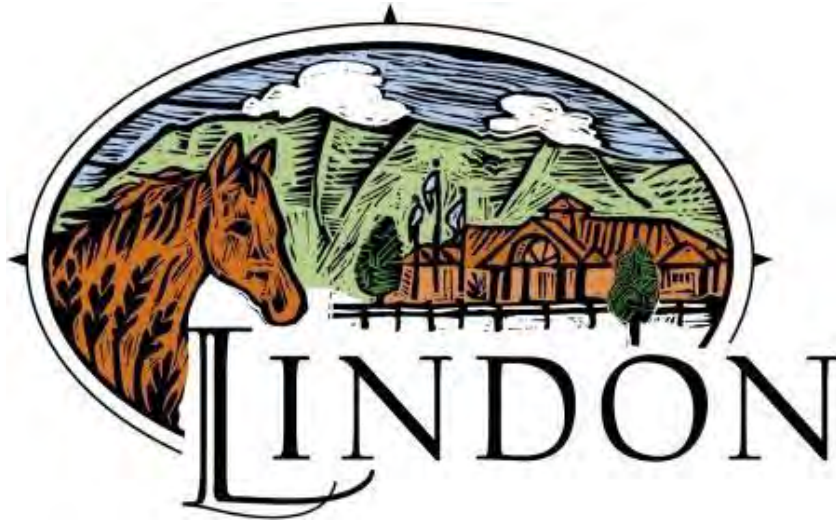


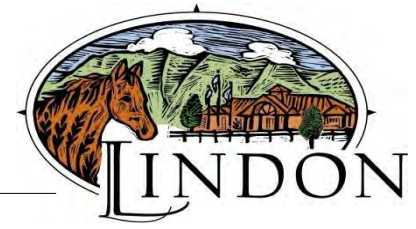
Lindon City Council Staff Report



Prepared by Lindon City
Administration

October 3, 2017

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting beginning at 7:00 p.m. on Tuesday, October 3, 2017 in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

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



(Review times are estimates only)

REGULAR SESSION – 7:00 P.M. - Conducting: Jeff Acerson, Mayor

Pledge of Allegiance: By Invitation

Invocation: Jake Hoyt

1. Call to Order / Roll Call

(2 minutes)

2. Presentations and Announcements

a) Comments / Announcements from Mayor and Council members

(10 minutes)

3. Approval of minutes: September 19, 2017

(5 minutes)

4. Consent Agenda – No Items

5. Open Session for Public Comment (For items not on the agenda)

(10 minutes)

6. Continued Action Item — Ordinance Amendment, Lindon City Code (LCC) 17.04.400; Ordinance #2017-12-O

(30 minutes)

This item was continued from the September 5, 2017 and September 19, 2017 City Council meetings for continued deliberation by the Council. The Public Hearing on the item has been closed. Marc Udall, Dry Canyon Ranch, requests an amendment to LCC 17.04.400, regulating Home Occupation requirements, to allow for Summer Physical Education lessons to have more vehicular traffic than what is currently allowed by ordinance. *The Planning Commission recommended denial of the request.*

7. Continued Action Item — Zone Map Amendment, Request: Commercial Farm Zone Walker Farms of Lindon ~55 South 400-500 East. Ordinance #2017-14-O

(45 minutes)

This item was continued from the September 19, 2017 City Council meeting for continued deliberation by the Council. The Public Hearing on the item has been closed. Mike Jorgensen requests approval of a Zone Map Amendment to reclassify multiple parcels from Residential Single Family (R1-20) to the Commercial Farm (CF) zone on the following parcels: 47:184:0002 (Michael B & Jill Jorgensen 55 South 400 East), 14:073:0201 (Michael & Jill Jorgensen 85 South 400 East), 47:184:0003 (Michael B & Jill Jorgensen 53 South 500 East), and 14:073:0028 (Michael B Jorgensen on behalf of MJ Real Estate Holdings LLC 484 East Center Street). Total land area of ~5.19 acres. *The Planning Commission recommended denial of the request.*

8. Discussion Item — Parks & Rec Facilities Visioning; Park Signs; Field Rental Fees; etc. (90 mins)

Lindon City Parks & Recreation Director, Heath Bateman, will review several items for discussion and feedback including long-term visioning and intended use of the Community Center & Veterans Hall, review possible park & sports field rental policies and fees, standardizing park entry signage, possible pavilions and expanded fencing around the Aquatics Center, and other matters pertaining to the Parks & Recreation Department.

9. Review & Action — Mountainland Pre-Disaster Hazard Mitigation Plan; Res#2017-19-R (5 minutes)

The City Council will review and consider Resolution #2017-19-R to adopt the Mountainland Pre-Disaster Hazard Mitigation Plan prepared by Mountainland Association of Governments. Adoption of the plan will enable the City to be eligible for all benefits of the Federal Disaster Mitigation Act of 2000 as administered through FEMA. Copies of the full 335 page plan can be viewed at this link:

<http://www.mountainland.org/hazards>

10. Council Reports:

(20 minutes)

- A) MAG, COG, UIA, Utah Lake Commission, ULCT, NUVAS, IHC Outreach, Budget Committee
- B) Public Works, Irrigation/water, City Buildings
- C) Planning, BD of Adjustments, General Plan, Budget Committee
- D) Parks & Recreation, Trails, Tree Board, Cemetery
- E) Public Safety, Court, Lindon Days, Transfer Station/Solid Waste
- F) Admin., Community Center, Historic Comm., PG/Lindon Chamber, Budget Committee

- Jeff Acerson
- Van Broderick
- Matt Bean
- Carolyn Lundberg
- Dustin Sweeten
- Jacob Hoyt

11. Administrator's Report

(10 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 Kathy Moosman at 801-785-5043, giving at least 24 hours notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within the Lindon City limits and on the State (<http://pmn.utah.gov>) and City (www.lindoncity.org) websites.

Posted by: /s/ Adam Cowie, City Administrator

Date: September 29, 2017

Time: 11:00 a.m.

Place: Lindon City Center, Lindon Police Dept., Lindon Community Center

"

REGULAR SESSION – 7:00 P.M. - Conducting: Jeff Acerson, Mayor

Pledge of Allegiance: By Invitation

Invocation: Jake Hoyt

Item 1 – Call to Order / Roll Call

"

October 3, 2017 Lindon City Council meeting.

"

Jeff Acerson

Matt Bean

Van Broderick

Jake Hoyt

Carolyn Lundberg

Dustin Sweeten

Staff present: _____

"

Item 2 – Presentations and Announcements

a) Comments / Announcements from Mayor and Council members.

"

"

Item 3 – Approval of Minutes

- Á Review and approval of City Council minutes: **Sept. 19, 2017**

"

"

Item 4 – Consent Agenda – *(Consent agenda items are only those which have been discussed beforehand and do not require further discussion)*

- Á No Items.

Item 5 – Open Session for Public Comment *(For items not on the agenda - 10 minutes)*

"

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6. Continued Action Item — Ordinance Amendment, Lindon City Code (LCC) 17.04.400; Ordinance #2017-12-O (30 minutes)

This item was continued from the September 5, 2017 and September 19, 2017 City Council meetings for continued deliberation by the Council. The Public Hearing on the item has been closed. Marc Udall, Dry Canyon Ranch, requests an amendment to LCC 17.04.400, regulating Home Occupation requirements, to allow for Summer Physical Education lessons to have more vehicular traffic than what is currently allowed by ordinance. *The Planning Commission recommended denial of the request.*

See attached materials from the Planning Department.

"

Ordinance Amendment — 17.04.400

Home Occupation Summer Swim Lessons

44 South 400 East

Applicant: Marc Udall
Presenting Staff: Hugh Van Wagenen

Zone: Single Family Residential (R1-20)

Property Owner: Marc & Ruth Udall
Parcel ID: 14:070:0080
Parcel Address: 44 South 400 East

Type of Decision: Legislative
Planning Commission
Recommendation: Denial in a 6-1 vote.

SUMMARY OF KEY ISSUES

1. Whether to allow increased parking and vehicular traffic allowances for home occupations that provide summer physical education lessons.

MOTION

I move to **(approve, deny, continue)** the applicant's request for ordinance 2017-12-O with the following conditions (if any):

- 1.
- 2.
- 3.

This item was continued from the September 5, 2017 Council meeting. Staff was given direction to research possibilities for major and minor home occupations which would allow additional traffic and customers beyond what LCC 17.04.400 allows. Season physical education lessons, as proposed by the applicant, was not considered an appropriate solution to the issue of a home occupation operating beyond its legal scope of activities. For background and additional information regarding the **applicant's original proposed ordinance amendment**, please refer to the **September 5, 2017 City Council Meeting Staff Report**.

KEY ISSUES

- Parking—off-street versus on-street
- Traffic flow—pick up and drop off
- Number of customers/trips per hour
- Does location matter, i.e. local road versus collector road?
- Should child instruction have different parameters than other home occupations?

COMPARISONS

Lindon was compared to 14 other local cities' **home occupation requirements in the following areas:**

- minor and major home occupation options
 - 3 of 14 had major home occupation option
- number of vehicle trips/customers allowed per hour
 - maximum allowed was 12 per day
- number of parked vehicles allowed on lot
 - no other city regulated this
- off-street parking required
 - 8 of 14 required this
- number of off-site employees allowed
 - maximum allowed was 3 under certain conditions

Some cities had specific regulations for child instruction that allowed additional patrons beyond typical allowances. For instance, Lehi allows swim lessons at a rate of 6 students per session with a maximum of 4 sessions per day. Please see attachment 1 for all the comparison details.

