Street; and

WHEREAS, the City Council finds certain changes are desirous in order to implement the City's moderate-income housing goals found in the City's general plan to allow for alternative housing types or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers; and

WHEREAS, on _____, the Planning Commission held a properly noticed public hearing to hear testimony regarding an application to amend the zoning map filed by Elwood Holdings LLC; and

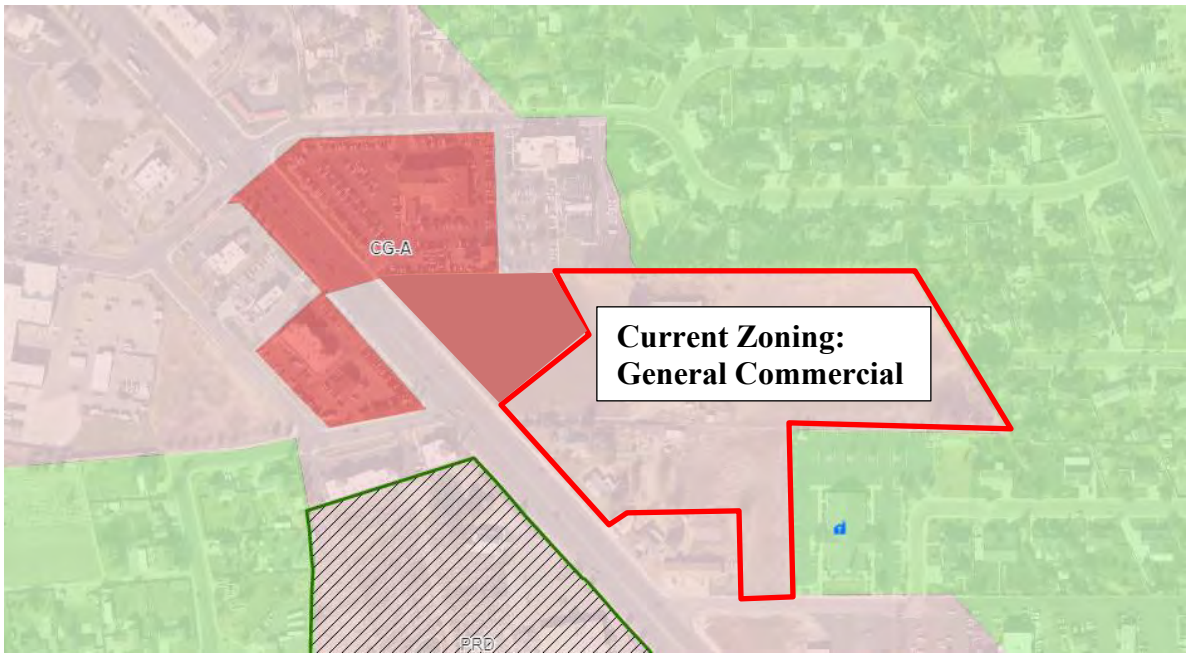
WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance and recommended that the Council adopt the recommended zone map amendment and conceptual site plan; and

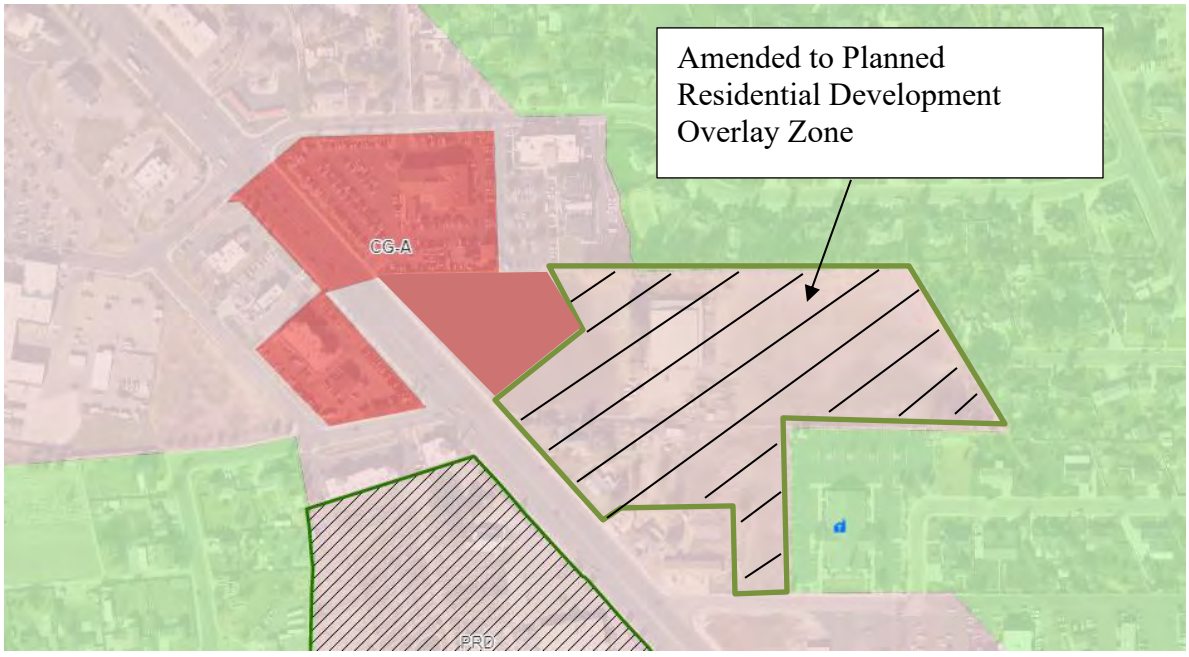
WHEREAS, on _____ the City Council held a properly noticed public hearing to hear testimony regarding the zoning map amendment and received and considered all public comments that were made therein.

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

**SECTION I** - Zone Map Amendment: The Lindon City Zoning Map is hereby amended as follows:

| **Parcel ID** | **Property Owner** | **Address** |
|---|---|---|
| 14:068:0304, 14:067:0169, 14:068:0277, and a portion of 14:067:0187 | Elwood Holdings LLC | 550 N. State Street and 310 W. 500 N. |




Property to include Planned Residential Development Overlay Zone

**SECTION II -** Concept Plan Approval: The concept plan attached as Exhibit A is approved as a general layout and design of buildings, open space, parking, access and roads for the proposed development as required by Title 17.76.040. This general concept plan has been reviewed by the Lindon City Development Review Committee, Planning Commission and City Council as part of the zoning map amendment application. This general concept plan may be refined and modified through the site plan, conditional use, and subdivision approval process and in accordance with Title 17.76 – Planned Residential Development Overlay ordinance.

**Section III – Conditions of Approval:** All conditions of approval of the zone change as noted on the record and in the staff report are incorporated as conditions that shall be required of the proposed development.

**Section IV – Severability:** 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 V - Conflicting Provisions:** 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 VI - Effective Date:** This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____day of _____, 2021

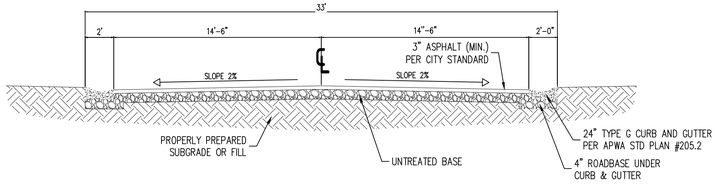
_____
Jeff Acerson, Mayor

ATTEST:

_____
Kathryn A. Moosman,
Lindon City Recorder

SEAL

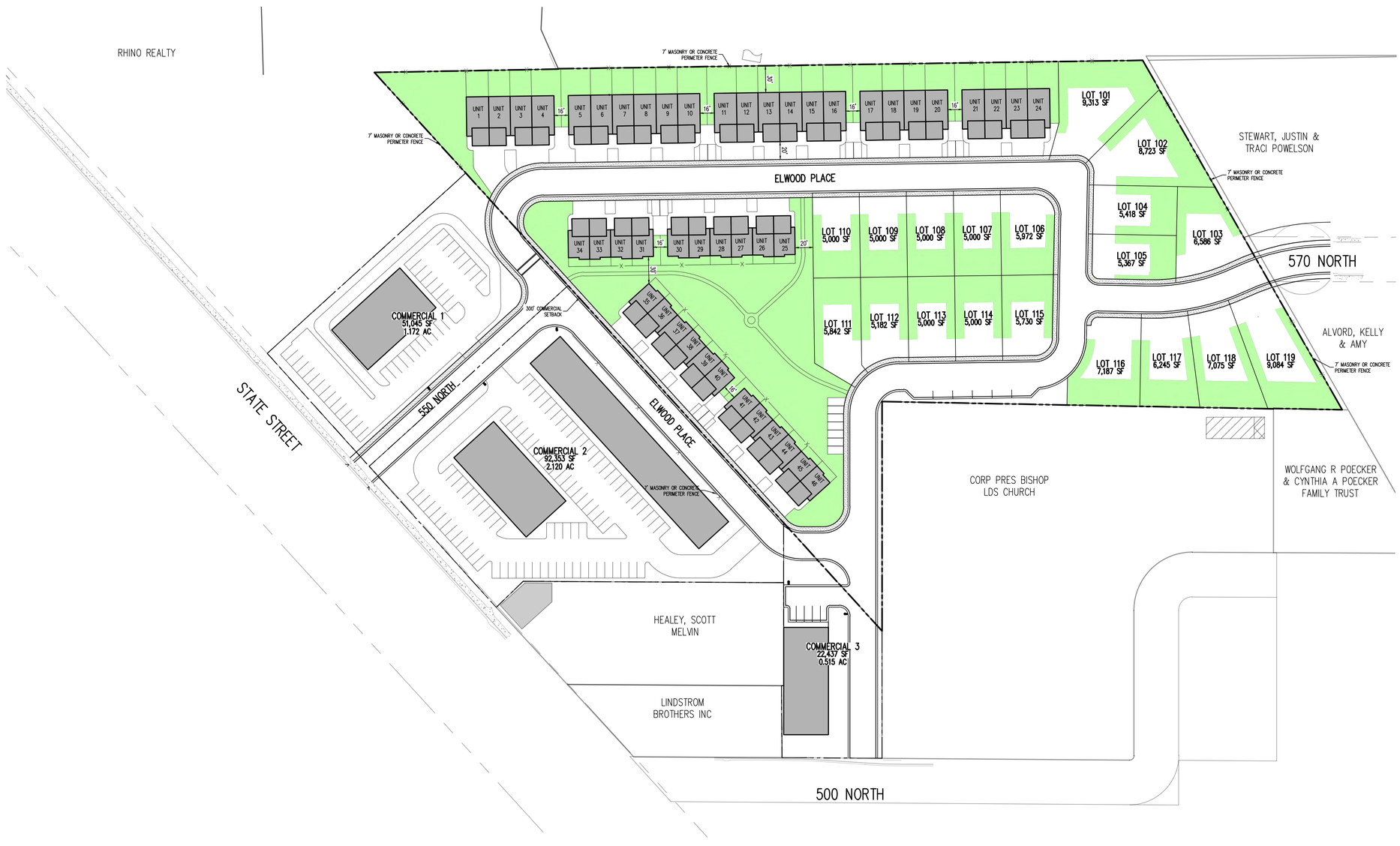
Exhibit A




33' ROAD CROSS SECTION

## SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED TREE
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK




| COMMERCIAL |
|---|
| TOTAL ACREAGE: 3.81 |

| RESIDENTIAL SITE SUMMARY | | |
|---|---|---|
| DESCRIPTION | AREA (SF) | PERCENTAGE |
| PAVEMENT | 113,867 | 34.1% |
| BUILDINGS | 89,244 | 26.7% |
| LANDSCAPING | 131,125 | 39.2% |
| OPEN SPACE | 121,258 | 36.3% |
| TOTAL SITE | 334,236 SF<br>7.67 ACRE | |

TOTAL UNITS: 65 (8.47 UNITS/ACRE)
TOWN HOMES: 46 UNITS
LOTS: 19 UNITS

PARKING
EACH UNITS PROVIDES 2 CAR CAR GARAGE
GUEST REQ'D: 0.5 STALLS/UNIT = 23
GUEST PROVIDED: 34 TOTAL
11 IN DRIVEWAYS (92 TOWN HOME DRIVEWAY SPOTS TOTAL)
23 OFF-STREET PARKING

N

0 10 30 60
SCALE: 1"=60'

Galloway
2015 W. Grove Pkwy, Suite H
Pleasant Grove, UT 84062
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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LINDON HEIGHTS VILLAGE
CONSTRUCTION DOCUMENTS

550 NORTH STATE STREET
LINDON, UT

| # | Date | Issue / Description | Init. |
|---|---|---|---|
| | | | |

| | |
|---|---|
| Project No: | ELH1.21 |
| Drawn By: | RCL |
| Checked By: | BAP |
| Date: | 05/11/2021 |

OVERALL SITE PLAN

C1.1

N:\Lindon Townhomes\ST_Lindon - ELH1.20 - State Street 550 North\CADD\1 Current\Option 4.dwg - Plot Phase - 1.1(ST2)1:4

**10. Public Hearing — Zone Map Amendment; 800 West Storage Units; Ordinance #2021-7-O.** Lindon Self Storage, LLC requests approval for a zoning map amendment to change property from R1-20 to LI (Light Industrial) at property located at approximately 860 W 200 S. The Planning Commission recommended approval to the City Council. *(15 minutes)*

**Sample Motion:** I move to (approve, deny, continue) Ordinance #2021-7-O amending the Lindon City Standard zoning map to change property from R1-20 to LI (Light Industrial) at property located at approximately 860 W 200 S. (as presented, or with changes).

# Public Hearing – Zoning Map Amendment
## ~ 860 West 200 South

Date: September 20, 2021

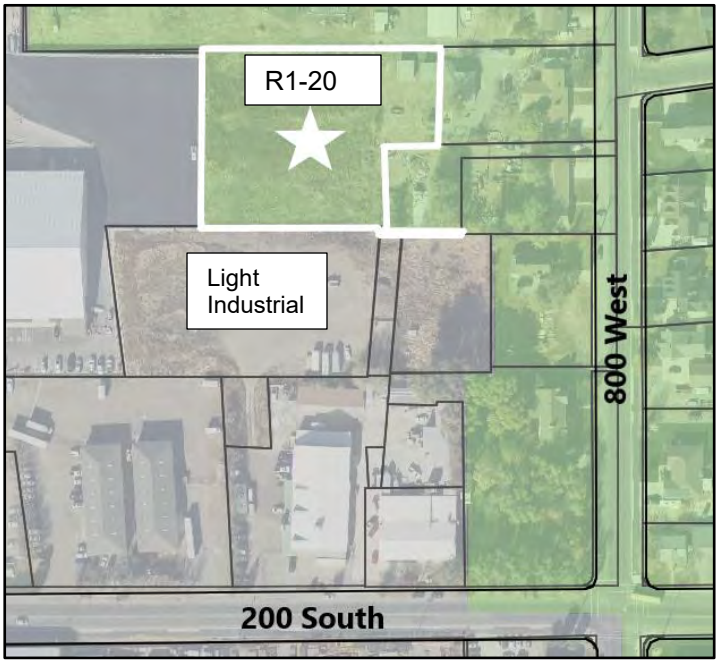
Project Address: approximately 860 West 200 South
Applicant: Lindon Self Storage
Property Owner: Lindon Self Storage LLC

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

Parcel ID: 14:065:0219
Size: 1.5 Acres

Type of Decision: Legislative
Council Action Required: Yes
Planning Commission: The commission unanimously recommended approval

Presenting Staff: Michael Florence




Summary of Key Issues

1. Whether to approve of a request to change the Zoning Map designation of the subject property from Residential (R1-20) to Light Industrial (LI).
2. The proposed development originally received major subdivision approval from the City Council on May 17, 2016 for a 46-unit self-storage condominium project on the front portion of the subject property located in the Light Industrial zone. Since their original approval, the applicants' entitlements expired due to inactivity of the project.
3. The applicant is now proposing a similar project but has expanded it to include additional property to the north. The proposed development will now consist of 75 storage units. The additional property to the north is currently zoned R1-20. The total acreage is 3.85 acres. The requested portion for the rezone is 1.61 acres. The applicant is proposing a 7' masonry fence for areas of the development that are abutting a residential use.
4. Development access will be from an existing easement on 200 S. and through the parking lot of the existing business. There will be an emergency fire department access with a locked gate through the residential property at 136 S. 800 W.
5. This is a two-part application.
    - The planning commission approved a minor subdivision to consolidate the property into one lot and correct a subdivision for the adjacent single-family home located at 122 S. 800 W. that was done incorrectly. The commission also conditioned site plan approval upon the applicant receiving the zone change and subdivision approval.
    - The City council will be reviewing the zone change request for the north portion of the property from Residential R1-20 to Light Industrial. The planning commission recommended approval.
    - If the zone change is approved, then the council will also consider major subdivision approval to subdivide the individual storage units into commercial condominiums.
6. In September of 2018 the BMC property, which is west of the subject property at 145 South Geneva road, received zone map amendment approval to change a portion of their property from Residential (R1-20) to Light Industrial (LI). These properties are both designated as Mixed Commercial in the Lindon City General Plan which supports the proposed zone change.

Motion

I move to (*approve, deny, or continue*) ordinance 2021-7-O to amend the Lindon City zoning map from Residential (R1-20) to Light Industrial (LI) at approximately 860 West 200 South (parcel number 14:065:0219).

Surrounding Zoning and Land Use

North: R1-20 – residential
East: R1-20 – residential
South: LI – Lindon Self Storage property
West: LI – BMC truss plant

Planning Commission Questions and Responses

The planning commission had a number of questions in relationship to the CC&R's. long-term maintenance and management of the project. Below are the questions and responses from the applicants.

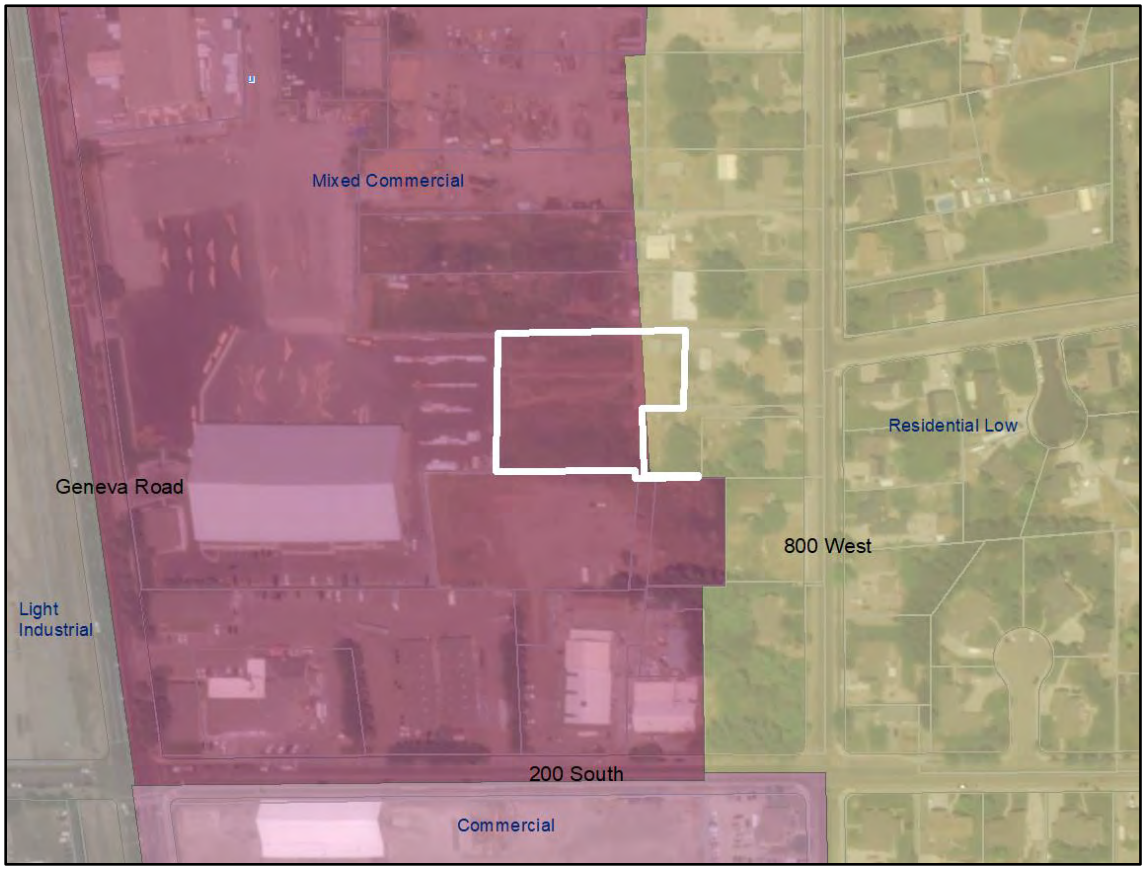
- Will each unit have individual thermostats? Each unit will have the option to have individual thermostats for climate control.
- What will be the office hours for the front office? 10-2 Monday thru Friday. Since this is not a commercial storage unit, these office hours are more to help individual owners with any concerns they may have. However, someone will be living on site.
- Can you provide an estimate CC&R's fee that will be charged to owners and a breakdown of what the fee will be used for? We do not have the fee at the moment as we are still working out what that will be. However, the dues will be utilized for common area maintenance, insurance, legal, accounting, management, and any other professional fees associated with the operation of the property.
- What will happen with any wastewater from washing vehicles or recreational vehicles? Do improvements need to be added to the engineering plans to address drainage collection and catch any grease or contaminates? From Our engineer: "The water will flow into the storm drain system. We will have snouts on the catch basins before it hits the city storm drain and the detention system."
- Does the easement cover the maintenance of the access easements on both 200 S. and 800 W.? Who is responsible for long-term maintenance and are these documents in place to clarify that? Do the agreements also cover maintenance of trees that may grow over the easement which will need to be maintained for proper fire access. The HOA will be responsible for maintaining both easements into the project. The original agreement for the access off of 200 S does state we will maintain this access. The agreement to be signed and recorded for the access on 800 W states the same. This maintenance requirement is also found in the CC&R's (Page 7, section 4.3)
- Is signage proposed for the storage units? No, it's not a typical commercial business, as the units are owned individually. CC&Rs also state owners are not allowed signs, page 17 section 9.3.
- Will the HOA ultimately be turned over to a Property Owners Association? Yes, (CC&R's page 4, section 1.20)
- How will enforcement happen after hours in the case of complaints such as noise or other violations of the CC&R's by storage unit owners? Covered in the CC&R's but mentions the ability of the association to impose fines, terminate an owners right to common area facilities, terminate an owners right to receive utilities, terminate voting rights, instigate litigation (CC&R's page 9 section 5.9)
- It was mentioned by the commission to add hours of operation for hobby type uses that may cause a noise disturbance or after-hours noise disturbance to the surrounding neighbors such as

auto related uses and repair. The CC&R's have a nuisance section regarding noxious, illegal or offensive activities. Thise activities that include excessive noise are prohibited between the hours of 10:00 p.m. and 7:00 a.m. (CC&R's Page 17, section 9.4)

- The commission also asked whether businesses that come to service vehicles such as camp trailers or recreational vehicles be limited by hours of operation? Businesses there to do service on recreational vehicles can only be there from 7:00 a.m. to 10:00 p,m. (CC&R's Page 18, section 9.6)
- The commission had concerns about businesses operating from the storage units and appropriate uses. The planning commission requested the below items be reviewed by the applicant. The applicant reviewed the commission's request and added the following to the CC&R's (section 9.13):
    - Owners and Occupants are strictly prohibited from storing or keeping animals of any kind (including reptiles) within a Unit.
    - Owners and Occupants are also prohibited from growing, greenhousing or storing any sort of plant or vegetation within a Unit.
    - No business operation of any type may be conducted within a Unit and business customers are not allowed to visit a Unit.

## General Plan

1. The subject property has a Mixed Commercial designation in the Lindon General Plan Map. The Lindon General Plan states the following purpose for areas designated as Mixed commercial: "*This category includes general commercial, low intensity light industrial, and research and business uses. Includes areas typically zoned MC.*"
2. Storage units are a permitted use in the Mixed Commercial zone



Development Standards

| Light Industrial Requirements | Lot 2 | Compliant with City Standards |
|---|---|---|
| Minimum Lot size: 1 acre | 3.852 acres | Yes |
| Minimum Frontage: 100 feet | 0 feet | No – Lot 2 does not have public street frontage but has an easement to access the property. |

Access

Lot 2 does not have public street frontage but does have a 60-foot-wide access from 200 South that goes through the property at 850 W. 200 S. The property at 850 W. 200 S. meets the 100' frontage requirement. This access was previously approved by the Planning Commission and City Council in 2016. The Orem Fire Department approved the proposed access as well as an emergency access from 800 West that uses a 20' easement through the property at 136 S. 800 W. The plat dedicates 33' of Lot 1 to Lindon City for right-of-way. The City Engineering Department does not recommend installing curb, gutter and sidewalk at this time because none of the other adjacent properties on the eastside of 800 W. have these improvements.

Parking

Storage units are categorized as "Business Services" and the parking requirement is one parking stall for every 200 square feet of floor area. For this calculation only the office is considered. However, the applicant provided additional parking above the requirement.

| Required | Provided | Compliant |
|---|---|---|
| Office – 1 per 200 sq. ft. of floor area (779) = 4 | 7 | Yes |
| Bike stalls: 2 bicycle stalls per 50 vehicular spaces and 1 addition per 50 stalls. | 2 | Yes |

Traffic Circulation

This site provides one easement access from 200 South that goes through the property at 850 W. 200 S. The site plan provides the turning radiuses and demonstrates that there is adequate room to drive around each of the storage unit buildings. These have been approved by the city engineering and fire departments. The site also provides an emergency access that is accessed from 136 S. 800 W. through an easement and gate. This access will be available for emergency vehicles only.

