

ORDINANCE NO. 2021-12-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM PLANNED COMMERCIAL-1 (PC-1) AND RESEARCH AND BUSINESS (RB) TO REGIONAL COMMERCIAL (RC) AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on May 20, 2021, a land use application was submitted to Lindon City to rezone approximately 9.8 acres from Planned Commercial-1 (PC-1) and Research and Business (RB) to Mixed Commercial (MC); and

WHEREAS, on June 8, 2021, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed rezone, and with the approval and consent of the applicant, recommended that the City Council adopt the zone map amendment of Regional Commercial (RC) instead of the requested Mixed Commercial (MC) zone; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of expanding the range of commercial goods, services, and employment opportunities available within the community; and

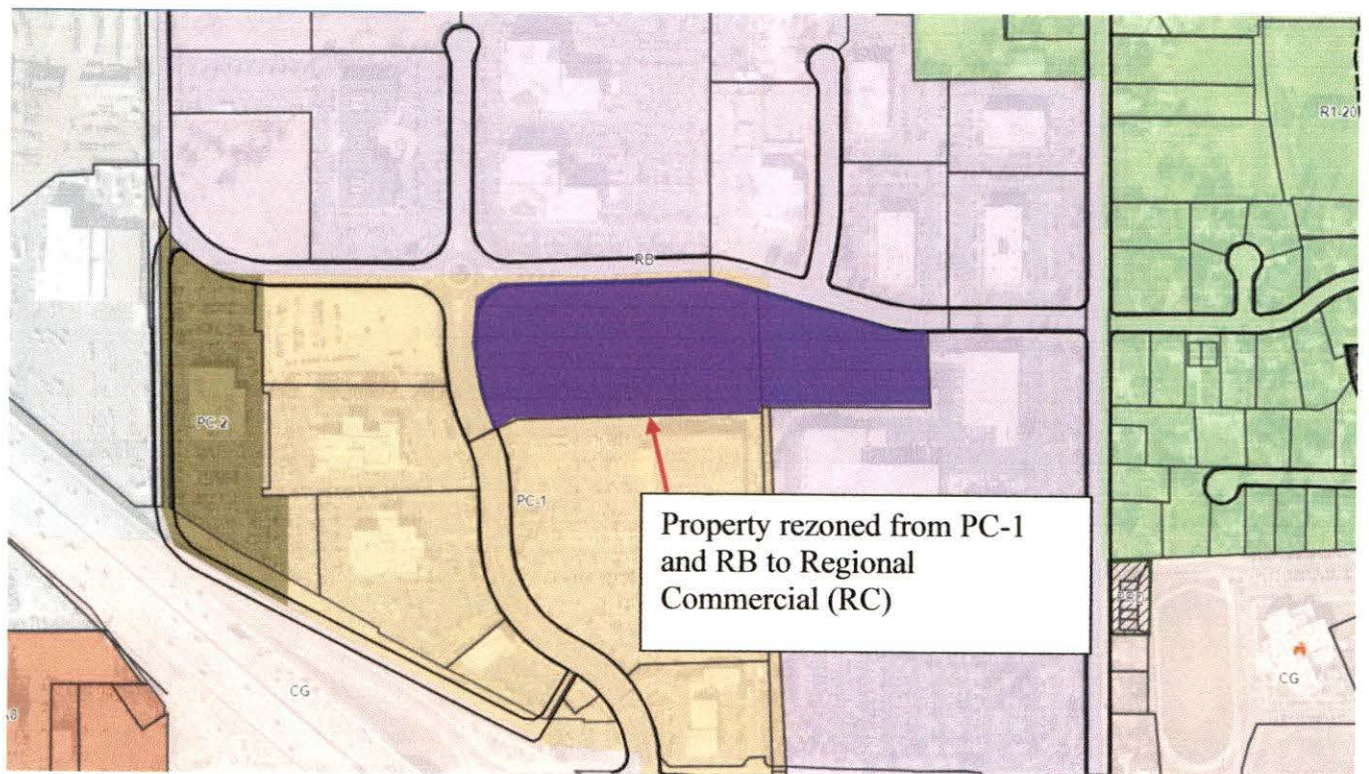
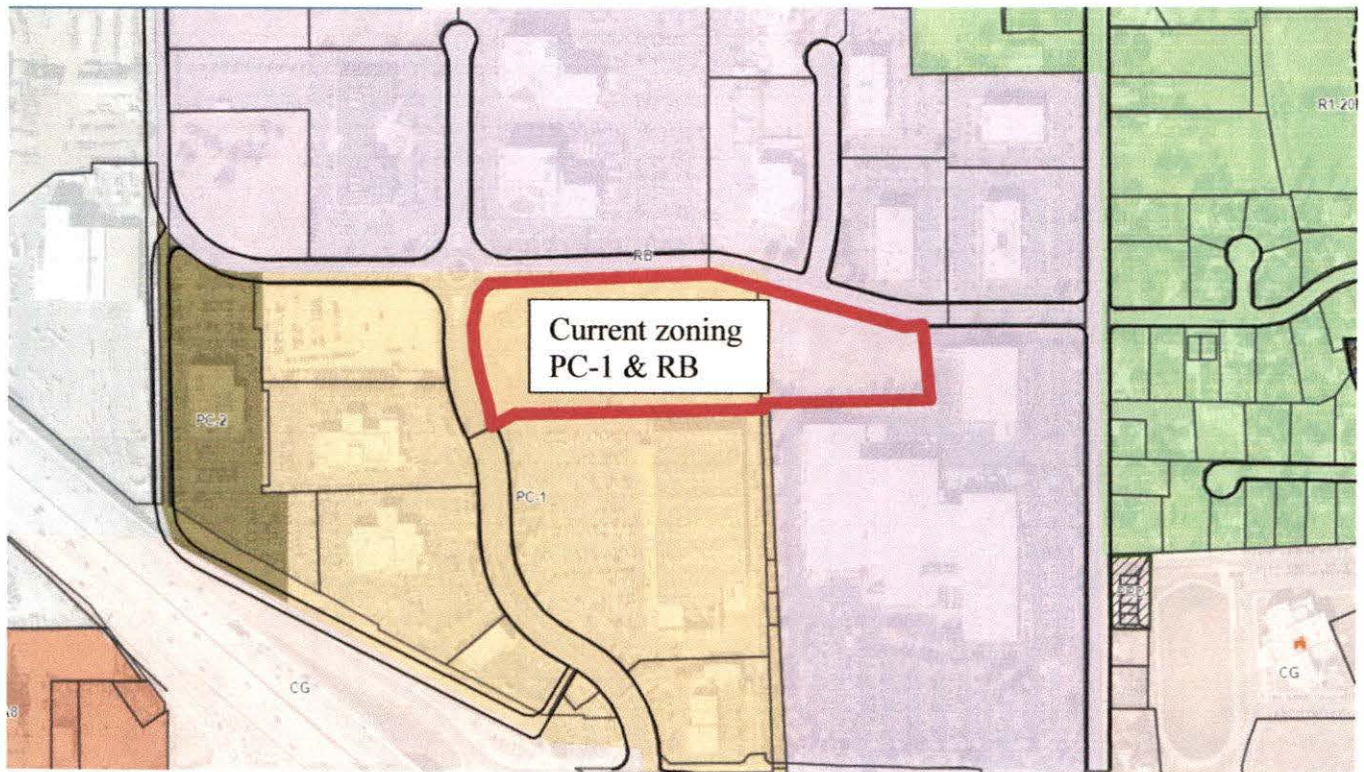
WHEREAS, the City Council finds that it considered the City's general plan goal of carefully limiting any negative impact of commercial facilities on neighboring land-use areas, particularly residential development; and