OPTIONS

- 1. Adopt applicant's proposed language** for seasonal physical education lessons as presented in ordinance 2017-12-o.
- 2. Maintain current code:**
 - allowing 5 vehicles of traffic to be generated per hour
 - no more than 6 vehicles parked at residence at any time unless otherwise approved
 - allow on-street parking in front of residence, but not in front of other property
- 3. Allow patrons based on road designation** where home has primary frontage; e.g. more patrons allowed on a collector road because the overall traffic impact would be less.
- 4. Allow patrons based on ability to provide off-street parking.**

ATTACHMENTS

1. Home Occupation Comparison with other cities
2. Ordinance 2017-12-O Home Occupation Requirements (LCC 17.04.400)
- 3. Traffic Count Map**

Home Occupation Comparison

City	minor/major	# trips per hour (minor/major)	# parked vehicles (minor/major)	off-street parking required	# ft employees
Column1	Column2	Column3	Column4	Column5	Column6
Lindon	No	5	6	no	1
Orem	No	2	n/a	no	1
Highland	No	ambiguous	n/a	no	0
Alpine	No	ambiguous	n/a	no	1
Draper	No	0	n/a	no	1
Herriman	No	n/a	n/a	yes	0
Bluffdale	No	ambiguous	n/a	no	1
Spanish Fork	No	2	n/a	yes	0
Payson	No	depends	n/a	yes	1
Lehi*	No	2	n/a	yes	1
American Fork	No	n/a	n/a	no	0
Springville	No	ambiguous	n/a	yes	up to 3
Provo	Yes	1 minor, 6 major	n/a	yes for major	1 to 3
Sandy*	Yes	2 minor (max 8 per day), 12 per day major	n/a	yes	1
Pleasant Grove	Yes	2 minor, 8 major	n/a	yes	1 to 2

*Lehi: swim lessons are allowed at 6 patrons per session with a maximum of 4 sessions per day.	*Sandy: swim lessons are allowed as major home occupation with approved traffic plan, max 12 students per session and 24 students per day or max 4 sessions per day, all session combined not producing more than 24 vehicular stops per day.	Ambiguous refers to: Visitors, customers or vehicular traffic shall not exceed that normally and reasonably occurring for a residence in the neighborhood where the home occupation is located and shall be conducted so that the average neighbor will not be significantly impacted by its existence.
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ORDINANCE NO. 2017-12-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING CHAPTER 17.04.400 OF THE LINDON CITY CODE TO REFLECT HOME OCCUPATION ALLOWANCES FOR SEASONAL PHYSICAL EDUCATION LESSONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to recognize and promote Lindon as a dynamic Utah County community with a distinctive rural environment consistent with its traditional, family-oriented values; and

WHEREAS, the proposed amendment will allow Lindon residents to maximize the use of their property in relation to creating income while providing needed and appreciated services to youth and adults; and

ALTHOUGH, the Lindon City Planning Commission has recommended denial of the proposed amendment; and

WHEREAS, a public hearing were held on September 22 of 2017, to receive public input and comment regarding the proposed amendment; and

ALTHOUGH, some adverse comments were received as well as positive comments during the hearing; and

WHEREAS, the Council held a public hearing on September 19, 2017 to consider the recommendation and no adverse comments were received.

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

SECTION I: LCC section 17.04.400 of the Lindon City Code is hereby adopted to read as follows:

17.04.400 Home occupation requirements.

1. The purpose and intent of this section of the Lindon City Code is to allow gainful occupations, professions, activities, or uses that are clearly customary, incidental, and secondary to the residential use of the property and which do not alter the exterior of the property or affect the residential character of the neighborhood.
2. No home occupation shall be conducted without first obtaining a home occupation permit pursuant to this chapter and a business license pursuant to this chapter and the Lindon City Code chapter regulating businesses.
3. The Planning Director may grant a home occupation permit in the residential zones, provided the use applied for meets all of the standards set forth in this Section.
4. A home occupation permit shall be obtained from the Planning Director before such home occupation is established. The permit shall have a fee as established per the Lindon City Fee Schedule.
5. As a matter of public policy, the City believes that commercial and industrial activities should be conducted in zones where such activities are specifically permitted. However, limited business activities may be conducted within residences located in any zone in the City if the business activity strictly complies with all of the following requirements:
 - a. Be clearly incidental to and secondary to the residential use of the dwelling unit and not occupy more than five hundred (500) square feet or twenty- five percent (25%) of the total floor space of such dwelling unit, whichever is less. This requirement does not apply to accessory buildings approved as part of a home occupation.
 - b. Be carried on entirely within the dwelling unit or accessory structure solely by one (1) or more of the residents of the immediate family who reside in the dwelling unit or employees as permitted in 5(c). For the purposes of this section, a carport, patio, or breeze way is not considered to be part of the dwelling unit. (This provision shall not prohibit the Utah State requirement for outside use by licensed day care/preschool facilities.)
 - c. Home occupations may have up to one (1) employee or part time equivalent to one (1) employee who does not live in the dwelling unit work at the home. Only one (1) non- resident employee shall work from the home at any given time. Such employee working at the home or coming to the home and moving to another job site associated with the home occupation shall be provided an off street parking stall on the home occupation owner's property. This employee shall be provided and required to use such parking on the business owner's property and off of a public street.
 - d. Not have any external evidence of the home occupation, (except as may be required by State law or City ordinance) nor any exterior displays, displays of goods, nor advertising signs (except as allowed by this section) visible from outside of the dwelling unit. It shall not be permitted to conduct any activity outside the dwelling unit or to store materials or products outside the dwelling unit unless it is within an accessory structure approved as part of the home occupation.
 - e. For any home occupation that is not summer physical education lessons as described in paragraph 6 below, Not have no more than six (6) motorized non-farm vehicles shall be parked at the residence at any time, provided all of the vehicles can be parked legally, either in normal parking places on the lot occupied by the residence without parking in front of any other property. The six (6) vehicles specified above shall include the vehicles owned or operated by the residents, visitors or any other person using or visiting the home. Exceptions to this requirement may be granted by the Planning Director provided the applicant can clearly demonstrate that additional vehicles can be parked legally, either in normal parking places on the lot occupied by the residence containing the home occupation or by the curb directly in front

of the residence without parking in front of any other property. In addition to the foregoing, the home occupation must not generate more than five (5) vehicles of traffic to the residence during any hour. The home occupation shall not generate any traffic before 7:30 a.m. or after 6:00 p.m. nor shall any vehicle weighing in excess of twenty four thousand (24,000) pounds, gross weight, travel to the residence for the purpose of servicing the home occupation.

~~e.~~

f. Not emit noise, odor, dust, fumes, vibration, smoke, electrical interference or other interference with the residential use of adjacent properties.

g. Comply with all City building and fire codes.

h. Obtain a home occupation permit and a business license from the City.

i. Shall have no more than one (1) sign, not larger than two and one-half (2.5) square feet, attached to the main dwelling unit. The sign shall be aesthetically pleasing and made of similar materials and colors as the building to which it is attached. The sign shall not be directly lit.

j. Home occupation owners shall be good neighbors and mindful of possible impacts their activities have on the residential character of the neighborhood. All Home Occupation permits are reviewable upon written complaint to the Planning Commission. The Planning Commission, in reviewing such complaints, shall have the authority to attach conditions to a home occupation to make it compatible with the surrounding neighborhood. If the Planning Commission makes a finding that the home occupation is not compatible with the surrounding neighborhood they shall have the authority to revoke such permit. (Ord. 2002-23, amended, 2002; Ord. 99-23, adopted, 2000)

6. Summer physical education lessons

a. shall only operate on a seasonal basis between June 1 and August 30 and;

b. may have up to fourteen (14) individuals on-site for a lesson inclusive of staff and students (e.g. one (1) employee and thirteen (13) students) and;

c. shall only conduct one lesson per hour and;

d. shall not begin before 7:30 am nor terminate after 6:00 pm and;

e. may generate up to thirteen (13) vehicles of traffic to the residence per lesson (a vehicle dropping off at the beginning of a lesson and picking up at the end of a lesson counts as one vehicle) and;

f. may have up to fourteen (14) motorized non-farm vehicles parked at the residence provided that additional vehicles can be parked legally, either in normal parking places on the lot occupied by the residence containing the home occupation or by the curb directly in front of the residence without parking in front of any other property.

g. If lessons are conducted outside the seasonal dates outlined in paragraph 6(a), the business must comply with paragraph 5(e) with regards to parking and vehicles of traffic per hour.

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 _____, 2017.

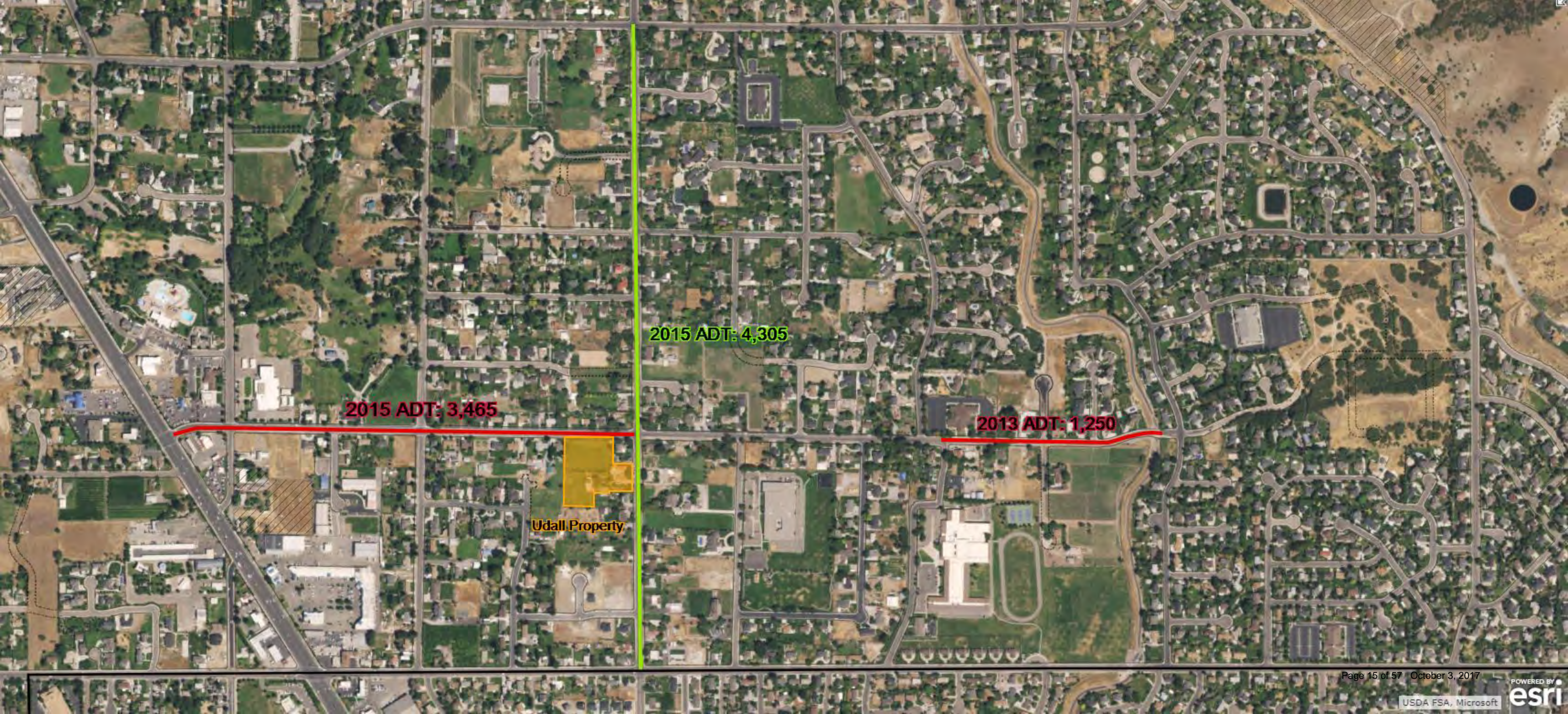
Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,

Lindon City Recorder

SEAL



7. Continued Action Item — Zone Map Amendment, Request: Commercial Farm Zone Walker Farms of Lindon ~55 South 400-500 East. Ordinance #2017-14-O (45 mins)

This item was continued from the September 19, 2017 City Council meeting for continued deliberation by the Council. The Public Hearing on the item has been closed. Mike Jorgensen requests approval of a Zone Map Amendment to reclassify multiple parcels from Residential Single Family (R1-20) to the Commercial Farm (CF) zone on the following parcels: 47:184:0002 (Michael B & Jill Jorgensen 55 South 400 East), 14:073:0201 (Michael & Jill Jorgensen 85 South 400 East), 47:184:0003 (Michael B & Jill Jorgensen 53 South 500 East), and 14:073:0028 (Michael B Jorgensen on behalf of MJ Real Estate Holdings LLC 484 East Center Street). Total land area of ~5.19 acres. *The Planning Commission recommended denial of the request.*

See attached materials from the Planning Department.