Landscaping and fencing Standards

The Lindon City Code section 17.49.060 requires that "Unless otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages." The proposed site plan does not have public street frontage and the applicant is not proposing any landscaping on the property. The applicant has submitted a letter to the city requesting that they not be required to meet the landscaping requirements.

The Site Plan shows that a 7-foot masonry fence will be constructed along all property lines adjacent to a residential zone or a residential use as required by the City Code in the Light Industrial zone. A chain link fence will be installed along all other property lines and a gate will be installed at the property's entrance.

## Building Design and Architectural Standards

Buildings in the Light Industrial Zone are required to have an exterior with a minimum or 25% brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission.

The Office building for this project has a combination of synthetic stone siding, hardi-board siding, wood trim and fenestration.

The storage unit buildings have a combination of split face block and smooth block exterior with metal-roll up doors in the front of each building.

## Development Setbacks

The buildings on the proposed site plan meet development setback requirements with a 20-foot front setback and a 40-foot building setback from surrounding residential property lines.

## Conditions, Covenants & Restrictions

The CC&R's for the development are on file with the Lindon City Community Development Department

## Public Hearing and Planning Commission Meetings

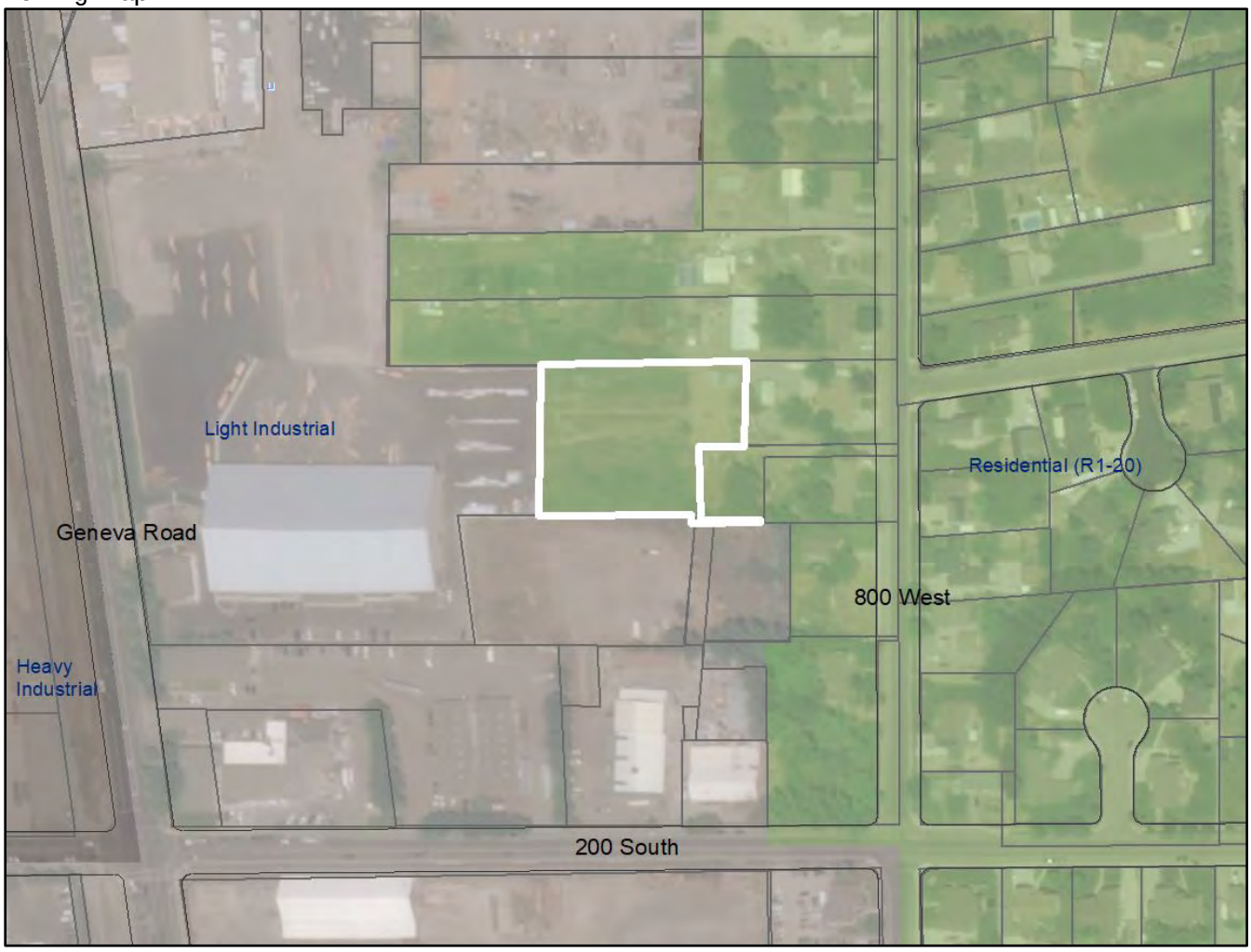
Public Hearing Notices, required per Lindon City Code section 17.14, where published in the Daily Herald and on the State public notice website on May 13, 2021. Neighbor notices were sent on May 14th

The planning commission held three meetings on this application on May 25, June 22, August 17.

## Exhibits

1. Surrounding Area Zoning Map
2. Proposed site plan
3. Building elevations
4. Property photos
5. Previously approved 2016 site plan
6. Zone change ordinance

Zoning Map

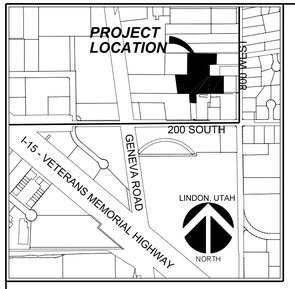

Light Industrial
Residential (R1-20)
Geneva Road
800 West
Heavy Industrial
200 South

# LINDON SELF STORAGE

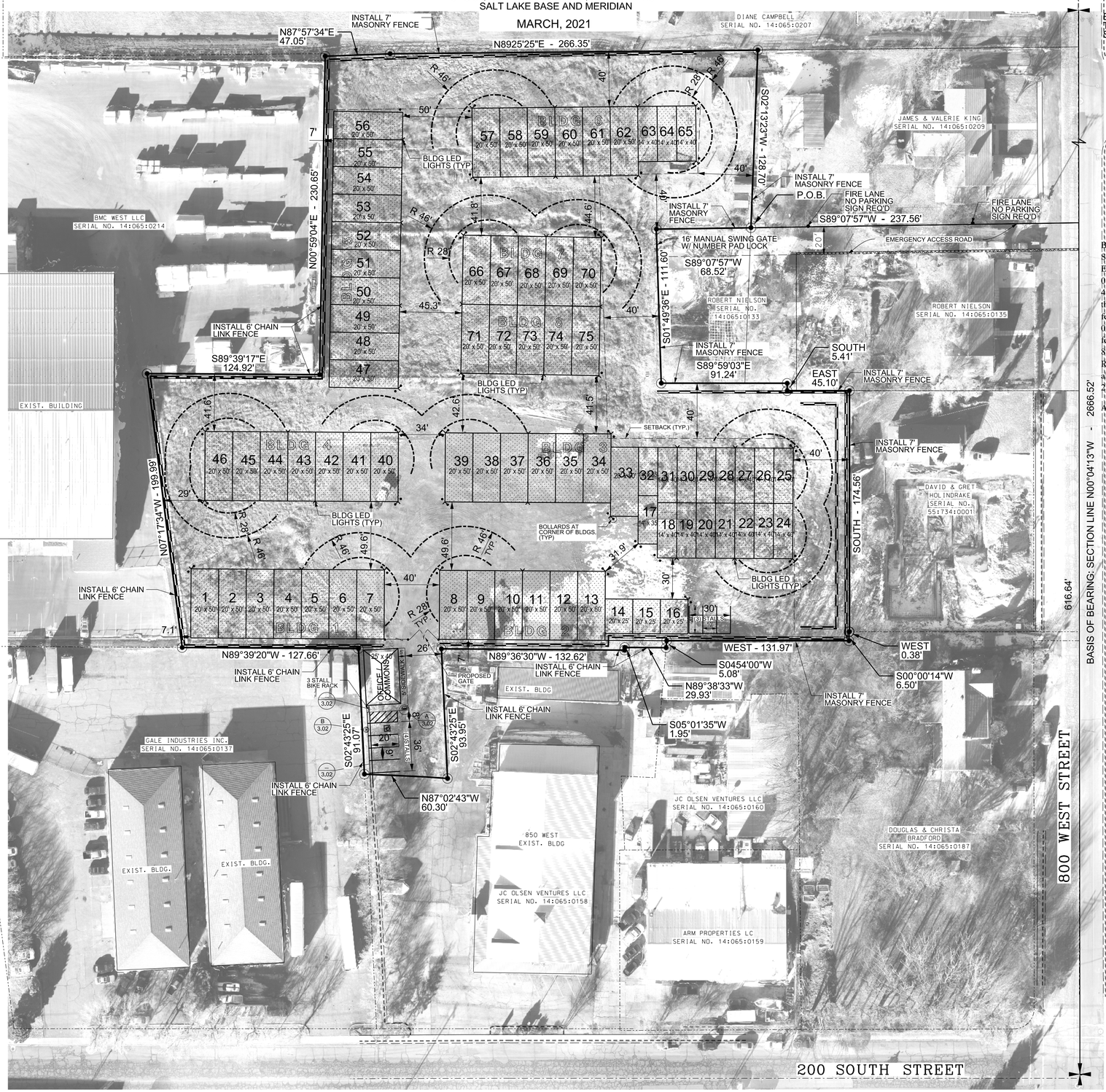
LOCATED WITHIN THE SOUTHEAST CORNER OF
SEC 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

MARCH, 2021

Proposed Site Plan




VICINITY MAP
NTS




EAST QUARTER CORNER OF SECTION 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

SCALE (FEET)
0 40 80 120 160

## LINDON SELF STORAGE OVERALL DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 616.64 feet and South 89°07'57" West 237.56 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°07'57" West 68.52 feet; thence South 01°49'36" East 111.60 feet; thence South 89°59'03" East 91.24 feet; thence South 5.41 feet; thence East 45.10 feet; thence South 174.56 feet; thence West 0.38 feet; thence South 00°00'14" West 6.50 feet; thence West 131.97 feet; thence South 04°54'00" West 5.08 feet; thence North 89°38'33" West 29.93 feet; thence South 05°01'35" West 1.95 feet; thence North 89°36'30" West 132.62 feet; thence South 02°43'29" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 02°43'31" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 07°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 00°59'04" East 230.65 feet to a Boundary Line Agreement Recorded as Entry No. 9283:2018, being on file with the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) North 87°57'34" East 47.05 feet; 2) North 89°25'25" East 266.35 feet; thence South 02°13'23" West 128.70 Feet to the point of beginning.

Area = 3.852 Acres (167,780 Sq. Ft.)

NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA)

2. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.

3. TRASH RECEPTICAL TO BE RESIDENTIAL CONTAINER.

4. DATUM USED IS NAD 27.

5. EMERGENCY ACCESS ROAD TO BE 20' WIDE WITH 12" GRANULAR BORROW AND 8" COMPACTED ROAD BASE.

## INFORMATION TABLE

| DESCRIPTION | = |
|---|---|
| TOTAL SQUARE FOOTAGE OF AREA PROPOSED | 167,780 SF |
| LANDSCAPE AREA | 0.00 SF |
| IMPERVIOUS AREA | 167,780 SF |
| | |
| BUILDING SF / USE TYPE | 1,000 SF / (OFFICE) |
| TOTAL # OF PARKING SPACES PROVIDED | 7 STALLS |
| TOTAL # OF PARKING SPACES REQ'D (1 STALL PER 200 SF) | 5 STALLS |
| TOTAL # OF ADA PARKING PROVIDED | 1 STALLS |
| TOTAL # OF BIKE STALLS REQ'D (5 x.08)= | 1 STALLS |
| TOTAL # OF BIKE STALLS PROVIDED | 3 STALLS |

PRIVATE AREA
COMMON AREA
EMERGENCY ACCESS
SETBACK LINE
RETAINING WALL

1-800-662-4111
811
Know what's below. Call before you dig.

SOUTHEAST CORNER OF SECTION 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

OWNER:
DESERT PEAK MANAGEMENT GROUP
947 SOUTH 500 EAST, STE 100
AMERICAN FORK, UTAH 84003
TELEPHONE: (801)764-9000

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
578 E. 770 N.
OREM UT, 84097
TELEPHONE: (801) 377-1790

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
APR. 21, 2021
NO. 174774
MATT W. BROWN
STATE OF UTAH

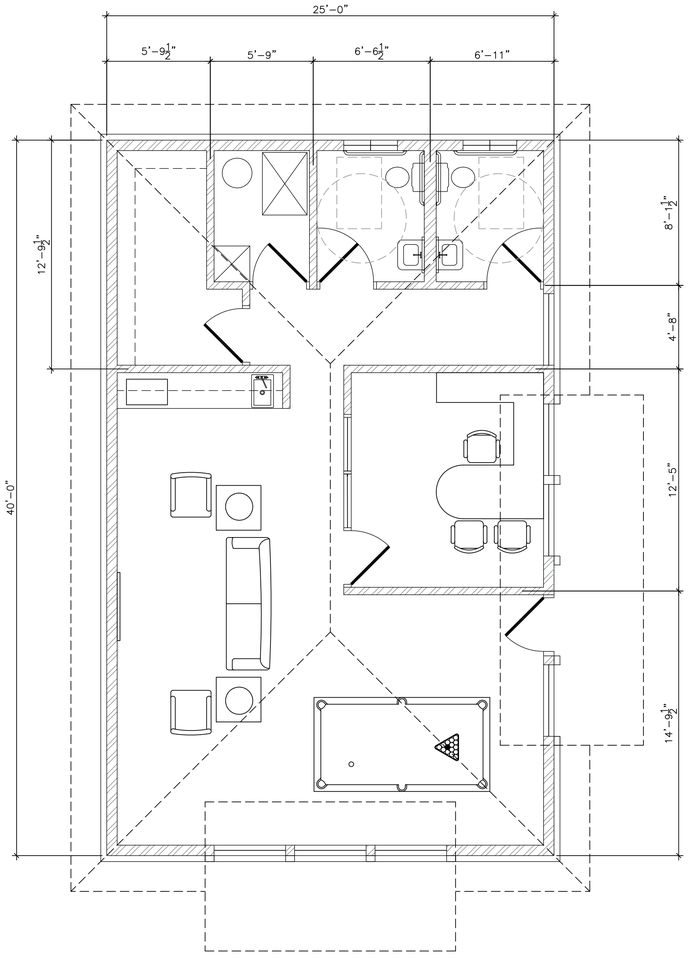
| No. | Date | By | REVISIONS | Notes |
|---|---|---|---|---|

Designed
Drawn
Checked
Date

Title: LINDON SELF STORAGE
Location: LINDON, UTAH
Drawing Name: SITE PLAN & DIMENSION PLAN

PROJECT NO.
2019.054

SHEET NO.
1.00




## FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



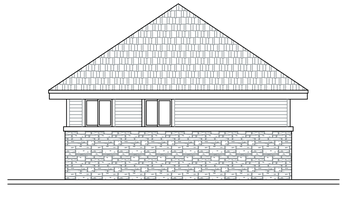

## EAST ELEVATION

SCALE: 1/4" = 1'-0"



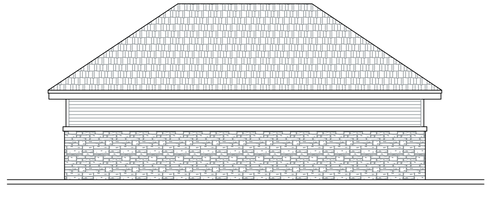
## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



## NORTH ELEVATION

SCALE: 1/8" = 1'-0"



## WEST ELEVATION

SCALE: 1/8" = 1'-0"

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

CLUBHOUSE AND OFFICE BUILDING FOR:

# LINDON SELF STORAGE

LINDON, UTAH

PRELIMINARY DRAWINGS

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, IN.C. AND WERE CREATED , EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C.G. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

| | |
|---|---|
| ARCH. PROJECT NO: | XX–XXX |
| DATE: | 11/2/16 |
| DRAWN BY: | BRENT |
| CHECKED BY: | |
| DESIGNED BY: | |

© COPYRIGHT VDG ARCHITECTS

| DATE | REVISION |
|---|---|
| | |
| | |
| | |
| | |
| | |

SHEET TITLE

A-1.00

ARCHITECTURAL 1 of 1

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| REVISION | | | | |
|---|---|---|---|---|
| SYM. | DESCRIPTION | DATE | APPROVAL | CAD |
| 1 | ELEVATIONS | 6-15 | LB | TATE |
| 2 | ELEVATIONS | 10-15 | LB | TATE |
| | | | | |

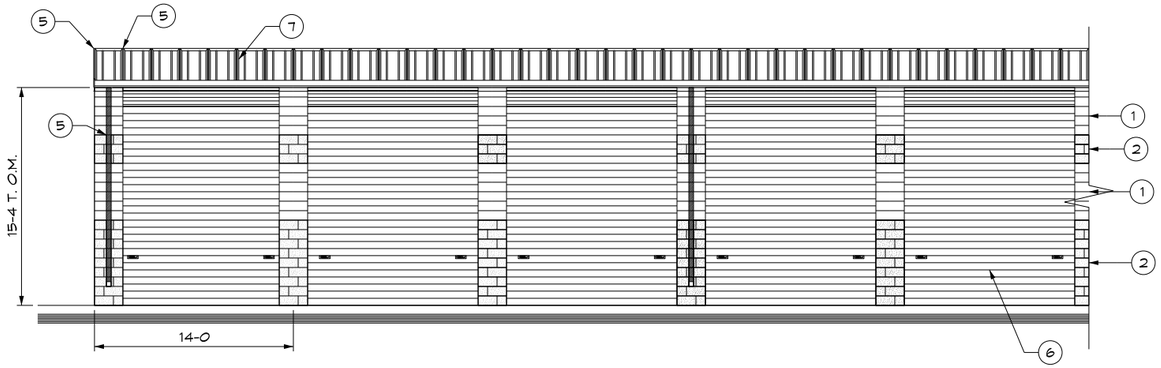



## TYPICAL LOW EAVE ELEVATION

PARTIAL BUILDINGS A, B, AND C

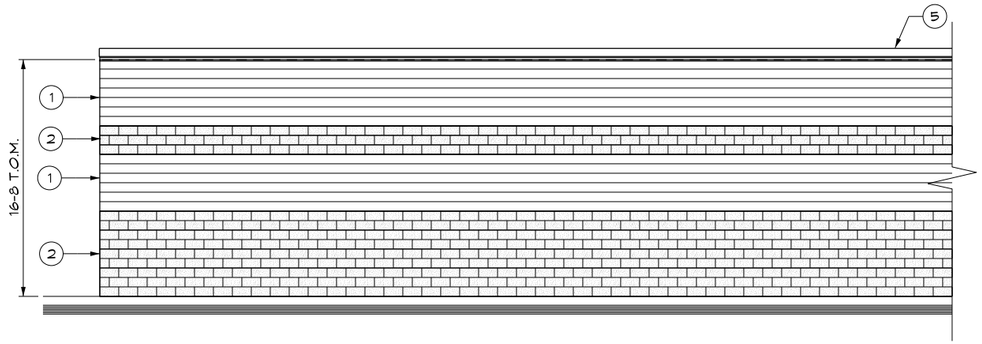
## MATERIAL / FINISH COLOR

1. SMOOTH 8" CMU / LEHI BLOCK #26U BARK-U
2. SPLIT FACE 8" CMU / LEHI BLOCK #26 BARK-U
3. 3-0 X 7-0 HOLLOW METAL DOOR AND FRAME / SADDLE TAN
4. SIGNAGE / TBD
5. METAL FLASHING GUTTER AND DOWN SPOUTS / BURNISHED SLATE
6. EXTERIOR METAL-ROLL UP DOORS / SADDLE TAN
7. METAL STANDING SEAM ROOF DECK / GALVALUME+26GA



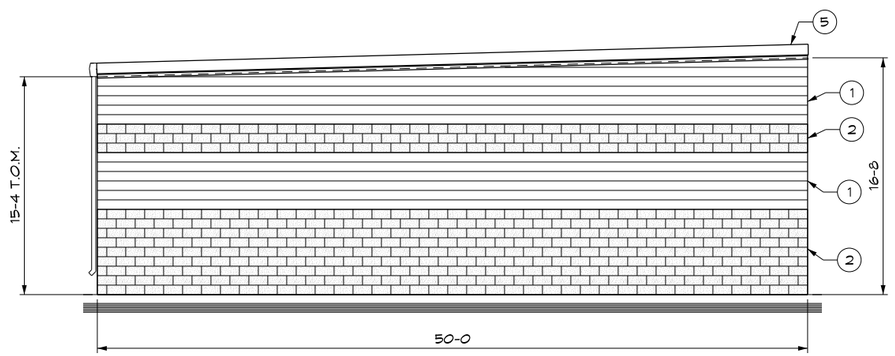

## TYPICAL LOW EAVE ELEVATION

PARTIAL BUILDING A 14-0 WIDE UNITS



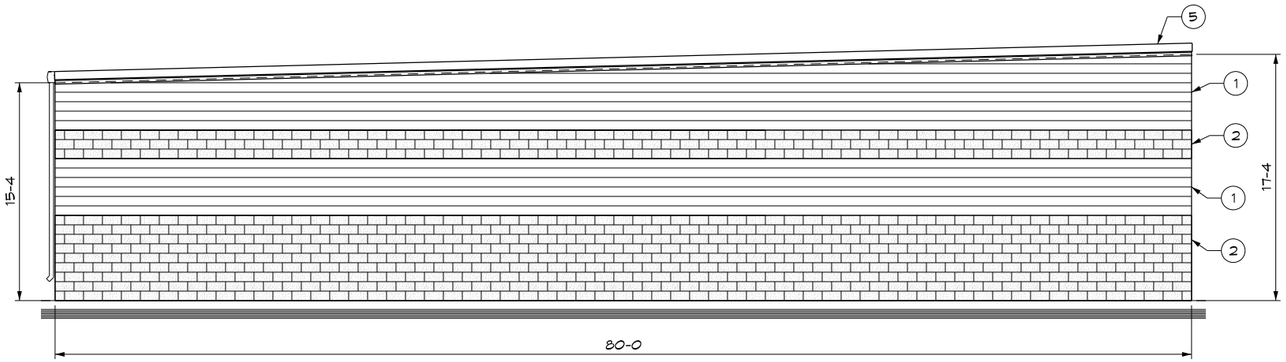

## TYPICAL HIGH EAVE ELEVATION

PARTIAL BUILDINGS B, AND C




## TYPICAL GABLE ELEVATION

BUILDINGS A, B, C




## EAST GABLE ELEVATION

BUILDING A

| | | |
|---|---|---|
| DRAWN BY | TATE NIELSEN | 10-15 |
| CHECKED | TROY NIELSEN | 10-15 |
| CHECKED | | |
| ENGINEER | LYNN BARNETT | 10-15 |

ADDRESS: P.O. BOX 1248
1199 S. MAIN
CENTERVILLE, UT
84014

PHONE: (801) 294-2950
FAX: (801) 294-2939

DO NOT SCALE DRAWING

# LINDON STORAGE
JUSTIN JOHNSTON
LINDON, UTAH

BARNETT STRUCTURES COPYRIGHT ©

## ELEVATIONS

| SCALE | SIZE | SHEET | PROJECT # | DRAWING | REV. |
|---|---|---|---|---|---|
| 3/16" : 1' | D | 1 OF 1 | 1515 | ELE | 2 |

COPYRIGHT © BARNETT STRUCTURES 2015

Photo of the property



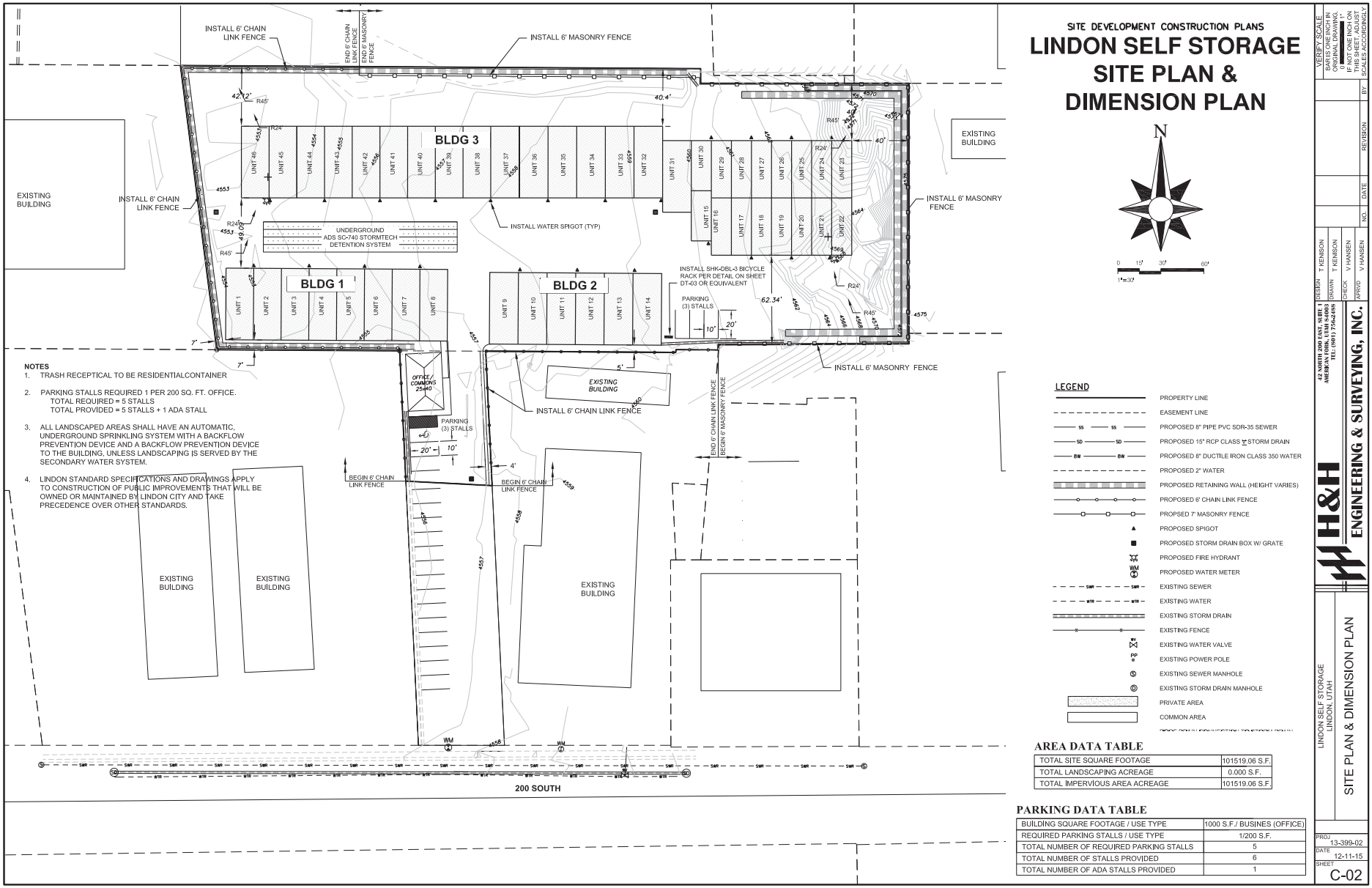
Access from 200 S.