WHEREAS, the Council held a public hearing on July 13, 2021, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

SECTION I: The Lindon City Zoning Map is hereby amended as follows:

Parcel ID	Property Owner	Address
17:015:0121, 40:283:0007	MECCA HOLDINGS LLC	Approximately 523 W. 400 S.





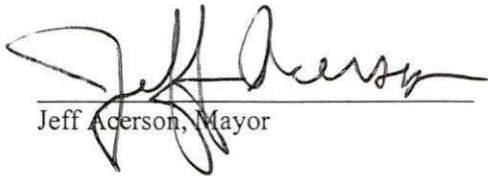
Property rezoned from PC-1
and RB to Regional
Commercial (RC)

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.

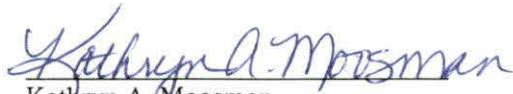
SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

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 19th day of July, 2021.


Jeff Acerson, Mayor

ATTEST:


Kathryn A. Moosman,
Lindon City Recorder

SEAL



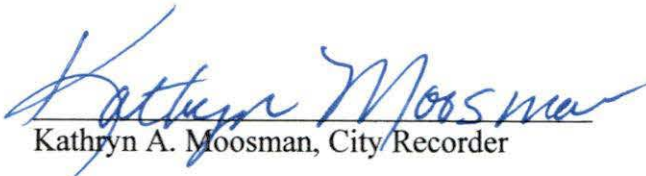
CERTIFICATE OF PASSAGE

STATE OF UTAH }
 }ss.
COUNTY OF UTAH }

I, Kathryn A. Moosman, City Recorder of Lindon City, Utah do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed and adopted by the City Council of Lindon City, Utah on the 19th day of July 2021 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM PLANNED COMMERCIAL -1 (PC 1) AND RESEARCH AND BUSINESS (RB) TO REGIONAL COMMERCIAL (RC) AND PROVIDING FOR AN EFFECTIVE DATE.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Lindon City, Utah, this 20th day of July, 2021.


Kathryn A. Moosman, City Recorder

(SEAL)



AFFIDAVIT OF POSTING

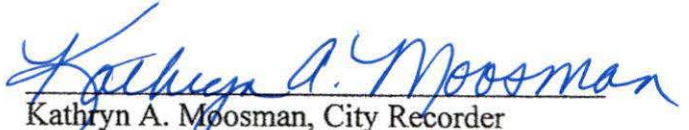
STATE OF UTAH }
 } ss.
COUNTY OF UTAH }

I, Kathryn A. Moosman, City Recorder of Lindon City, Utah do hereby certify and declare that I posted the attached ordinance in three public places on the 21st day of July 2021.

The three public places are as follows:

1. Lindon City Police Department
2. Lindon City Community Development Office
3. Lindon City Center

I further certify that the agenda of the meeting of the City Council containing notice of public hearing was published and posted according to law, and that copies of the ordinance so posted were true and correct copies of the original.


Kathryn A. Moosman, City Recorder

The foregoing instrument was acknowledged before me this 21 day of July, 2021 by Kathryn A. Moosman.

My Commission expires: January 7, 2025

Residing at: Utah County


Notary Public