Action Item — Zone Map Amendment

Walker Farms of Lindon, ~55 South 400-500 East

Applicant: Mike Jorgensen
Presenting Staff: Hugh Van Wagenen

General Plan: Residential Very Low Density

Current Zone: Residential Single Family (R1-20)

Property Owner(s): Michael B & Jill Jorgensen, MJ Real Estate Holdings LLC

Address: ~55 South 400-500 East

Parcel IDs: 47:184:0002, 14:073:0201, 47:184:0003, 14:073:0028

Area Size: ~5 acres

Type of Decision: Legislative

Planning Commission: Due to lack of a successful motion from the Commission, the item comes to the Council as a recommendation of *denial*.

SUMMARY OF KEY ITEMS

- Whether to approve a request to change the zoning map of the subject property from R1-20 to Commercial Farm.

MOTION

I move to (approve, deny, continue) the applicant's request for approval of Ordinance 2017-14-O with the following conditions (if any):

- All parcels be under the same ownership as reflected on the deeds.



OVERVIEW

The Council voted to continue this item from the September 19, 2017 meeting and requested the following information: (1) examples of the building being proposed on the property; (2) traffic

counts on Center Street; and (3) review of buffering requirements between commercial and residential properties.

1. Home Values
2. Building examples—please see attachment 7
3. Center Street Traffic Counts—please see attachment 8
4. Buffering requirements:
 - a. Screening and Fencing in the **CF zone** requires
 - i. a six (6) foot high site obscuring fence shall be constructed and maintained along any property line between a residential use or residential zone and a commercial building in the CF zone when the commercial building is closer than 30' from the property line. The fence shall be placed along the property line at an area parallel to the commercial building and shall extend a minimum of 50' along the property line from both directions from the ends of the building;
 - ii. any commercial structure closer than 30' to a residential use or residential zone shall provide a minimum 10' wide tree-lined buffer from the commercial building to the adjacent residential use or zone. Trees shall be planted at least every 10' along the buffer area adjacent to the residential use or residential zone. Trees must be a minimum of 2" caliper measured one foot off the ground and at least 6' tall when planted. In addition to any required fencing, trees shall be of a variety that will mature to a height of at least 20' tall in order to provide an increased visual barrier between the commercial use and the residential use;
 - iii. residential dwelling units and agricultural accessory buildings are not considered commercial structures.
 - b. Screening and fencing in **other commercial zones** requires
 - i. a 40 foot building setback to a residential property;
 - ii. a masonry or concrete fence seven feet high be constructed along any property line between nonresidential development and a residential use/zone;
 - iii. any off-street parking lot adjacent to a residential use/zone shall provide a minimum 10 foot landscape buffer from the parking lot to the adjacent residential use/zone with trees planted every 10 feet.

PREVIOUS STAFF REPORT 9/19/2017

The Commercial Farm (CF) zone was created in 2011 to “provide encouragement of agricultural production and associated commercial activities that are compatible with and/or promote agricultural uses within the city...Although the intent of the zone is to promote agricultural uses within the city, the zone may be utilized as ‘holding zone’ to allow reasonable options for income from agricultural and/or commercial uses for a period of time before developing the land in conformance with the General Plan Land Use Map.”

The applicant is requesting a rezone of the subject properties in order to build a reception/event center while raising and breeding alpacas and selling alpaca wool.

FINDINGS OF FACT

The applicant has provided a brief business plan and concept site plan for the property (see attached).

- Business Plan for the Commercial Farm
 - **“We will have 14 alpacas. Our intent is to** sell the offspring as breeding pairs, or **what’s called a starter pack. This will consist of a pregnant female and an** unrelated male. We can also sell the wool which can be quite expensive and **highly sought after.”**
 - The reception/event center will be an additional revenue source for the alpaca operation. This is a conditionally permitted use in the CF zone.

One of the main requirements for CF zone consideration is listed in LCC 17.51.015 and states:

- Agricultural Production Required
 - 1. At least 40% of the property must be maintained in active agricultural production and be managed in such a way that there is a reasonable expectation of profit. Land used in connection with a farmhouse, such as landscaping, driveways, etc., cannot be included in the area calculation for agricultural production eligibility.
 - 2. **For the purposes of this chapter, “agricultural production” shall be defined as** the production of food for human or animal consumption through the raising of crops and/or breeding and raising of domestic animals and fowl (except household pets) in such a manner that there is a reasonable expectation of profit.

The application does meet the requirements for lot area, lot width, lot depth, and lot frontage. However, the parcels presented are not currently under identical ownership as required in LCC 17.51.020. This should be a requirement if an approval is granted.

The concept site plan does show the existing single family home in addition to a caretaker dwelling that is currently being restored (Center and 500 East). The caretaker dwelling being restored has nonconforming setbacks due to the age of the original construction.

ANALYSIS & CONCLUSIONS

Although the application appears to meet the requirements for the properties in question to be rezoned, this is a legislative action. Therefore, the City Council is not obligated to approve if the Council decides the request is not in the best interest of the public and Lindon City.

In looking to the future, the home on this site will have to be associated with the proposed reception/event center because of the minimum size requirements of the Commercial Farm zone. As we have recently seen with other properties, this can be problematic when the current owner moves on and the property is sold to future operators.

If the applicant’s request is granted, a separate site plan application will need to be submitted to ensure all site requirements are met regarding parking, landscaping, fencing, building height, etc.

PLANNING COMMISSION MEETING

The Commission heard this request on September 12, 2017. Several citizens came to the public hearing and opposed the applicant's request. There were concerns about traffic and noise from the proposed event/reception center. The Commission considered the item for an hour, discussing the positives and negatives of the request. One motion to approve the request, with the consideration that a future reception center would be a conditional use permit where conditions could be placed on the property to mitigate negative effects on the neighborhood, was defeated. No member of the Commission offered an alternative motion. Lack of an approved motion automatically becomes a recommended denial of the request to the City Council.

ATTACHMENTS

1. Draft ordinance 2017-14-O
2. Aerial photo of the proposed area to be rezoned
3. Current Zoning Map
4. Conceptual Site Plan
5. Applicant provided information on alpaca farming
6. LCC 17.51 Commercial Farm Zone
7. Building examples
8. Center Street Traffic Counts

ORDINANCE NO. 2017-14-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTIES IDENTIFIED BELOW FROM RESIDENTIAL SINGLE FAMILY (R1-20) TO COMMERCIAL FARM (CF) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment is consistent with the General Plan goal to recognize and promote Lindon as a dynamic Utah County community with a distinctive rural environment; and

WHEREAS, the proposed amendment is consistent with the General Plan goal to preserve, protect and enhance the cultural resources of the community; and

WHEREAS, the proposed amendment promotes and preserves agricultural production within the community, promotes open space, and allows additional revenue sources to help sustain agricultural industry within Lindon; and

ALTHOUGH, the Lindon City Planning Commission failed to recommended approval of the proposed zone map change; and

WHEREAS, a public hearing was held on September 12, 2017, to receive public input and comment regarding the proposed amendment; and

ALTHOUGH, adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on September 19 and a meeting on October 3, 2017 to consider the recommendation and receive comments from the public.

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:

The following properties are now designated as Commercial Farm as shown on the map below:

Parcel ID	Owner	Address
47:184:0002	Michael B & Jill Jorgensen	55 South 400 East
14:073:0201	Michael & Jill Jorgensen	85 South 400 East
47:184:0003	Michael B & Jill Jorgensen	53 South 500 East
14:073:0028	MJ Real Estate Holdings LLC	484 East Center Street



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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2017.

Jeff Acerson, Mayor

ATTEST:

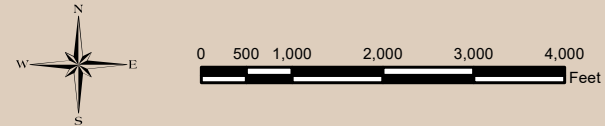
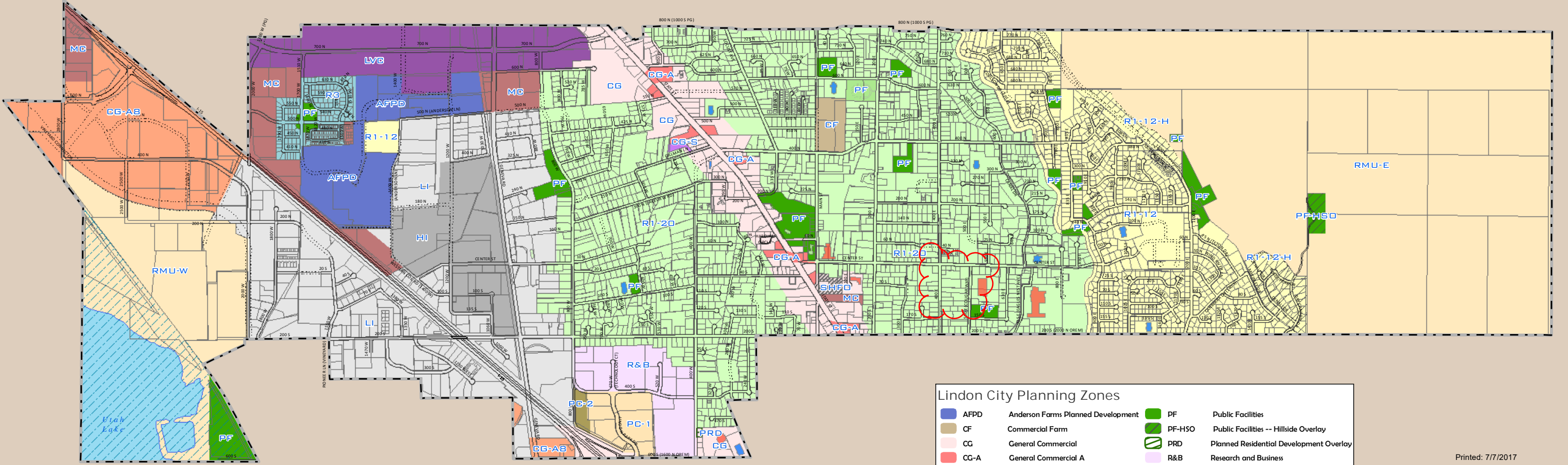
Kathryn A. Moosman,
Lindon City Recorder

SEAL



























Zone change request from
Residential Single Family to
Commercial Farm.