Emergency access from 800 W.



# 2016 site plan



ORDINANCE NO. 2021-7-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM RESIDENTIAL R1-20 (R1-20) TO LIGHT INDUSTRIAL (LI) 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 November 19, 2020, Lindon Self Storage submitted an application to rezone approximately 1.61 acres from Residential R1-20 to Light Industrial (LI); and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of promoting uses consistent with the Mixed Commercial land use designation of general commercial, low intensity light industrial, and research and business uses; and

WHEREAS, the City Council finds that it considered the City's general plan goal of carefully limiting any negative impact of commercial facilities on neighboring land-use areas, particularly residential development; and

WHEREAS, on May 25, 2021, 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 and recommended that the Council adopt the attached ordinance; and

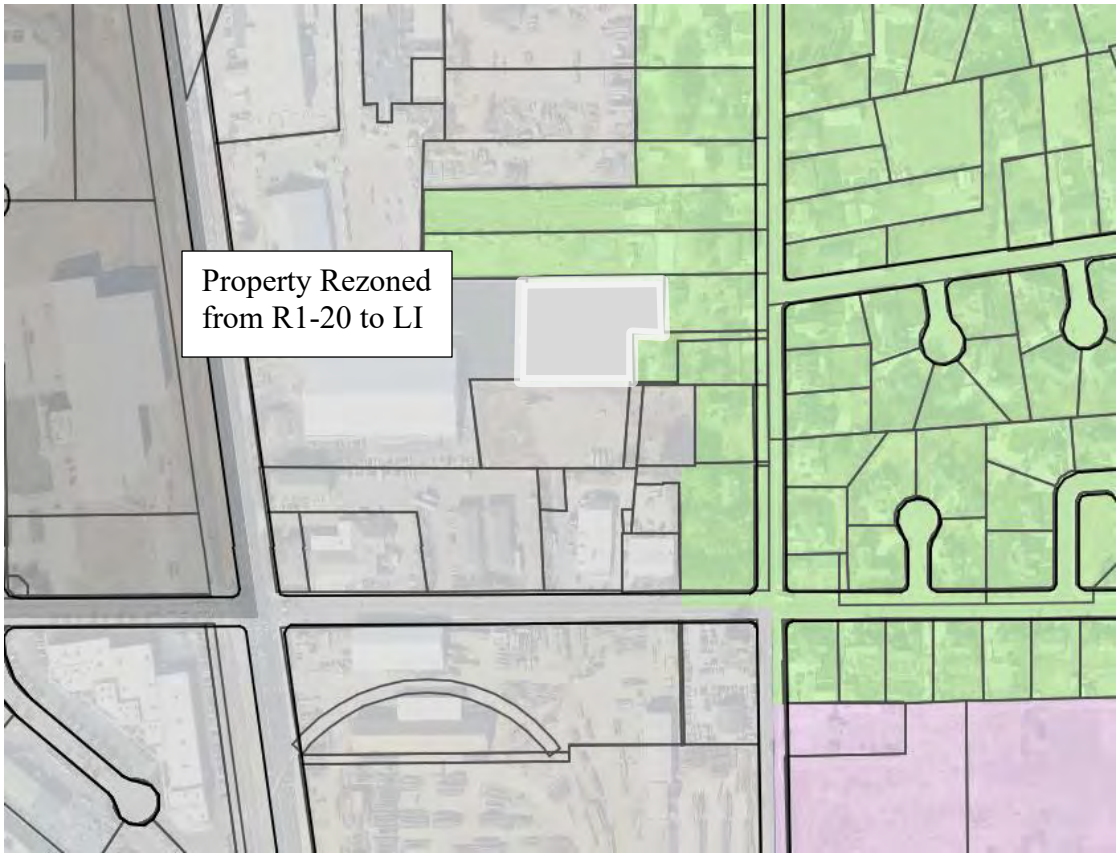
WHEREAS, the Council held a public hearing on September 20, 2021, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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** |
|---|---|---|
| 14:065:0219 (rear portion) | Lindon Self Storage, LLC | 860 W. 200 S. |


Current zoning:
Residential R1-20


Property Rezoned
from R1-20 to LI


Property Rezoned
from R1-20 to LI

**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 provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____day of _____, 2021.

_____
Jeff Acerson, Mayor

ATTEST:

_____
Kathryn A. Moosman,
Lindon City Recorder

SEAL

11. **Review & Action — Major Subdivision; Lindon Self Storage Plat "B" and "C".** Lindon Self Storage, LLC requests major subdivision approval from the city council for 75 storage unit commercial condominiums located at approximately 850 W. 200 So. (Parcels 14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212). The planning commission made a recommendation for approval to the city council. *(15 minutes)*

    **Sample Motion:** I move to (approve, deny, continue) the Lindon Self Storage Plat "B" and "C" Major Subdivision located at approximately 850 W 200 S. (as presented, or with changes).

# Lindon Self Storage Plats "B" and "C" Commercial Condominium Subdivision
# ~ 860 West 200 South

Date: September 20, 2021

Project Address: approximately 860 West 200 South
Applicant: Lindon Self Storage
Property Owner: Lindon Self Storage LLC

General Plan: Mixed Commercial
Current Zone: Residential (R1-20) and Light Industrial (LI)

Parcel ID: 14:065:0209
Type of Decision: Administrative
Council Action Required: Yes (Major Subdivision)
Planning Commission: The commission recommended approval
Presenting Staff: Michael Florence




Summary of Key Issues

1. Whether to approve a request for Major Subdivision for a 75-unit commercial condominium storage unit development

Overview

1. The proposed development received approval on May 10, 2016 for a 46-unit self-storage condominium project on the subject property. Since their original approval, the applicants' entitlements expired due to inactivity of the project. The applicant is now proposing a similar project but with additional property included to the project and 75 storage unit condominiums.
2. The applicant is proposing that the subdivision be divided into two separate plats. Plats "B" and "C."

Motions

I move to (approve, deny, continue) of the applicant's request for approval of the Lindon Self Storage Condominium Subdivision Plats "B and C" with the following conditions:

1. The applicant will continue to work with city staff to make all final corrections to the plat prior to recording;
2. The secondary emergency access easement will be recorded prior to the recording of the plat or included on the plat with the signature of owner's consent;
3. Prior to plat recording the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent as identified on the attached subdivision plat;
4. The plat will meet the applicable requirements as found in the Lindon City Development Manual and Utah Code Title 57 Chapter 8 for condominiums;
5. Final Covenants, Conditions and Restrictions will be recorded with the subdivision plats; and
6. All items of the staff report.

Surrounding Zoning and Land Use
North: R1-20 – Residential
East: R1-20 – Residential
South: LI – Lindon Self Storage property
West: LI – BMC truss plant

Lot Requirements – Light Industrial Zone

| Required | Compliant |
|---|---|
| Minimum lot size: one acre | Yes |
| Parking | Parking was reviewed with site plan approval |

Subdivision Requirements

| Required | Compliant |
|---|---|
| For condominiums, three dimensional drawings of unit areas and property surface description | Yes |
| Conditions, Covenants and Restrictions and bylaws for the condominium subdivision | Reviewed by the applicant's attorney |

Engineering Requirements
City staff are working through technical issues related to the plat and will ensure all engineering related issues are resolved before final approval is granted.

EXHIBITS
1. Condominium plats
2. Attorney letter

# LINDON SELF STORAGE PLAT "B"

## AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LOCATED WITHIN THE SOUHEAST QUARTER OF SEC 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN




VICINITY MAP




| Line Table | | |
|---|---|---|
| Name | Length | Direction |
| L1 | 9.30 | N 41°31'33" E |
| L2 | 20.00 | S 00°20'40" W |
| L3 | 16.06 | N 72°18'07" E |
| L4 | 60.00 | N 89°39'20" W |
| L5 | 5.00 | S 00°20'40" W |
| L6 | 34.00 | S 89°39'20" E |
| L7 | 9.60 | S 00°20'40" W |
| L8 | 10.00 | N 00°20'40" E |
| L9 | 20.00 | N 89°39'20" W |
| L10 | 20.00 | N 00°20'40" E |
| L11 | 20.00 | N 89°39'20" W |
| L12 | 9.60 | N 00°20'40" E |
| L13 | 3.77 | S 71°18'42" E |
| L14 | 25.00 | N 86°56'38" E |
| L15 | 40.00 | S 03°03'22" E |
| L16 | 25.00 | S 86°56'38" E |
| L17 | 40.00 | N 03°03'22" W |

## UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT; DO CONSENT TO THE PREPARATION AND RECORDATION OF THE THIS CONDOMINIUM PLAT AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORES AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE WITHIN CONDOMINIUM PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, TELECOMMUNICATIONS, AND APPURTENANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.

## RESERVATION OF COMMON AREAS

THE OWNERS IN RECORDING THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT: HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE, COMMON AREAS AND COMMON AREA FOR PUBLIC UTILITY EASEMENTS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN LINDON SELF STORAGE CONDOMINIUMS PLAT "B" FOR INGRESS, BUSINESS AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN THE LINDON SELF STORAGE CONDOMINIUMS PLAT "B", SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS CONDOMINIUM PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS CONDOMINIUM PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

## NNOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

NOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS:
THIS PROJECT, WITH ITS LOTS, DWELLINGS, AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE LINDON SELF STORAGE CONDOMINIUM PLAT "B", WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING ON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

## SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND, THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND WHICH WILL BE LINDON SELF STORAGE, A EXPANDABLE UTAH CONDOMINIUM PROJECT, THAT THE SUBDIVISION PLAT FOR SAID CONDOMINIUM PROJECT, CONSISTING OF (2) PAGES, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1), OF THE UTAH CONDOMINIUM ACT; AND THAT REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THE SURVEY.

## BOUNDARY DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 495.03 feet and West 166.30 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°00'02" West 174.56 feet; thence West 0.38 feet; thence South 00°00'14" West 6.50 feet; thence West 131.97 feet; thence South 04°54'00" West 5.08 feet; thence North 89°38'33" West 29.93 feet; thence South 05°01'35" West 1.95 feet; thence North 89°36'30" West 132.62 feet; thence South 02°43'29" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 02°43'31" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 07°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 00°59'04" East 246.69 feet; North 87°57'34" East 47.05 feet; North 89°25'24" East 266.35 feet; South 02°13'23" West 128.70 feet; thence South 89°07'57" West 65.52 feet; thence South 01°49'36" East 125.69 feet; thence South 89°59'03" East 91.24 feet; thence South 5.41 feet; thence East 45.10 feet to the point of beginning.

Area = 3.852 Acres (167,780 Sq. Ft.) DATUM = NAD27

DATE ROGER D. DUDLEY

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED LAND HEREBY CERTIFIES THAT: OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS RECORD OF SURVEY MAP AND DECLARATION OF CONDOMINIUM TO BE PREPARED FOR LINDON SELF STORAGE, A EXPANDABLE UTAH CONDOMINIUM PROJECT; OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE MAP AND DECLARATION AND HEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT; OWNER HEREBY DEDICATES ANY PUBLIC STREETS REFLECTED ON THE MAP FOR THE USED BY THE GENERAL PUBLIC AND DECLARES ALL OTHER DRIVEWAYS OR PRIVATE STREETS REFLECTED ON THE MAP TO BE PRIVATE AND INTENDED FOR USE ONLY BY THE OWNERS OF CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF_____ , 20___

## ACKNOWLEDGEMENT

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

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC
(SEE SEAL BELOW)

## ACCEPTANCE BY CITY OF LINDON

THE CITY OF LINDON, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ , A.D. 20___

MAYOR | PLANNING COMMISSION CHAIR

PLANNING DIRECTOR | CITY ENGINEER

CITY ATTORNEY | ATTEST CLERK-RECORDER

## LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- SECTION QUARTER CORNER

## CONDITIONS OF APPROVAL

## OCCUPANCY RESTRICTION NOTICE

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578 East 770 North, Orem UT 84097

PLAT "B"

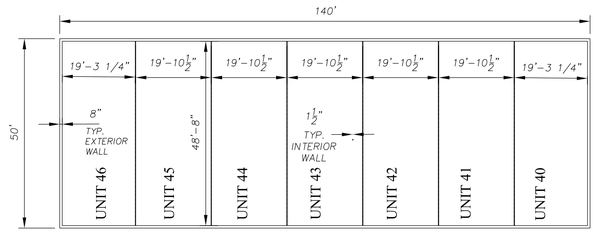
# LINDON SELF STORAGE

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

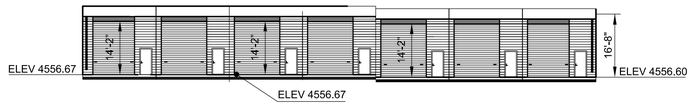
INCLUDING A VACATION AND REVISION OF LOT 2
LINDON SELF STORAGE SUBDIVISION, PLAT "A"
(SHEET 1 OF 2)

LINDON CITY UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

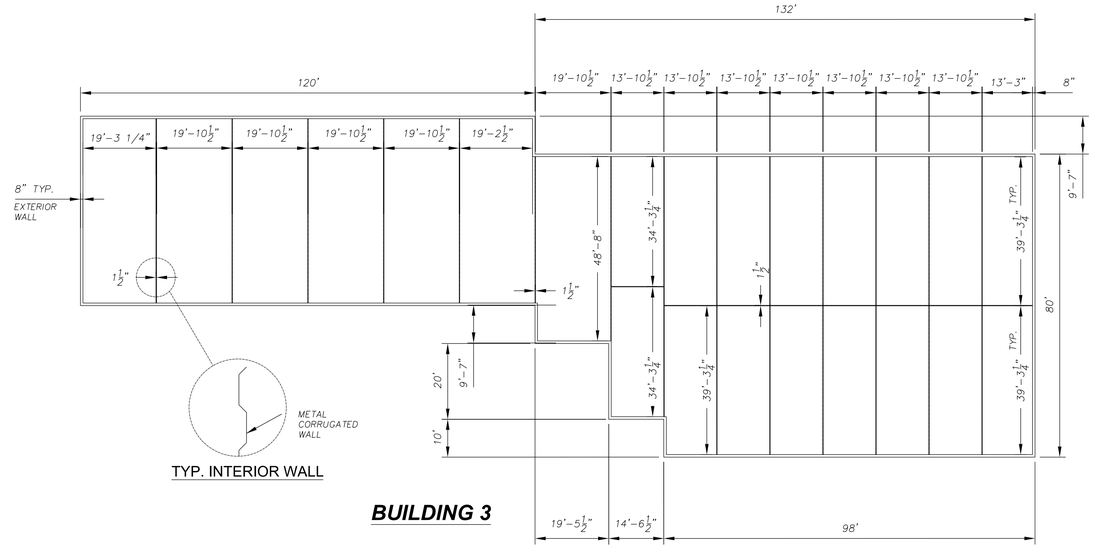
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| | | | |



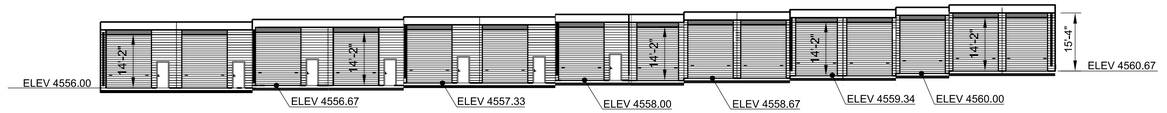

## BUILDING 4



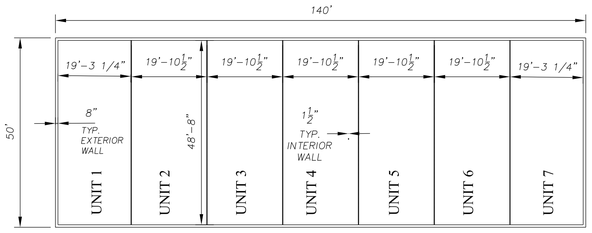

## BUILDING 4 ELEVATION VIEW



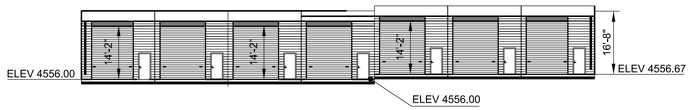

## BUILDING 3



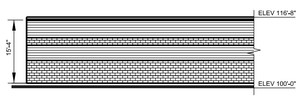

## BUILDING 3 ELEVATION VIEW



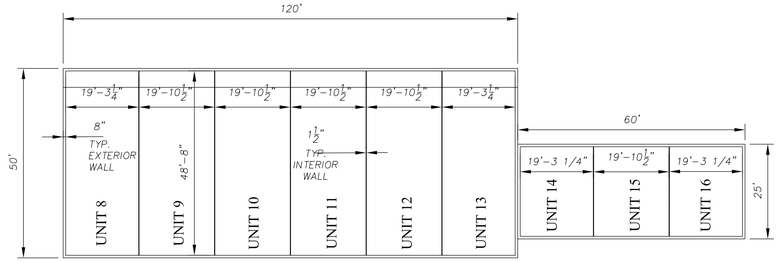

## BUILDING 1



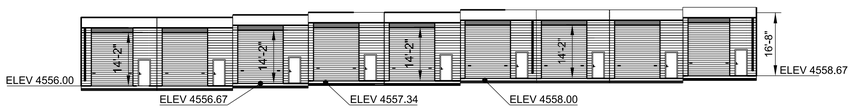

## BUILDING 1 ELEVATION VIEW




*TYPICAL HIGH EAVE ELEVATION*
*BUILDINGS 1, 2, 4 AND PART OF 3*
*NOT TO SCALE*




## BUILDING 2




## BUILDING 2 ELEVATION VIEW

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO THE INTERIOR WALLS. THE DIMENSIONS ARE INTENDED TO BE FROM PAINT SURFACE TO PAINT SURFACE AND FROM FLOOR TO CEILING OF EACH UNIT AS CONSTRUCTED. EXTERIOR WALLS ARE 8" THICK AND INTERIOR WALLS ARE 1-1/2" THICK AS SHOWN.

2. THE BENCHMARK IS THE SOUTHEAST CORNER OF SECTION 32 UTAH COUNTY MONUMENT ELEV = 4576.39 (NAD 27) BASED ON INFORMATION PROVIDED BY THE UTAH COUNTY SURVEYOR'S OFFICE. ADD 3.22 TO THE PROJECT DATUM TO OBTAIN THE NAVD 88 ELEVATION.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date | By | REVISIONS Notes |
|---|---|---|---|

Designed
Drawn
Checked
Date

Title: LINDON SELF STORAGE EXPANDABLE UTAH CONDOMINIUM PROJECT PLAT "B"

Drawing Name: BUILDING DETAILS

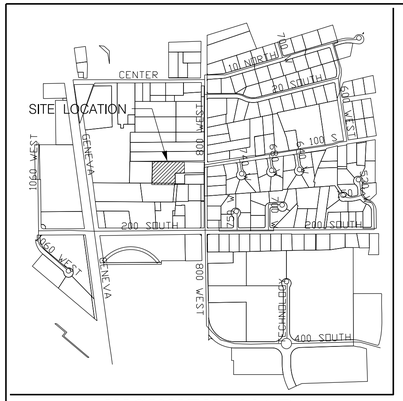
PROJECT NO. 2019.054

SHEET NO. 2 OF 2

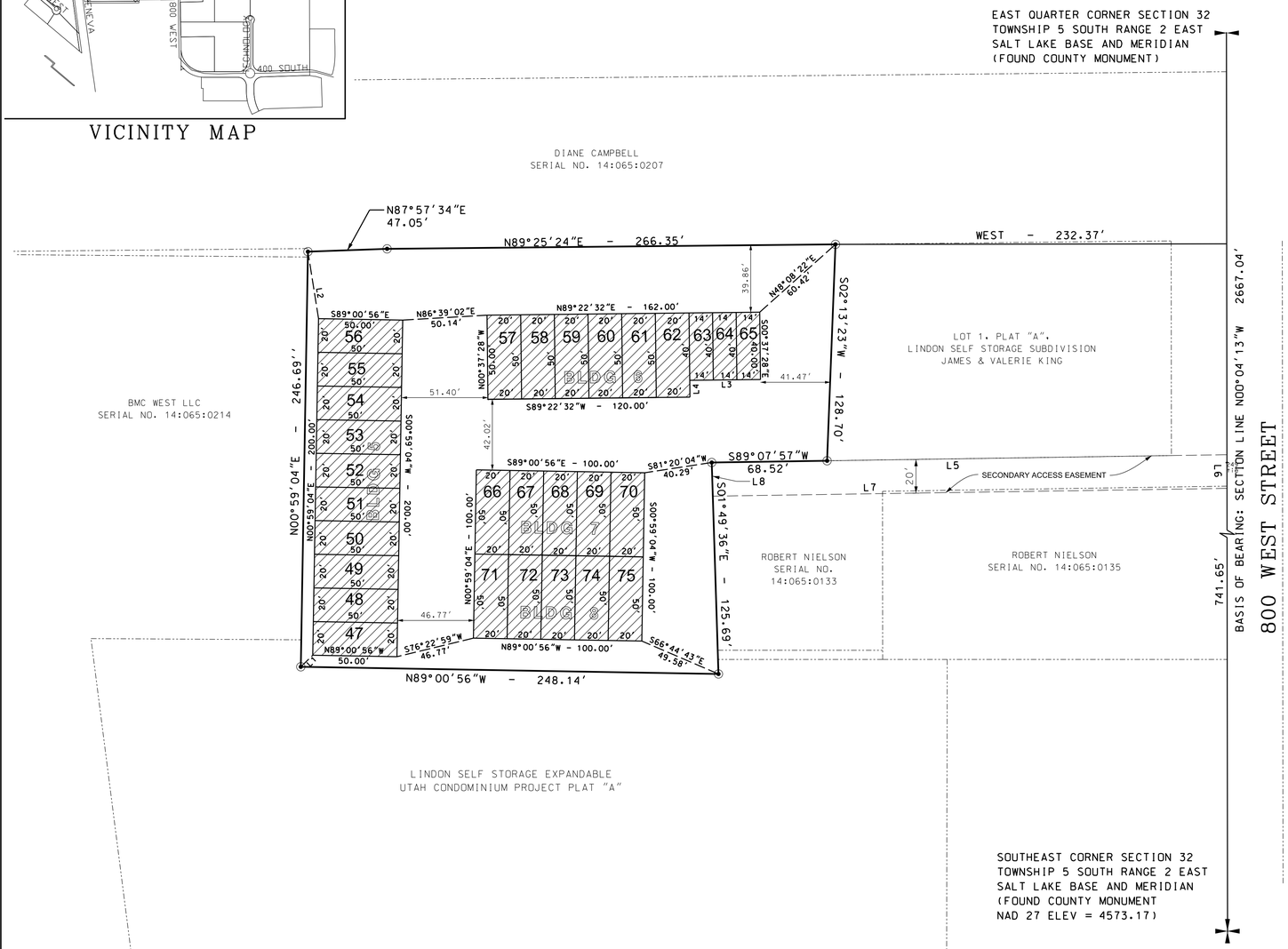
# LINDON SELF STORAGE PLAT "C"

## AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LOCATED WITHIN THE SOUHEAST QUARTER OF SEC 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN




VICINITY MAP




| Line Table | | |
|---|---|---|
| Name | Length | Direction |
| L1 | 9.90 | N 45°59'04" E |
| L2 | 40.30 | S 09°01'08" E |
| L3 | 42.00 | S 89°22'32" W |
| L4 | 10.00 | S 00°37'28" E |
| L5 | 40.29 | S 81°20'04" W |
| L6 | 34.00 | S 89°39'20" E |
| L7 | 9.60 | S 00°20'40" W |
| L8 | 10.00 | N 00°20'40" E |

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## LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- SECTION QUARTER CORNER

PRIVATE AREA

COMMON AREA

LIMITED COMMON AREA

## UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT; DO CONSENT TO THE PREPARATION AND RECORDATION OF THE THIS CONDOMINIUM PLAT AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORES AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE WITHIN CONDOMINIUM PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, TELECOMMUNICATIONS, AND APPURTENANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.

