



DRAFT PLAN

LINDON CITY GENERAL PLAN UPDATE

JUNE 13, 2023



GENERAL PLAN PURPOSE

- **Purpose:** Establish a clear vision for Lindon's future
- **How it's used:** City officials and staff use the general plan to guide their decisions to make or update policies and regulations, including:
 - Prioritizing capital improvements
 - Evaluating development proposals to ensure they align with the community vision

Serves as a reminder of the goals and ideas supported by the public



PLAN ELEMENTS

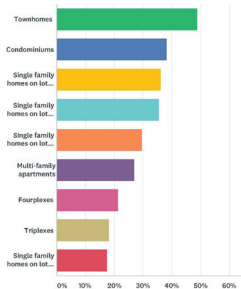
1. Background & Introduction
2. Land Use & Community Character
3. Transportation & Circulation
4. Moderate Income Housing Plan
5. Economic Development & Resiliency
6. Parks, Recreation, Trails & Open Space
7. Environment & Sustainability
8. Water Use & Preservation
9. Implementation & Action Plan

CHAPTER 1

BACKGROUND & INTRODUCTION

PUBLIC ENGAGEMENT PROCESS

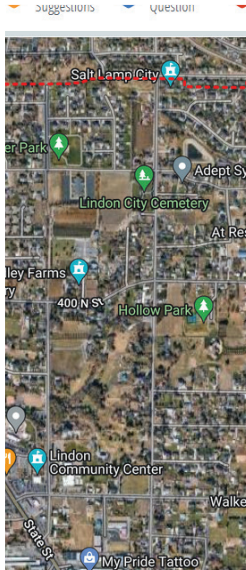
PUBLIC SURVEY



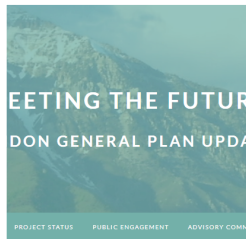
PUBLIC MEETINGS



SOCIAL PINPOINT



PROJECT WEBSITE



WELCOME

...llis to the shores of Utah Lake, strong connection and a place a tagline "Lindon: a little bit of rents to blend future growth tain the high quality and its ve. This is a city with an intact is out small town roots. Simply bright horizon full of sstive qualities, growth and ies and challenges. These of a proactive planning approach

This will be achieved by understa will encourage existing business new ones to locate here. Invest ar with understanding of how to alig future vision that holistically incor parks and other components of a

This process is also an opportunit of community development to m supported through carefully targ make Lindon a more attractive an

COMMITTEES





KEY TAKE-AWAYS

PUBLIC ENGAGEMENT

- Preserve the qualities that create rural, small town feel of Lindon
“A Little Bit of Country”
- Provide a variety of housing options for all life stages that fits with the character of the community
- Continue to expand the commercial diversity within the city, particularly with more restaurants
- Enhance the parks, trails and open space system
- Improve the aesthetics of the community

PLAN GUIDING PRINCIPLES



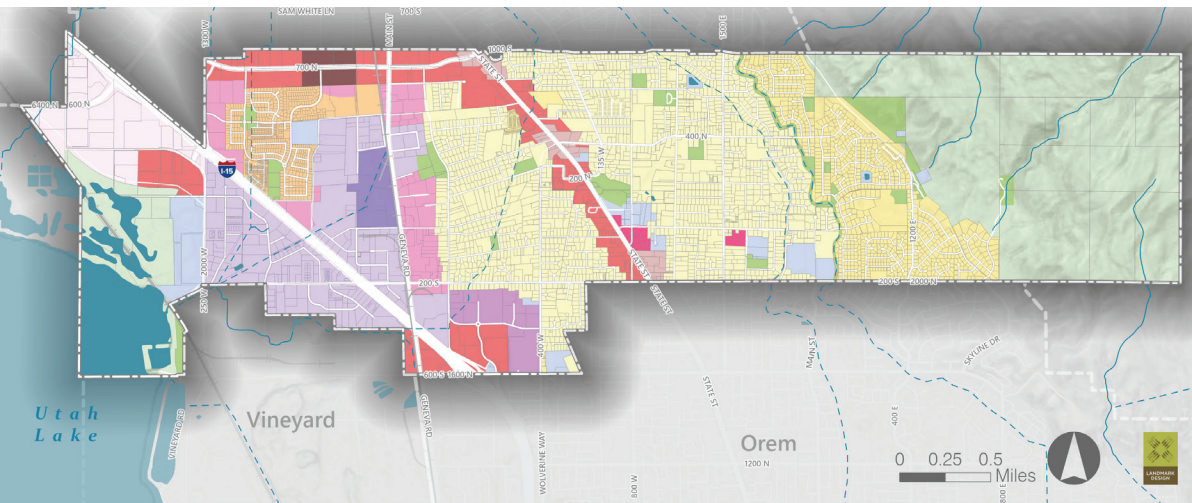
1. Preserve & enhance our **unique historical attributes** and “sense of place”.
2. Encourage **economic development** & leverage the community’s strong regional position & the advantages that provides.
3. Preserve & **protect our neighborhoods** as diverse & attractive places.
4. Enhance the quality of life for current & future residents by providing access to **parks & trails, and & animal rights.**
5. Continue to **proactively plan** for future growth & change.