Lindon City Zoning Map

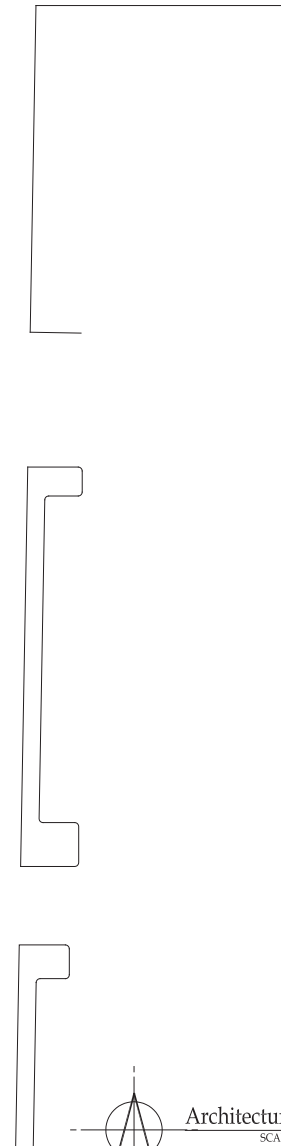
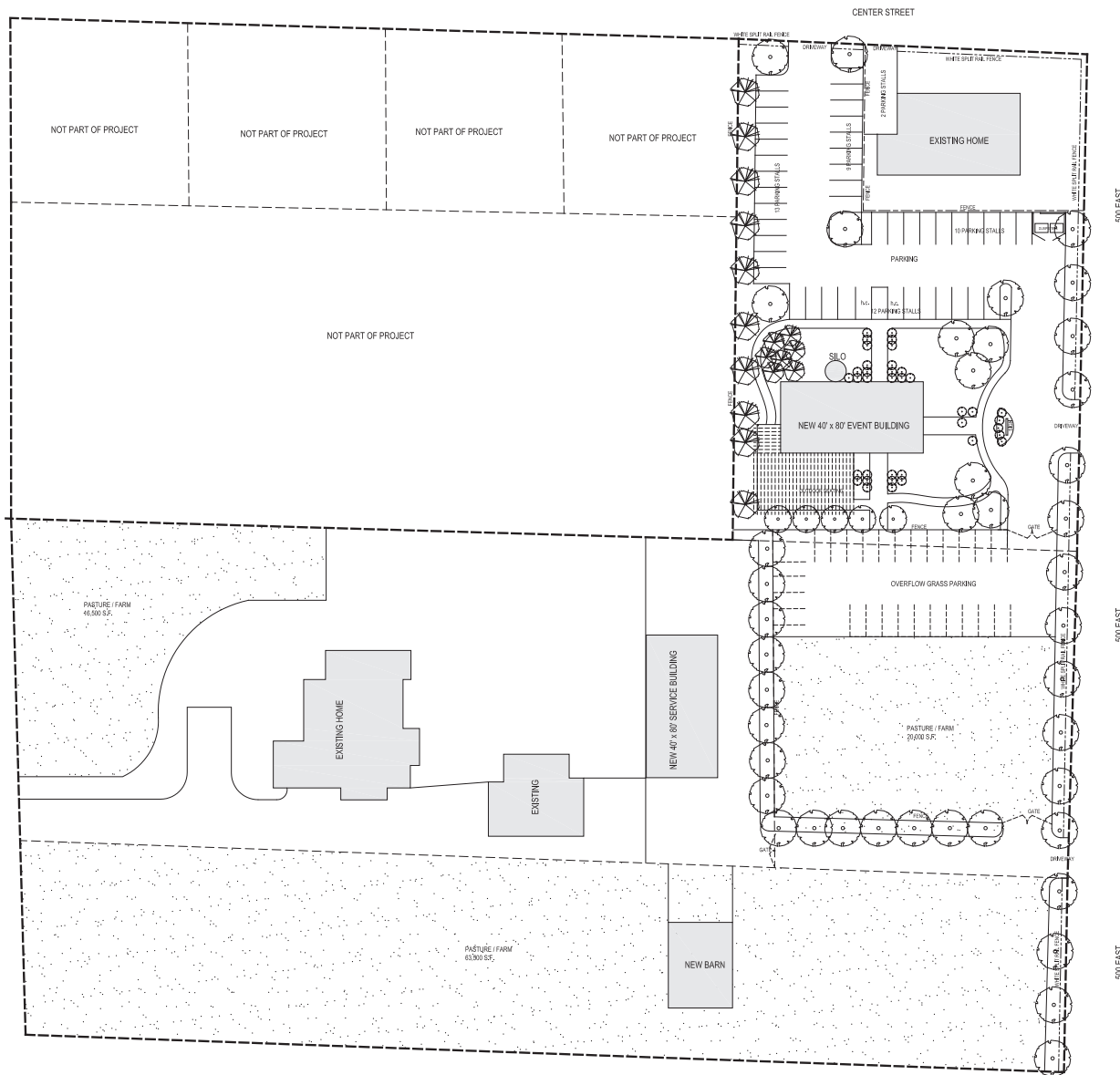


Lindon City Planning Zones

	AFPD	Anderson Farms Planned Development		PF	Public Facilities
	CF	Commercial Farm		PF-HSO	Public Facilities -- Hillside Overlay
	CG	General Commercial		PRD	Planned Residential Development Overlay
	CG-A	General Commercial A		R&B	Research and Business
	CG-A8	General Commercial A8		R1-12	Residential Low Density
	CG-S	General Commercial Storage		R1-12-H	Residential Low Density -- Hillside Overlay
	HI	Heavy Industrial		R1-20	Residential Very Low Density
	LI	Light Industrial		R3	Residential High Density
	LVC	Lindon Village Commercial		RMU-E	Recreational Mixed Use -- East
	MC	Mixed Commercial		RMU-W	Recreational Mixed Use -- West
	PC-1	Planned Commercial - 1		SHFO	Senior Housing Facility Overlay
	PC-2	Planned Commercial - 2		SPOD	Utah Lake SPOD

Printed: 7/7/2017





Architectural Site Plan opt #1

PROJECT NOTES
 Site Plan Information (total project)
 Total Site Approximately 226,197 s.f.
 40% Min. to remain as pasture / farming
 100,000 or 44% has been shown to remain as pasture / farming
 A white split rail fence has been shown around the property along all roads fence must meet Lindon City requirements

Event Building (estimated)
 Event Building Size 5,000 s.f.
 Occupancy A2
 Occupant Load 302
 3,000 s.f. @ 1 per 15 = 200
 2,000 s.f. @ 1 per 100 = 20
 Parking Requirements
 1 parking space per every 3.5 occupants
 Total Occupants = 220
 Parking Space required 220 / 3.5 = 63
 Parking Stalls Provided
 Parking Stalls 46 Permanent
 Parking Stalls 26 Overflow
 72 total stalls provided

PROJECT TITLE

DAIN & ASSOCIATES
 ARCHITECTURE DESIGN PROJECT MANAGEMENT
 KATHA DAIN ARCHITECT
 PHONE: (801) 226-0000

Architectural Site Plan
 DATE: November 2016
 REVISIONS:
 A1.0

About Alpacas

 www.alpacainfo.com/academy/about-alpacas

The Alpaca (vicuña pacos) is a domesticated species of South American camelid.

What is an alpaca?

Alpacas are members of the camelid family. The camels that most people are familiar with are the ones with humps; the dromedary of Northern Africa, the Middle East, and Southern Asia, and the Bactrian camel of China and Tibet. However, there are four other camelids (without humps) that are indigenous to South America: two of them, llamas and alpacas, have been domesticated for thousands of years; whereas the other two varieties, guanacos and vicunas, continue to roam in wild herds today.

The alpaca comes in two breed-types: huacaya (pronounced wah-KI-ah) and suri (SOO-ree). Huacayas, the more common type, account for about 90% of all alpacas, and have fluffy, crimped fleece that gives the animals a teddy bear-like appearance. Suris, on the other hand, grow silky, lustrous fleece that drapes gracefully in beautiful pencil-locks.

How long do alpacas live?

Generally, around 15 to 20 years. The longest documented lifespan of an alpaca is 27 years.

How are alpacas different from llamas?

People often confuse alpacas with llamas. While closely related, llamas and alpacas are distinctly different animals. First, llamas are much larger, about twice the size of an alpaca, with an average weight of about 250 to 450 pounds, compared to an alpaca whose weight averages 100 to 200 pounds. Llamas are primarily used for packing or for guarding herds of sheep or alpacas, whereas alpacas are primarily raised for their soft and luxurious fleece.

Are alpacas an "exotic species," or are they considered simply "livestock?"

Alpacas have been raised as domestic livestock for thousands of years and since the end-product of alpacas is their fleece, like sheep, they are classified as livestock by both the United States and Canadian federal governments.

Do alpacas spit?

All members of the camel family use spitting as a means of negative communication. They do get possessive around food, and thus may express annoyance by spitting at other alpacas that they perceive are encroaching on "their" food. Also, they often spit at one another during squabbles within the herd (usually involving two or more males). From time to time alpacas do spit at people on purpose, but it is more common that humans get caught in the cross-fire between alpacas, so it's best to study their behavior and learn to avoid the most vulnerable situations.

Do alpacas make noise?

Alpacas are very quiet, docile animals that generally make a minimal amount of sound. They generally make only a pleasant humming sound as a means of communication or to express concern or stress. Occasionally you will hear a shrill sound, called an "alarm call," which usually means they are frightened or angry with another alpaca. Male alpacas also "serenade" females during breeding with a guttural, throaty sound called "orgling."

Are alpacas dangerous?

No — they are safe and pleasant to be around. They do not bite or butt and do not have sharp teeth, horns, hooves, or claws as other types of livestock do. They move gracefully and adroitly about the field and are therefore unlikely to run into or over anyone, even small children. Occasionally, an alpaca will reflexively kick with its hind legs, especially if touched from the rear, but the soft padded feet usually do little more than just "get your attention."

Is it OK to have just one alpaca?

As a general rule, the answer is no. Alpacas have very strong herding instincts and need the companionship of other alpacas to thrive. Gender-appropriate (or neutered) llamas sometimes will successfully bond with an alpaca. Otherwise, it is best to provide each alpaca with a companion alpaca of the same gender.

Are alpacas easy to care for?

They are a small and relatively easy livestock to maintain. They stand about 36' high at the withers (where the neck and spine come together); weigh between 100 to 200 pounds; and establish easy-to-manage, communal dung piles. The alpacas need basic shelter and protection from heat and foul weather, just like other types of livestock, and they also require certain vaccinations and anti-parasitic medicines. Their fleece is sheared once a year to keep them cool in summer. Additionally, their toenails need to be trimmed on an as-needed basis to ensure proper foot alignment and comfort. Interestingly, alpacas do not have hooves — instead, they have two toes, with hard toenails on top and a soft pad on the bottom of their feet, which minimizes their effect on pastures and makes them an "environmentally friendly" animal.

How much space does it take to raise an alpaca?

Because these animals are environmentally friendly and require so little pasture and food, you can usually raise from two to eight alpacas on an acre of land, depending on terrain, rain/snowfall amounts, availability of pasture, access to fresh water, etc. They can also be raised on a dry lot and fed grass hay. Consult with your local USDA office for specific local recommendations.

Are alpacas clean animals?

