Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, June 11, 2019, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 7:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following items:

AGENDA
Invocation: By Invitation
Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes
   Planning Commission 5/28/2019

3. Public Comment

4. Continuing Business - The Wild Oak Site Plan Approval - Lee Johnson
   Application for site plan approval for a new reception center located at 450 W. Gillman Lane. (Utah County Parcel # 14-067-0051), in the Lindon City General Commercial Storage (CG-S) zone. (30 minutes)

5. Public Hearing - Recommendation to the Lindon City Council to amend Lindon City Code Chapter 17.32.120 regarding subdivisions conforming to the City's General Plan and Lindon City Street Master Plan Map. Application is made by Lindon City. (20 minutes)

6. New Business from Commissioners

7. Planning Director Report
   - General City updates

Adjourn
Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.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 785-5043, giving at least 24 hours notice.

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

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

Posted By: Kathryn Moosman, City Recorder
Date: 6/6/2019
Time: 10:00 am
Place: Lindon City Center, Lindon Police Department, Lindon Community Center
Item 1 – Call to Order
Sharon Call – Chair
Mike Marchbanks
Steve Johnson
Rob Kallas
Scott Thompson
Jared Schauers

Item 2 – Approval of Minutes
Planning Commission 05/28/2019
The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, May 28, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 7:00 P.M.**

Conducting: Sharon Call, Chairperson

Invocation: Rob Kallas, Commissioner

Pledge of Allegiance: Steven Johnson, Commissioner

**PRESENT**

Sharon Call, Chairperson

Mike Marchbanks, Commissioner

Rob Kallas, Commissioner

Steven Johnson, Commissioner

Scott Thompson, Commissioner

Jared Schauers, Commissioner

Mike Florence, Planning Director

Anders Bake, Associate Planner

Kathryn Moosman, Recorder

**EXCUSED**

Matt Bean, Councilmember

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of the Planning Commission meeting of May 14, 2019 were reviewed.

   COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MAY 14, 2019 AS AMENDED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

**CURRENT BUSINESS –**

4. **Continued Public Hearing** - Public Hearing for a recommendation to the Lindon City Council to amend Lindon City Code Chapter 17.51.130 to reduce landscaping requirements between parking lots and the street in the Commercial Farm zone. Application is made by Mike Jorgensen.
Michael Florence, Lindon City Planning Director, gave a brief overview of this item explaining the applicant, Mr. Mike Jorgensen made application to amend Title 17.51.130(4) pertaining to the proximity of parking to the street right-of-way in the Commercial Farm zone. He noted the Planning Commission held a public meeting on this item on May 14, 2019. At that time the Planning Commission requested that staff research whether the change could be made without modifying the ordinance. Mr. Florence stated after further review, staff recommends that the Commercial Farm ordinance needs to be amended and that there is not another ordinance that would allow the change without a code amendment.

Mr. Florence then referenced the proposed ordinance language explaining no required parking spaces shall be within thirty feet (30’) of a front property line or street side property line unless approved by the Land Use Authority. He indicated the Land Use Authority may reduce this requirement where an alternative plan is proposed that meets the design intent of the Commercial Farm Zone while also maintaining the appropriate setbacks and buffers compatible with the surrounding properties; there shall be no overall net loss of landscape percentage for the site.

Mr. Florence went on to say at the May 14, 2019 meeting the planning commission had some reservations about the proposed ordinance being too specific to the property owned by Mr. Jorgensen. He stated staff has proposed ordinance language that will hopefully accomplish the same intent to allow Mr. Jorgensen to reduce the landscaping along 500 East while also making the ordinance less specific to one property. He noted the ordinance does however require the applicant to provide an alternative plan for reducing the landscaping and the land use authority must consider whether the changes would be compatible with the surrounding properties. Finally, the ordinance requires that there be no net loss of the overall landscape percentage, so if landscaping is reduced in one area, the same percentage needs to be relocated to another.

Mr. Florence then presented the proposed ordinance, site plan, and landscape renderings provided by the applicant and the currently approved landscape plan followed by discussion.

Following discussion, the Commission agreed Mr. Florence did a great job and the ordinance language meets their intent and accomplished what they were asking for. Chairperson Call asked if there were any public comments or discussion. Hearing none she called for a motion to close the public hearing.