## RESERVATION OF COMMON AREAS

THE OWNERS IN RECORDING THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT: HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE, COMMON AREAS AND COMMON AREA FOR PUBLIC UTILITY EASEMENTS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN LINDON SELF STORAGE CONDOMINIUMS PLAT "C" FOR INGRESS, BUSINESS AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN THE LINDON SELF STORAGE CONDOMINIUMS PLAT "C", SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS CONDOMINIUM PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS CONDOMINIUM PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

## NNOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

NOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS:
THIS PROJECT, WITH ITS LOTS, DWELLINGS, AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE LINDON SELF STORAGE CONDOMINIUM PLAT "C", WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING ON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

## SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND, THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND WHICH WILL BE LINDON SELF STORAGE, A EXPANDABLE UTAH CONDOMINIUM PROJECT, THAT THE SUBDIVISION PLAT FOR SAID CONDOMINIUM PROJECT, CONSISTING OF (2) PAGES, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1), OF THE UTAH CONDOMINIUM ACT; AND THAT REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THE SURVEY.

## BOUNDARY DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 741.65 feet and West 232.37 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 02°13'23" West 128.70 feet; thence South 89°07'57" West 68.52 feet; thence South 01°49'36" East 125.69 feet; thence North 89°00'56" West 248.14 feet; thence North 00°59'04" East 246.69 feet to a Boundary Line Agreement Recorded as Entry No. 9283:2018, being on file with the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) North 87°57'34" East 47.05 feet; 2) North 89°25'24" East 266.35 feet to the point of beginning.

Area = 1.610 Acres (70,136 Sq. Ft.) Datum = NAD27

DATE

ROGER D. DUDLEY
(SEE SEAL BELOW)

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED LAND HEREBY CERTIFIES THAT: OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS RECORD OF SURVEY MAP AND DECLARATION OF CONDOMINIUM TO BE PREPARED FOR LINDON SELF STORAGE, A EXPANDABLE UTAH CONDOMINIUM PROJECT; OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE MAP AND DECLARATION AND HEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT; OWNER HEREBY DEDICATES ANY PUBLIC STREETS REFLECTED ON THE MAP FOR THE USED BY THE GENERAL PUBLIC AND DECLARES ALL OTHER DRIVEWAYS OR PRIVATE STREETS REFLECTED ON THE MAP TO BE PRIVATE AND INTENDED FOR USE ONLY BY THE OWNERS OF CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF_____ , 20___

## ACKNOWLEDGEMENT

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

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(SEE SEAL BELOW)

## ACCEPTANCE BY CITY OF LINDON

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MAYOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

CITY ENGINEER

CITY ATTORNEY

ATTEST CLERK-RECORDER

## CONDITIONS OF APPROVAL

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PLAT "C"

# LINDON SELF STORAGE

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

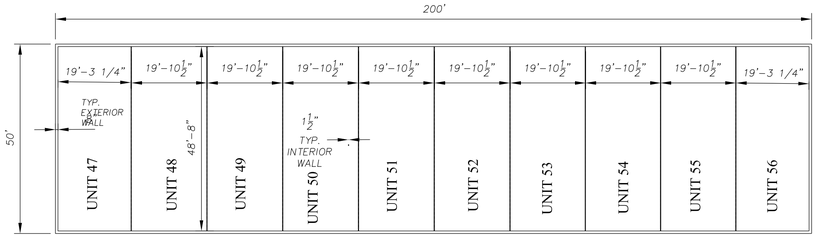
INCLUDING A VACATION AND REVISION OF LOT 47
LINDON SELF STORAGE SUBDIVISION, PLAT "B"

(SHEET 1 OF 2)

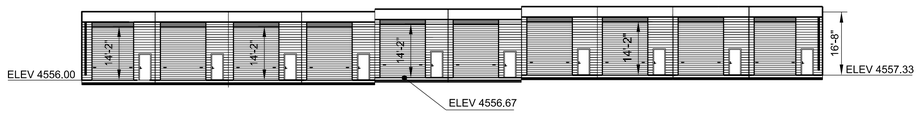
LINDON CITY UTAH COUNTY, UTAH

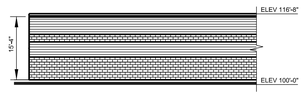
SCALE: 1" = 40 FEET

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| | | | |




## BUILDING 5




***TYPICAL HIGH EAVE ELEVATION***

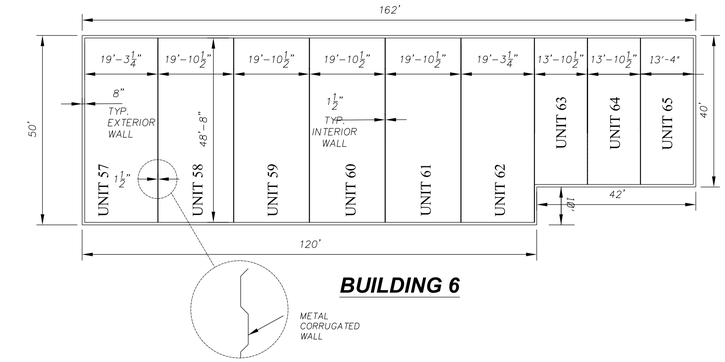
***BUILDINGS 1, 2, 4 AND PART OF 3***

*NOT TO SCALE*

NOTES:

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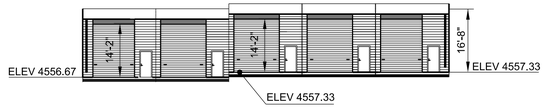



## BUILDING 6

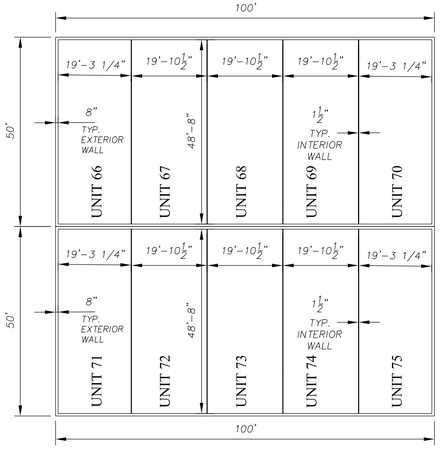



TYP. INTERIOR WALL

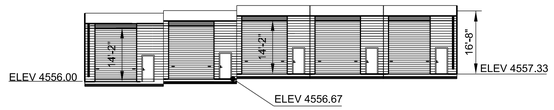



## BUILDING 7




## BUILDING 8




MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

| No. | Date | By | REVISIONS Notes |
|---|---|---|---|

Designed
Drawn
Checked
Date

Title: LINDON SELF STORAGE EXPANDABLE UTAH CONDOMINIUM PROJECT PLAT "C"

Drawing Name: BUILDING DETAILS

PROJECT NO. 2019.054

SHEET NO. 2 OF 2

MILLER | HARRISON
LAWYERS

ANDREW BLONQUIST
UTAH BAR NO. 15546
OFFICE: 385-269-9115
ANDREW@MILLERHARRISONLAW.COM
ADMITTED TO PRACTICE IN UTAH

November 17, 2020

Lindon City

*Re:* *Condominium Ownership Act Compliance*

To Whom It May Concern,

My firm represents Lindon Self Storage, LLC and has drafted governing documents for the Lindon Self Storage Condominium project, which includes Plats "B" and "C". At the time of this letter, the governing documents for the project include a Declaration, Bylaws, Articles of Incorporation, and a Reinvestment Fee Covenant Notice. I have reviewed all of these governing documents and the proposed plat map, and certify that they are compliant with Utah's Condominium Ownership Act, Utah's Revised Nonprofit Corporation Act, and all other aspects of Utah law as applied to the project. If you have any questions or concerns regarding this letter please contact me directly.

Sincerely,

**MILLER HARRISON LLC**

Andrew Blonquist
*Attorney at Law*

**12. Concept Review — Accessory Apartments; Anderson Farms Development (Ivory Homes).** The Lindon City Council will hear information presented followed by discussion regarding accessory apartments in the Anderson Farms Development (Ivory Homes). No action will be taken for this concept review. *(20 minutes)*

**This item is for feedback only with no motion necessary.**

# Concept Review —Ivory Homes Accessory Apartment Discussion

Date: September 20, 2021
Applicant: Ivory Homes
Presenting Staff: Michael Florence

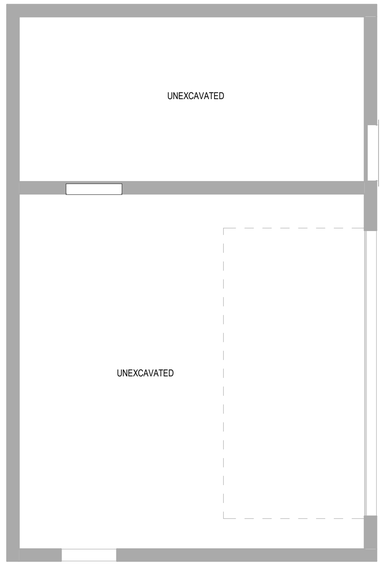
Type of Decision: None
Council Action Required: No

Overview

1. With recent changes in Utah Code, Ivory Homes would like to discuss the ability to allow Accessory Dwelling Units as part of the Anderson's Farm development.
2. When the City adopted the Anderson Farms Planned Development zone the City excluded R2 Overlay uses from the zone. Accessory apartments were included as part of the R2 Overlay.
3. Ivory Homes has developed a few model home types which come with Internal Accessory Apartment units already built into the home.
4. The City ordinance currently prohibits Internal Accessory Dwelling Units on lots less than 6,000 square feet and in the Fieldstone and Anderson Farms Developments.
5. City staff have attached, as exhibits, a few of the most recent subdivision plats where development is occurring so the City Council can review lot frontage width and lot sizes.

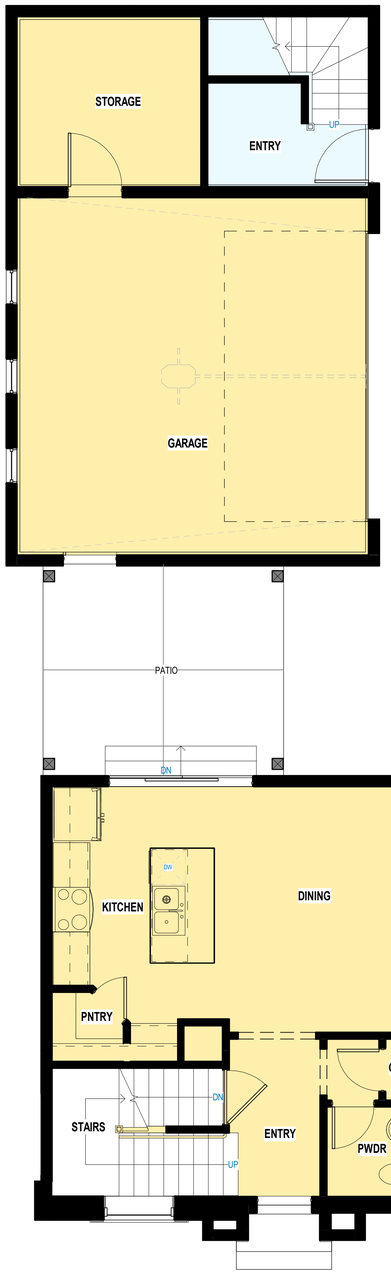
Exhibits

1. ADU Concept Plans
2. Anderson Farms Plat E Phase 1
3. Anderson Farms Plat E Phase 2
4. Anderson Farms Estates Phase 1
5. Anderson Farms Estate Phase 2
6. Anderson Farms Plat G (future)



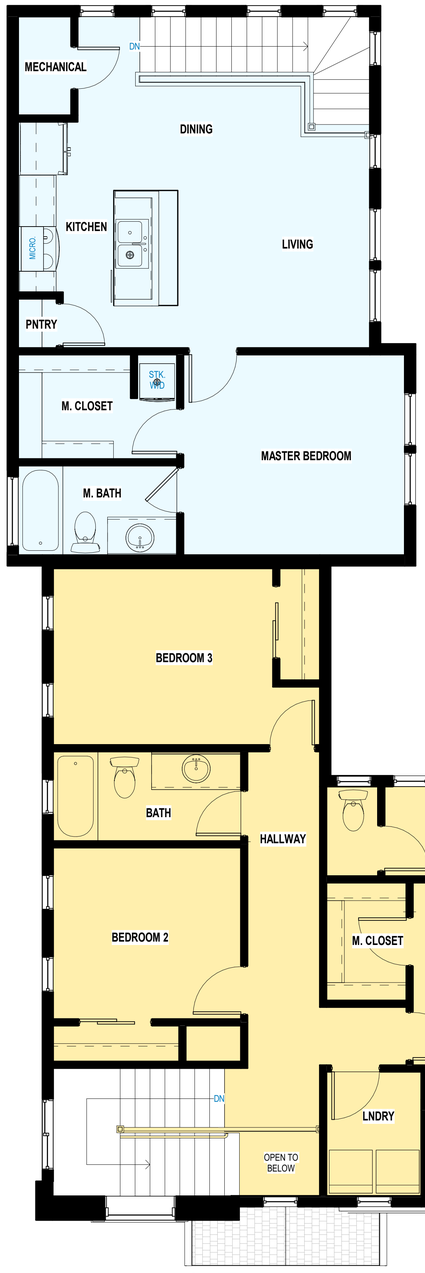

## Basement Floor Plan

1 1/4" = 1'-0"




## Level 1 Floor Plan

2 1/4" = 1'-0"




## Level 2 Floor Plan

3 1/4" = 1'-0"









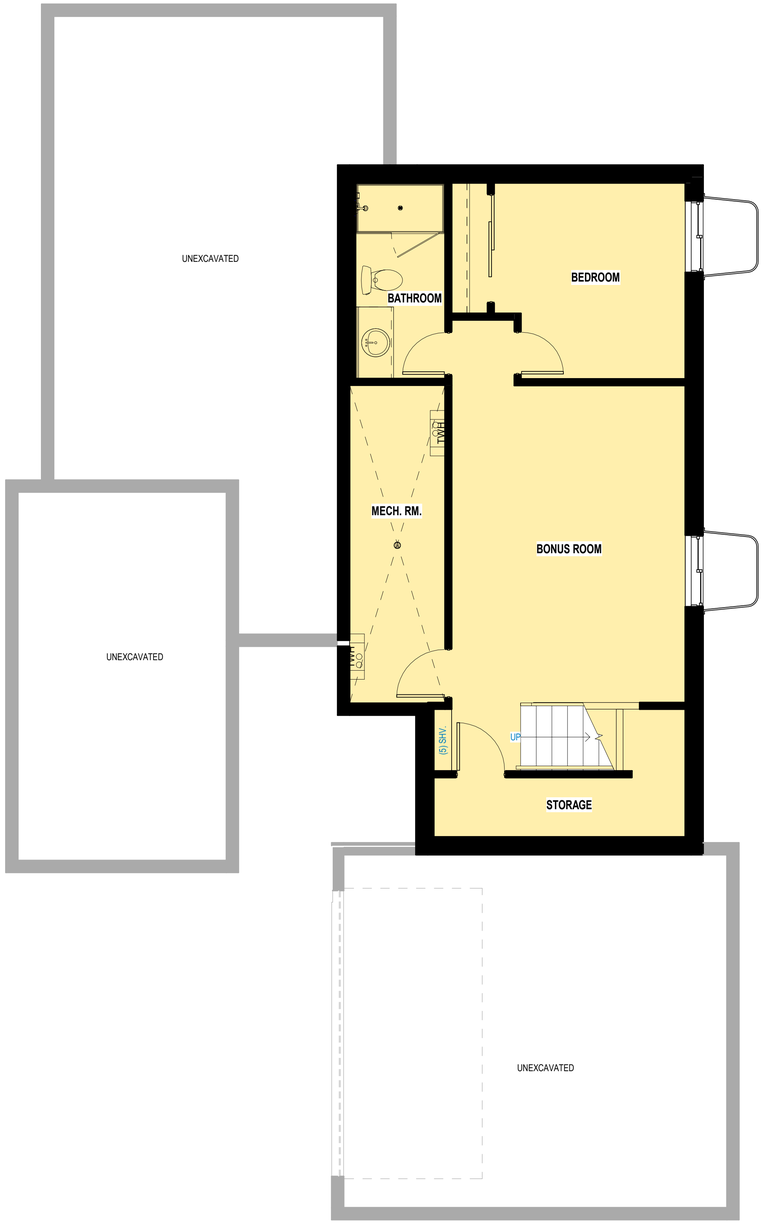

PRESENTATION PLANS

LMnt ARCHITECTURE

# Cottage Duet Floor Plan

2020.11.24

ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY




## Basement Floor Plan

1 1/4" = 1'-0"




## Level 1 Floor Plan

2 1/4" = 1'-0"




## Level 2 Floor Plan

3 1/4" = 1'-0"

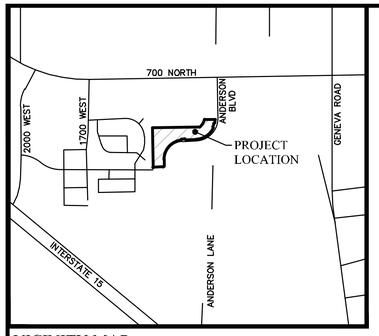
PRESENTATION PLANS

LMnt ARCHITECTURE

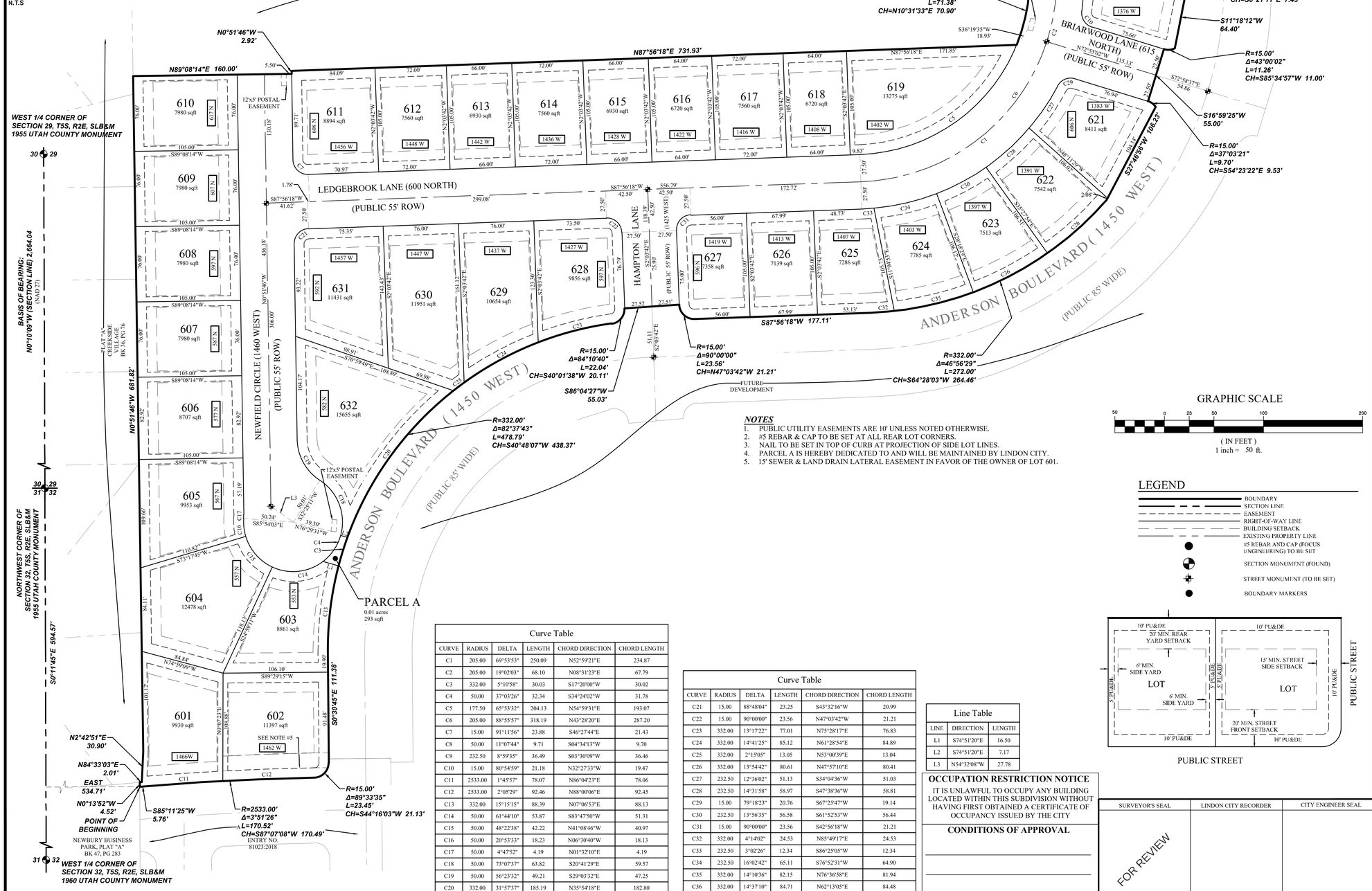
# Multi-Gen Floor Plan

2020.11.24

ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY




VICINITY MAP
N.T.S




## NOTES

1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
3. NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES.
4. PARCEL A IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY LINDON CITY.
5. 15' SEWER & LAND DRAIN LATERAL EASEMENT IN FAVOR OF THE OWNER OF LOT 601.

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 205.00 | 69°53'53" | 250.09 | N52°59'21"E | 234.87 |
| C2 | 205.00 | 19°02'03" | 68.10 | N08°31'23"E | 67.79 |
| C3 | 332.00 | 5°10'58" | 30.03 | S17°20'00"W | 30.02 |
| C4 | 50.00 | 37°03'26" | 32.34 | S34°24'02"W | 31.78 |
| C5 | 177.50 | 65°53'32" | 204.13 | N54°59'31"E | 193.07 |
| C6 | 205.00 | 88°55'57" | 318.19 | N43°28'20"E | 287.20 |
| C7 | 15.00 | 91°11'56" | 23.88 | S46°27'44"E | 21.43 |
| C8 | 50.00 | 11°07'44" | 9.71 | S04°34'13"W | 9.70 |
| C9 | 232.50 | 8°59'35" | 36.49 | S03°30'09"W | 36.46 |
| C10 | 15.00 | 80°54'59" | 21.18 | N32°27'33"W | 19.47 |
| C11 | 2533.00 | 1°45'57" | 78.07 | N86°04'23"E | 78.06 |
| C12 | 2533.00 | 2°05'29" | 92.46 | N88°00'06"E | 92.45 |
| C13 | 332.00 | 15°15'15" | 88.39 | N07°06'53"E | 88.13 |
| C14 | 50.00 | 61°44'10" | 53.87 | S83°47'50"W | 51.31 |
| C15 | 50.00 | 48°22'38" | 42.22 | N41°08'46"W | 40.97 |
| C16 | 50.00 | 20°53'33" | 18.23 | N06°30'40"W | 18.13 |
| C17 | 50.00 | 4°47'52" | 4.19 | N01°32'10"E | 4.19 |
| C18 | 50.00 | 73°07'37" | 63.82 | S20°41'29"E | 59.57 |
| C19 | 50.00 | 56°23'32" | 49.21 | S29°03'32"E | 47.25 |
| C20 | 332.00 | 31°57'37" | 185.19 | N35°54'18"E | 182.80 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C21 | 15.00 | 88°48'04" | 23.25 | S43°32'16"W | 20.99 |
| C22 | 15.00 | 90°00'00" | 23.56 | N47°03'42"W | 21.21 |
| C23 | 332.00 | 13°17'22" | 77.01 | N75°28'17"E | 76.83 |
| C24 | 332.00 | 14°41'25" | 85.12 | N61°28'54"E | 84.89 |
| C25 | 332.00 | 2°15'05" | 13.05 | N53°00'39"E | 13.04 |
| C26 | 332.00 | 13°54'42" | 80.61 | N47°57'10"E | 80.41 |
| C27 | 232.50 | 12°36'02" | 51.13 | S34°04'36"W | 51.03 |
| C28 | 232.50 | 14°31'58" | 58.97 | S47°38'36"W | 58.81 |
| C29 | 15.00 | 79°18'23" | 20.76 | S67°25'47"W | 19.14 |
| C30 | 232.50 | 13°56'35" | 56.58 | S61°52'53"W | 56.44 |
| C31 | 15.00 | 90°00'00" | 23.56 | S42°56'18"W | 21.21 |
| C32 | 332.00 | 4°14'02" | 24.53 | N85°49'17"E | 24.53 |
| C33 | 232.50 | 3°02'26" | 12.34 | S86°25'05"W | 12.34 |
| C34 | 232.50 | 16°02'42" | 65.11 | S76°52'31"W | 64.90 |
| C35 | 332.00 | 14°10'36" | 82.15 | N76°36'58"E | 81.94 |
| C36 | 332.00 | 14°37'10" | 84.71 | N62°13'05"E | 84.48 |

| Line Table | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | S74°51'20"E | 16.50 |
| L2 | S74°51'20"E | 7.17 |
| L3 | N54°32'08"W | 27.78 |

**OCCUPATION RESTRICTION NOTICE**

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

**CONDITIONS OF APPROVAL**

## SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

FOR REVIEW

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE

## BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 29 and the NW1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of NEWBURY BUSINESS PARK, Plat "A" Subdivision, according to the Official Plat recorded February 21, 2008 as Entry No. 20505:2008 in the Office of the Utah County Recorder, located S00°11'45"E along the Section line 594.57 feet and East 534.71 feet from the Northwest Corner of Section 32, T5S, SLB&M; thence N00°13'52"W along said plat 4.52 feet to a point on the Southerly line of Plat "A", CREEKSIDE VILLAGE, according to the Official Plat recorded May 10, 2007 as Entry No. 69129:2007 in the Office of the Utah County Recorder; thence along said plat the following 3 (three) courses: 1) N84°33'03"E 2.01 feet; 2) N02°42'51"E 30.90 feet; 3) N00°51'46"W 681.82 feet; thence N89°08'14"E 160.00 feet; thence N00°51'46"W 2.92 feet; thence N87°56'18"E 731.93 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 177.50 feet (radius bears: N67°57'15"W) a distance of 71.38 feet through a central angle of 23°02'24" Chord: N10°31'33"E 70.90 feet; thence N00°59'39"W 20.53 feet; thence N88°25'11"E 55.94 feet; thence N80°45'11"E 104.14 feet; thence S00°59'39"E 41.47 feet; thence along the arc of a curve to the right with a radius of 332.00 feet a distance of 7.43 feet through a central angle of 01°16'55" Chord: S00°21'11"E 7.43 feet; thence S11°18'12"W 64.40 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N25°55'04"W) a distance of 11.26 feet through a central angle of 43°00'02" Chord: S85°34'57"W 11.00 feet; thence S16°59'25"W 55.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S17°04'58"W) a distance of 9.70 feet through a central angle of 37°03'21" Chord: S54°23'22"E 9.53 feet; thence S27°46'56"W 106.23 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 332.00 feet (radius bears: N49°00'11"W) a distance of 272.00 feet through a central angle of 46°56'29" Chord: S64°28'03"W 264.46 feet; thence S87°56'18"W 177.11 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N47°03'42"W 21.21 feet; thence S86°04'27"W 55.03 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S87°56'18"W) a distance of 22.04 feet through a central angle of 84°10'40" Chord: S40°01'38"W 20.11 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 332.00 feet a distance of 478.79 feet through a central angle of 82°37'43" Chord: S40°48'07"W 438.37 feet; thence S00°30'45"E 111.38 feet to a point on the Northerly line of Plat "B", ANDERSON FARMS SUBDIVISION, according to the Official Plat thereof recorded August 24, 2018 as Entry No. 81023:2018 in the Office of the Utah County Recorder; thence along said plat the following 3 (three) courses: 1) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.45 feet through a central angle of 89°33'35" Chord: S44°16'03"W 21.13 feet to a point of reverse curvature; 2) along the arc of a curve to the left having a radius of 2,533.00 feet a distance of 170.52 feet through a central angle of 03°51'26" Chord: S87°07'08"W 170.49 feet; 3) S85°11'25"W 5.76 feet to the point of beginning.