Yes, they are much cleaner than most livestock. Alpacas have minimal aroma and tend to attract less flies in the summertime than other forms of livestock. Furthermore, alpacas often defecate in communal dung piles. There may be three or four of these areas in a pasture, spread throughout about 10% to 20% of the pasture. This makes for easy clean-up, reduced opportunity for parasites, and better overall hygiene in the herd.

What do I need by way of shelter and fencing?

While the shelter requirements vary depending on weather and predators, as a general rule alpacas need at least a three-sided, open shelter, where they can escape from the heat of the sun in summer and from icy wind and snow in winter. If predators (dogs, coyotes, bears, etc.) are present in your neighborhood, then a minimum of five-foot-high, 2' x 4' no-climb fencing is strongly recommended. Traditional horse fencing with 6' x 6' openings is not recommended, as curious alpacas have been harmed by putting their heads or legs through the openings.

What do alpacas eat?

Alpacas mainly eat grass or hay, and not much—approximately two pounds per 125 pounds of body weight per day. The general rule of thumb is 1.5% of the animal's body weight daily in hay or fresh pasture. A single, 60 pound bale of hay can generally feed a group of about 20 alpacas for one day. Grass hay is recommended, while alfalfa should be fed sparingly, due to its overly rich protein content. Alpacas are pseudo-ruminants, with a single stomach divided into three compartments. They produce rumen and chew cud, thus they are able to process this modest amount of food very efficiently. Many alpacas (especially pregnant and lactating females) will benefit from nutritional and mineral supplements, depending on local conditions. There are several manufactured alpaca and llama feeds and mineral mixes readily available; consult with your local veterinarian to ensure you are feeding the appropriate diet for your area. Alpacas also require access to plenty of fresh water to drink.

Alpacas have two sets of teeth for processing food. They have molars in the back of the jaw for chewing cud. But in the front, the alpaca has teeth only on the bottom and a hard gum (known as a dental pad) on the top for crushing grain, grass, or hay. Unlike goats and sheep that have long tongues which they sometimes use to rip plants out of the ground, alpacas have short tongues and nibble only the tops of grasses and other plants, resulting in less disturbance of the vegetation. However, alpacas are also browsers and will often eat shrubs or the leaves from trees if given the opportunity. This requires monitoring to ensure they do not consume harmful products.

Can alpacas thrive in locations with very hot or very cold climates?

Generally, yes. Alpacas are amazingly resilient animals and have adapted successfully to the extremes of both very hot and very cold climates. In hot, humid climates, alpaca owners need to take extra precautions to make sure that the alpacas do not suffer from heat stress. These include: shearing fleeces early in the year, providing fans and ventilation in the barn, offering cool fresh water for drinking, and hosing off their bellies (where heat is dissipated) on very hot days.

Does the birthing require human assistance?

In most cases, cria are born without intervention, and usually during daylight hours. A cria normally weighs between 15 and 19 pounds and is usually standing and nursing within 90 minutes of birth. The cria continues to nurse for about six months until it is weaned.

Are alpacas easy to train?

Alpacas are very smart animals and are fairly easy to train. It is best to start training them when they are young so that they will accept a halter and learn to follow on a lead. Many owners also enjoy training them to walk through obstacles; some even compete with their alpacas at shows where they walk over, through, and around objects and also jump over small hurdles. Also, it is helpful to train alpacas to ride in a trailer or van if they ever need to be

transported to a show or another farm. Alpacas are easy to transport, as they normally cush (lay down with their legs folded under them) when traveling.

So what do you DO with these animals?

Alpacas are raised for their soft and luxurious fleece (sometimes called fiber). Each shearing produces roughly five to ten pounds of fleece per animal, per year. This fleece, often compared to cashmere, can be turned into a wide array of products from yarn and apparel to tapestries and blankets. The fleece itself is recognized globally for its fineness, softness, light-weight, durability, excellent thermal qualities, and luster.

In addition to selling the fleece and the animals, many alpaca owners operate a retail store selling alpaca end-products—either on or off their farms. Products are sold directly to consumers at their store or over the Internet. Many also sell alpaca products through craft fairs, farmers markets, and retail sites. Sales of these end-products can provide considerable supplemental income to alpaca owners.

What about the fleece?

Let's start by comparing alpaca fleece with wool from most breeds of sheep. In general, alpaca fleece is stronger, lighter, warmer, and more resilient. Finer grades of alpaca fleece (known commercially as "Baby Alpaca") are believed to be hypo-allergenic, meaning it does not irritate your skin as sheep's wool sometimes does. Unlike sheep's wool, alpaca fleece contains no lanolin and is therefore ready to spin after only nominal cleaning. Prized for its unique silky feel and superb "handle," alpaca fleece is highly sought-after by both cottage-industry artists (hand spinners, knitters, weavers, etc.) as well as the commercial fashion industry.

Alpaca fleece has a great variety of natural colors, making it very much in vogue: 16 official colors (white; beige; and shades of fawn, brown, black, and grey) with many other subtle shades and hues. White, light fawn, and light grey can be readily dyed, thus offering a rainbow of colors for the fiber artist. Alpaca fleece can also be combined with other fine fibers such as merino wool, cashmere, mohair, silk, and angora to attain incredibly interesting blends.

Do I need to purchase a registered alpaca?

Simple answer—yes. Anytime you are investing money, you need to take all the necessary steps to help assure that your investment maintains its value and registered alpacas do just that.

Alpaca Owners Association, Inc. (AOA) is the largest alpaca pedigree registry in the world. While AOA provides services to alpaca owners all over the world, they primarily provide pedigree registration and member services to the United States and Canada. AOA is one of the few livestock registries of any kind that requires that every animal be DNA tested back to its parents before being registered. As a result, AOA registered alpacas are highly desired.

Are there organized exhibitions and competitions for alpacas?

Yes, there are many alpaca shows (both show ring and fleece judging competitions) held throughout North America where owners can showcase their animals and fleeces. Alpaca Owners Association, Inc. (AOA) certifies regional shows and fairs all over the United States. AOA administers the show rules, trains the judges, and offers other assistance to these certified shows. AOA also hosts the National Alpaca Show & Auction and National Fleece Show each year.

South American Alpacas

Alpacas are kept in herds that graze on the level heights of the Andes of Ecuador, southern Peru, northern Bolivia, and northern Chile. Alpacas are considerably smaller than llamas, and unlike llamas, alpacas are not used as beasts of burden but are valued only for their fiber. Alpaca fiber is used for making knitted and woven items, much as sheep's wool is. These items include blankets, sweaters, hats, gloves, scarves, a wide variety of textiles and ponchos in South America, and sweaters, socks, coats and bedding in other parts of the world. The fiber comes in more than 52 natural colors as classified in Peru, 12 as classified in Australia and 16 as classified in the United States. Alpacas and llamas differ in that alpacas have straight ears and llamas have banana-shaped ears. Aside from these differences, llamas are on average 1–2 feet taller and proportionally bigger than alpacas.

Alpacas have been domesticated for thousands of years. In fact, the Moche people of Northern Peru often used Alpaca images in their art. There are no wild alpacas. The closest living species are the wild Vicuña, also native to South America. Along with Camels and Llamas, the Alpaca are classified as camelids. The Alpaca is larger than the Vicuña but smaller than the other camelid species.

Of the various camelid species, the Alpaca and Vicuña are the most valuable fiber-bearing animals: the alpaca because of the quality and quantity of its fiber, and the vicuña because of the softness, fineness and quality of its coat. Alpacas are too small to be used as pack animals. Instead, they were bred exclusively for their fiber and meat.

Alpacas are social herd animals that live in family groups consisting of a territorial alpha male, females and their young. They are gentle, elegant, inquisitive, intelligent and observant. As they are a prey animal, they are cautious and nervous if they feel threatened. They like having their own space and may not like an unfamiliar alpaca or human getting close, especially from behind. They warn the herd about intruders by making sharp, noisy inhalations that sound like a high pitch burro bray. The herd may attack smaller predators with their front feet, and can spit and kick. Due to the soft pads on their feet, the impact of a kick is not as dangerous as that of a hooved animal, yet it still can give quite a bruise, and the pointed nails can inflict cuts.

In the United State and Canada alpaca herds range in size from just a few alpacas all the way up to a few thousand.



magical farms alpacas

HOME

Livestock Investment

Alpacas are the World's Finest Livestock Investment



Looking to add some fiber to your investment diet?

Alpacas produce a premium fiber in 22 vibrant colors, the demand for which is ever increasing. Annual fiber yields vary from about five pounds from a single female to a reported thirteen pounds from a larger male. Breeding and selling in this ever increasingly popular industry is another easy way to add to your investment dollars!

Not to be overlooked as a very important aspect of raising alpacas are the great tax benefits provided to both farms and any small business. An alpaca can typically be depreciated over a five-year span or 20% per year. In addition, Section 179 of the tax code allows for the deduction of a capital asset.

Here are the new and substantial positive impacts on Section 179 for the 2013 Tax Year (and 2012 retroactive) - below is quoted from "section179.org":

- **2013 Deduction Limit - \$500,000**
- **2013 Limit on Capital Purchases - \$2,000,000**
- **2013 Bonus Depreciation - extended the 50% bonus**

Capital gains can be available on the sale of breeding animals and their offspring. Current expenses are deductible.

Consult a tax advisor for specifics as they relate to you.

Add to all of this that alpacas are 100% insurable. Can stocks do all of this?

All You Need Is Love Alpacas are easy to raise- they eat very little and therefore require only a small amount of acreage per animal. Veterinary costs are minimal. Besides their endearing qualities of warmth, friendliness, and trainability, they have an enduring quality of strength and toughness. That means you'll have a friend for a long time to come. Coming from the rugged Andes makes life on the farm a piece of cake... for your alpaca and for you!

The Many Benefits Of Breeding As your alpaca herd breeds and grows, the



return on your initial investment multiplies at a strong and steady rate. Along the way, you'll receive numerous tax benefits and incentives that make your investment even more attractive! Deductible expenses, capital gains benefits, and insurable, depreciable investments are just a few of the many ways you can save money while also taking part in one of the most exciting industries in the world.



Litchfield, Ohio, USA | (330) 667-3233
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Chapter 17.51 COMMERCIAL FARM ZONE

Sections:

- [17.51.010 Purpose and Objectives.](#)
- [17.51.012 Permitted Uses.](#)
- [17.51.015 Agricultural Production Required.](#)
- [17.51.020 Lot Area.](#)
- [17.51.030 Lot Width.](#)
- [17.51.040 Lot Depth.](#)
- [17.51.050 Lot Frontage.](#)
- [17.51.070 Number of Dwellings per Lot.](#)
- [17.51.080 Yard Setback Requirements.](#)
- [17.51.090 Projections into Yards.](#)
- [17.51.100 Building Height.](#)
- [17.51.110 Distance Between Buildings.](#)
- [17.51.120 Permissible Lot Coverage.](#)
- [17.51.125 Screening and Fencing.](#)
- [17.51.130 Parking.](#)
- [17.51.140 Residential and Agricultural Accessory Buildings.](#)
- [17.51.150 Other Requirements.](#)

17.51.010 Purpose and Objectives.

Commercial Farm [Zones](#) (CF) are established to provide encouragement of agricultural production and associated commercial activities that are compatible with and/or promote agricultural uses within the city. Objectives of the [zone](#) include promoting and preserving agricultural production, promoting agricultural [open space](#) throughout the city, and allowing associated commercial activities which could be used as additional revenue sources to help sustain and support [agricultural industry](#) within Lindon. Although the intent of the [zone](#) is to promote agricultural uses within the city, the [zone](#) may be utilized as a 'holding [zone](#)' to allow reasonable options for income from agricultural and/or commercial uses for a period of time before developing the land in conformance with the [General Plan](#) Land Use Map.