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

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL TO THE CITY COUNCIL ORDINANCE AMENDMENT 2019-9-O AS PRESENTED.

Planning Commission
May 28, 2019
COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

CHAIRPERSON CALL
COMMISSIONER KALLAS
COMMISSIONER MARCHBANKS
COMMISSIONER JOHNSON
COMMISSIONER THOMPSON
COMMISSIONER SCHAUERS

THE MOTION CARRIED UNANIMOUSLY.

4. **New Business: Reports by Commissioners** – Chairperson Call called for any new business or reports from the Commissioners.

There was some discussion on letters received from residents regarding concerns on the proposed reception center. Mr. Florence gave an update on the process of the project stating staff asked for an updated site plan with more parking stalls and renderings of the building so staff didn't bring it forward on the agenda tonight. He also noted they issued a stop work order to the applicant on this project.

There was also some discussion on how much public input can be allowed and yet convey the need to be clear on what the message is and if it meets the code it should be approved. Mr. Florence indicated there will be more information presented from the city engineer and Chief of Police. Chairperson Call mentioned she would like to have some additional training on the Commercial Design Standards. She also pointed out there is still a vacancy on the commission. She also mentioned there is an old abandoned trailer in her neighborhood that is an eyesore and also poses a safety hazard. She also mentioned the Dance Studio on 200 South. Mr. Florence stated he is checking into the non-compliance issue.

5. **Planning Director Report** – Mr. Florence had nothing further to report.

Chairperson Call called for any further comments or discussion. Hearing none she called for a motion to adjourn.

**ADJOURN**

COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE MEETING AT 8:20 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION.

ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – June 11, 2019

______________________________
Sharon Call, Chairperson

______________________________
Michael Florence, Planning Director

Planning Commission
May 28, 2019
Summary of Key Issues
1. For site plan approval, the planning commission will be evaluating whether the site plan and building meet Title 17 development regulations and Commercial Design Standards.

Overview
1. The applicant proposes to remodel an existing storage building at 450 W Gillman Ln. for use as a Reception Center.
2. The building currently does not have any water or sewer utilities to the building. Utilities will be added to the building and property along with a fire hydrant at the entrance of the property.
3. The Planning Commission continued this item from the May 21, 2019 meeting for the applicant to update site and building design requirements as well as for city staff to evaluate safety concerns on Gillman Lane and the intersection at Gillman Lane and State Street

Motion
I move to (approve, deny, continue) the applicant’s request for site plan approval with the following conditions:
1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The applicant will work with the City on providing the appropriate width for a storm drain/irrigation access and maintenance easement;
3. The plans will meet relevant specifications as found in the Lindon City Development Manual;
4. The applicant will comply with all bonding requirements;
5. Final design will meet the Commercial Design Standards;
6. Due to the narrow width of Gillman Lane and the potential for overflow parking on the street the applicant will pay for no parking signs for a distance to be determined by the Planning Director and City Engineer;
7. If lighting is found to cause an impact on adjoining properties it will be redirected or measures taken to minimize impacts;
8. Applicant will work with staff to install appropriate signs directing vehicles to State Street when leaving the reception center;
9. All items of the staff report
**Surrounding Zoning and Land Use**

North: General Commercial – Dastrup Auto  
South: R1-20 – Residential  
East: R1-20/General Commercial – residential and commercial  
West: R1-20 – Residential

**Site Development Standards**

**Parking** – The applicant’s site plan meets vehicle parking requirements of one stall per 3½ person capacity in the building of facility, based on maximum use of all facilities at the same time. See 17.18.070. In receiving updated square footage calculations from the applicant’s architect, the parking was increased from 61 on-site stalls to 68.

**Traffic Circulation**  
The site plan provides adequate site circulation for the proposed use. All drive isles meet parking lot specifications. A hammerhead turn-around is proposed and has been approved by the fire marshal.