CHAPTER 2

LAND USE & COMMUNITY CHARACTER

FUTURE LAND USE



- Low Density Residential
- Medium Density Residential
- Mixed Density/Residential High
- Mixed Commercial
- General Commercial
- Flex - Commercial
- Flex - Office
- Neighborhood Oriented Commercial

- Town Center
- Transit/Commercial Node
- Light Industrial
- Heavy Industrial
- Open Space and Parks
- Natural Open Space
- Community Facilities

- Railroads
- Lakes/Waterbodies
- Lindon City Boundary

Map 3 Future Land Use

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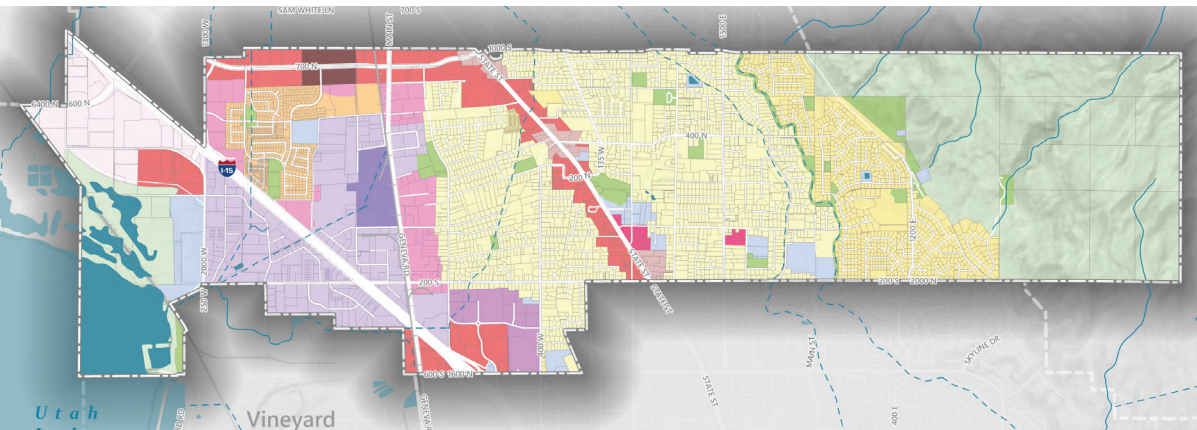


FUTURE LAND USE



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Examples of Low Density Residential



Examples of Medium Density Residential



Examples of Mixed Density/ Residential High



Examples of Mixed Commercial

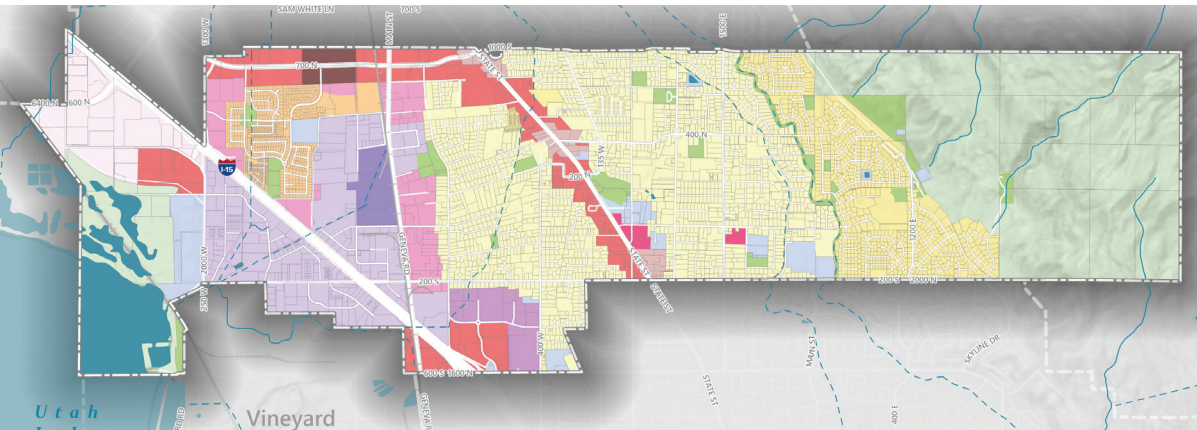


FUTURE LAND USE

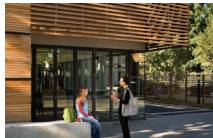


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Examples of General Commercial