Contains: 8.69 acres+/-

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

ANDERSON FARMS
PLAT E PHASE 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) 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 WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ____ DAY OF _____ A.D. 20____

CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, 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 _____, 20___.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

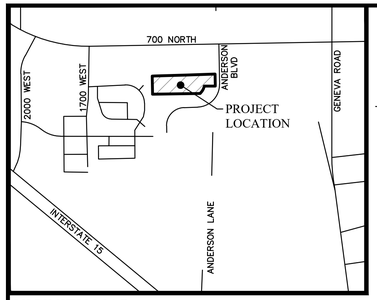
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PLANNING DIRECTOR

PLANNING COMMISSION CHAIR

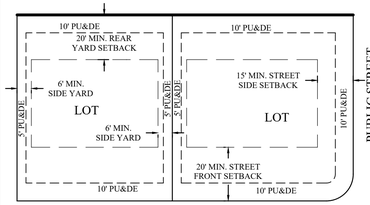
PLAT E PHASE 1
ANDERSON FARMS
SUBDIVISION
LINDON CITY, UTAH COUNTY, UTAH
SCALE: 1"=50'

| SURVEYOR'S SEAL | LINDON CITY RECORDER | CITY ENGINEER SEAL | NOTARY PUBLIC SEAL | COUNTY RECORDER SEAL |
|---|---|---|---|---|
| FOR REVIEW | | | | |




VICINITY MAP

N.T.S




PUBLIC STREET

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 15.00 | 91°04'03" | 23.84 | N46°31'40"W | 21.41 |
| C2 | 50.00 | 4°00'10" | 3.49 | N89°56'23"E | 3.49 |
| C3 | 50.00 | 31°47'18" | 27.74 | N72°02'39"E | 27.39 |
| C4 | 50.00 | 35°34'24" | 31.04 | N73°56'12"E | 30.55 |
| C5 | 50.00 | 50°51'26" | 44.38 | S62°50'53"E | 42.94 |
| C6 | 50.00 | 62°56'49" | 54.93 | S05°56'46"E | 52.21 |
| C7 | 50.00 | 15°23'34" | 13.43 | S17°49'52"W | 13.39 |
| C8 | 15.00 | 88°48'04" | 23.25 | S43°32'16"W | 20.99 |
| C9 | 50.00 | 27°47'08" | 24.25 | S74°09'58"E | 24.01 |
| C10 | 50.00 | 50°03'11" | 43.68 | S85°17'59"E | 42.30 |
| C11 | 50.00 | 54°31'47" | 47.59 | N42°24'32"E | 45.81 |
| C12 | 50.00 | 47°47'42" | 41.71 | N08°45'13"W | 40.51 |
| C13 | 50.00 | 31°47'18" | 27.74 | N16°45'25"W | 27.39 |

| Line Table | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | N56°11'08"E | 14.25 |
| L2 | N46°27'44"W | 10.50 |

## *NOTES*

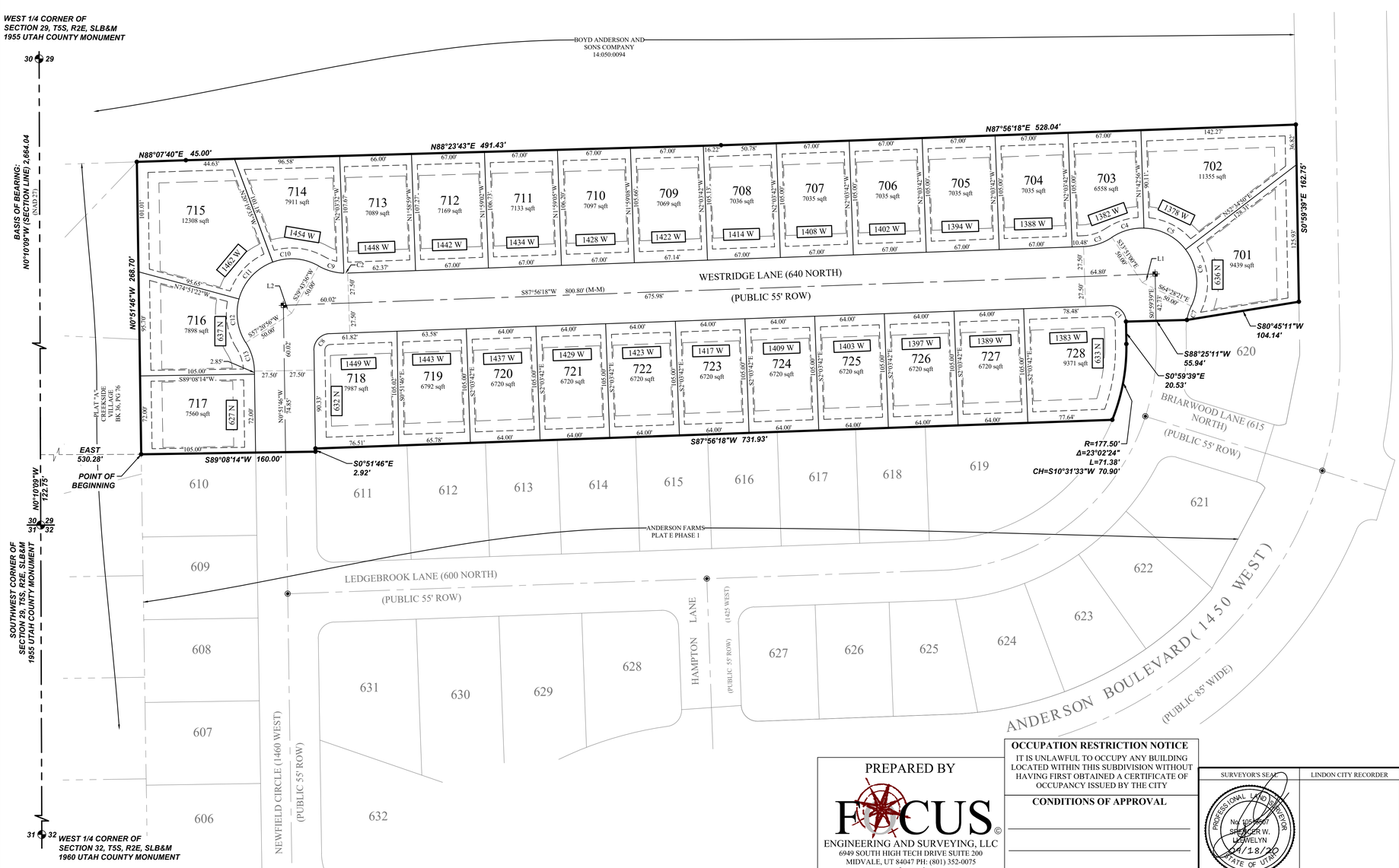
1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
3. NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
4. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBE BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENT, CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND FOLLOW ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
5. SEWER AND LAND DRAIN LATERALS ARE PRIVATE FROM THE METER TO THE HOME. SECONDARY WATER IS PRIVATE FROM THE METER TO THE HOME. MAINTENANCE OF ALL PRIVATE PORTIONS OF THE LATERALS ARE THE RESPONSIBILITY OF ANDERSON FARMS MASTER ASSOCIATION.
6. (XXX.XX) EASEMENT MEASUREMENT.
7. ALL PRIVATE RIGHT OF WAYS ARE DEDICATED AS PUBLIC UTILITY, DRAINAGE, AND LINDON CITY UTILITY EASEMENTS.




GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.




## *SURVEYOR'S CERTIFICATE*

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

09/18/2020
DATE

## *BOUNDARY DESCRIPTION*

A portion of the SW1/4 of Section 29, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:

Beginning at a point on the Plat "A", CREEKSIDE VILLAGE, according to the Official Plat recorded May 10, 2007 as Entry No. 69129:2007 in the Office of the Utah County Recorder, located N00°10'09"W along the Section line 122.75 feet and East 530.28 feet from the Southwest Corner of Section 29, T5S, SLB&M; thence N00°51'46"W along said plat 268.70 feet; thence N88°07'40"E 45.00 feet; thence N88°23'43"E 491.43 feet; thence N87°56'18"E 528.04 feet; thence S00°59'39"E 162.75 feet; thence S80°45'11"W 104.14 feet; thence S88°25'11"W 55.94 feet; thence S00°59'39"E 20.53 feet; thence along the arc of a curve to the right with a radius of 177.50 feet a distance of 71.38 feet through a central angle of 23°02'24" Chord: S10°31'33"W 70.90 feet; thence S87°56'18"W 731.93 feet; thence S00°51'46"E 2.92 feet; thence S89°08'14"W 160.00 feet to the point of beginning.

Contains: 6.16 acres+/-

## *OWNER'S DEDICATION*

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

ANDERSON FARMS
PLAT E PHASE 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) 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 WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ____ DAY OF _____ A.D. 20____

CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

## *LIMITED LIABILITY ACKNOWLEDGMENT*

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

## *ACCEPTANCE BY LEGISLATIVE BODY*

THE CITY COUNCIL OF LINDON CITY, 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 _____, 20___.

| | |
|---|---|
| APPROVED BY MAYOR | APPROVED BY CITY ATTORNEY |
| APPROVED BY CITY ENGINEER (SEE SEAL BELOW) | ATTEST BY CITY RECORDER (SEE SEAL BELOW) |
| PLANNING DIRECTOR | PLANNING COMMISSION CHAIR |

PLAT E PHASE 2
# ANDERSON FARMS
SUBDIVISION

LINDON CITY, UTAH COUNTY, UTAH

SCALE: 1"=50'

PREPARED BY

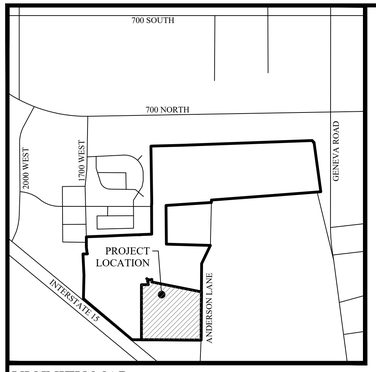
FOCUS ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

**OCCUPATION RESTRICTION NOTICE**

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

**CONDITIONS OF APPROVAL**

| SURVEYOR'S SEAL | LINDON CITY RECORDER | CITY ENGINEER SEAL | NOTARY PUBLIC SEAL | COUNTY RECORDER SEAL |
|---|---|---|---|---|
| PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 09/18/20 STATE OF UTAH | | | | |




## VICINITY MAP

N.T.S

### Curve Table

| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|---|---|---|---|---|---|
| C3 | 50.00 | 135°12'10" | 117.99 | N44°29'14"W | 92.46 |
| C4 | 50.00 | 22°19'59" | 19.49 | S79°04'40"W | 19.37 |
| C5 | 302.50 | 5°53'34" | 31.11 | S81°41'59"E | 31.10 |
| C6 | 302.50 | 10°31'48" | 55.59 | N84°01'06"W | 55.52 |
| C7 | 302.50 | 4°38'14" | 24.48 | S86°57'53"E | 24.48 |
| C18 | 15.00 | 85°21'46" | 22.35 | N41°57'53"W | 20.34 |
| C19 | 330.00 | 5°53'34" | 33.94 | N81°41'59"W | 33.92 |
| C20 | 15.00 | 101°14'48" | 26.51 | S50°37'24"W | 23.19 |
| C21 | 15.00 | 89°45'20" | 23.50 | S44°52'40"E | 21.17 |
| C22 | 15.00 | 90°14'40" | 23.63 | S45°07'20"W | 21.26 |
| C23 | 15.00 | 89°45'20" | 23.50 | S44°52'40"E | 21.17 |
| C24 | 50.00 | 0°12'46" | 0.19 | N89°51'43"W | 0.19 |
| C25 | 50.00 | 22°07'13" | 19.30 | N78°58'18"E | 19.18 |
| C26 | 50.00 | 41°40'19" | 36.37 | N88°44'51"E | 35.57 |
| C27 | 50.00 | 40°10'40" | 35.06 | N50°19'40"W | 34.35 |
| C28 | 50.00 | 41°33'54" | 36.27 | N09°27'23"W | 35.48 |
| C29 | 50.00 | 11°47'17" | 10.29 | N17°13'13"E | 10.27 |
| C30 | 50.00 | 23°06'51" | 20.17 | N11°33'26"E | 20.03 |
| C31 | 67.00 | 50°01'13" | 58.49 | S65°59'10"E | 56.65 |
| C32 | 67.00 | 26°37'02" | 31.13 | N75°41'42"E | 30.85 |
| C33 | 7472.50 | 0°40'02" | 87.00 | N00°33'08"W | 87.00 |
| C34 | 139.00 | 15°56'08" | 38.66 | S07°04'06"W | 38.54 |
| C35 | 15.00 | 78°29'18" | 20.55 | S39°30'33"E | 18.98 |
| C36 | 7527.50 | 0°38'03" | 83.33 | S00°34'56"E | 83.33 |
| C37 | 7500.00 | 1°26'47" | 189.35 | N00°43'24"W | 189.34 |
| C40 | 127.50 | 2°45'56" | 6.15 | N15°21'24"E | 6.15 |
| C41 | 15.00 | 82°03'36" | 21.48 | N55°00'14"E | 19.69 |
| C42 | 275.00 | 5°12'45" | 25.02 | S81°21'35"E | 25.01 |
| C46 | 72.50 | 16°01'22" | 20.27 | N08°43'41"E | 20.21 |
| C47 | 72.50 | 4°32'40" | 5.75 | S14°28'02"W | 5.75 |
| C48 | 127.50 | 16°01'22" | 35.66 | S08°43'41"W | 35.54 |
| C49 | 72.50 | 11°28'42" | 14.52 | S06°27'21"W | 14.50 |
| C50 | 100.00 | 16°01'22" | 27.97 | N08°43'41"E | 27.87 |
| C51 | 100.00 | 16°01'22" | 27.97 | N08°43'41"E | 27.87 |
| C52 | 7472.50 | 0°13'08" | 28.53 | N00°06'34"W | 28.53 |

### Line Table

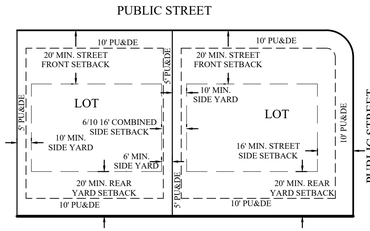
| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | S22°05'19"E | 50.00 |
| L2 | S44°05'38"W | 20.80 |
| L3 | N66°53'09"W | 50.00 |
| L6 | N89°17'00"W | 14.61 |
| L7 | S70°58'07"E | 6.00 |
| L8 | N70°58'07"W | 6.00 |
| L9 | S00°05'50"W | 6.00 |
| L10 | N00°05'50"E | 6.00 |
| L11 | N00°43'00"E | 6.00 |
| L13 | N00°43'00"E | 6.28 |
| L14 | S00°43'00"W | 1.17 |

## BENCHMARK

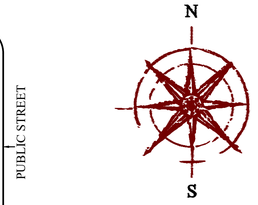
EAST 1/4 CORNER OF SECTION 30
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4518.25
DATUM: NAD 27

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (PLS#XXXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)




TYPICAL BUILDING SETBACKS
N.T.S.




GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

WEST 1/4 CORNER OF SECTION 29, T5S, R2E, SLB&M
1955 UTAH COUNTY MONUMENT

BASIS OF BEARING: N0°10'09"W (SECTION LINE) 2,664.04 (NAD 27)

NORTHWEST CORNER OF SECTION 32, T5S, R2E, SLB&M
1955 UTAH COUNTY MONUMENT

S0°11'45"E 2,027.16

S0°11'45"E (SECTION LINE) MEASURED: 2,662.64

WEST 1/4 CORNER OF SECTION 32, T5S, R2E, SLB&M
1960 UTAH COUNTY MONUMENT

NORTH 848.88

N49°01'26"E 11.00

R=139.01
Δ=40°20'57"
L=97.90
CH=N20°48'02"W 95.89

EAST 437.34

EAST 104.11

POINT OF BEGINNING

R=67.00
Δ=76°38'15"
L=89.62
CH=S79°17'41"E 83.08

SOUTH 39.79

10.0' DRAINAGE EASEMENT IN FAVOR OF HOA

20.0'

EXIST. 50' POWER EASEMENT
NO RECORD EASEMENT FOUND.
GOODFELLOW PLAT TO THE WEST
SHOWS THIS EASEMENT WIDTH.
NO STRUCTURES CAN BE BUILT WITHIN POWER EASEMENT

S78°45'12"E 780.93

GREENVIEW LANE (260 NORTH)
N78°45'12"W 550.18
533.28
(PUBLIC - 55' WIDE)

S0°43'00"W 184.42

401 13008 sqft
402 13464 sqft
403 13464 sqft
404 13464 sqft
405 13464 sqft
406 14694 sqft
407 11427 sqft
408 10012 sqft
409 9417 sqft
410 8403 sqft
411 10197 sqft
412 11960 sqft
413 13672 sqft
414 9509 sqft
415 8700 sqft
416 9128 sqft
417 9829 sqft
418 9785 sqft
419 8298 sqft
420 10058 sqft
421 10199 sqft
422 9053 sqft
423 9135 sqft
424 9135 sqft
425 9135 sqft
426 9135 sqft
427 9135 sqft
428 9134 sqft
429 9101 sqft

BROOKVIEW WAY (1450 WEST)

OLD FARMLANE (1420 WEST) (PUBLIC - 55' WIDE)

STABLE STREET (210 NORTH) (PUBLIC - 55' WIDE)

KELSEY WAY (190 NORTH) (PUBLIC - 55' WIDE)

PARCEL A
0.08 acres
3453 sqft

7.8' SEWER EASEMENT IN FAVOR OF LINDON CITY

5'x12' POSTAL EASEMENT

5'x6' POSTAL EASEMENT

N89°45'20"W 379.42

N89°45'20"W 266.17

N89°17'00"W 120.71

N89°17'00"W 163.15

N0°48'58"E 17.71

S0°00'00"E 166.50

S0°14'40"W 205.00

S0°14'40"W 156.19

S89°45'20"E 11.13

N89°45'20"W 3.42

S0°43'00"W 50.09

ESTATES AT ANDERSON FARMS
FUTURE PLAT "E"

This plat has not been checked for closure at this stage of the development review process. It is anticipated that there may be additional comments forthcoming in subsequent review(s).

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____DAY OF _____A.D. 20___PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, RON K. ANDERSON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF BOYD ANDERSON AND SONS, INC. A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

_____
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

## NOTES

1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
3. NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES.
4. SEWER & LAND DRAIN LATERALS ARE PRIVATE FROM THE MAIN LINE TO THE HOME. CULINARY AND SECONDARY WATER LATERALS ARE PRIVATE FROM THE METER INTO THE LOT. MAINTENANCE OF ALL PRIVATE PORTIONS OF THE LATERALS ARE THE RESPONSIBILITY OF THE HOMEOWNER.
5. (XXX.XX) - EASEMENT MEASUREMENTS
6. PARCEL A TO BE MAINTAINED BY THE H.O.A.
7. PARCEL A IS DEDICATED AS A PUBLIC ACCESS & PUBLIC UTILITY, DRAINAGE, AND LINDON CITY UTILITY EASEMENT.
8. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED INDUSTRIAL AREA AND IT CAN BE ANTICIPATED THAT ALL LAWFUL ACTIVITIES, INCLUDING OPERATION OF MACHINES, NOISES, DUST, ODORS, HOURS OF OPERATIONS, ETC. THAT ARE COMMONLY ASSOCIATED WITH INDUSTRIAL, AS WELL AS MIXED COMMERCIAL, AGRICULTURAL, AND OTHER NON-RESIDENTIAL USES THAT MAY CURRENTLY BE FOUND IN THE AREA, WILL BE ALLOWED TO CONTINUE IN A REASONABLE FASHION CONSISTENT WITH THE CITY'S ZONING STANDARDS.

## 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.

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

CONDITIONS OF APPROVAL

## SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
SPENCER W. LLEWELYN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

## BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:

Beginning at a point located S0°11'45"E along the Section line 2,027.16 feet and East 437.34 feet from the Northwest Corner of Section 32, T5S, R2E, S.L.B.& M; thence East 104.11 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 139.01 feet (radius bears: S89°22'26"W) a distance of 97.90 feet through a central angle of 40°20'57" Chord: N20°48'02"W 95.89 feet; thence N49°01'26"E 11.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 67.00 feet (radius bears: N49°01'26"E) a distance of 89.62 feet through a central angle of 76°38'15" Chord: S79°17'41"E 83.08 feet; thence South 39.79 feet; thence S78°45'12"E 780.93 feet to the Westerly line of Anderson Lane; thence S00°43'00"W along said lane 184.42 feet; thence N89°17'00"W 120.71 feet; thence S00°43'00"W 50.09 feet; thence N89°17'00"W 163.15 feet; thence N00°48'58"E 17.71 feet; thence N89°45'20"W 379.42 feet; thence South 166.50 feet; thence N89°45'20"W 3.42 feet; thence S0°14'40"W 205.00 feet; thence S89°45'20"E 11.13 feet; thence S00°14'40"W 156.19 feet; thence N89°45'20"W 266.17 feet; thence North 848.88 feet to the point of beginning.

Contains: 9.51 acres+/-

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

# ESTATES AT ANDERSON FARMS
# PLAT "D"

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) 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 WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ____ DAY OF _____ A.D. 20____

_____ _____
CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, 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 _____, 20___.

_____ _____
APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

_____ _____
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

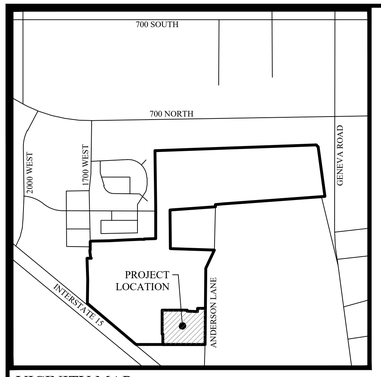
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LINDON CITY PLANNING COMMISSION.