17.51.012 Permitted Uses.

The following is a list of permitted, conditional, and non-[permitted uses](#) in the CF [zone](#):

1. *Permitted Uses.* Single-[family](#) residence; accessory [buildings](#) to a [single-family dwelling](#); agricultural production and related accessory [buildings](#); other [permitted uses](#) in the R1 residential [zones](#).
2. *Conditional Uses.* Caretakers or farm-help accessory [dwelling unit](#); commercial horse stables; farmers market; greenhouses; plant or garden nursery; garden center; bed and breakfast facility; educational programs and associated facilities; amphitheater; reception center; conference center; boutique; café; restaurant; veterinary clinic; and

food manufacturing (not to exceed 2,000 sq/ft of processing and production area).

17.51.015 Agricultural Production Required.

1. At least 40% of the property must be maintained in active agricultural production and be managed in such a way that there is a reasonable expectation of profit. Land used in connection with a farmhouse, such as landscaping, [driveways](#), etc., cannot be included in the area calculation for agricultural production eligibility.
2. For the purposes of this chapter, “agricultural production” shall be defined as the production of food for human or animal consumption through the raising of crops and/or breeding and raising of domestic animals and fowl (except [household pets](#)) in such a manner that there is a reasonable expectation of profit.

17.51.020 Lot Area.

The minimum area of any [lot](#) or [parcel](#) of land in the CF [zone](#) shall be five (5) acres. Multiple [parcels](#) that total five acres or more may qualify as meeting the minimum [lot area](#) without combining the [parcels](#) only when they are under identical legal ownership and are contiguous. A deed restriction prohibiting the separation of [parcels](#) may be required in order to maintain the minimum five contiguous acres.

17.51.030 Lot Width.

Each [lot](#) or [parcel](#) of land in the CF [zone](#), or conglomeration of [parcels](#) as defined in Section [17.51.020](#) above, shall have a width of not less one hundred (100) feet (measured at [front yard](#) setback).

17.51.040 Lot Depth.

Each [lot](#) or [parcel](#) of land in the CF [zone](#), or conglomeration of [parcels](#) as defined in Section [17.51.020](#) above, shall have a minimum [lot depth](#) of one hundred (100) feet.

17.51.050 Lot Frontage.

Each [lot](#) or [parcel](#) of land in the CF [zone](#), or conglomeration of [parcels](#) as defined in Section [17.51.020](#) above, shall abut a public [street](#) for a minimum distance of fifty (50) feet, on a line parallel to the centerline of the [street](#) or along the circumference of a [cul-de-sac](#) improved to City standards. [Frontage](#) on a [street](#) end which does not have a [cul-de-sac](#) improved to City standards shall not be counted in meeting this requirement.

17.51.070 Number of Dwellings per Lot.

Not more than one (1) [single-family dwelling](#) with an accessory apartment, and one (1) caretakers or farm-help [dwelling](#) may be placed on a [lot](#) or [parcel](#) of land in the CF [zone](#) (or conglomeration of [parcels](#) necessary to meet minimum acreage requirements). In no case may the care takers or farm-help [dwelling](#) be sold as a separate, subdivided [lot](#) unless it meets all requirements of the underlying [zone](#). Owner occupancy of a primary residence on the property is required to maintain a caretakers or farm-help [dwelling unit](#).

17.51.080 Yard Setback Requirements.

1. The following minimum [yard](#) requirements shall apply in the CF [zone](#): (Note: All setbacks are measured from the property line, or for property lines adjacent to a [street](#) the setback shall be measured from the [street right-of-way](#) line.

[Front yard](#) setback: thirty (30) Feet

[Rear yard](#) setback: thirty (30) Feet

[Side yard](#) setback: ten (10) Feet

2. *Street Side yard - Corner Lots.* On [corner lots](#), the [side yard](#) contiguous to the [street](#) shall not be less than thirty (30) feet and shall not be used for vehicle parking, except such portion as is devoted to [driveway](#) use. Of the remaining rear and [side yards](#) on a [corner lot](#), one [rear yard](#) setback of thirty (30) feet and one [side yard](#) setback of ten (10) feet shall be required on the remaining non-[street](#) facing sides of the [lot](#).

17.51.090 Projections into Yards.

1. The following [structures](#) may be erected on or project into any required [yard](#) setback:

a. Fences and retaining walls in conformance with the Lindon City Code and other City codes or ordinances;

b. Necessary appurtenances for utility service.

2. The [structures](#) listed below may project into a minimum front, side, or [rear yard](#) not more than the following distances:

a. The following may project into a minimum front, side or [rear yard](#) not more than twenty-four (24) inches: Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features; fireplace [structures](#) and bays (provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part), awnings and planting boxes or masonry planters.

b. The [structures](#) listed below may project into a [rear yard](#) not more than twelve (12) feet: A shade [structure](#) or uncovered deck (which does not support a roof [structure](#), including associated stairs and landings) extending from the main-floor level and/or ground level of a [building](#), provided such [structure](#) is open on at least three (3) sides, except for necessary supporting columns and customary architectural features.

c. The following may project into a front, side or [rear yard](#) (above or below [grade](#)) not more than four feet as long as they are uncovered (not supporting a roof [structure](#)): unenclosed stairways, balconies, landings, and fire escapes.

17.51.100 Building Height.

No [lot](#) or [parcel](#) of land in the CF [zone](#) shall have a [building](#) or [structure](#) which exceeds a maximum average height of thirty-five (35) feet, measuring the four (4) corners of the [structure](#) from [finished grade](#) to the highest point of the roof [structure](#). In all [zones](#), the Planning Director and Chief [Building Official](#) shall be responsible for designating and identifying the four corners of a [structure](#). Non-habitable architectural features or

[structures](#) not wider than ten (10) feet such as silos, steeples, cupolas, or other similar [structures](#) may exceed the [building](#) height up to forty-five (45) feet. No [dwelling](#) shall be erected to a height less than one (1) story above [grade](#).

17.51.110 Distance Between Buildings.

The separation distance between any accessory [buildings](#) and a [dwelling](#), or the distance between multiple detached accessory [buildings](#), shall not be less than ten (10) feet.

17.51.120 Permissible Lot Coverage.

1. In a CF [zone](#), all [buildings](#), including accessory [buildings](#) and [structures](#), shall not cover more than forty (40) percent of the area of the [lot](#) or [parcel](#) of land, or the conglomeration of [parcels](#) as defined in Section [17.51.020](#).
2. At least forty (40) percent of the [front yard](#) setback area of any [lot](#) shall be landscaped. On any [lot](#), concrete, asphaltic, gravel, or other [driveway](#) surfaces shall not cover more than fifty (50) percent of a [front yard](#).

17.51.125 Screening and Fencing.

1. The following screening and fencing requirements are required in the CF [zone](#):
 - a. A six (6) foot high [site](#) obscuring fence shall be constructed and maintained along any property line between a residential use or residential [zone](#) and a commercial [building](#) in the CF [zone](#) when the commercial [building](#) is closer than 30' from the property line. The fence shall be placed along the property line at an area parallel to the commercial [building](#) and shall extend a minimum of 50' along the property line from both directions from the ends of the [building](#).
 - b. Any commercial [structure](#) closer than 30' to a residential use or residential [zone](#) shall provide a minimum 10' wide tree-lined buffer from the commercial [building](#) to the adjacent residential use or [zone](#). Trees shall be planted at least every 10' along the buffer area adjacent to the residential use or residential [zone](#). Trees must be a minimum of 2" caliper measured one foot off the ground and at least 6' tall when planted. In addition to any required fencing, trees shall be of a variety that will mature to a height of at least 20' tall in order to provide an increased visual barrier between the commercial use and the residential use.
2. For purposes of this chapter, residential [dwelling units](#) and agricultural accessory [buildings](#) in the CF [zone](#) are not considered commercial [structures](#).
3. The [Planning Commission](#) may waive or modify the fencing and/or landscape screening requirement upon findings that the fence and/or landscaping is not needed to protect adjacent residential uses from adverse impacts, or that such impacts can be mitigated in another appropriate manner.

17.51.130 Parking.

1. Each use in the CF [zone](#) shall have, on the same [lot](#) or conglomeration of [parcels](#) as defined in Section [17.51.020](#) above, off-[street](#) parking sufficient to comply with the number of spaces required by Chapter [17.18](#) of the Lindon City Code.

2. Parking spaces in a CF [zone](#) are exempted from the surfacing, striping, and interior landscaping requirements as found in Chapter [17.18](#), but shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, or concrete and shall be provided with a similar hard surfaced access from a public [street](#).
3. No required parking spaces shall be within thirty (30) feet of a front property line.
4. All required ADA parking stalls shall be provided with smooth, hard surface asphalt or concrete paving with a similar surface provided as an ADA accessible pedestrian route between the parking spaces and any public [buildings](#) being accessed from the spaces.

17.51.140 Residential and Agricultural Accessory Buildings.

1. *Accessory Building within the Buildable Area (non-commercial).* Accessory [buildings](#) meeting all setback requirements (within the [buildable area](#)) for the main [dwelling](#) are permitted when in compliance with the following requirements:
 - a. Have a [building](#) height not taller than thirty-five (35) feet. Height to be calculated as per § [17.51.100](#).
 - b. Comply with all [lot](#) coverage requirements.
2. *Accessory Building outside the Buildable Area (non-commercial).* Accessory [buildings](#) that do not meet the setback requirements (outside the [buildable area](#)) for the main [dwelling](#) shall comply with [lot](#) coverage requirements and meet the following:
 - a. Be set back a minimum of thirty (30) feet from the front property line and five feet from any other property line.
 - b. Be set back a minimum of ten (10) feet from property line when located between the main [dwelling](#) and the side property line.
 - c. Not be located within a recorded public utility [easement](#), unless a release can be secured from all public utilities.
 - d. Have an average [building](#) height of no more than twenty (20) feet in height measured at the four corners of the [structure](#) from [finished grade](#) to the highest point of the roof [structure](#).
 - e. Comply with distance between [buildings](#) requirements
3. Accessory [buildings](#) larger than two-hundred (200) square feet shall be required to obtain a [building](#) permit.
4. Construction of an accessory [building](#) may precede the construction of the primary residence.