Examples of Flex - Commercial



Examples of Flex - Office



Examples of Neighborhood Oriented Commercial

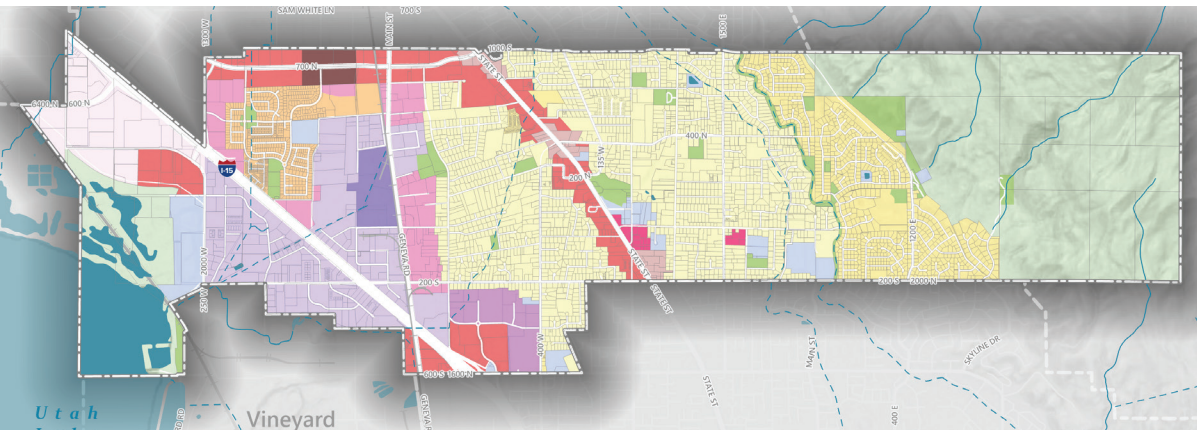


FUTURE LAND USE



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Examples of Town Center



Examples of Light Industrial



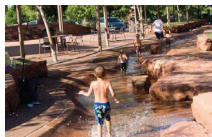
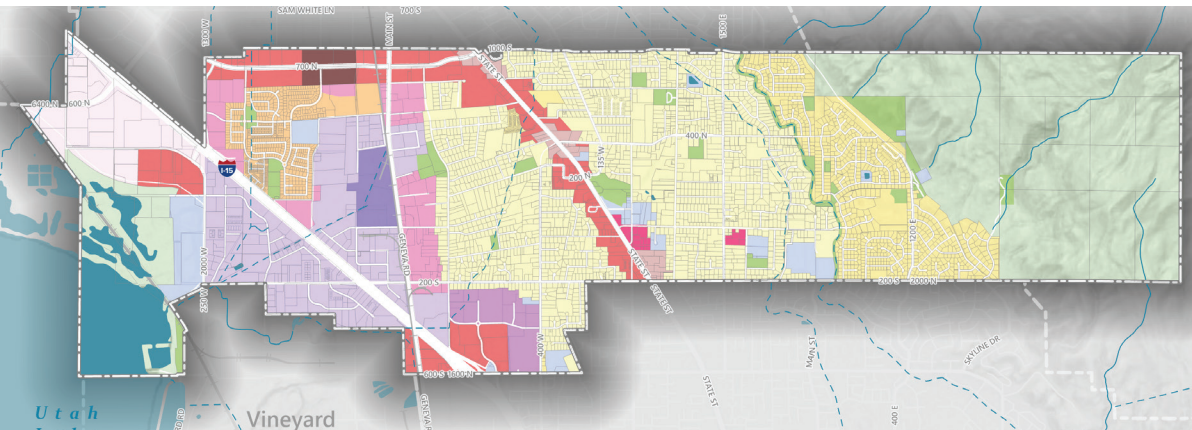
Examples of Transit/ Commercial Nodes



Examples of Heavy Industrial



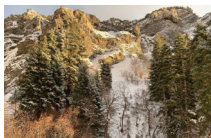
FUTURE LAND USE



Examples of Open Space and Parks



Examples of Natural Open Space



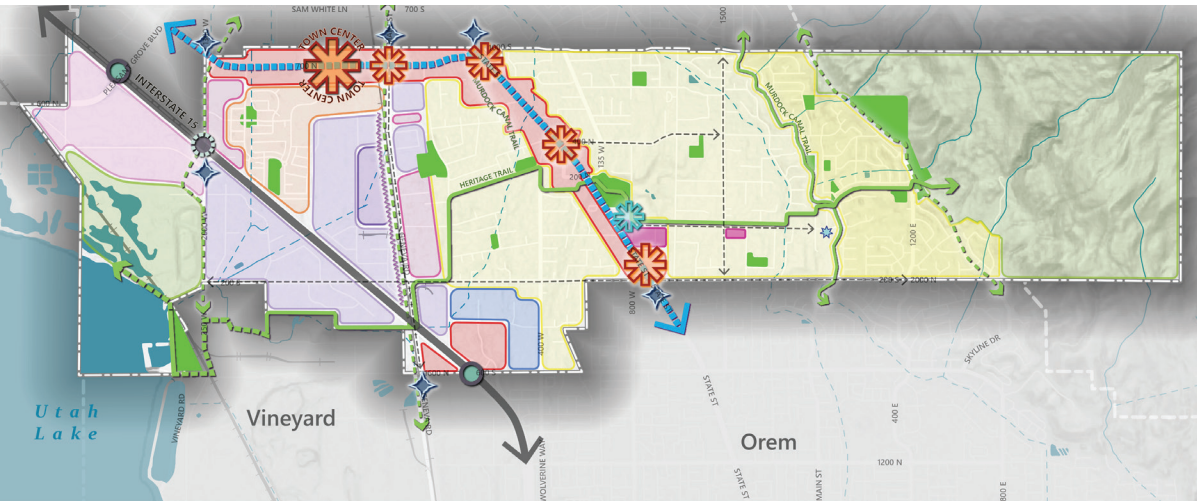
Examples of Community Facilities



PLACEMAKING CONCEPT



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- Low Density Residential
- Medium Density Residential
- Mixed Density/ Residential High
- Mixed Use-Commercial Focus
- General Commercial
- Flex-Commercial
- Flex-Office
- Neighborhood Oriented Center
- Light Industrial

- Heavy Industrial
- Parks
- Natural Open Space
- Town Center
- Transit/Commercial Node
- Civic Center
- Future LDS Temple Site
- Community Gateways
- Existing Freeway Interchange
- Proposed Freeway Interchange

- Public Transit Corridor and Streetscape Enhancements
- Landscape Buffer/Screen
- Existing Trail
- Proposed Trail
- Major Road Divide
- Corridor Enhancements
- Stream/River
- Lakes/Waterbodies
- Lindon City Boundary