_____ _____
DIRECTOR CHAIRMAN, PLANNING COMMISSION

# ESTATES AT ANDERSON FARMS
## PLAT D
## SUBDIVISION
LINDON CITY, UTAH COUNTY, UTAH

SCALE: 1"=80'

| LINDON CITY RECORDER SEAL | SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY RECORDER SEAL |
|---|---|---|---|---|
| | | | | |



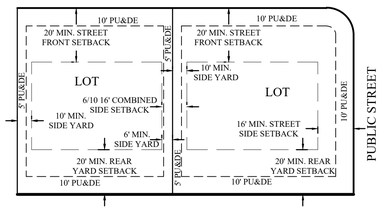

## VICINITY MAP
N.T.S

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 50.00 | 37°46'51" | 32.97 | S03°42'37"E | 32.38 |
| C2 | 15.00 | 89°31'40" | 23.44 | N45°28'50"E | 21.13 |
| C3 | 15.00 | 90°28'20" | 23.69 | N44°31'10"W | 21.30 |
| C4 | 15.00 | 89°31'40" | 23.44 | N45°28'50"E | 21.13 |
| C5 | 50.00 | 22°19'59" | 19.49 | N78°35'21"W | 19.37 |
| C6 | 50.00 | 45°45'06" | 39.93 | S89°42'05"W | 38.87 |
| C7 | 50.00 | 51°38'44" | 45.07 | S41°00'10"W | 43.56 |
| C8 | 50.00 | 23°19'03" | 20.35 | S10°56'31"E | 20.21 |

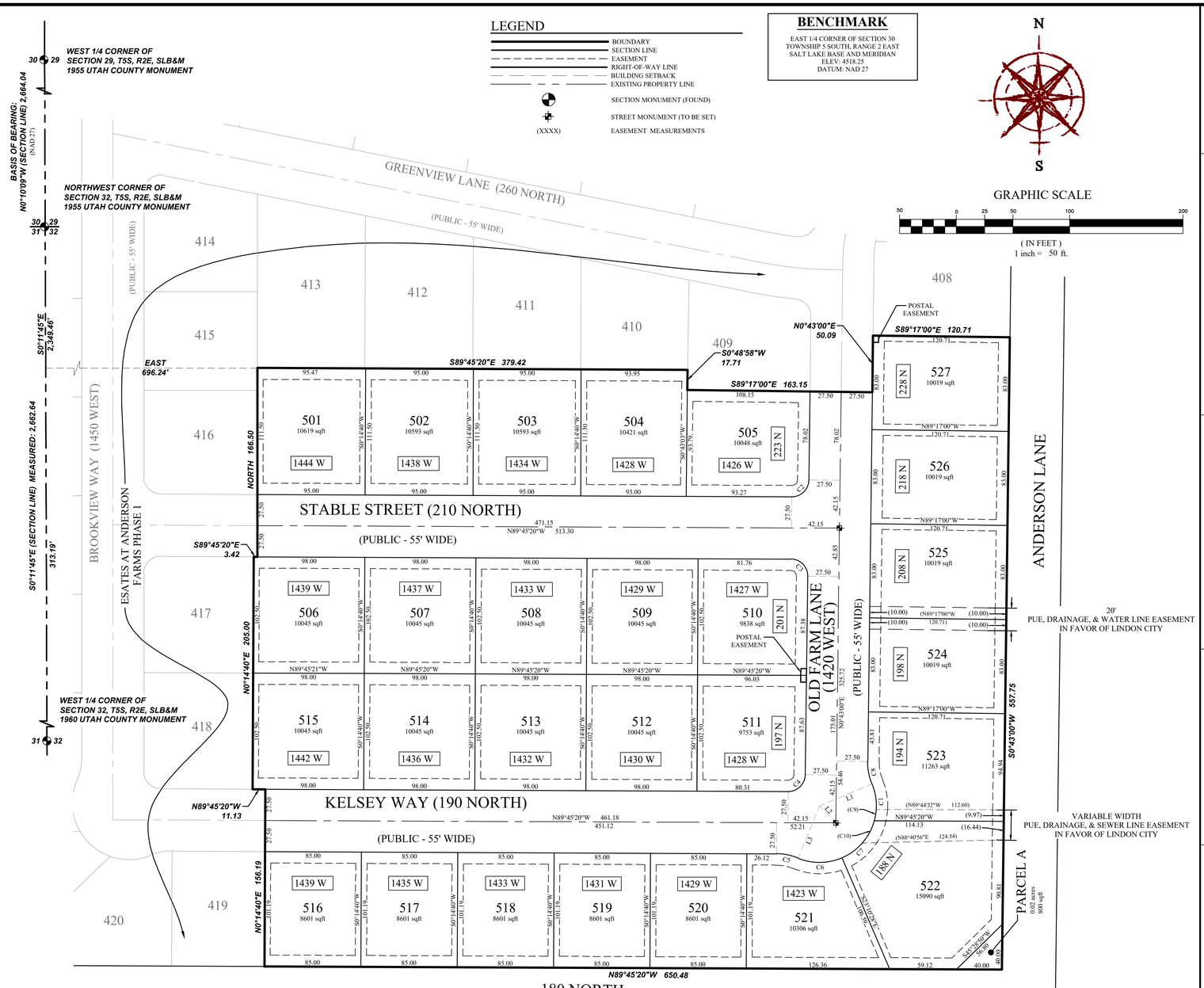
| Easement Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| (C9) | 50.00 | 11°37'32" | 10.15 | S09°22'02"W | 10.13 |
| (C10) | 50.00 | 25°56'24" | 22.64 | S28°09'00"W | 22.44 |

| Line Table | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | S67°23'57"W | 50.00 |
| L2 | S43°12'25"E | 20.66 |
| L3 | S22°34'38"W | 50.00 |

PUBLIC STREET




TYPICAL BUILDING SETBACKS
N.T.S.




LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- (XXXX) EASEMENT MEASUREMENTS

**BENCHMARK**

EAST 1/4 CORNER OF SECTION 30
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV- 4518.25
DATUM: NAD 27

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

## NOTES
1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
3. NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES.
4. SEWER & LAND DRAIN LATERALS ARE PRIVATE FROM THE MAIN LINE TO THE HOME. CULINARY AND SECONDARY WATER LATERALS ARE PRIVATE FROM THE METER INTO THE LOT. MAINTENANCE OF ALL PRIVATE PORTIONS OF THE LATERALS ARE THE RESPONSIBILITY OF THE HOMEOWNER.
5. (XXX.XX) - EASEMENT MEASUREMENTS
6. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED INDUSTRIAL AREA AND IT CAN BE ANTICIPATED THAT ALL LAWFUL ACTIVITIES, INCLUDING OPERATION OF MACHINES, NOISES, DUST, ODORS, HOURS OF OPERATIONS, ETC. THAT ARE COMMONLY ASSOCIATED WITH INDUSTRIAL, AS WELL AS MIXED COMMERCIAL, AGRICULTURAL, AND OTHER NON-RESIDENTIAL USES THAT MAY CURRENTLY BE FOUND IN THE AREA, WILL BE ALLOWED TO CONTINUE IN A REASONABLE FASHION CONSISTENT WITH THE CITY'S ZONING STANDARDS.
7. IVORY LAND CORPORATION TO BE DEEDED IVORY DEVELOPMENT LLC PRIOR TO SUBMITTAL
8. PARCEL A IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY LINDON CITY.

PREPARED BY
FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

CONDITIONS OF APPROVAL

**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.

## SURVEYOR'S CERTIFICATE
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

For Review

## BOUNDARY DESCRIPTION
A portion of the NW1/4 and the SW1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:

Beginning at a point located S0°11'45"E along the Section line 2,349.46 feet and East 696.24 feet from the Northwest Corner of Section 32, T5S, R2E, S.L.B.& M; thence S89°45'20"E 379.42 feet; thence S00°48'58"W 17.71 feet; thence S89°17'00"E 163.15 feet; thence N00°43'00"E 50.09 feet; thence S89°17'00"E 120.71 feet to the Westerly line of Anderson Lane; thence S00°43'00"W along said lane 557.75 feet to the North line of 180 North Street; thence N89°45'20"W along said street 650.48 feet; thence N00°14'40"E 156.19 feet; thence N89°45'20"W 11.13 feet; thence N00°14'40"E 205.00 feet; thence S89°45'20"E 3.42 feet; thence North 166.50 feet to the point of beginning.

Contains: 8.01 acres +/-

## OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

ESTATES AT ANDERSON FARMS
PLAT "D" PHASE 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) 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 WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ____ DAY OF _____ A.D. 20____

CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

## LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF LINDON CITY, 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 _____, 20___.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

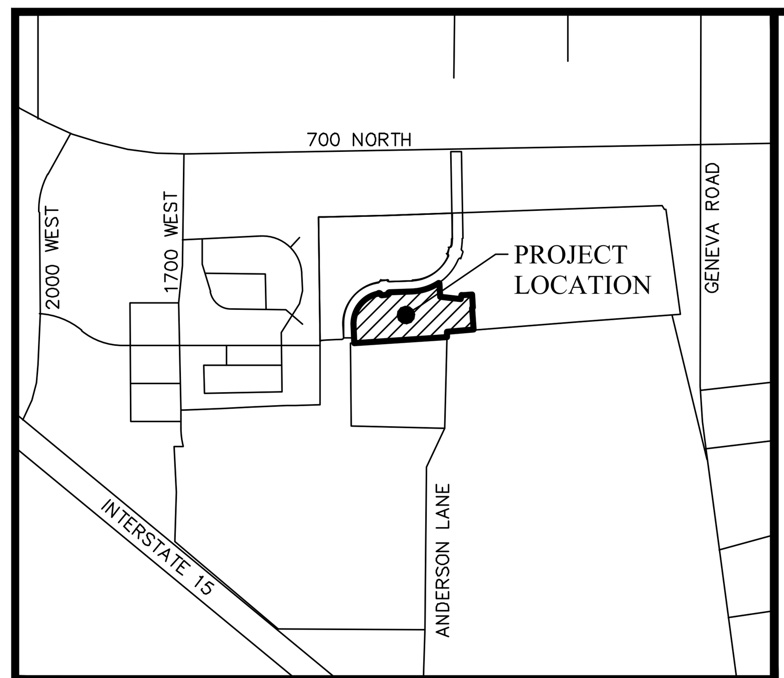
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE LINDON CITY PLANNING COMMISSION.

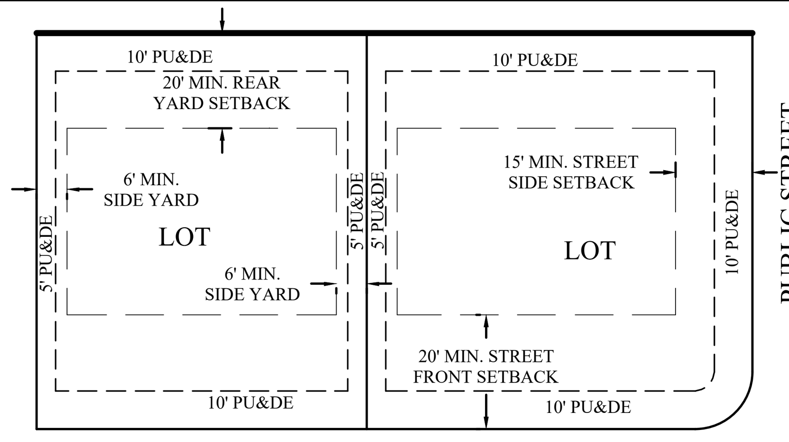
DIRECTOR — CHAIRMAN, PLANNING COMMISSION

ESTATES AT
# ANDERSON FARMS
PLAT "D" PHASE 2
SUBDIVISION
LINDON CITY, UTAH COUNTY, UTAH
SCALE: 1"=60'

| LINDON CITY RECORDER SEAL | SURVEYOR'S SEAL | CITY ENGINEER SEAL | COUNTY RECORDER SEAL |
|---|---|---|---|
| | For Review | | |



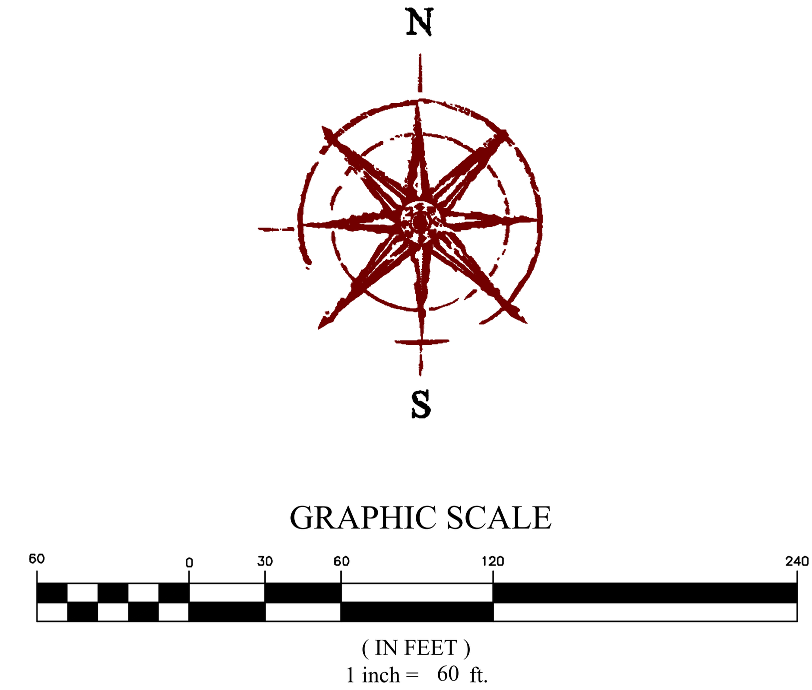

VICINITY MAP
N.T.S




TYPICAL BUILDING SETBACKS
N.T.S.

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 15.00 | 90°00'00" | 23.56 | S41°13'15"W | 21.21 |
| C2 | 50.00 | 39°11'42" | 34.20 | N74°10'54"W | 33.54 |
| C3 | 50.00 | 32°38'34" | 28.49 | N70°54'20"W | 28.10 |
| C4 | 50.00 | 42°59'55" | 37.52 | S71°16'26"W | 36.65 |
| C5 | 247.00 | 12°54'09" | 55.62 | N26°08'50"E | 55.50 |
| C6 | 50.00 | 51°44'52" | 45.16 | S14°17'37"E | 43.64 |
| C7 | 247.00 | 13°45'22" | 59.30 | N06°21'56"E | 59.16 |
| C8 | 222.50 | 5°14'03" | 20.33 | S75°32'57"W | 20.32 |
| C9 | 50.00 | 44°01'19" | 38.42 | N62°10'43"W | 37.48 |
| C10 | 222.50 | 10°05'32" | 39.19 | N81°10'29"E | 39.14 |
| C11 | 222.50 | 7°33'20" | 29.34 | N81°56'38"E | 29.32 |
| C12 | 15.00 | 90°00'01" | 23.56 | N49°16'41"W | 21.21 |
| C13 | 222.50 | 18°22'34" | 71.36 | N04°54'36"E | 71.06 |
| C14 | 277.50 | 11°05'38" | 53.73 | S01°16'08"W | 53.65 |
| C15 | 15.00 | 89°59'59" | 23.56 | S40°43'19"W | 21.21 |
| C16 | 277.50 | 13°52'26" | 67.20 | S78°47'05"W | 67.03 |
| C17 | 277.50 | 3°33'06" | 17.20 | S70°04'19"W | 17.20 |
| C18 | 222.50 | 17°55'29" | 69.61 | S77°15'31"W | 69.32 |
| C19 | 15.00 | 89°30'04" | 23.43 | N49°01'43"W | 21.12 |
| C20 | 50.00 | 104°48'18" | 91.46 | S33°19'10"W | 79.23 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C21 | 417.00 | 9°25'24" | 68.58 | N83°13'36"E | 68.51 |
| C22 | 972.50 | 1°43'03" | 29.15 | N02°55'14"W | 29.15 |
| C23 | 250.00 | 11°05'38" | 48.41 | S01°16'08"W | 48.33 |
| C24 | 277.50 | 10°34'23" | 51.21 | S75°14'51"W | 51.14 |
| C25 | 222.50 | 4°26'28" | 17.25 | S72°10'53"W | 17.24 |
| C26 | 15.00 | 101°49'08" | 26.66 | N54°41'19"W | 23.28 |
| C27 | 277.50 | 5°41'13" | 27.54 | S83°22'39"W | 27.53 |
| C28 | 247.00 | 33°18'23" | 143.58 | N49°15'05"E | 141.57 |
| C29 | 50.00 | 48°47'05" | 42.57 | S71°25'05"W | 41.30 |
| C30 | 50.00 | 258°23'24" | 225.49 | S03°46'45"E | 77.50 |
| C31 | 1027.50 | 1°43'03" | 30.80 | S02°55'14"E | 30.80 |
| C32 | 50.00 | 39°11'42" | 34.20 | S66°37'24"W | 33.54 |
| C33 | 277.50 | 6°00'01" | 29.06 | S83°13'14"W | 29.05 |
| C34 | 277.50 | 10°15'35" | 49.69 | N75°05'27"E | 49.62 |
| C35 | 222.50 | 6°10'04" | 23.95 | N73°02'41"E | 23.94 |
| C36 | 277.50 | 6°23'22" | 30.95 | N83°01'35"E | 30.93 |
| C37 | 277.50 | 11°32'07" | 55.87 | N74°03'50"E | 55.78 |
| C38 | 222.50 | 4°38'09" | 18.00 | N70°36'51"E | 18.00 |
| C39 | 50.00 | 90°00'00" | 78.54 | N49°16'41"W | 70.71 |
| C40 | 417.00 | 21°48'59" | 158.78 | N67°36'24"E | 157.82 |




## SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 410516507

FOR REVIEW ONLY

Date

## BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 32. Township 5 South, Range 2 East, Salt Lake Base and Meridian, Lindon City, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of ANDERSON FARMS PLAT "B", according to the Official Plat thereof recorded August 24, 2018 as Entry No. 81023:2018 in the Office of the Utah County Recorder, located S00°11'45"E along the Section line 609.05 feet and East 788.28 feet from the Northwest Corner of Section 32, T5S, R2E, SLB&M; thence N00°30'45"W along said plat 39.22 feet to the Southerly line of that Real Property described in Deed Entry No. 2805:2020 of the Official Records of Utah County; thence along said deed the following nine (9) courses: 1) N89°29'15"E 22.50 feet; 2) N00°30'45"W 111.38 feet; 3) along the arc of a curve to the right with a radius of 247.00 feet a distance of 286.32 feet through a central angle of 66°25'01" Chord: N32°41'46"E 270.56 feet; 4) N72°26'54"E 56.30 feet 5) Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S14°25'32"E) a distance of 26.83 feet through a central angle of 102°28'25" Chord: S53°11'19"E 23.39 feet; 6) N85°08'33"E 55.07 feet; 7) Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N87°56'18"E) a distance of 23.56 feet through a central angle of 90°00'00" Chord: N42°56'18"E 21.21 feet; 8) N87°56'18"E 177.11 feet; 9) along the arc of a curve to the left with a radius of 417.00 feet a distance of 227.36 feet through a central angle of 31°14'23" Chord: N72°19'06"E 224.56 feet; thence S04°16'41"E 105.52 feet; thence S83°11'03"E 167.28 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 222.50 feet (radius bears: S83°11'03"E) a distance of 28.28 feet through a central angle of 07°16'55" Chord: N10°27'25"E 28.26 feet; thence N85°43'18"E 83.65 feet; thence S04°16'41"E 105.00 feet; thence N85°43'18"E 1.31 feet; thence S04°16'42"E 172.50 feet; thence S85°43'18"W 228.32 feet; thence S01°19'57"W 41.59 feet to the Northerly line of that Real Property described in Deed Entry No. 111266:2012 of the Official Records of Utah County; thence S86°13'15"W along said deed 757.49 feet to the point of beginning.

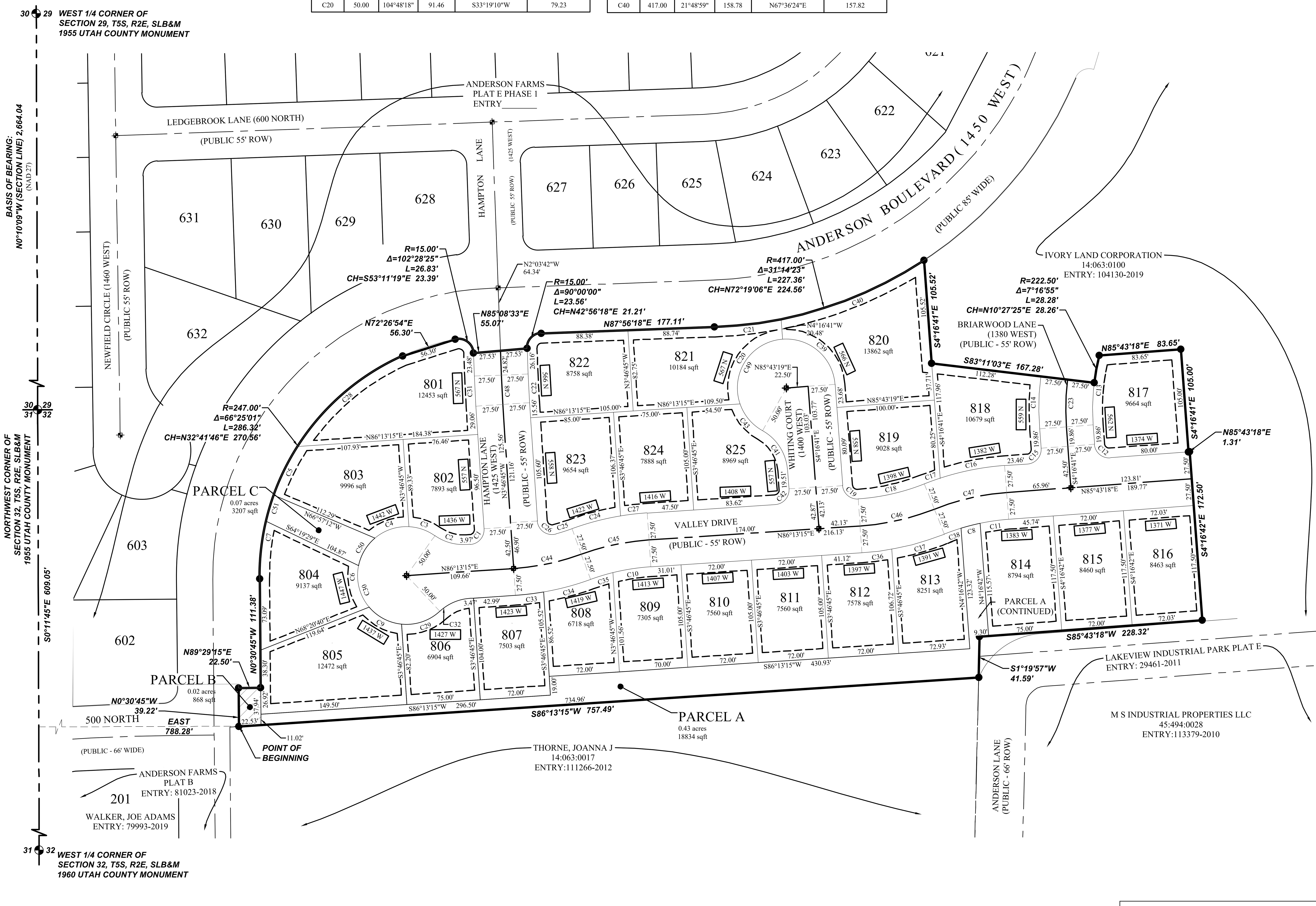
Contains: 7.50 acres+/-
(NAD 27)

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- AREA TO BE CONVEYED TO LINDON CITY AND DEDICATED AS PUBIC ROW

## NOTES

1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
3. NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
4. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBE BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENT, CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND FOLLOW ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
5. SEWER AND LAND DRAIN LATERALS ARE PRIVATE FROM THE METER TO THE HOME. SECONDARY WATER IS PRIVATE FROM THE METER TO THE HOME. MAINTENANCE OF ALL PRIVATE PORTIONS OF THE LATERALS ARE THE RESPONSIBILITY OF ANDERSON FARMS MASTER ASSOCIATION.
6. (XXX.XX) EASEMENT MEASUREMENT.
7. ALL PRIVATE RIGHT OF WAYS ARE DEDICATED AS PUBLIC UTILITY, DRAINAGE, AND LINDON CITY UTILITY EASEMENTS.
8. PARCELS A, B, & C ARE HEREBY DEDICATED TO LINDON CITY AS PUBLIC UTILITY AND DRAINAGE EASEMENTS AND MAINTAINED BY THE HOA
9. ANDERSON FARMS MASTER ASSOCIATION
   13894 SOUTH BANGERTER PARKWAY, Suite 200
   DRAPER, UT. 84020




| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C41 | 50.00 | 56°37'59" | 49.42 | S32°35'40"E | 47.43 |
| C42 | 15.00 | 90°29'56" | 23.69 | S40°58'17"W | 21.31 |
| C43 | 50.00 | 41°49'41" | 36.50 | S39°59'49"E | 35.70 |
| C44 | 250.00 | 16°15'36" | 70.95 | N78°05'27"E | 70.71 |
| C45 | 250.00 | 16°15'36" | 70.95 | N78°05'27"E | 70.71 |
| C46 | 250.00 | 17°55'29" | 78.21 | N77°15'31"E | 77.89 |
| C47 | 250.00 | 17°25'32" | 76.03 | N77°00'32"E | 75.74 |
| C48 | 1000.00 | 1°43'03" | 29.98 | S02°55'14"E | 29.97 |
| C49 | 50.00 | 236°37'59" | 206.50 | N57°24'20"E | 88.03 |
| C50 | 50.00 | 38°11'39" | 33.33 | N30°40'38"E | 32.72 |
| C51 | 247.00 | 6°27'08" | 27.82 | N16°28'11"E | 27.80 |

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

ANDERSON FARMS
PLAT G

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) 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 WHEREOF ______________ HAVE HEREUNTO SET __________ HAND THIS ____ DAY OF ____________________ A.D. 20____

CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ___________

ON THE ____ DAY OF ____________________ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:________________

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ___________ COUNTY

MY COMMISSION No.______________________

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, 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 ________________, 20___.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

# ANDERSON FARMS

PLAT G
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 32, T5S, R2W,
SALT LAKE BASE & MERIDIAN
LINDON CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | LINDON CITY ENGINEER SEAL | LINDON CITY RECORDER SEAL |
|---|---|---|---|
| FOR REVIEW ONLY | | | |

## OCCUPANCY RESTRICTION NOTICE

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

## CONDITIONS OF APPROVAL

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER
IVORY DEVELOPMENT LLC
3340 NORTH CENTER STREET
LEHI, UTAH 84070
(801) 407-6800
CONTACT: KEN WATSON

**13. Review & Action — Major Subdivision; for the Lindon's Edge Office Condominium Plat "A".** Lindon's Edge, LLC requests major subdivision approval at 140 S. Main to subdivide to existing buildings that are under construction and two future buildings into commercial condominium office units. The planning commission made a recommendation for approval to the city council. *(10 minutes)*

**Sample Motion:** I move to (approve, deny, continue) the Lindon's Edge Office Condominium Major Subdivision (as presented, or with changes).

