

ORDINANCE NO. 2021-6-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL GENERAL-A (GC-A) 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 April 22, 2021, Rhino Realty, LLC submitted an application to rezone approximately 1.917 acres from Commercial General to Commercial General -A (CG-A); 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 retail and commercial goods and services available within the community and promoting new office, retail, and commercial development along State Street and 700 N.; and

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

WHEREAS, on May 11, 2021, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

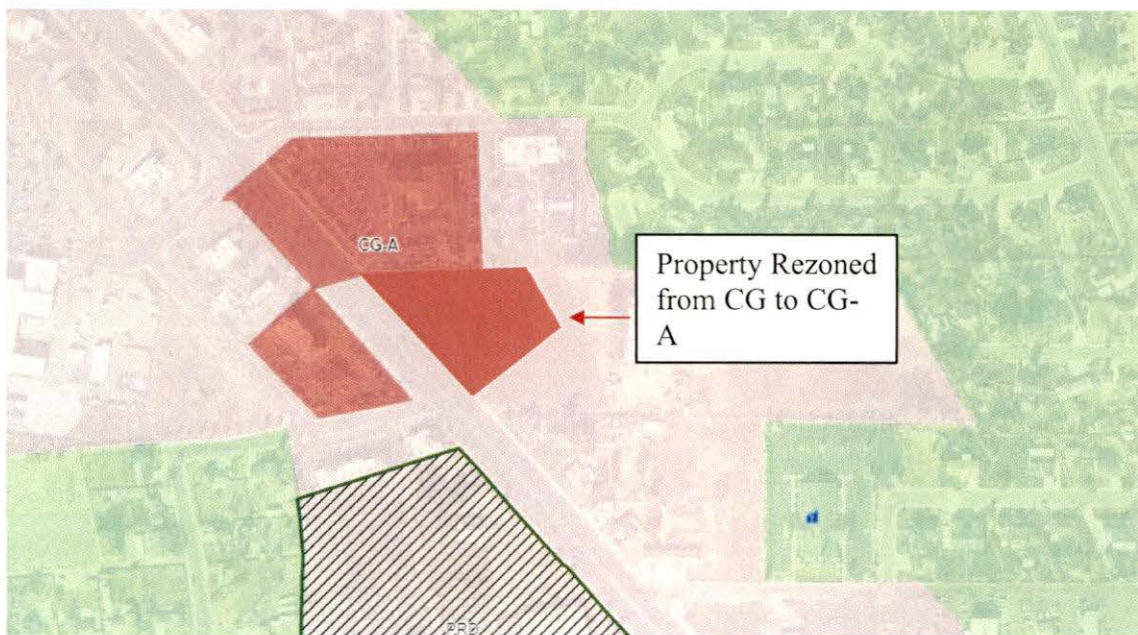
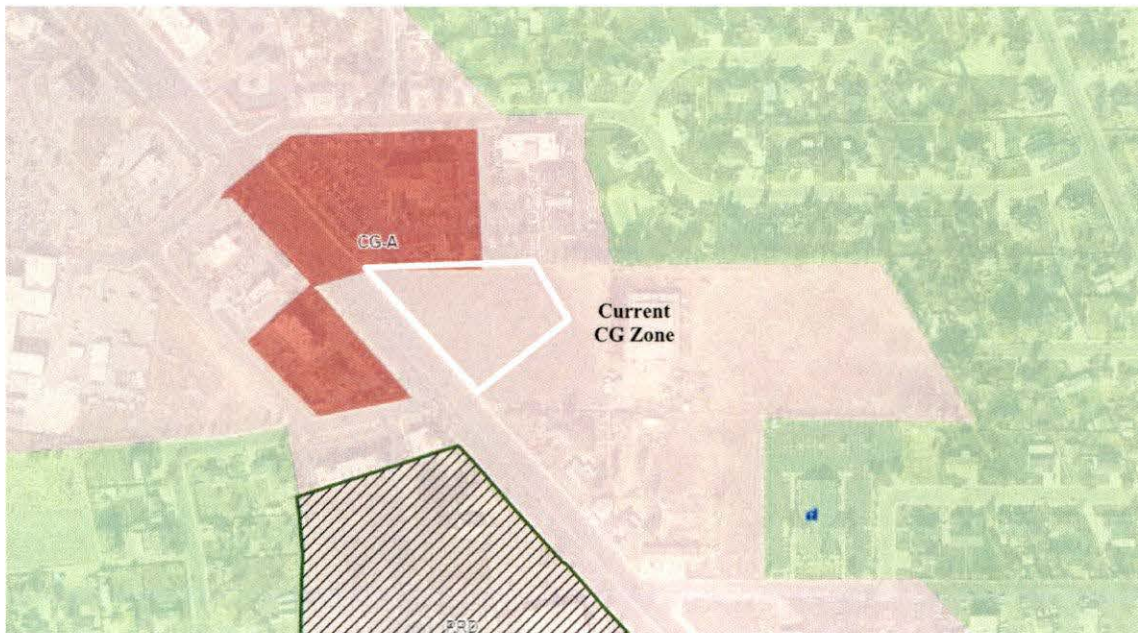
WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance and recommended that the Council adopt the attached ordinance; and

WHEREAS, the Council held a public hearing on May 17, 2021, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