17.51.150 Other Requirements.

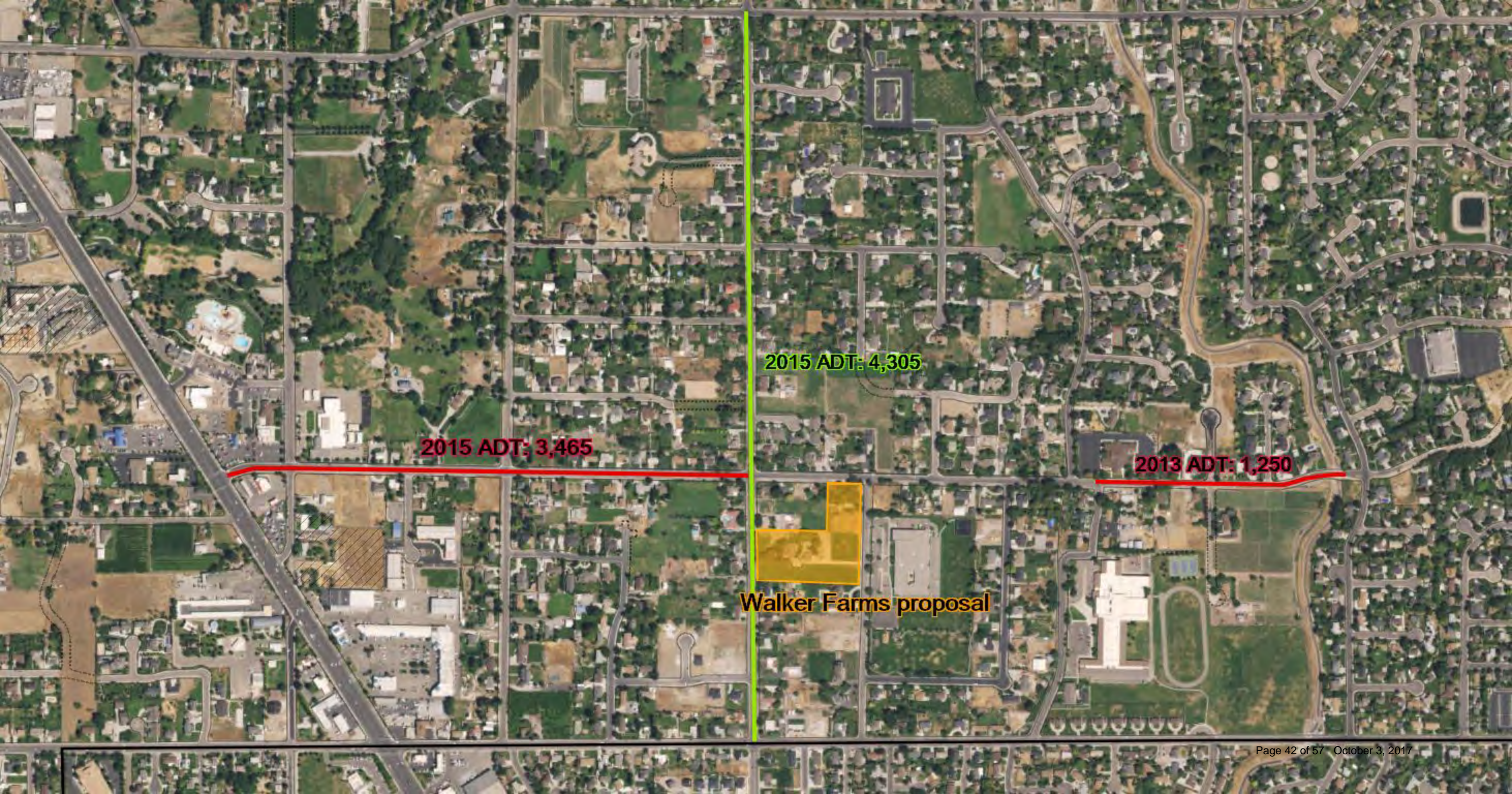
1. Except as otherwise stated within this chapter regarding animal uses in the CF [zone](#), all applicable sections of Title [6](#) of the Lindon City Code (animal regulations) pertains to the CF [zone](#), including setbacks to agricultural [buildings](#) and [corrals](#).
2. *Signage.* Signs allowed within the CF [zone](#) are limited to monument signs, wall signs,

banner signs, flags, directional signs, and temporary display signs (balloons, banners, and pennant flags) as more fully described in Title [18](#) of Lindon City Code. (Ord. 2011-6, amended, 2011)









2015 ADT: 3,465

2015 ADT: 4,305

2013 ADT: 1,250

Walker Farms proposal

8. Discussion Item — Parks & Rec Facilities Visioning; Park Signs; Field Rental Fees; etc.

(90 mins)

Lindon City Parks & Recreation Director, Heath Bateman, will review several items for discussion and feedback including long-term visioning and intended use of the Community Center & Veterans Hall, review possible park & sports field rental policies and fees, standardizing park entry signage, possible pavilions and expanded fencing around the Aquatics Center, and other matters pertaining to the Parks & Recreation Department.

See attached materials from the Parks Department.

Adam Cowie,

Below are 4 items of business for City Council Discussion

They are

1. Field rental policy and suggested fee schedule changes
2. Standardizing Parks Signs
3. Visioning of the Community Center
4. Visioning of the Vet's Hall

1. FIELD RENTAL POLICY AND RECOMMENDED FEES.

In the past few years, we have been faced with a few problems regarding park use as well as there could be potential revenue to help offset our maintenance costs. Currently, we have rentals available in the Parks Pavilions, Community Center, Veterans Hall and Aquatics Center. I am proposing adding the following:

BASEBALL FIELDS

Facilities available

(Regardless of rental availability restrooms do not open until May 1 and close October 15 of each year.)

Lindon City Center Park

East Baseball Field 60' bases; 45' mound; no lights; no homerun fence

West Baseball Field 70' bases; 50' mound; lights available; no homerun fence

Pheasant Brook Park

East Field 60' bases; no mound; no lights; no homerun fence

West Field 70' bases; no mound; no lights; no homerun fence

MULTIPURPOSE FIELDS (SOCCER, LACROSSE, ULTIMATE, ETC)

Pheasant Brook Park

(150' x 600')

Pioneer Park

(350' x 200')

Fryer Park

(80' x 240' E/W section; 225'x100' N/S section)

City Center Park

(60' x 125')

(Painting of lines and boundaries will be prohibited.)

PICKELBALL/TENNIS COURT

Pickleball court (2)

2 courts only.

(only up to two courts rentable; max 2 hour block)

Tennis Court (1)

HORSE ARENA
(100' x 250')

WALKS, RACES (BIKES AND RUNNING)

See the Lindon City Special Events Application

The following is a rental survey from our neighboring cities.

City	Baseball Field	Soccer Field	Sports court
Saratoga Springs	First Come-First Served	First Come-First Served	First Come-First Served
South Jordan	\$50 per day	\$50 per day	\$10 per day
Riverton City	\$15 per hour	\$15 per hour	NA
Lehi	\$20 per hour	\$20 per hour	NA
American Fork	\$25 per hour \$75 half day	\$15 per hour \$45 half day	NA
PG	\$100 per day	\$100 per day	NA
Orem	First Come-First Served	First Come-First Served	NA
Provo	\$20 per hour per field	\$20 per hour/per field	\$10 per hour
Springville	\$22 per hour	\$18 per hour	NA
Payson	\$15 per hour	\$10 per hour	NA

Average: \$19.50 per hour \$16 per hour

Below is a proposed Fee Schedule change to be discussed at the next budget opening.

Baseball

Pheasant Brook Park (2) \$20.00 per hour per field with 1 hr minimum and 4 hour maximum (Does not include field preparation)

City Main Park (2) \$20.00 per hour per field with 1 hr minimum and 4 hour maximum (Does not include field preparation)

*Field Preparation \$40 per diamond: \$50 per diamond (Saturday and Holidays) **All field preparation request must be approved by the Director of Parks & Recreation and may or may not be available due to season and/or staffing level.**

Field Lighting \$20 per hour (only West Field of Main Park)

Deposit \$100 per field

Multipurpose Fields

Pheasant Brook Park \$20 per hour per field for youth teams: \$30 p/h for adult teams

Pioneer Park \$20 per hour per field for youth teams: \$30 p/h for adult teams

Fryer Park \$20 per hour per field for youth teams: \$30 p/h for adult teams

City Center Park \$20 per hour

Deposit \$100 per field

Lindon Horse Arena

Arena Surface Preparation \$30

Special Surface Requests \$30

Riding Clubs \$25 a season

For-Profit Events \$200 per day.

Lights \$50

Pickleball/Tennis Court (Max 2 courts per day)

South East Court \$10 per hour; 2 hour blocks only)

South West Court \$10 per hour; 2 hour blocks only)

Tennis Court

Hollow Park Court \$20 per hour; 2 hour maximum

Challenges

- Need for reservation signage at every rental location.
- Staff will need to place weekly reservations forms
- Policing the reservations and occasional problems
- Enforcing start times and end times

- Keeping the deposit for damages and breaking rules. (supervision and enforcement)

2. SIGNS (STANDARDIZING SIGNS AT PARKS) Option 1 Metal Signs



3' tall body by 5' wide. Double Sided Sign with custom logo Stainless Steel Backing Plate with Rusted laser cut Sign for each side. 8' x 5x5 steel posts powder coated Statuary Bronze, with 4"x4" Australian Walnut Top Beam . (Rushton Meadows) Add Gabian Basket for \$1,400

\$3,400



3' Tall body by 5' Wide. Single Plate with a hole in each corner for mounting to an existing wall (Kountry Wood Products)

\$865



3' tall body by 5' wide. Double Sided Sign with custom logo Stainless Steel Backing Plate with Rusted laser cut Sign for each side. 8' x 4x4 steel posts rusted to match. (ALPINE CITY)

\$2,800

Option 2 Rock Signs



Estimated Price

Est \$1000 per vertical foot with art work and cement base included up to 6' high.



Option 3 – Routed Plastic Signs



	48" X 96"	48" X 48"	32" X 48"	24" X 48"
Single sided	\$1,070	\$635	\$550	\$468
Single sided with Logo	\$1,150	\$695	\$607	\$518
Double sided	\$1,270	\$735	\$626	\$517
Double sided with Logo	\$1,390	\$840	\$725	\$610

3. VISIONING OF THE LINDON COMMUNITY CENTER

The Lindon Community Center is a 19,850 sq./ft. building built in 1949 and purchased from the LDS Church in 2008 and opened to the community in June 2011. We do have some needs and some items that may make our programs more successful for consideration.

Issues:

Gym Floor Refinished (should be done yearly max. every 3rd year. Approx \$3,500

Gym Floor Replacement (10 years)

Carpet Replacement (5 to 10 years)

Boiler rebuild (5 to 10 years)

Replace light fixtures in CCA

Install ADA doors for Seniors

Enclose patio (storage, useable space, etc.)

Adjustable Backboards (for youth basketball leagues)

Lobby Furniture

Roll down movie screen in CCA

South Kitchen update (tile, paint, dishwasher)

North Kitchen update (disposal, dishwasher)

Update room 6 to new floor, wallpaper, double doors for patio, etc.

Senior exercise room equipment upgrade

Lighting and security for art shows and exhibits

Replace windows (clear glass) and blackout curtains in CCA and Lunchroom.