# Lindon's Edge Office Condominiums Plat "A"
## 140 S. Main

Date: September 20, 2021

Applicant: Lindon's Edge, LLC
Presenting Staff: Michael Florence

General Plan: Commercial
Current Zone: Commercial General

Property Owners: Lindon's Edge, LLC

Parcel ID's: 45:759:0002

Council Action Required: Yes
Planning Commission: The commission unanimously recommended approval



SUMMARY OF KEY ISSUES

1. The planning commission previously approved this project for site plan on February 12, 2019 and minor subdivision approval on July 14, 2020
2. The overall office development consists of fourteen office buildings. Each building is divided into three units. Buildings A and B are nearing completion.
3. The developer is now requesting major subdivision approval to convert the two nearly complete office buildings and two yet to be completed buildings to commercial condominium units. It is expected that the planning commission and city council will approve future commercial condominiums for the remainder of the buildings at a future date.
4. Condominium developments follow Utah Code Title 57 Chapter 8 for dividing property as well as Lindon City major subdivision requirements and processes;

MOTION

I move to (approve, deny, or continue) of the applicant's request for approval of the Lindon's Edge Office Condominium Plat "A" with the following conditions:

1. The applicant will continue to work with city staff to make all final corrections to the 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 as identified on the attached subdivision plat;
3. Prior to recording the applicant will provide staff with a final set of CC&R's and bylaws to include notarized signatures;
4. The plat will meet the applicable requirements as found in the Lindon City Development Manual;
5. Final Covenants, Conditions and Restrictions will be recorded with the subdivision plat;
6. All items of the staff report.

Surrounding Zoning and Land Use
North: Commercial General – storage units
South: Residential R1-20 and Residential Business Overlay – Single Family
East: Commercial General – commercial businesses
West: Residential R1-20 – Single-family residential

Lot Requirements – Light Industrial Zone

| Required | Compliant |
|---|---|
| Minimum lot size: one acre | Yes |
| Parking | Parking was reviewed with site plan and minor subdivision approval. 315 stalls are provided. |

Subdivision Requirements

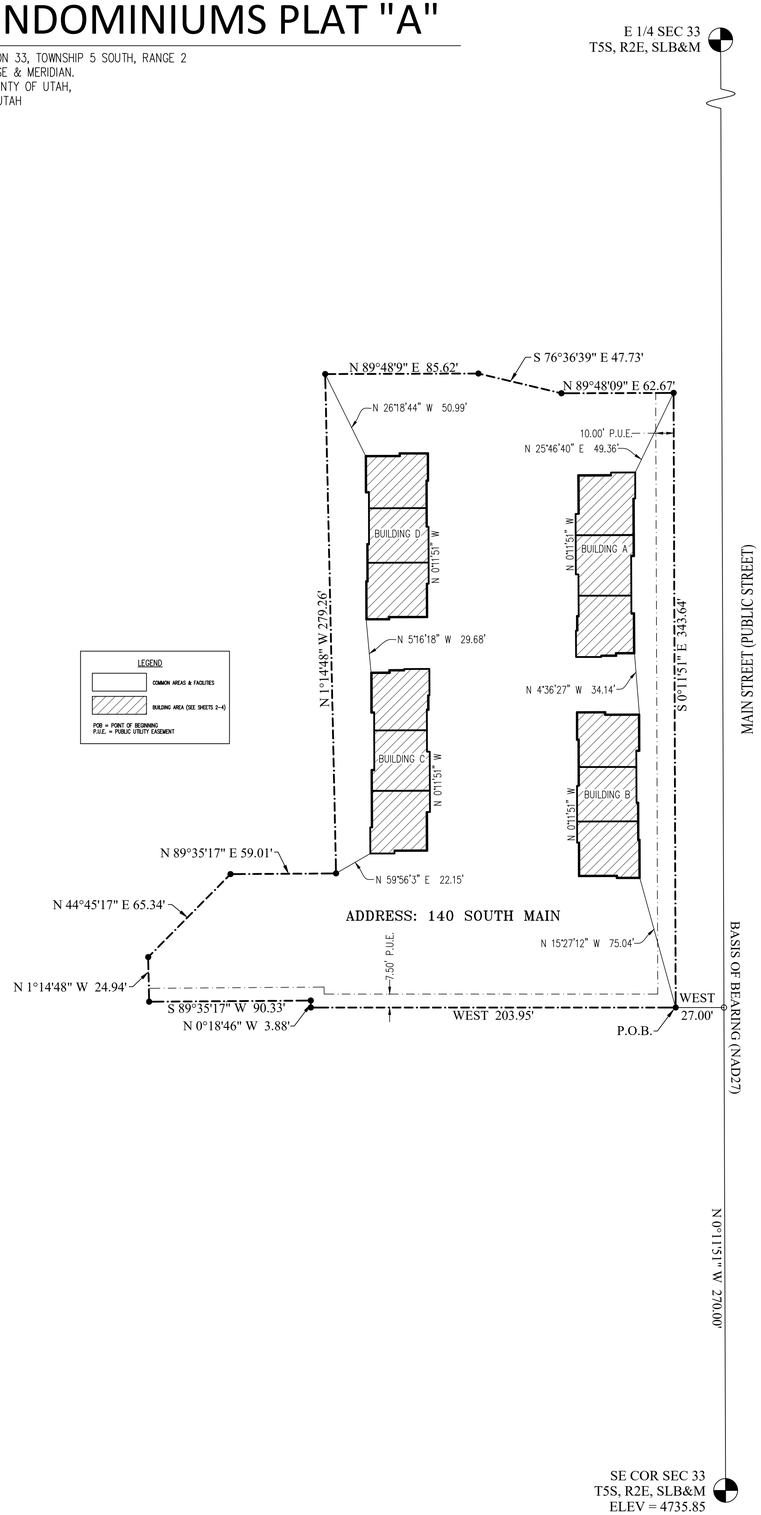
| Required | Compliant |
|---|---|
| For condominiums, three dimensional drawings of unit areas and property surface description | Yes |
| Conditions, Covenants and Restrictions and bylaws for the condominium subdivision | Reviewed by the applicant's attorney |

Engineering Requirements
City staff are working through technical issues related to the plat and will ensure all engineering related issues are resolved before final approval is granted.

EXHIBITS
1. Condominium plat
2. Site plan
3. Attorney letter

# LINDON'S EDGE OFFICE CONDOMINIUMS PLAT "A"

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.
CITY OF LINDON, COUNTY OF UTAH,
STATE OF UTAH

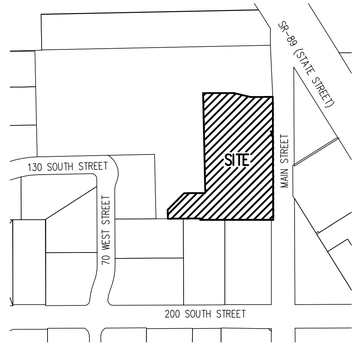



LEGEND

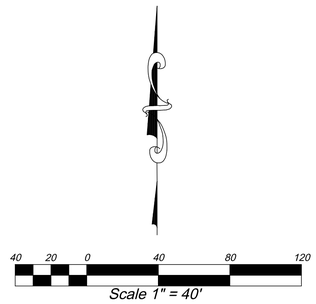
COMMON AREAS & FACILITIES

BUILDING AREA (SEE SHEETS 2-4)

POB = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT




VICINITY MAP




## SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNERS OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, AND A CONDOMINIUM PLAT FOR LINDON'S EDGE OFFICE CONDOMINIUMS PLAT "A"; THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH SAID CONDOMINIUM PROJECT HAS BEEN CONSTRUCTED; THAT SAID CONDOMINIUM PLAT COMPRISES FOUR (4) PAGES, IS ACCURATE, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

DATE (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

Beginning at a point located North 0°11'51" West along section line 270.00 feet and West 27.00 feet from the Southeast Corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian;

thence along the northerly boundary of Lindon Treasury Plat "B" and extension thereof the following three courses and distances: 1) West 203.95 feet, 2) North 0°18'46" West 3.88 feet, and 3) South 89°35'17" West 90.33 feet; thence North 01°14'48" West 24.94 feet; thence North 44°45'17" East 65.34 feet; thence North 89° 35'17" East 59.01 feet; thence North 01°14'48" West 279.26 feet; thence North 89°48'09" East 85.62 feet; thence South 76°36'39" East 47.73 feet; thence North 89°48'09" East 62.67 feet; thence South 00°11'51" East 343.64 feet to the point of beginning.

Area = 1.6854 acres (73,415 s.f.)

AARON D. THOMAS (See Seal Below) — DATE

## OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON AS LINDON'S EDGE OFFICE CONDOMINIUMS PLAT "A", A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT CONSISTING OF FOUR (4) SHEETS TO BE PREPARED, SAID OWNER(S) HEREBY CONSENTS TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL COMMON AREA FOR THE USE OF THE CONDOMINIUM OWNERS OF ALL COMMON UNITS WITHIN THIS UTAH CONDOMINIUM PROJECT, FOR INGRESS AND EGRESS.

THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS, COMMON AREA, AND EASEMENTS, AND THE OWNER(S) HEREBY DEDICATES THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS HEREOF, THE OWNER(S) HAS SIGNED THIS _____ DAY OF _____ 20____

BY: _____

BY: _____

BY: _____

BY: _____

## ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 20_____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

Commission Number _____ Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ Print Name of Notary

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, COUNTY OF UTAH, STATE OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS LINDON'S EDGE OFFICE CONDOMINIUMS PLAT "A", A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, THIS _____ DAY OF _____ 20_____.

MAYOR — CITY ATTORNEY

PLANNING COMMISSION CHAIR — PLANNING DIRECTOR

CITY ENGINEER (See Seal Below) — CITY RECORDER (See Seal Below)

## 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 OF LINDON.

## CONDITIONS OF APPROVAL

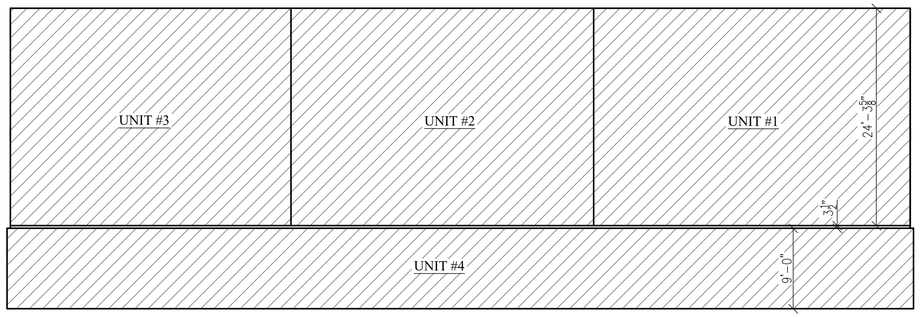
# SHEET 1 OF 4

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

PLAT "A"
# LINDON'S EDGE
OFFICE CONDOMINIUMS

INCLUDING A VACATION OF LOT 2 OF LINDON'S EDGE PLAT "A"
LINDON CITY, UTAH COUNTY, UTAH
SCALE: 1" = 40' FEET

| SURVEYOR SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CITY RECORDER SEAL | COUNTY RECORDER |
|---|---|---|---|---|
| PROFESSIONAL LAND SURVEYOR No. 6418780 AARON D. THOMAS STATE OF UTAH | | | | |




CROSS SECTION

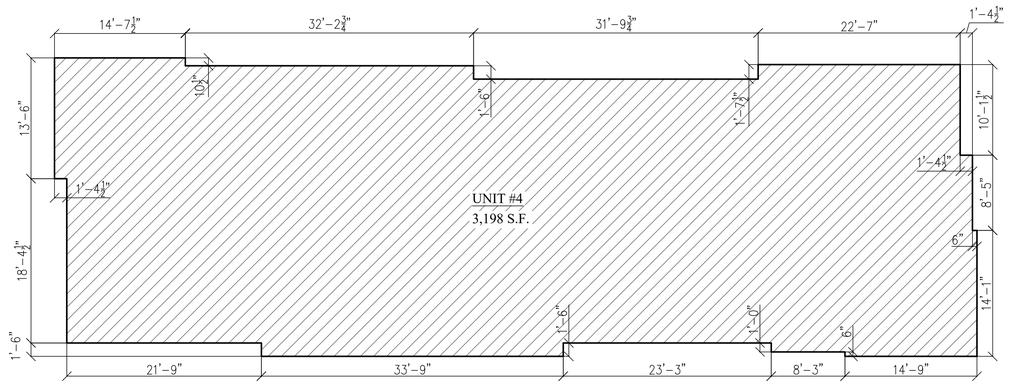
## LEGEND

COMMON AREAS & FACILITIES

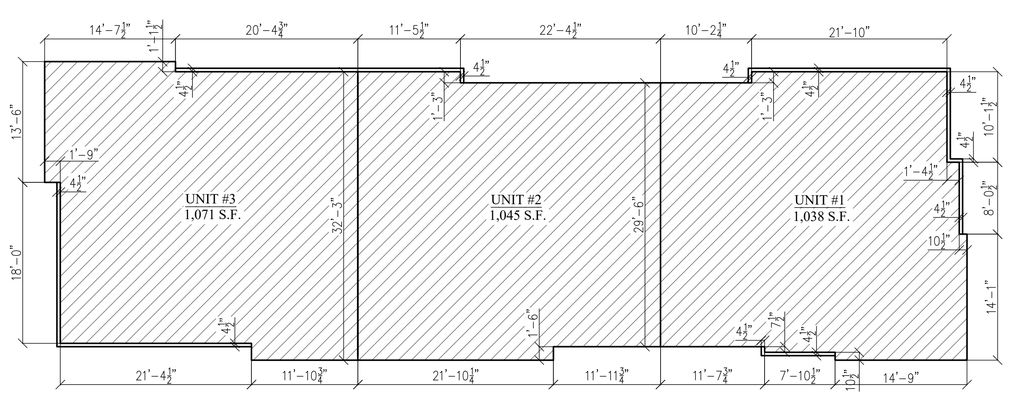
PRIVATE AREA

## GENERAL NOTES

1. ALL ANNOTATED BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER.
2. ALL BUILDING DIMENSIONS ARE TYPICAL.
3. UNIT AREAS SHOWN INCLUDE PRIVATE AREAS ONLY.




BASEMENT DIMENSIONED PLAN




MAIN AND UPPER FLOOR DIMENSIONED PLAN

# BUILDINGS A & C

8 4 0 8 16 24

Scale 1" = 8'

SHEET 2 OF 4

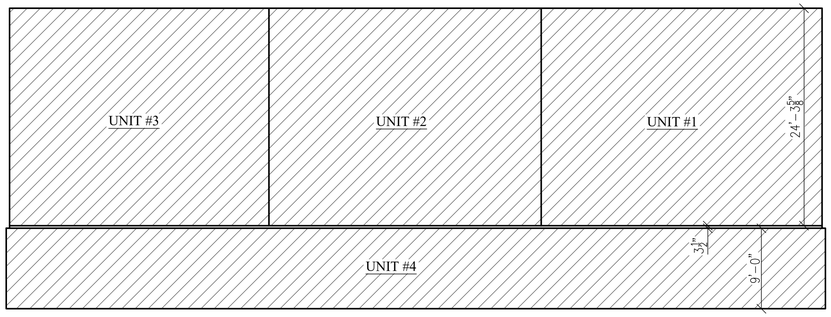
PLAT "A"

LINDON'S EDGE

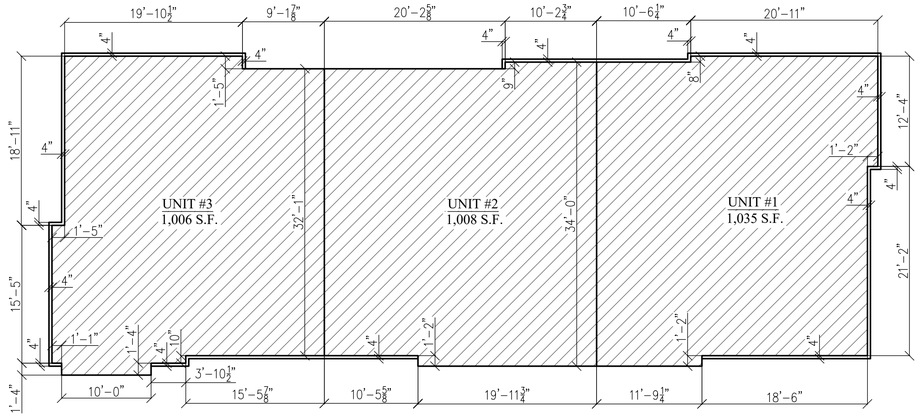
OFFICE CONDOMINIUMS

LINDON CITY, UTAH COUNTY, UTAH

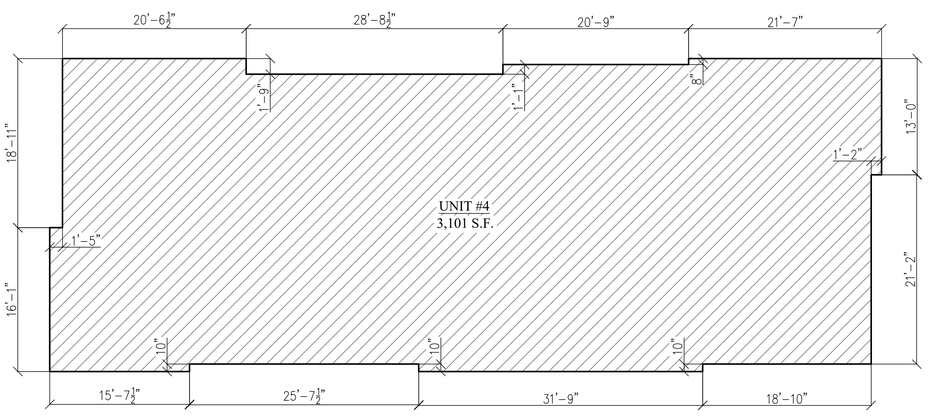
SCALE: 1" = 8 FEET



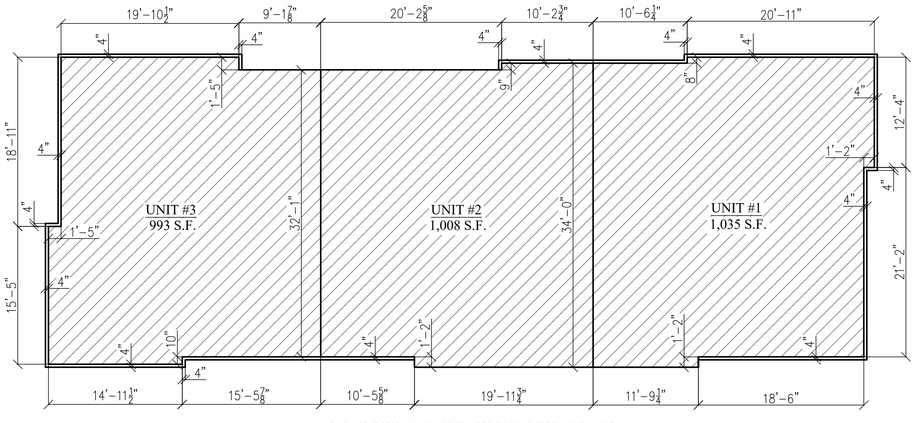

CROSS SECTION




UPPER FLOOR DIMENSIONED PLAN




BASEMENT DIMENSIONED PLAN




MAIN FLOOR DIMENSIONED PLAN

# BUILDING B

## LEGEND

COMMON AREAS & FACILITIES

PRIVATE AREA

## GENERAL NOTES

1. ALL ANNOTATED BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER.
2. ALL BUILDING DIMENSIONS ARE TYPICAL.
3. UNIT AREAS SHOWN INCLUDE PRIVATE AREAS ONLY.

8 4 0 8 16 24

Scale 1" = 8'

SHEET 3 OF 4

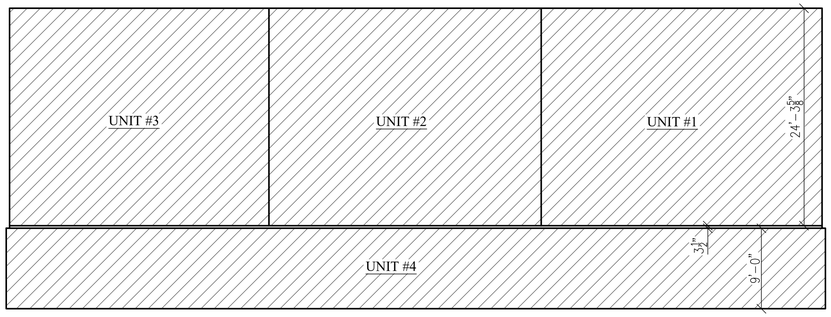
PLAT "A"

LINDON'S EDGE

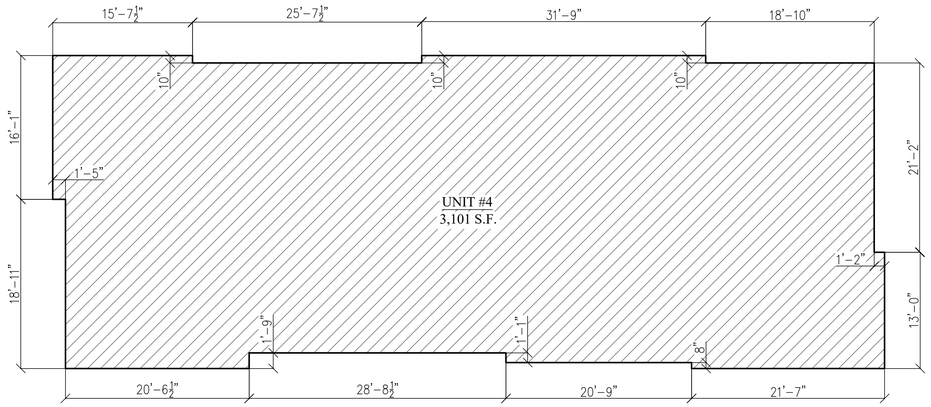
OFFICE CONDOMINIUMS

LINDON CITY, UTAH COUNTY, UTAH

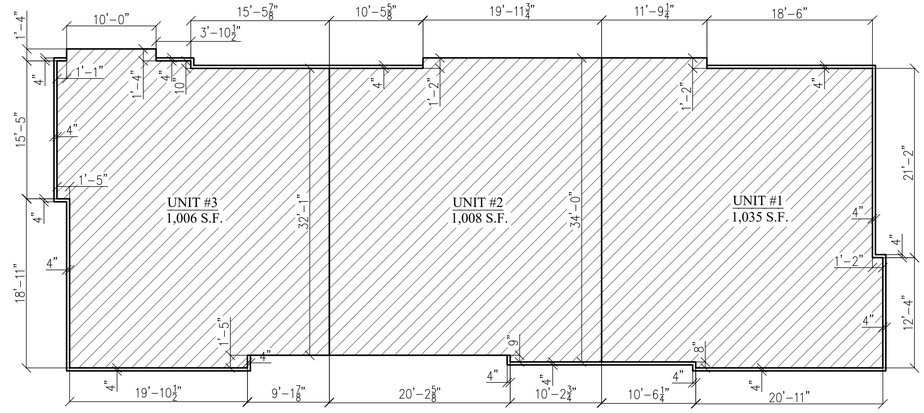
SCALE: 1" = 8 FEET



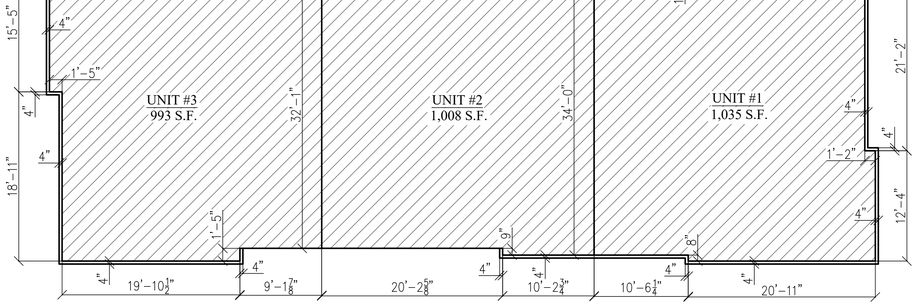

CROSS SECTION




BASEMENT DIMENSIONED PLAN




UPPER FLOOR DIMENSIONED PLAN




MAIN FLOOR DIMENSIONED PLAN

## LEGEND

COMMON AREAS & FACILITIES

PRIVATE AREA

## GENERAL NOTES

1. ALL ANNOTATED BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER.
2. ALL BUILDING DIMENSIONS ARE TYPICAL.
3. UNIT AREAS SHOWN INCLUDE PRIVATE AREAS ONLY.