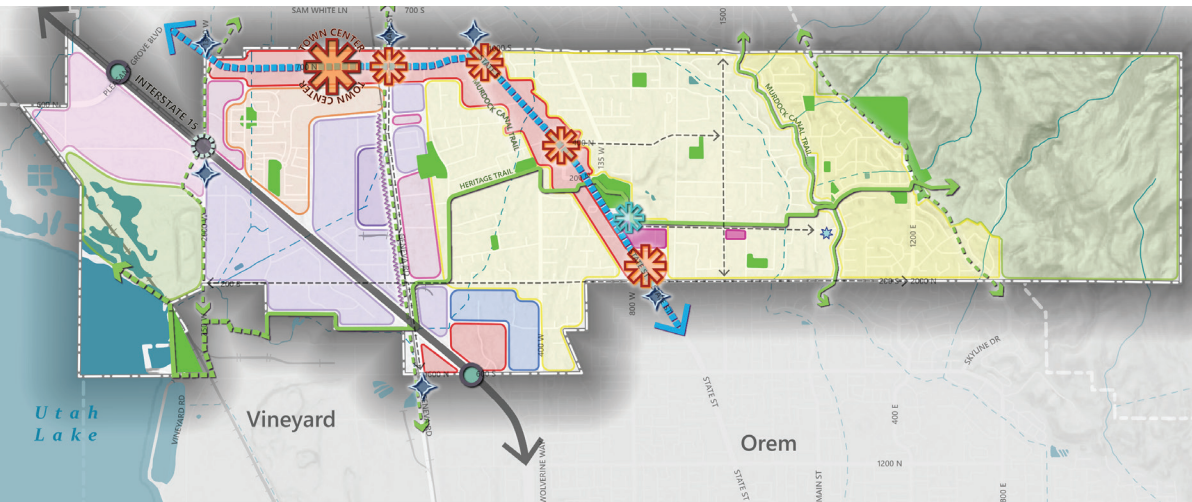
Map 4 Placemaking

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PLACEMAKING CONCEPT



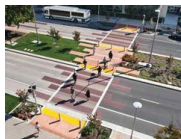
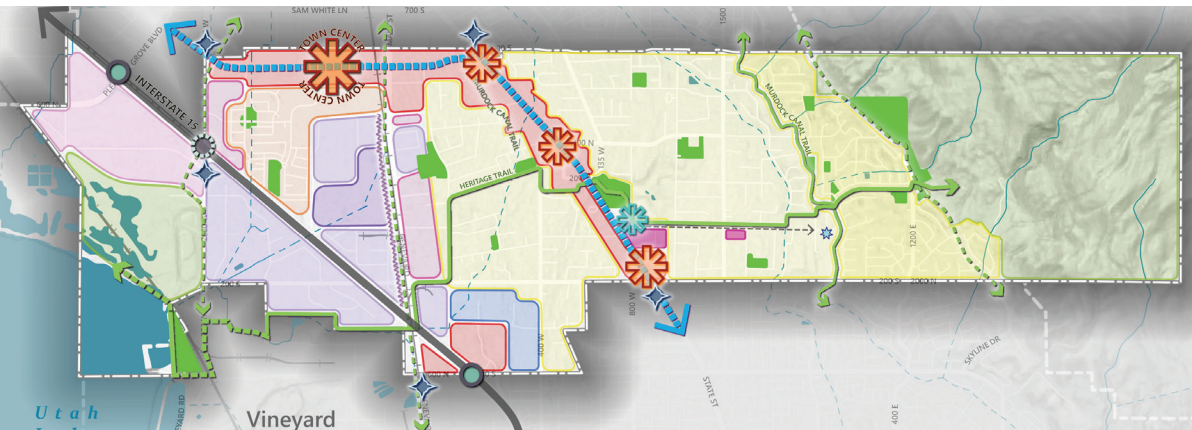
A FUTURE LINDON THAT...

- Has great neighborhoods with a range of high-quality & affordable housing options
- Anticipates growth, focusing it into distinct & thriving centers
- Serves all modes of transportation
- Has a distinct identity & attractive appearance
- Has a highly accessible, quality, interconnected park, open space & trail system

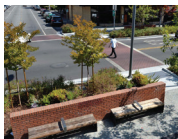
PLACEMAKING CONCEPT



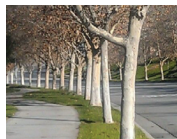
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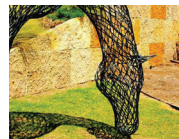
Examples of Corridor Treatments - State Street