**Lighting**  
The applicant has removed all perimeter light poles from the site plan and will mainly be using building lighting. The only lighting not attached to the building are entry lights mounted on the entry gate and some ground level lighting pointed up to the oak tree near the building entrance. All building door entry lighting will be low level light. Lights for the parking lot and outdoor space will be directed at a 45-degree angle to limit light trespass onto adjoining properties. Since the exterior perimeter light poles were removed staff did not find it necessary to require a photometric study. The planning commission may still make this a requirement if found to be necessary. Staff could review the photometric study with the building plans. If it is found that lighting is causing an impact then staff has recommended a condition that the applicant will redirect lighting or find other means of shielding the lighting from adjoining properties.

**Fencing and Landscaping Standards**  
The proposed reception center shares a west, south and portions of an east property line with a residential use and zone. The applicant is proposing a 7’ masonry fence along all property lines shared with residential properties. The applicant will also be providing 10’ of landscaping behind the masonry fence where adjacent to residential. Due to the ditch being near the property line, the fence may need to be moved back slightly so that the City has the appropriate width to maintain the ditch and in the future pipe the ditch. Staff will finalize with the applicant the final details of the location of the fence. The site and landscape plans have been updated from the previous plans reviewed by the planning commission.

The applicant will be providing a minimum of 20 feet of landscaping along Gillman Lane as well as curb, gutter and sidewalk improvements. The landscape plan meets the final site landscape percentages. A final review of all required trees and vegetation will be completed with the final plan review.

**Building Design and Architectural Standards**  
Buildings in the General Commercial Storage zone are required to meet the Lindon Commercial Design Standards. Under the commercial design standards commercial development should pick one of three building forms: one-part commercial block, two-part commercial block, and central block buildings.

The proposed building most aligns with the one-part commercial block building. Below are the standards for such building in the Commercial Design Standards:
<table>
<thead>
<tr>
<th>Design Element</th>
<th>Design Standard Requirement</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Massing and Form</td>
<td>Large plate-glass display windows shall be used to distinguish the front façade or storefront. Bays should range from one to five. The façade should be symmetrical.</td>
<td>Compliant. The front façade contains a large Glass and Aluminum door with surrounding windows. There are no bays on this building.</td>
</tr>
<tr>
<td>Height and Scale/Size</td>
<td>Facades should be broken up every 15′ to 25′ with color, change of building materials, depth, height, or other architectural characteristics. Windows, doors, art or architectural detailing are all options for a blank wall.</td>
<td>Compliant. From the last plan the applicant was required to provide additional architectural detail to break up blank façade areas. The applicant is providing architectural characteristics which include metal rings to attach decorative flower pots on the east façade and a decorative tile and planter box on the south elevation.</td>
</tr>
<tr>
<td>Roofing</td>
<td>Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building.</td>
<td>Compliant</td>
</tr>
<tr>
<td>Exterior Walls and Surfacing (building Materials)</td>
<td>Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades.</td>
<td>Compliant. The existing cinder block material will remain on a majority of the building. The West side and a portion of the South side of the building will be covered in stucco.</td>
</tr>
<tr>
<td>Fenestration (windows and doors)</td>
<td>Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone.</td>
<td>Compliant</td>
</tr>
<tr>
<td>Exterior Trim and Decorative Detailing</td>
<td>Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Development Size and Setbacks**

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development lot size: 20,000 sq. ft</td>
<td>~ 70,000 sq. ft.</td>
</tr>
<tr>
<td>Front: 20′</td>
<td>113′</td>
</tr>
<tr>
<td>Rear when adjacent to residential: 40′</td>
<td>125′</td>
</tr>
<tr>
<td>Side when adjacent to residential: 40′</td>
<td>55′</td>
</tr>
<tr>
<td>Side adjacent to commercial: 0′</td>
<td>59′</td>
</tr>
</tbody>
</table>

**Engineering Requirements**
The City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants site plan approval.
**Staff Analysis**

The Wild Oak Reception Center is a permitted use in the General Commercial Storage Zone. The updated site and landscape plans appear to meet all City regulations. A final review will be completed prior to issuance of a building permit.