# BUILDING D

8 4 0 8 16 24

Scale 1" = 8'

SHEET 4 OF 4

PLAT "A"

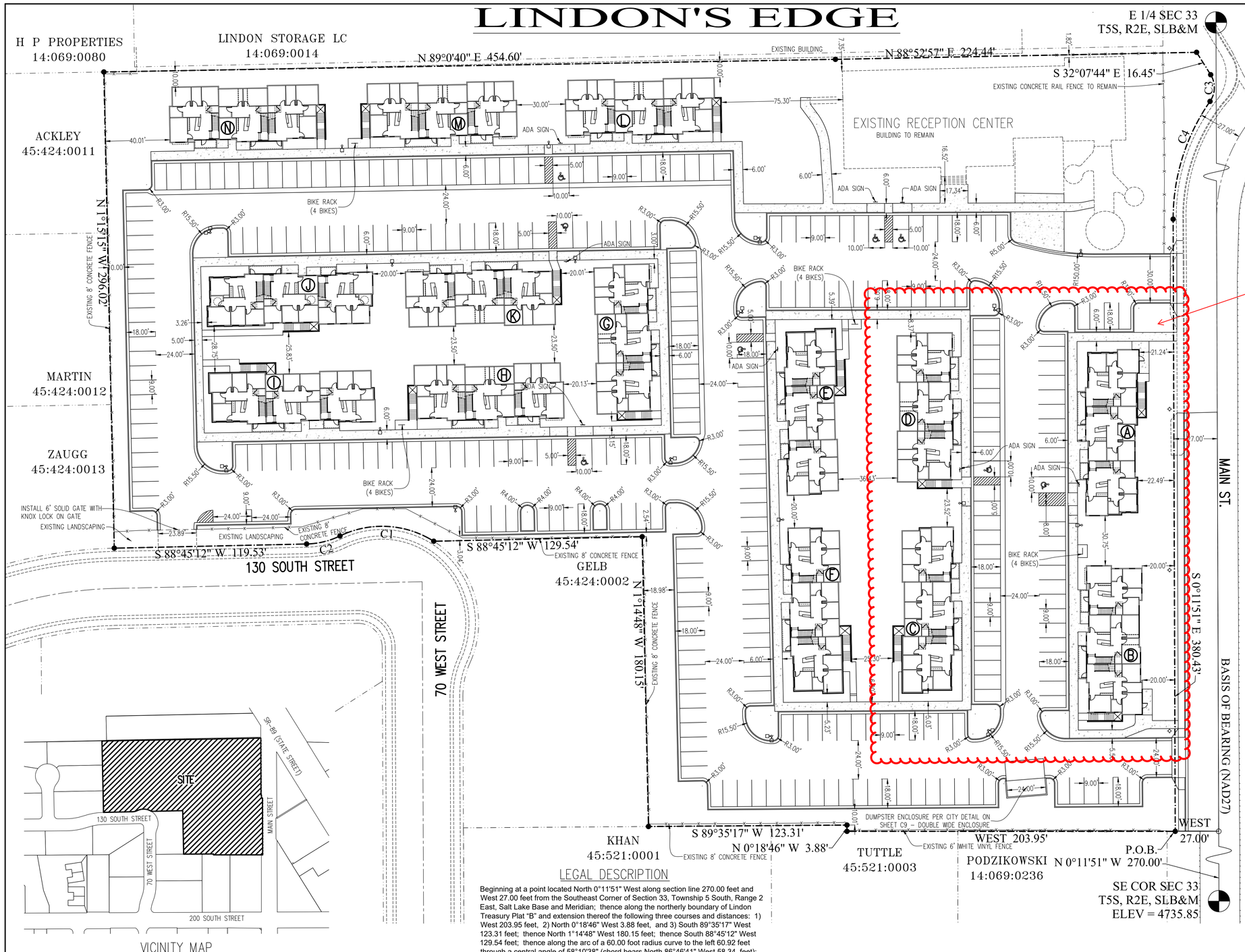
LINDON'S EDGE

OFFICE CONDOMINIUMS

LINDON CITY, UTAH COUNTY, UTAH

SCALE: 1" = 8 FEET

# LINDON'S EDGE




## GENERAL NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT" (ADA).
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
3. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
4. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
5. NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
6. ZONE=CG
7. IBC CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATION: B
8. INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATION: B
9. THE EXISTING RECEPTION CENTER IS TO REMAIN. ALL OTHER BUILDINGS ARE TO BE REMOVED.
10. ALL PUBLIC UTILITIES ARE ALREADY CONSTRUCTED IN THE STREET IN FRONT OF THE SITE.
11. SEE SEPARATE SUBMITTALS ON STORM DRAINAGE CALCULATIONS AND GEOTECHNICAL REPORT
12. ALL BUILDINGS WILL BE FIRE SPRINKLED.
13. SEE UTILITY PL S. SEE DETAIL ON DETAIL SHEET C9.
14. ALL PROPOSED UNLESS OTHERWISE NOTED.
15. NO FLOOR DRA TE.
16. THIS LOT IS LO OMMUNITY PANEL NUMBER 490210 0005 C, EFFECTIVE DATE FEBRUARY 19, 198
17. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING USABLE POWER TO ENERGIZE ALL STREET LIGHTS FOR THE DEVELOPMENT.

## TABULATIONS:

TOTAL AREA: 256,600 S.F.
MAIN STREET AREA (CITY DEDICATION): 2,695 S.F.
REMAINING LOT AREA: 253,905 S.F. = 100%
LANDSCAPING AREA: 72,507 S.F. = 28.6%
BUILDING/PARKING/CONCRETE AREA: 181,398 S.F. = 71.4%
PARKING LANDSCAPE AREA REQUIRED:
40 S.F PER STALL X 315 STALLS: 12,600 S.F.
PARKING LANDSCAPE AREA PROVIDED: 13,768 S.F.

## BUILDING S.F. NOTE:

ALL OFFICE BUILDINGS WILL HAVE 3,000 S.F. OFFICE ON THE MAIN AND 3,000 S.F. ON THE UPPER FLOOR. THE STORAGE AREA IN THE BASEMENT WILL VARY UP TO 3,000 S.F.

## PARKING TABULATIONS:

OFFICE AREA: 84,000 S.F. @ 1/350 S.F. = 240 STALLS
STORAGE AREA: 36,500 S.F. @ 1/500 S.F. = 73 STALLS
TOTAL PARKING STALLS REQUIRED: 313
TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 313
ADA STALLS REQUIRED AND PROVIDED: 8
BICYCLE PARKING: 8% X 313 STALLS = 25, HOWEVER ONLY A MAXIMUM OF 16 BICYCLE PARKING ARE REQUIRED. 16 BIKE PARKING ARE PROVIDED.

RECEPTION CENTER REQUIRED PARKING: 350 MAX ALLOWABLE OCCUPANTS WITH PARKING REQUIRED 1 SPACE PER 3.5 PERSONS. REQUIRED PARKING: 100

THE RECEPTION CENTER USE WILL OCCUR IN THE EVENINGS SO THE 100 PARKING STALLS WILL BE SHARED WITH OFFICE PARKING REQUIREMENT.

## SHEET INDEX


C1 SITE PLAN
C2 DEMOLITION PLAN
C3 UTILITY PLAN
C4 GRADING PLAN (NORTH)
C5 GRADING PLAN (SOUTH)
C6 EROSION CONTROL PLAN
C7 BMP DETAILS
C8 BMP DETAILS
C9 DETAIL SHEET
C10 DETAIL SHEET
C11 MAIN STREET TBC PLAN/PROFILE
C12 LONG TERM STORM WATER POLLUTION PREVENTION AND MAINTENANCE PLAN


30 15 0 30 60 90
Scale 1" = 30'




VICINITY MAP

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 60.00 | 60.92 | 58°10'38" | 58.34 | N 86°46'41" W |
| C2 | 50.00 | 21.48 | 24°37'12" | 21.32 | S 76°26'36" W |
| C3 | 15.00 | 17.57 | 67°6'1" | 16.58 | S 1°24'49" W |
| C4 | 127.00 | 77.92 | 35°9'12" | 76.70 | S 17°22'45" W |

## LEGAL DESCRIPTION

Beginning at a point located North 0°11'51" West along section line 270.00 feet and West 27.00 feet from the Southeast Corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along the northerly boundary of Lindon Treasury Plat "B" and extension thereof the following three courses and distances: 1) West 203.95 feet, 2) North 0°18'46" West 3.88 feet, and 3) South 89°35'17" West 123.31 feet; thence North 1°14'48" West 180.15 feet; thence South 88°45'12" West 129.54 feet; thence along the arc of a 60.00 foot radius curve to the left 60.92 feet through a central angle of 58°10'38" (chord bears North 86°46'41" West 58.34 feet); thence along the arc of a 50.00 foot radius curve to the right 21.48 feet through a central angle of 24°37'12" (chord bears South 76°26'36" West 21.32 feet); thence South 88°45'12" West 119.53 feet; thence North 1°15'15" West 296.02 feet; thence North 89°00'40" East 454.60 feet; thence North 88°52'57" East along a fence line and extension thereof a distance of 224.44 feet; thence South 32°07'44" East 16.45 feet; thence along the arc of a 15.00 foot radius curve to the right through a central angle of 67°06'01" for 17.57 feet (chord bears South 01°24'49" West 16.58 feet); thence along the arc of a 127.00 foot radius curve to the left through a central angle of 35°09'12" for 77.92 feet (chord bears South 17°22'45" West 76.70 feet); thence South 0°11'51" East 380.43 feet to the point of beginning.

Area = 5.8907 Acres

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
5/31/19

811 Know what's below. Call before you dig.

## BENCH MARK

SOUTHEAST CORNER, SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4735.85

Castle Park Properties, LLC
110 South Main, Lindon, UT 84042

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

Surveyor: Aztec Engineering, Inc.
c/o Aaron Thomas
801-592-2693

## REVISIONS

| Rev. | Date | Description |
|---|---|---|
| 1 | 01/10/19 | REVISED AS PER CITY COMMENTS FROM REVIEW 1 |
| 2 | 02/04/19 | MODIFIED BUILDINGS FRONTING MAIN STREET |
| 3 | 03/05/19 | RELOCATED AND COMBINED DUMPSTER ENCLOSURES & FIXED CITY REDLINES |

# LINDON'S EDGE

LINDON — 126 S. MAIN — UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE PLAN

Scale: 1"=30'
Date: 11/05/18
C1

STRONG & HANNI
LAW FIRM

A PREMIER BUSINESS & LITIGATION LAW FIRM

SANDY OFFICE
9350 SOUTH 150 EAST, SUITE 820
SANDY, UT 84070

T : (801) 532-7080
F : (801) 596-1508

WWW.STRONGANDHANNI.COM

ESTABLISHED 1888

PAUL M. BELNAP
STUART H. SCHULTZ
MARK S. SWAN
BRIAN C. JOHNSON [2]
STEPHEN J. TRAYNER
STANFORD P. FITTS [15]
BRADLEY W. BOWEN
PETER H CHRISTENSEN [12 15]
ROBERT L. JANICKI [5]
REID W. LAMBERT
H. BURT RINGWOOD
ZACHARY T. SHIELDS
KRISTIN A. VANORMAN
KENT M. BROWN [5]
PETER H. BARLOW [5]
MICHAEL L. FORD [4 5 13 15]
GRADEN P. JACKSON [3]
H. SCOTT JACOBSON
MICHAEL J. MILLER [7 14]
ANDREW D. WRIGHT
BYRON G. MARTIN [5 14]
BENJAMIN P. THOMAS
LANCE H. LOCKE
MICHAEL D. STANGER [9]
A. JOSEPH SANO
JAMES C. THOMPSON
KARMEN C. SCHMID [2 12]
LORI A. JACKSON
WILLIAM B. INGRAM
RYAN P. ATKINSON [15]
JENNIFER R. CARRIZAL
JOHN M. ZIDOW
ANDREW B. McDANIEL
SADÉ A. TURNER [5]
CASEY W. JONES
RYAN C. BULLOCK
NICHOLAS A. BENDER [1]
KATHLEEN J. ABKE [7]
MARSHALL J. HENDRICKSON
CHET W. NEILSON [2]
S. SPENCER BROWN
KATHRYN T. SMITH [15]
RON W. HAYCOCK, JR.
MATTHEW A. JONES [10]
JOSEPH SHAPIRO [2]
ANDREW D. DAY
MATT W. HARRISON
NICHOLAS E. DUDOICH
WHITLIE L. KAUFFMAN
JESSICA J. JOHNSTON
AXEL TRUMBO
CASSIDY R. ELLIS [9]
SCARLET R. SMITH [15]
JACK DAVID SMART
STEVEN M EDMONDS [14]
R. JESSE DAVIS
JUSTIN L. HUGHES [6]
NICHOLAS R. REMKES [8]
KAILEEN M. BALZANO [11]
AARON H. SMITH [11]
DUSTIN M. JOHNSON
SPENCER W. YOUNG
SARAH M. PERKINS
MICHAEL A. STEVENS
WILLIAM T. MORRIS
SAVANNA JONES

1 ALSO MEMBER ARIZONA BAR
2 ALSO MEMBER CALIFORNIA BAR
3 ALSO MEMBER COLORADO BAR
4 ALSO MEMBER DISTRICT OF COLUMBIA BAR
5 ALSO MEMBER IDAHO BAR
6 ALSO MEMBER OF MINNESOTA BAR
7 ALSO MEMBER MONTANA BAR
8 ALSO MEMBER NEBRASKA BAR
9 ALSO MEMBER NEVADA BAR
10 ALSO MEMBER NEW MEXICO BAR
11 ALSO MEMBER NEW YORK BAR
12 ALSO MEMBER OREGON BAR
13 ALSO MEMBER VIRGINIA BAR
14 ALSO MEMBER WASHINGTON BAR
15 ALSO MEMBER WYOMING BAR

OF COUNSEL
HENRY E. HEATH
PHILIP R. FISHLER
ROGER H. BULLOCK
STEVEN T. DENSLEY

GORDON R. STRONG (1909-1969)
GLENN C. HANNI (1923-2015)

September 3, 2021

Mike Florence
Planning and Economic Development Director
Lindon City
100 North State Street
Lindon, Utah 84042

RE: Legal Review of Lindons Edge Condominiums Project

Dear Mr. Florence:

This law firm represents Lindons Edge, LLC, owner of that certain real property and improvements located at 140 North Main Street, Lindon, Utah 84042 (Tax Parcel No. 45:759:0002), which it intends to subdivide into a condominium project to be known as "Lindons Edge Condominiums", under a land use application filed with Lindon City in July 2021.

I have reviewed the attached proposed plat map prepared by Aztec Engineering, Inc. I also have reviewed the proposed Declaration of Condominium of Lindons Edge Condominiums and the proposed By-Laws of the Lindons Edge Condominiums.

I have reviewed the foregoing for compliance with Title 57, Chapter 8 of the Utah Code, also known as the Condominium Ownership Act (the "Act"). It appears to me that in all material respects the property is suitable for subdivision into a multi-unit industrial condominium project, and that the plat, the declaration and bylaws comply with the Act.

Sincerely,

STRONG & HANNI.

*Peter H. Barlow, Esq.*
Peter H. Barlow

14. **Review & Action — New Employee Position and Job Reclassifications.** The City Council will review and consider a recommendation to amend the job pay range for the Building Inspector position and approve pay ranges for Building Inspector 1, 2 and 3 positions so as to enable a candidate to be hired at any of the three positions based on experience and qualifications. The Council will also consider a proposal to create and fill a new Assistant Finance Director position in the Administration Department.

*(10 minutes)*

**Sample Motion:** I move to (approve, deny, continue) the new employee position and job reclassifications as recommended (as presented, or with changes).

Lindon City

# Building Inspector 1, 2, 3

**JOB DESCRIPTION:**

TITLE: Building Inspector 1, 2, 3
DEPARTMENT: Community Development
STATUS: Regular Full-time
WAGE RANGE:
Inspector 1 - Range 17 ($22.36 to $33.54/hr)
Inspector 2 - Range 18 ($23.64 to $35.38/hr)
Inspector 3 - Range 19 ($24.93 to $37.36/hr)

EFFECTIVE DATE: 7-1-2021
FLSA CODE: Non-Exempt

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## NATURE OF THE WORK

Under the direction of the Chief Building Official, the Building Inspector 1, 2, or 3 is responsible for conducting a variety of residential, commercial and industrial building inspections and enforcing compliance with building codes and related city codes and regulations.

## EXAMPLES OF DUTIES

Inspects residential, commercial and industrial buildings for compliance with currently adopted State and local code standards; inspects building projects from start-to-finish including a variety of structures, plumbing, electrical, and mechanical; reviews plans to ensure buildings are constructed according to the approved plans; Works closely with city employees, contractors and the public to answer questions and resolve problems; answer questions from contractors, laborers, and the general public regarding building codes and construction processes; may perform plan checks and review submitted building documents and plans; may investigate code violations and assist in code violation abatement / zoning code enforcement; other duties as assigned.

## KNOWLEDGE, ABILITIES, AND SKILLS

Knowledge of:

- Construction methods, building practices, building standards and codes;
- Types of building plans, schematics and engineering drawings;
- Enforcement methods related to codes and regulations;
- Record keeping and report writing

Ability to:

- Provide excellent customer service;
- Establish and maintain effective communication and working relationships with contractors, engineers, construction laborers, co-workers, and general public;
- Organize and track multiple projects at the same time;
- Explain complex rules, laws and ordinances in an easy to understand manner;

Skill in:

- Experience reading and interpreting codes, construction documents, engineering plans and specifications;
- Basic word processing (record keeping; report / letter writing);
- Operating work computer and digital handheld devices (for inspections in the field);
- Handling potentially frustrated individuals and difficult situations calmly and professionally.

## EDUCATION, LICENSES AND CERTIFICATES AND EXPERIENCE

- Standard high school diploma or equivalent;
- Requires a valid State of Utah Driver License;

| | | |
|---|---|---|
| *Inspector 1 | ICC Certified and/or State of Utah Limited Inspector license in at least one area of residential inspection (plumbing, electrical, mechanical, building) *or* have ability to become licensed within 6-months after date of employment AND 0-2 years of relevant inspection experience. | Range 17 ($22.36 to $33.54/hr) |
| Inspector 2 | ICC Certified in all four areas of residential or commercial inspection (plumbing, electrical, mechanical, building) and/or State of Utah Combination Inspector license AND 2 years of relevant inspection experience. | Range 18 ($23.64 to $35.38/hr) |
| Inspector 3 | ICC Certified (commercial & residential) in plumbing, electrical, mechanical, building) and State of Utah Combination Inspector license AND 5+ years of relevant inspection experience with expertise in inspection of large commercial & industrial projects. | Range 19 ($24.93 to $37.36/hr) |

- **Lindon City is willing to train inspectors with significant construction experience that may not have certifications at point of hiring*.

WORKING ENVIRONMENT

- Work is performed in both indoor and outdoor settings at construction sites states of completion and in various weather conditions.
- Physical demands may occur in activities related to considerable walking, walking on uneven ground, standing, stooping, sitting, reaching, safely using a ladder, etc.
- Talking, hearing and seeing required in the daily performance of duties.
- Operating a city vehicle for local travel required in course of performing job functions.
- Typical office environment for daily use of computer and building permit / plan review.

*Selected applicant must pass a drug screening test, criminal background check, and driver license check prior to official offer of employment.*

*Lindon City is an Equal Opportunity Employer.*

DRAFT

Lindon City
100 North State Street
Lindon, UT 84042-1808

LINDON

TEL 801-785-5043
FAX 801-785-4510
www.lindoncity.org

**LINDON CITY JOB OPENING**

# Assistant Finance Director

$64,334 to $96,345 annually (DOQ)
Open Until Filled

Lindon City is seeking qualified applicants to fill an opening for the position of Assistant Finance Director in the Lindon City Administration office.

Lindon City, Utah (pop. ~12,000) is a vibrant, growing community situated along the Wasatch Mountains about 45 minutes south of Salt Lake City. In 2009, 2011, and 2013 Lindon City was ranked by CNN Money Magazine as one of the 100 'Best Places to Live in America' and is consistently recognized as one of the best communities in Utah County to construct a home or business. Lindon is a family friendly community with potential for significant commercial and industrial growth along its Interstate-15 corridor.

## APPLICATION REQUIREMENTS:

Applications must include the following:

- Current resume;
- Cover letter and/or other writing sample;
- Completed Lindon City Employment Application (available on-line at http://www.lindoncity.org/employment.htm).

Finalists for the position may be required to perform additional skills analysis testing prior to final selection.

## Job Description:

| | |
|---|---|
| TITLE: | Assistant Finance Director |
| WAGE: | Range 23; ($64,334 to $96,345 annually, DOQ) + Full Benefits (medical, dental, 401k, URS retirement pension, vacation, sick leave, etc.). |
| DEPARTMENT: | Finance Department |
| STATUS: | Regular Full-Time |
| FLSA CODE: | Exempt |

NATURE OF THE WORK

The Assistant Finance Director works under the direction of the Finance Director and assists in planning, organizing, managing, and providing administrative direction and oversight for major finance projects, special projects, budget and accounting functions and activities of the Finance Department. This position may also have supervisory responsibilities of Finance Department staff as directed by the Finance Director.

EXAMPLES OF DUTIES

- Assists in the directing and maintenance of the City's financial transactions in a manner consistent with Generally Accepted Accounting Principles and in sufficient detail to produce adequate cost, financial and statistical data for management purposes and to meet statutory requirements.

DRAFT

- May supervise the personnel in the Finance Department as directed by the Finance Director.
- Works with the Finance Director in developing appropriate revenue forecasting and expenditures models and monitors the financial condition of the City.
- Coordinates, under the direction of the Finance Director, audits with outside auditors.
- Assists in the preparation of financial and budget documents including the annual city budget and CAFR.
- Prepares monthly financial reports for various city departments.
- Responsible for special financial projects as assigned.
- May attend City Council meetings as assigned.
- Implements and enforces City financial controls and procedures.
- Maintains all financial records for audit, historical information and legal purposes.
- Consults with departments on fiscal policy and financial impacts, as assigned.
- Oversees various financial activities as assigned by the Finance Director including the preparation of audit, budget, capital asset, inventory, bond issuance, cash management, utility billing, treasury, investments, etc.
- Acts as the designated backup to the payroll, accounts payable, and utility billing functions.
- Tracks various grants for accounting and reporting purposes.
- Oversees delinquent account management and collection activities.
- Performs a wide variety of additional financial management tasks.
- Monitors changes in laws, regulations and technology that may affect City or departmental operations; implement policy and procedural changes as required.
- Performs other duties as assigned.

KNOWLEDGE, ABILITIES, AND SKILLS

- Knowledge of principles and practices of finance, investment and cash management, budget, and public accounting including business administration, program development, implementation, and management in a municipal setting.
- Comprehensive knowledge of governmental Generally Accepted Accounting Practices (GAAP).
- Comprehensive knowledge of Government Accounting Standards Board (GASB) principles.
- Knowledge and ability to prepare and administer a municipal budget.
- Comprehensive knowledge of administrative management principles, practices and equipment.
- Considerable knowledge of the principles and practices of statistics with particular reference to their application to financial and operational activities.
- Ability to analyze and interpret fiscal and accounting records and prepare accurate and complete financial statements from such records. Also required is the ability to prepare difficult and complex financial and administrative reports.
- Must be able to balance multiple conflicting priorities and make recommendations and decisions concerning priorities.
- Ability to present reports and financial information effectively in private and public settings.
- Ability to collect, organize, and analyze often complex information and convert it into clear, concise reports, to carry out statistical functions and to apply word processing, spreadsheet, presentation, database, e-mail/scheduler, and other personal computer applications.
- Must be able to operate Caselle software and similar accounting applications; Microsoft Excel, Word, PowerPoint.
- Must be able to communicate effectively both orally and in writing.
- Must be able to organize and delegate assignments to staff members.
- Establish, maintain, and foster positive and harmonious working relationships with those contacted in the course of work.

MINIMUM EDUCATION AND EXPERIENCE

Graduation from an accredited four-year college or university with a Bachelor's Degree in accounting, finance or related field, and at least three (3) years of progressively responsible experience in governmental accounting and administration of financial policies and procedures, with at least one

DRAFT

year of supervisory experience. A Master degree in closely related field or Certified Public Accountant (CPA) licensure may substitute for one year of finance/accounting experience.

LICENSES AND CERTIFICATES

- A Certified Government Finance Officer (CGFM) or Certified Public Finance Officer (CPFO) designation is preferred.
- Certified Public Accountant (CPA) license is preferred.
- Valid State of Utah driver license w/ no significant violations or restrictions that prohibit ability to perform essential job duties.

WORKING ENVIRONMENT

Normal office setting and surroundings; required to work at a computer station for significant periods of time during the work day; may be required to attend occasional night-time meetings; work is often performed under deadlines and time constraints. This positions requires the ability to hear, see, communicate, sit, stand, walk, crouch, and physical mobility to navigate through normal office environments; requires light physical effort including light lifting.

*Selected applicant must pass a drug screening test, criminal background check, and driver license check prior to any offer of employment being effective.*

Lindon City is an Equal Opportunity Employer.

DRAFT

15. **Closed Executive Session —** The City Council will enter into a closed executive session to discuss pending or imminent litigation and purchase of real property per Utah State Code 52-4-205. This session is closed to the public. *(45 minutes)*

*Motion needed to enter into a closed session followed by roll-call vote.*

*After closed session, motion needed to re-enter regular session.*

# ADJOURN