Examples of Corridor Treatments - 200 South



Examples of Community Gateways



Examples of Corridor Treatments - Geneva Road



Examples of Corridor Treatments - Center Street/400 East



Examples of Buffers & Transitions





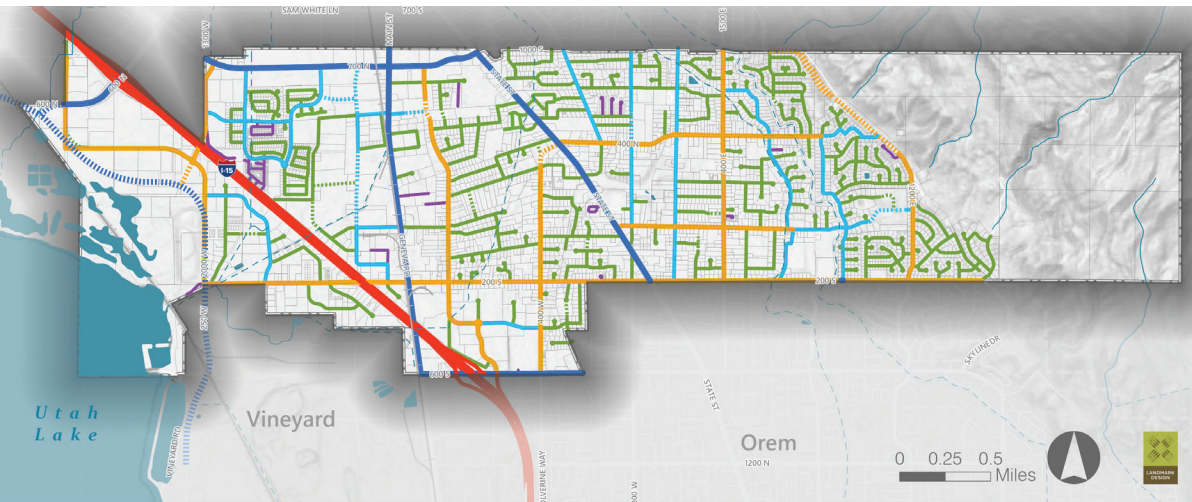
LAND USE & COMMUNITY CHARACTER GOALS

1. Establish a clear and realistic land use vision to guide future decision-making
2. Ensure the Lindon small town feeling is maintained and enhanced
3. Make Lindon City distinct and identifiable from surrounding municipalities
4. Create places for the community to gather and events to draw residents to these places
5. Ensure that land uses are compatible and utilize adequate buffers to enhance harmony
6. Ensure civic, school, park, open space, utility, and other non-residential uses match the land use vision and principles

CHAPTER 3

TRANSPORTATION & CIRCULATION

TRANSPORTATION



Functional Classification

- Freeway
- Arterial
- - - Future Arterial
- Major Collector
- - - Future Major Collector

- Minor Collector
- - - Future Minor Collector
- Local
- - - Future Local
- Private

- Railroads
- Stream/River
- - - Canal/Ditch
- Lakes/Waterbodies
- Lindon City Boundary

Map 6 Street Master Plan

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Lindon City General Plan





- | | | | | | |
|---|--------------------------------|---|-------------------------------------|---|----------------------|
|  | Future Town Center |  | Planned Bus Rapid Transit MAG RTP |  | Railroads |
|  | Future Transit/Commercial Node |  | Planned Light Rail MAG RTP |  | Stream/River |
|  | Existing Park-n-Ride Lot |  | Existing Shared Use Path |  | Canal/Ditch |
|  | Existing UTA FrontRunner Route |  | Existing On-Street Bicycle Facility |  | Lakes/Waterbodies |
|  | Existing Local Bus Route | | |  | London City Boundary |

Map 7 Alternative Transportation

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Lindon City General Plan



TRANSPORTATION & CIRCULATION GOALS

1. Coordinate land use and circulation planning to provide development opportunities supported by major transportation routes and interchanges within and around Lindon
2. Establish a multi-modal roadway and transit system and an interconnected network of commuter and recreational bikeways and trails
3. Ensure that transportation solutions align with community land use and character and maintain the integrity of existing neighborhoods
4. Improve the overall design and appearance of roadways within the community
5. Ensure that roadways in Lindon meet needs and safety requirements
6. Ensure that active transportation, roadway, and supportive transit facilities are adequately funded

CHAPTER 4

MODERATE INCOME HOUSING PLAN



- Incorporates the *Lindon City Moderate Income Housing Plan 2022*

HOUSING VISION

“To encourage a range of quality housing types and opportunities for individuals and families through all stages of life and incomes while continuing to maintain the city’s unique rural character.”

Lindon City Moderate- Income Housing Plan

2022

Adopted _____





MODERATE-INCOME HOUSING STRATEGIES

- **Strategy 1:** Create or allow for and reduce **regulations related to internal or detached accessory dwelling units** in residential zones
- **Strategy 2:** **Eliminate impact fees** for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530
- **Strategy 3:** Demonstrate **utilization of a moderate-income housing set aside** from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidized moderate-income housing
- **Strategy 4:** Reduce, waive, or eliminate **impact fees related to moderate-incoming housing**
- **Strategy 5:** Implement **zoning incentives** for moderate-income units in new developments

CHAPTER 5

ECONOMIC DEVELOPMENT & RESILIENCY

RECOMMENDATIONS

- Diversify commercial options along State Street, which is the main commercial corridor
- Look at the quality of businesses that are being attracted to the community
- Attract an experiential type business to the community
- Continue to promote home occupation businesses
- Continue to support sales tax generating businesses
- Prioritize 700 North for economic development, while ensuring that it is an iconic corridor for the community
- Utilize recent study results as basis for decision-making



FUTURE DEVELOPMENT OPPORTUNITIES

700 NORTH



CANOPY BUSINESS PARK



STATE STREET



REDEVELOPMENT OPPORTUNITIES

200 SOUTH
CORRIDOR



GENEVA ROAD-
WEST SIDE





ECONOMIC DEVELOPMENT & RESILIENCY

GOALS

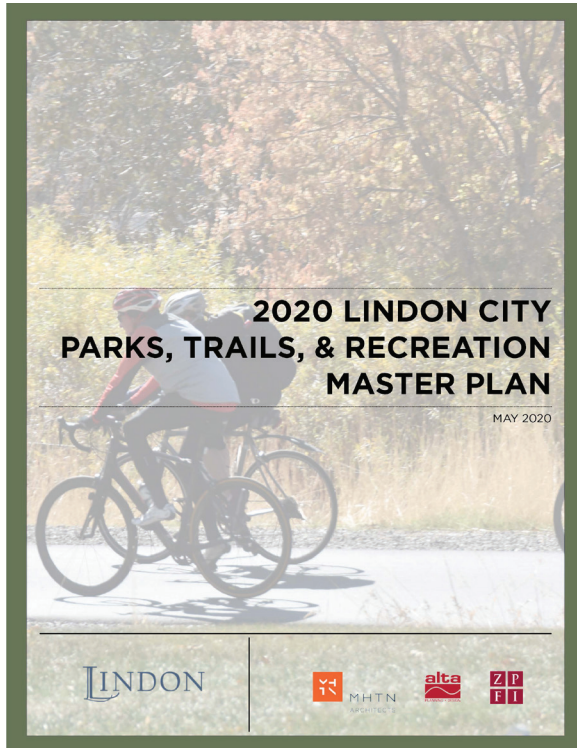
1. Strategically plan for business development and attraction
2. Create resilient economic development and plan for a diversified tax base
3. Increase economic opportunities for residents