Staff requested that the applicant work with Dastrup Auto to see if they could work out an agreement for additional parking. According to the applicant, they were unable to come to an agreement. The applicant however does meet the parking standard of providing 68 stalls for the reception center use. If parking becomes a problem, according to City Code 17.18.010, Lindon City has the ability to require additional parking for uses that have regularly over-flowed their minimum required parking spaces and such over-flow has created a nuisance or safety hazard within the community. Such over-flow parking issues shall be considered a nuisance by the City, and if left uncorrected, may result in the revocation of an active business license.

The planning commission requested that the city engineer and police department conduct a review of Gillman Lane to determine what safety improvements could be made to improve the street. The recommendation for Gillman Lane to is add “no parking – tow away zone” signs along the street so if vehicles park along Gillman Lane then the police department will have authority to tow vehicles. It will be the responsibility of the applicant to pay for these signs and will need to work with the planning director and city engineer to determine distance to install the signs. Staff also recommends that a sign(s) be installed either on the reception center property or across the street directing vehicles to exit to State Street.

Regarding the intersection of State Street and Gillman Lane, city staff have been discussing options with UDOT on possible design improvements to this area. UDOT has provided feedback to the City on the proposals and has asked that the city now put an engineering design together for UDOT to evaluate. This item will continue to be worked out as the City and UDOT come up with a final plan.

**Exhibits**

1. Aerial photo
2. Updated Building elevations
3. Updated Site Plan
4. Updated Landscaping Plan
5. 1st and second level floor plans
6. Parking calculations
7. Lighting plan
EAST ELEVATION

awning cord. w/ owner

metal ring attached to building for decorative flower pots

black fascia and soffit detail

boston ivy

8'x12' glass & aluminium door system cord. w/ owner

painted stucco (mistaya)
THE WILD OAK RECEPTION CENTER LANDSCAPE STUDY
SCALE 1'-20' 6' 24X36 SHEET
### OCCUPANCY LOAD

<table>
<thead>
<tr>
<th>Occupiable Sqft</th>
<th>Load Factor from IBC Table 1004.1.2 2015</th>
<th>Occupant Load</th>
</tr>
</thead>
<tbody>
<tr>
<td>3213</td>
<td>Assembly W/ Tables and Chairs = 15</td>
<td>215</td>
</tr>
</tbody>
</table>

### PARKING REQ.

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Lindon Parking Reqs</th>
<th>Required Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>215 People</td>
<td>1 Space per 3.5 People in Reception Area</td>
<td>61</td>
</tr>
<tr>
<td>2547 Sqft</td>
<td>1 per 500 Sqft of Storage</td>
<td>5</td>
</tr>
<tr>
<td>294 Sqft</td>
<td>1 per 350 Sqft of Kitchen Space</td>
<td>1</td>
</tr>
<tr>
<td>319 Sqft</td>
<td>1 per 350 Sqft of Office</td>
<td>1</td>
</tr>
</tbody>
</table>

**Total Required Parking Spaces**: 68
Outdoor lighting plan

<table>
<thead>
<tr>
<th>PICTURE</th>
<th>DETAILS</th>
<th>LOCATION</th>
<th>QUANTITY</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="DEVVAUX GRAND SCONCE" /></td>
<td>40W, E26 base bulb 11½&quot;W x 10½&quot;D x 23&quot;H</td>
<td>both sides of garages doors and man doors</td>
<td>8</td>
</tr>
<tr>
<td><img src="image" alt="DEVVAUX GRAND SCONCE" /></td>
<td>Voltage:120 V  Number of Bulbs:3  Bulb Type:B Torpedo  Bulb Base:Candelabra  Maximum Wattage:60.00 W 10.63&quot;W x 22.63&quot;H</td>
<td>Entry gate</td>
<td>2</td>
</tr>
<tr>
<td><img src="image" alt="DEVVAUX GRAND SCONCE" /></td>
<td>*see spec sheet attached in different email</td>
<td>3/4ths height of building mounting; north, east, &amp; west side aimed at 45° below horizon</td>
<td>6</td>
</tr>
<tr>
<td><img src="image" alt="DEVVAUX GRAND SCONCE" /></td>
<td>Ground level landscape lighting</td>
<td>Parking lot, north/east/south/west sides of property. 3 lights in the middle of circular drive pointing at oak tree</td>
<td></td>
</tr>
</tbody>
</table>
FXLED150TY

Technical Specifications

Listings:
UL Listing:
Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaries and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is listed by Design Lighting Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC.