In 2015 a survey was sent out to know email addresses (website and notification lists) regarding the PARC Tax, Parks & Recreation opportunities. We received 179 responses to the survey.

Question responses are below:

Do you feel the city provides enough family recreation opportunities/programs in Lindon?

- 146 (81.6%) responded about the right amount
- 24 (13.4%) responded not enough opportunities

With regards to Parks & Recreation facilities in Lindon, do you believe Lindon has about the right amount or not enough?

- 129 (72.1%) about the right amount
- 39 (21.8%) not enough facilities

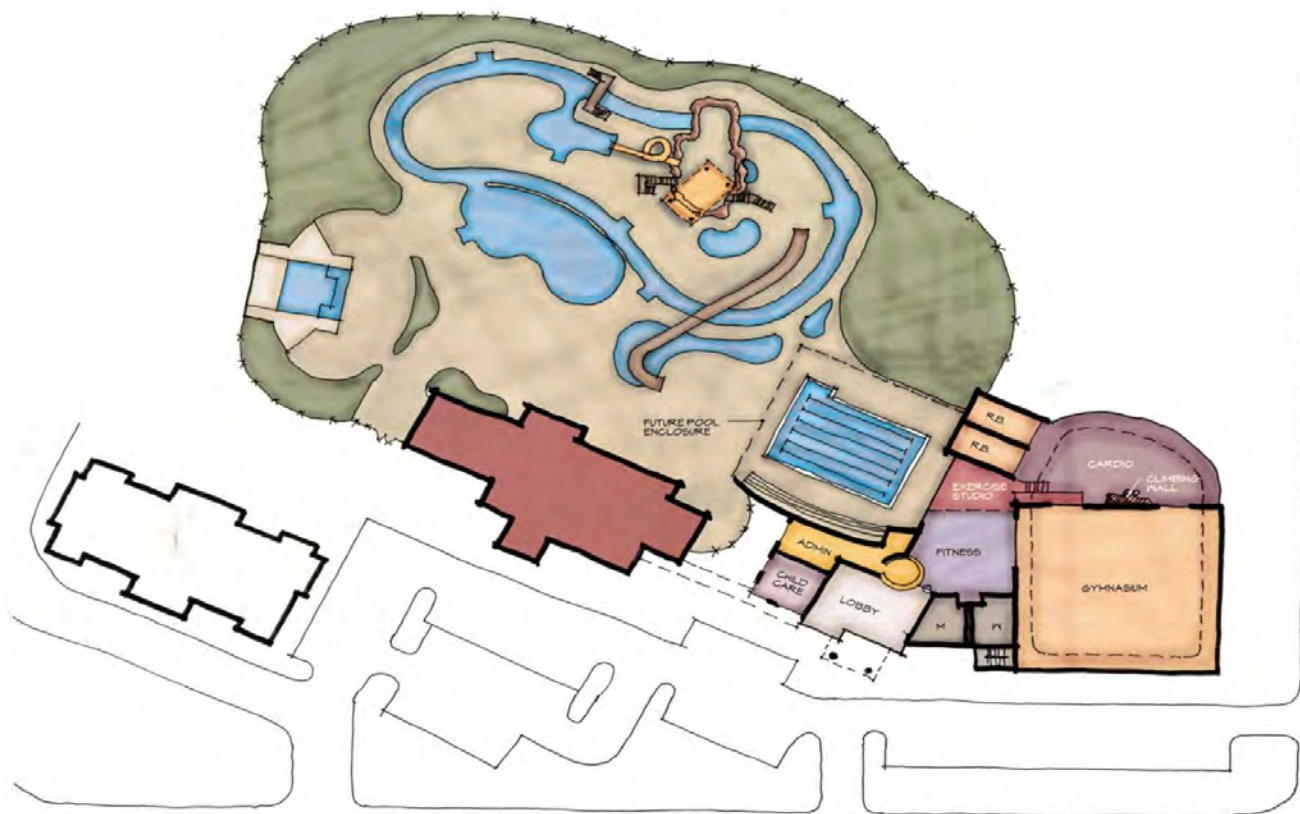
Which of the following amenities would you like to see the PARC tax revenue expended toward? (Choose 3)

1. 83 (46.3%) Lindon Fitness & Recreation Center
2. 80 (44.9%) Trails and Trail Amenities
3. 77 (46.6%) Replace aging parks play structures
4. 65 (36.5%) New Park amenities – restrooms/pavilions
5. 48 (27 %) New Additional Playground equipment

The city currently offers youth programs and classes, aquatics programs, youth sports programs including indoor soccer, basketball, baseball, outdoor soccer. What other recreation programs should the city offer? (If you don't know, leave blank)

Total comments received was 49

1. Recreation Center (9 comments)
2. Library (4 comments)



VCBO estimate for construction cost \$300 per sq/ft with Water \$225 per sq/ft without water.

Provo Recreation Center cost: \$210 per sq/ft (Spring 2013)

Springville Recreation Center cost: \$281 per sq/ft (May 2017)

VETERANS HALL

The Veterans Hall was completed in 1956 out of a old barracks. It was renovated in 2000-2001 and now has some issues that need to be addressed.

2016 Rental Statistics

73 rentals;

19 were staff and elected officials for no charge.

Total revenue generated \$9,375

Options:

1. Leave as is and rent as is.
2. Make it into parks storage.
3. Refinish and update as needed. Continue to rent to users. (opinions vary)

4. Build something similar to replace it.

Spanish Fork North Park Pavilion (5,600 sq/ft)



C.R. Hamilton Riverton (1,800 sq/ft)



Cascade Hosting Center – Orem (1,152 sq/ft)



Draper City Day Dairy Pavilion (1,584 sq/ft)



9. Review & Action — Mountainland Pre-Disaster Hazard Mitigation Plan; Res#2017-19-R

(5 minutes)

The City Council will review and consider Resolution #2017-19-R to adopt the Mountainland Pre-Disaster Hazard Mitigation Plan prepared by Mountainland Association of Governments. Adoption of the plan will enable the City to be eligible for all benefits of the Federal Disaster Mitigation Act of 2000 as administered through FEMA. Copies of the full 335 page plan can be viewed at this link:

<http://www.mountainland.org/hazards>

See attached Resolution #2017-19-R.

Section 322 of the Federal Disaster Mitigation Act of 2000 (the “Act”) establishes mitigation planning requirements for state, local, and tribal governments. Under the section of the Act, States (and some of their political subdivisions) are eligible for federal hazard mitigation monies if they submit for approval a mitigation plan that identifies natural hazards, risks, vulnerabilities, and describes actions to mitigating the hazards, risks, and vulnerabilities.

The State of Utah, through the Utah Division of Emergency Management, works with local jurisdictions to implement and adopt mitigation measures through the seven regional Association of Governments. The Mountainland Association of Governments (MAG) covers Summit, Utah, and Wasatch counties. MAG and its members have drafted and proposed the 2017 Mountainland Pre-Disaster Hazard Mitigation Plan (the “Plan”) for consideration and compliance with state and federal laws. The Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Lindon City from the impacts of future hazards and disasters. A complete copy of the Plan is available through the link above. Part VII of the Plan (the part that addresses Lindon City and the rest of Utah County) and its mitigation measures, is available at this link:

<https://mountainland.org/img/hazards/2017/Part%20VII%20Utah%20County.pdf>

In early April 2017, the Utah Division of Emergency Management received approval of the Plan meeting federal requirement, pending its adoption by the MAG local jurisdictions. FEMA requires each jurisdiction to pass a resolution adopting the Plan to ensure each City is eligible for all benefits under the Act.

Sample Motion: I move to (approve, continue, deny) Resolution #2017-19-R adopting the 2017 Mountainland Pre-Disaster Hazard Mitigation Plan.

**LINDON CITY
RESOLUTION NO. 2017-19-R**

**A RESOLUTION OF LINDON CITY, UTAH ADOPTING THE MOUNTAINLAND PRE-DISASTER HAZARD
MITIGATION PLAN PER FEMA REQUIREMENTS, AND SETTING AN EFFECTIVE DATE.**

WHEREAS Lindon City recognizes the threat that natural hazards pose to people and property within Lindon City and other areas of Utah County; and

WHEREAS Lindon City has participated in the creation of a multi-hazard mitigation plan, hereby known as the Mountainland Pre-Disaster Hazard Mitigation Plan in accordance with the Federal Disaster Mitigation Act of 2000 (the "Act") and subsequent FEMA requirements; and

WHEREAS Mountainland Pre-Disaster Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Lindon City and other areas throughout Utah County from the impacts of future hazards and disasters; and

WHEREAS adoption by Lindon City demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Mountainland Pre-Disaster Hazard Mitigation Plan and ensures the City is eligible for all benefits under the Act.

NOW THEREFORE, BE IT RESOLVED by the Lindon City Council, that:

Lindon City, Utah hereby adopts the 2017 Mountainland Pre-Disaster Hazard Mitigation Plan as kept on file with the Mountainland Association of Governments, and additionally found at the following internet link or future links as may be amended from time to time: <http://www.mountainland.org/hazards>.

PASSED and made EFFECTIVE this _____ day of _____, 2017.

Jeff Acerson,
Lindon City Mayor

ATTEST

Kathryn A. Moosman
Lindon City Recorder

10. Council Reports:

(20 minutes)

- A) MAG, COG, UIA, Utah Lake Commission, ULCT, NUVAS, IHC Outreach, Budget Committee
- B) Public Works, Irrigation/water, City Buildings
- C) Planning, BD of Adjustments, General Plan, Budget Committee
- D) Parks & Recreation, Trails, Tree Board, Cemetery
- E) Public Safety, Court, Lindon Days, Transfer Station/Solid Waste
- F) Admin., Community Center, Historic Comm., PG/Lindon Chamber, Budget Committee

- Jeff Acerson
- Van Broderick
- Matt Bean
- Carolyn Lundberg
- Dustin Sweeten
- Jacob Hoyt

I I. Administrator's Report

(5 minutes)

Misc Updates:

- September newsletter: <https://siterepository.s3.amazonaws.com/442/september17final.pdf>
- October newsletter article: **Mayor Acerson** - Article due to Kathy last week in September.
- Results from Sept 23rd Administrative Check-Point (DUI enforcement) on Geneva Road & Center St. Over the course of 4 hours: 3 persons were arrested for DUI, 6 for drug offenses, 3 for warrants, 2 for open containers of alcohol in their vehicle, and one for an ignition interlock device violation. Approx. 30 officers from Lindon and other agencies in Utah County participated.
- Geneva Park property sale – Interest, but no firm offers. Question: Is Council willing to consider zone change to LI zone on 9-acre parcel before receiving an offer? May assist in marketing the property.
- UDOT road widening concepts – will be reviewed in meeting.
- Items of interest / concern for work session State Legislators on Oct 17th?
- Misc. Items:

Upcoming Meetings & Events:

- October 12th @ 7pm – Meet the Candidates night, Lindon Community Center
- October 17th – Council work session with State Legislators
- November 7th – General Election Day (No Council meeting)

Adjourn