CHAPTER 6

PARKS, RECREATION, TRAILS & OPEN SPACE



- Incorporates the *Lindon City Parks, Trails & Recreation Master Plan 2020*

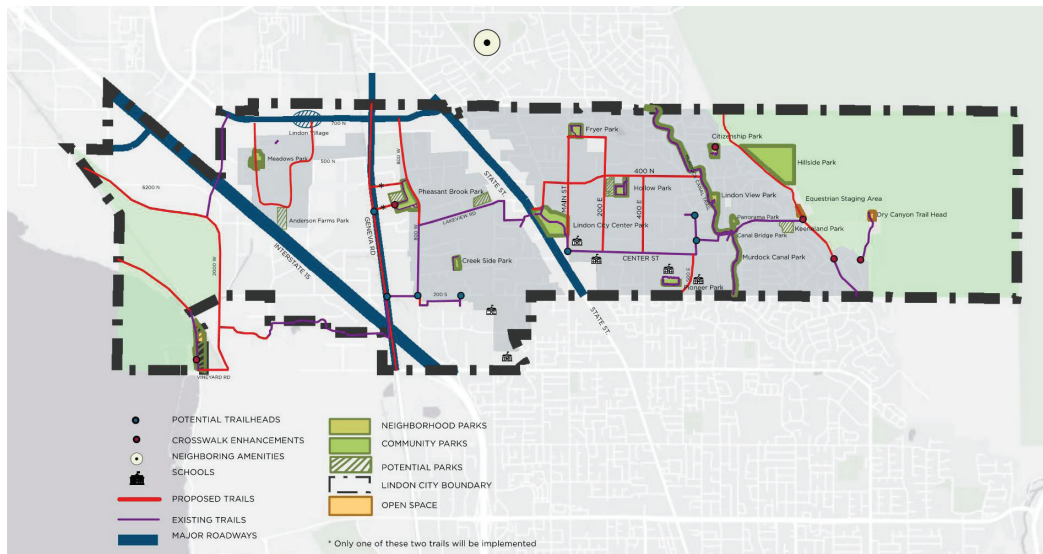


PARKS & TRAILS VISION



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Source: MHTN

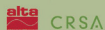
- Incorporates the *Lindon City Bicycle & Pedestrian Master Plan 2015*



Lindon Bicycle and Pedestrian Master Plan

April 2015

FEHR & PEERS

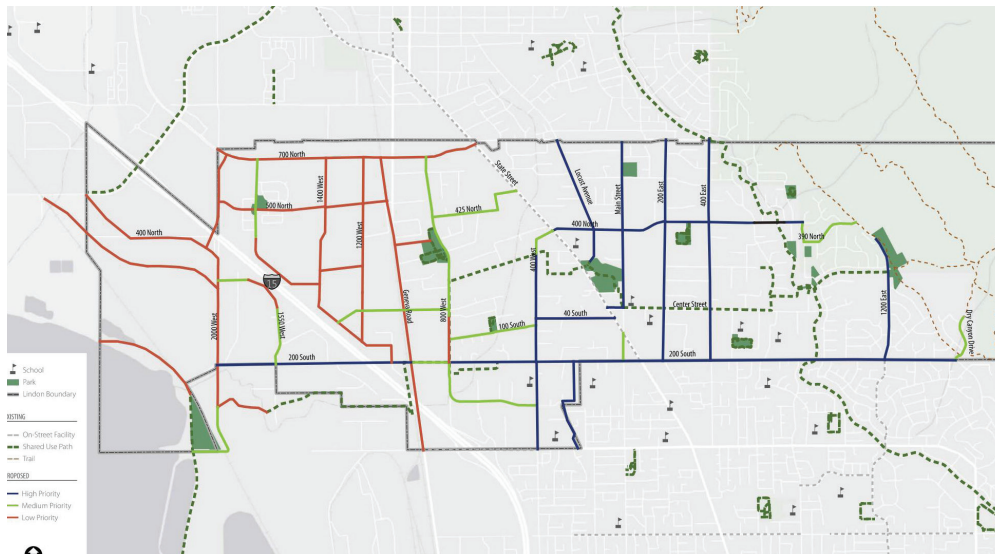


BICYCLE NETWORK VISION



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Source: Fehr + Peers, Alta, CRSA