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 and TM-21 calculations.

Note:
All values are typical (tolerance +/- 10%).

LEDs:
Multi-chip, high-output, long-life LEDs

Color Consistency:
3-step MacAdam Ellipse banking to achieve consistent future-to-future color

Color Stability:
LED color temperature is warranted to shift no more than 200K over a 5-year period

Color Uniformity:

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:
Suitable for use up to 104°F (40°C)

Effective Projected Area:
EPA = 2

Cold Weather Starting:
Minimum starting temperature is -40°F (-40°C)

Thermal Management:
Superior thermal management with air-cooled heat sinks

Lens:
Tempered glass lens

Housing:
Die-cast aluminum housing and door frame

Mounting:
Heavy-duty T-arm mount with stainless steel hardware

Reflector:
Sealed, vacuum-metallized polyethylene

Gasketing:
High-temperature silicone gaskets

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV-free. RoHS-compliant components.

Optical

NEMA Type:
NEMA Beams at 90° ± 1°

Sensor Characteristics

Field & Beam Angles:

Horizontal Beam Angle (90°): 70.8°
Vertical Beam Angle (90°): 73.5°

Horizontal Field Angle (15°): 150.5°
Vertical Field Angle (15°): 108.0°

Other

Warranty:
RAB warrants that all LED products will be free from defects in materials and workmanship for a period of 5 years from the date of delivery to the end-user, including coverage of light output, color stability, driver performance and future finish. RAB’s warranty is subject to all terms and conditions found at rable.com/warranties.

Patents:
The design of FXLED150 is protected by patents pending in the U.S. and worldwide.

Equivalency:
Equivalent to 75W-150W PAR64 Start Metal Halide

Buy American Act Compliance:
RAB reserves the right to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:
One Driver, Constant Current, Class 2, 210mA, 100-277V, 60Hz, Power Factor 96%

THD:
6.4% at 120V, 10.6% at 277V

Power Factor:
95.5% at 120V, 89.9% at 277V

Features

60% energy cost savings vs. HID NEMA Type - B4 x 6V

*Airflow ™ Technology heat dissipation up to 100,000-hour LED lifespan

5-year No Compromise Warranty

Dimensions

Ordering Matrix

<table>
<thead>
<tr>
<th>Family</th>
<th>Wattage</th>
<th>Mounting</th>
<th>Color Temp</th>
<th>Finish</th>
<th>Driver</th>
<th>Options</th>
<th>Other Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>FXLED</td>
<td>150</td>
<td>T</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>79 = 79W</td>
<td></td>
<td></td>
<td>Black = 3000K (Cool)</td>
<td>Blank = Standard</td>
<td>Black = No Option</td>
<td>Black = Standard</td>
</tr>
<tr>
<td></td>
<td>105 = 105W</td>
<td></td>
<td></td>
<td>Black = 4000K (Neutral)</td>
<td>Blank = Design</td>
<td>Blank = +10V Dimming</td>
<td>USA = 64A</td>
</tr>
<tr>
<td></td>
<td>125 = 125W</td>
<td></td>
<td></td>
<td>Black = 5000K (Warm)</td>
<td>Blank = Standard</td>
<td>DLC = 0.5-10V Dimming</td>
<td>USA = 84A</td>
</tr>
<tr>
<td></td>
<td>150 = 150W</td>
<td></td>
<td></td>
<td>Black = White</td>
<td>Black = +80V</td>
<td>DLC = 0.5-10V Dimming</td>
<td>USA = 84A</td>
</tr>
</tbody>
</table>

Notes:
- The design of FXLED150 is protected by patents pending.
- RAB reserves the right to manufacture this product to be compliant with the Buy American Act (BAA).
- Please contact customer service to request a quote for the product to be made BAA compliant.
Item: 5 - Ordinance Amendment
Lindon City Code 17.32.120

Date: June 11, 2019
Applicant: Lindon City
Presenting Staff: Michael Florence

Type of Decision: Legislative

Council Action Required: Yes, the planning commission is the recommending body on this application.

MOTION
I move to (approve, deny, continue) ordinance amendment 2019-10-O (or as presented, with changes).