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

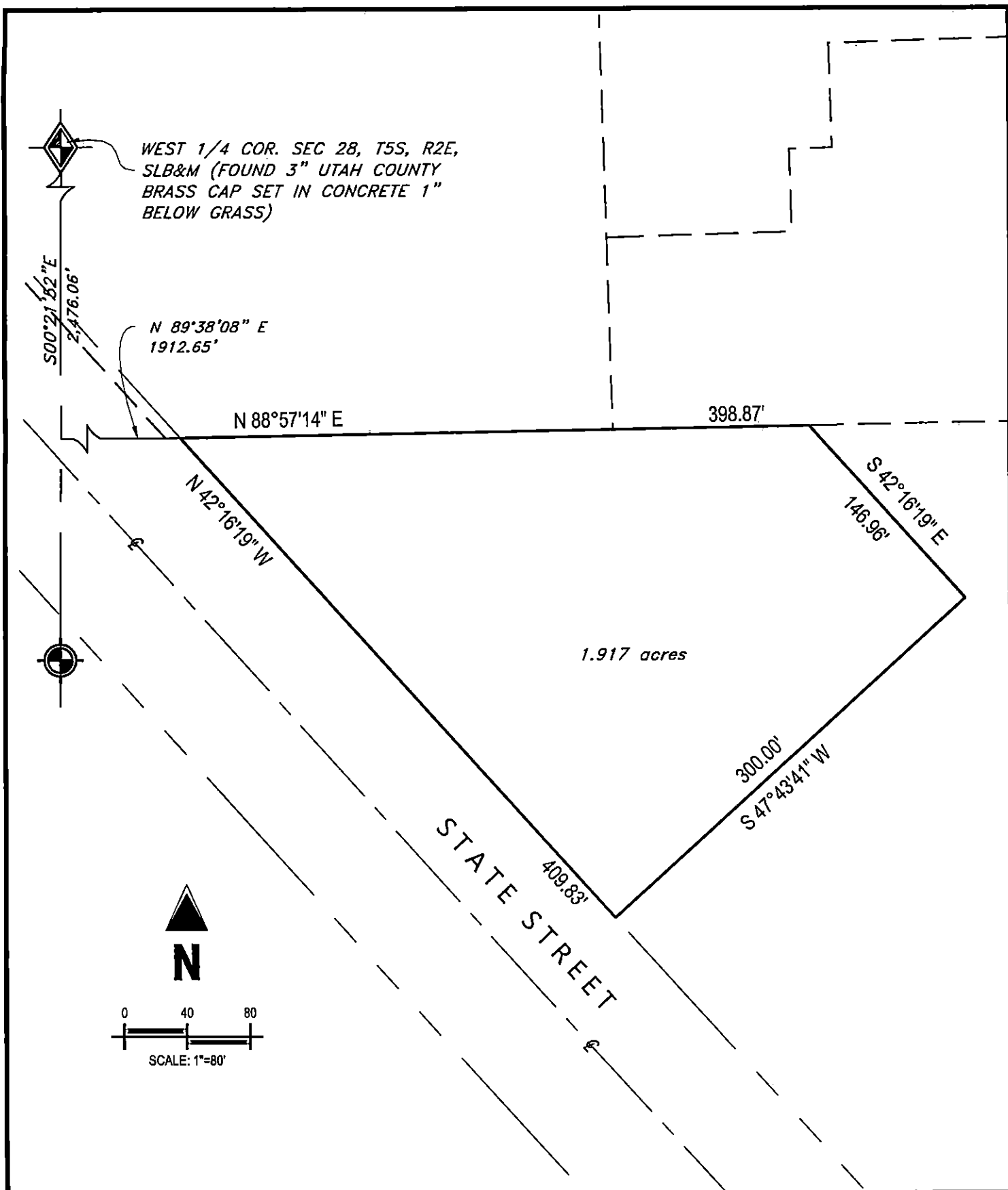
Parcel ID	Property Owner	Address
14:067:0187 and a portion of 14:068:0304	NORTON, SCOTT L (ET AL) and ELLWOOD HOLDINGS, LLC	Approximately 550 N State Street.





Commencing at the West Quarter corner of section 28, Township 5 South, Range 2 East, Salt Lake Base & Meridian, thence South 00°21'52" East, a distance of 2,476.06 feet; thence North 89°38'08" East, a distance of 1,912.65 feet to the east right-of-way line of State Street / U.S. 89 (R.O.S. map# 14-096) and the point of beginning; thence North 88°57'14" East, along a Boundary Line Agreement (Entry No. 26266:2001), a distance of 398.87 feet; thence South 42°16'19" East, a distance of 146.96 feet; thence South 47°43'41" West, a distance of 300 feet to the east right-of-way line of state Street / U.S. 89; thence North 42°16'19" West, along said east right-of-way line, a distance of 409.83 feet to the point of beginning.

Contains: 83,520 sq. ft. or 1.917 acres



Approx 300 North & State Street
London, UT
Exhibit B

Project No:	RHR0001
Drawn By:	JRA
Checked By:	JRA
Date:	05/07/2021

Galloway

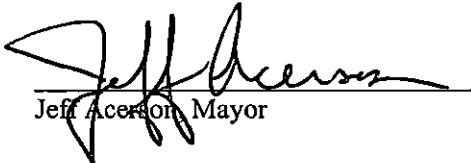
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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 17 day of May, 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 17th day of May 2021 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL GENERAL-A (CG-A) 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 18th day of May, 2021.


Kathryn A. Moosman, City Recorder



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 17th day of May 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 7 day of June, 2021 by Kathryn A. Moosman.

My Commission expires: January 7, 2025

Residing at: Utah County


Notary Public