PARKS, RECREATION, TRAILS & OPEN SPACE

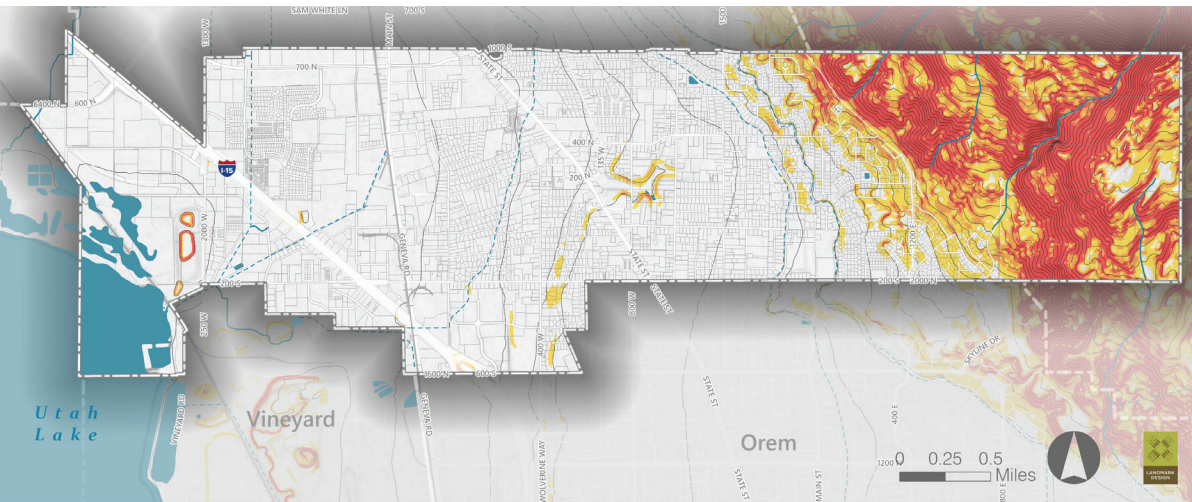
GOALS

1. Utilize an inclusive approach to parks, recreation, trails and open space that supports improved health and well-being for residents of all abilities
2. Provide unique park, facility, recreation, trail, and open space opportunities
3. Incorporate the *Park, Recreation, and Trails Master Plan* goals and recommendations into the city's park, recreation, trail and open space system
4. Ensure the prudent use of community resources in realizing the visions for parks, facilities, recreation, trails, and open space in Lindon City

CHAPTER 7

ENVIRONMENT & SUSTAINABILITY

TOPOGRAPHY & LANDFORM



- 50 ft Contours
- Railroads
- Stream/River
- Canal/Ditch
- Lakes/Waterbodies
- Lindon City Boundary
- Slope
 - 10%-20% Slope
 - 20%-30% Slope
 - >30% Slope

Map 8 Topography & Landform

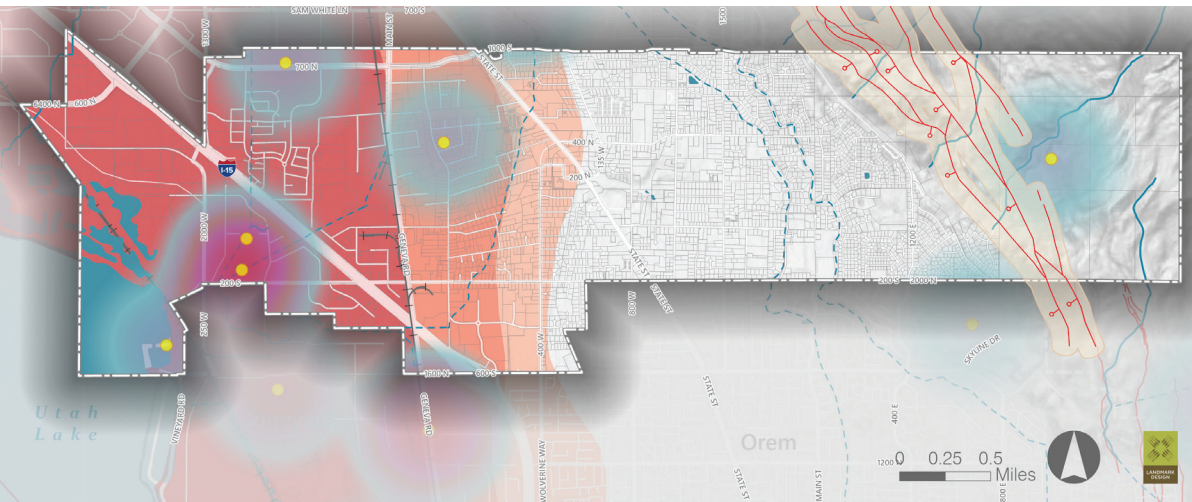
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Lindon City General Plan



SEISMIC CONDITIONS



Liquefaction Potential

- Low
- Medium
- High
- Faults
- Special Studies Area

Earthquake Epicenters

- Low Density and Magnitude
- High Density and Magnitude

- Railroads
- Stream/River
- Canal/Ditch
- Lakes/Waterbodies
- Lindon City Boundary

Map 9 Seismic Conditions

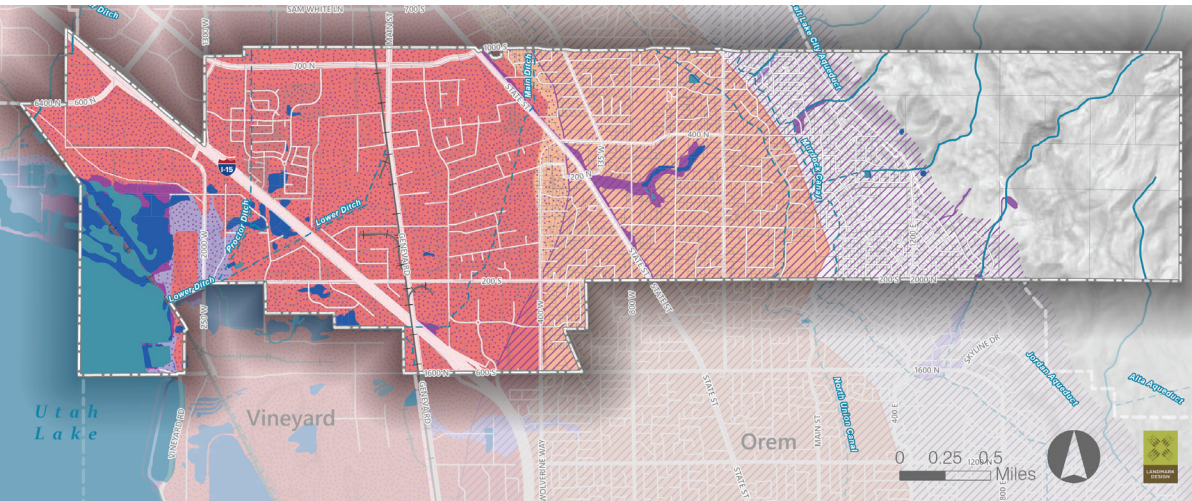
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Lindon City General Plan