Overview:

- Lindon City is proposing an amendment to the subdivision code to allow arterial and major collectors to remain on the General Plan Street Master Plan Map when property is subdivided;
- 17.32.120 currently requires the street layout of all subdivisions to conform to the City’s General Plan and the Lindon City Street Master Plan Map;
- Enforcing this requirement is generally in the best interest of the residents of Lindon City, as it provides predictability and applies sound planning and engineering to the development of City streets;
- However, there may be limited times where the street master plan map calls for an arterial or major collector, but circumstances and conditions related to an application for a development would not require a developer to construct an arterial or major collector roadway at the time of application;
- UDOT has expressed that it is important for when they seek road funding that future streets be on the City’s master plan;
- It may still be in the best interest of Lindon City to continue to identify the location and alignment of the right-of-way of future arterials and major collectors;
- it is important to give the Land Use Authority the ability to act in these limited circumstances and to approve a land use applications’ street layout that may vary from the street master plan map, if there is a compelling public purpose to do so.

Proposed Ordinance Amendment

17.32.120 Streets.

1. The Street layout shall conform to the Lindon City General plan and official Lindon City Street Master Plan Map adopted by the planning commission and city council.

   a. Upon the finding of a compelling public purpose, the Land Use Authority may approve a subdivision plan with a street layout that varies from the street master plan map, provided that there is an existing roadway which provides adequate traffic flow and street connectivity to and from the proposed subdivision and maintaining the street master plan map’s current configuration serves the public purpose of identifying the location and alignment of the right-of-way of future arterials and major collectors.

   b. A land use application which do not require a subdivision approval, but which still requires approval of a street design and/or construction as part of the application process under Chapter 17.17 of this Title, shall likewise have a street lay that conforms to the Lindon City General Plan and official Lindon City Street Master Plan Map, subject to the provisions of subsection (1)(a) of this Section.
AN ORDINANCE AMENDING CHAPTER 17.32.120 OF THE LINDON CITY CODE, REGULATING THE LAYOUT OF STREETS IN SUBDIVISIONS

WHEREAS, Chapter 17.32.120 currently requires the street layout of all subdivisions to conform to the City’s General Plan and the Lindon City Street Master Plan Map; and

WHEREAS, enforcing this requirement is generally in the best interest of the residents of Lindon City, as it provides predictability and applies sound planning and engineering to the development of City streets; and

WHEREAS, however, there may be limited times where the street master plan map calls for an arterial or major collector, but circumstances and conditions related to an application for a development would not require a developer to construct an arterial or major collector roadway at the time of application; and

WHEREAS, it may still be in the best interest of Lindon City to continue to identify the location and alignment of the right-of-way for the future arterials and/or major collectors; and

WHEREAS, it is important to give the Land Use Authority the ability to act in these limited circumstances and to approve a land use applications’ street layout that may vary from the street master plan map, if there is a compelling public purpose to do so.

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

PART ONE: Amendment of Chapter 17.32.120 of the Lindon City Code.

Subsection (1) of Section 17.32.120 of the Lindon City Code is amended as follows:

17.32.120 Streets.

1. The Street layout shall conform to the Lindon City General plan and official Lindon City Street Master Plan Map adopted by the planning commission and city council.

   a. Upon the finding of a compelling public purpose, the Land Use Authority may approve a subdivision plan with a street layout that varies from the street master plan map, provided that there is an existing roadway which provides adequate traffic flow and street connectivity to and from the proposed subdivision and maintaining the street master plan map’s current configuration serves the public purpose of identifying the location and alignment of the right-of-way of future arterials and major collectors.

   b. A land use application which do not require a subdivision approval, but which still requires approval of a street design and/or construction as part of the application process under Chapter 17.17 of this Title, shall likewise have a street lay that conforms to the Lindon City General Plan and official Lindon City Street Master Plan Map, subject to the provisions of subsection (1)(a) of this Section.

PART TWO: Severability

Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.
PART THREE: Effective Date.

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

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City, Utah, this ____ day of _____________ 2019.

__________________________
JEFF ACERSON,
Lindon City Mayor

ATTEST:

__________________________
Kathy Moosman
City Recorder