WATER & HYDROLOGICAL CONDITIONS



Wetland

Aquifer Recharge Area

Aquifer Discharge Area

Flood Hazard

100 Year Flood Area

500 Year Flood Area

Depth to Water Table

Shallow Ground Water 10 ft

Shallow Ground Water 11 - 30 ft

Railroads

Stream/River

Canal/Ditch

Lakes/Waterbodies

Lindon City Boundary

Map 10

Water & Hydrological Conditions

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Lindon City General Plan





ENVIRONMENT & SUSTAINABILITY GOALS

1. Protect natural resources to preserve the quality of life for residents, visitors and wildlife
2. Mitigate natural hazards to protect life and property in Lindon City
3. Ensure that Lindon is a sustainable and resilient community as it continues to grow and evolve

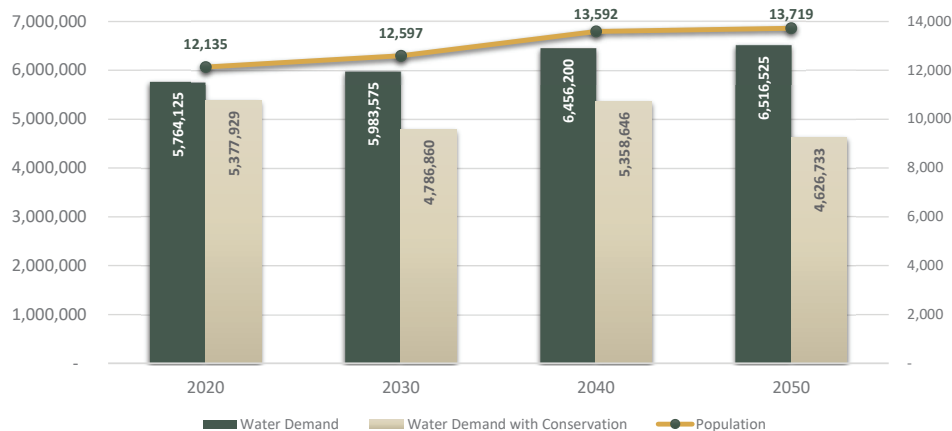
CHAPTER 8

WATER USE & PRESERVATION

PROJECTED GROWTH & WATER DEMAND



Figure 1: Projected Population Growth & Water Demand (Gallons Per Day)



WATER CONSERVATION MEASURES

CURRENT

- Providing **educational materials** to residents about efficient indoor and outdoor water use
- Regularly adjusting **water rates**
- Installing **secondary water meters**
- **Managing water shortages** in the culinary system, such as during emergency events such as losing a well
- Reducing water demand through a forward-thinking **waterwise landscape ordinance**
- Encouraging residents to take advantage of **rebate funds** for converting yards to waterwise landscaping



WATER CONSERVATION MEASURES

PROPOSED

- More **stringent rate structure**
- Meter **replacement, leak detection program**, and water service replacement
- **Water smart** infrastructure techniques
- Incorporate water use into land use **planning**
- Plumbing **fixture replacement**
- Additional **public education**
- Water conservation **committee**
- Additional **metering at city facilities**
- **Analysis of metered use** of individual connections
- Protect and preserve **watershed areas**





WATER USE & PRESERVATION

GOALS

1. Establish a clear and realistic vision for existing and future water resources, rights and systems in Lindon
2. Adopt water use targets that meet local needs while reducing unnecessary consumption of water resources
3. Support Concepts and ideas contained in the *Lindon Water Conservation Plan (2019)*
4. Support collaborative regional water use and preservation practices

CHAPTER 7




ACTION & IMPLEMENTATION PLAN

CATALYTIC PROJECTS

Prioritized, tangible, project-oriented actions to help realize the vision outlined in the general plan.

Three project types:

- Planning & Design
- Programming & Monitoring
- Design & Construction

ACTION ITEMS		SCORING CRITERIA					PRIORITY SCORE	PHASING	
ITEM 19									
PLANNING & DESIGN	<div>Update the stormwater management plan together with Pleasant Grove to address Pleasant Grove stormwater discharge issues that affect London.</div> 	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	27	0-5 Years
			\$ 5		Medium 5		Moderate 5		
			\$\$\$ 1		Low 1		Difficult 1		
ITEM 20									
PROGRAMMING & MONITORING	<div>Implement the Lindon City Water Conservation Contingency Plan to clarify when conservation measures are to be implemented during times of emergency.</div> 	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	23	0-5 Years
			\$ 5		Medium 5		Moderate 5		
			\$\$\$ 1		Low 1		Difficult 1		
ITEM 21									
PROGRAMMING & MONITORING	<div>Continue to evaluate water rates for both culinary and secondary water to promote water conservation, help reduce peak water usage and help keep the water system sustainable.</div> 	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	23	0-5 Years
			\$ 5		Medium 5		Moderate 5		
			\$\$\$ 1		Low 1		Difficult 1		



THANK YOU!

