

ORDINANCE NO. 2023-19-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW TO ADD THE SENIOR HOUSING FACILITY OVERLAY (SHFO) AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City Council finds that the zone change meets the goal of the general plan to support a range of housing needs in the city, where it is compatible; and

WHEREAS, on August 30, 2023, a land use application was submitted to Lindon City to add the Senior Housing Facility Overlay to approximately 1.03 acres within the Commercial General zone; and

WHEREAS, on September 12, 2023, 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 recommended that the City Council adopt the zone map amendment of Senior Housing Facility Overlay (SHFO); and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of preserving existing neighborhoods and establishing new ones that are aligned with the existing patterns and uses that have been established over time; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of continuing to evaluate areas for mixed density residential to meet affordability, lifestyle, and life-cycle targets; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of considering a wide mix of residential and mixed-use districts to help meet affordability, lifestyle, and life-cycle targets; and

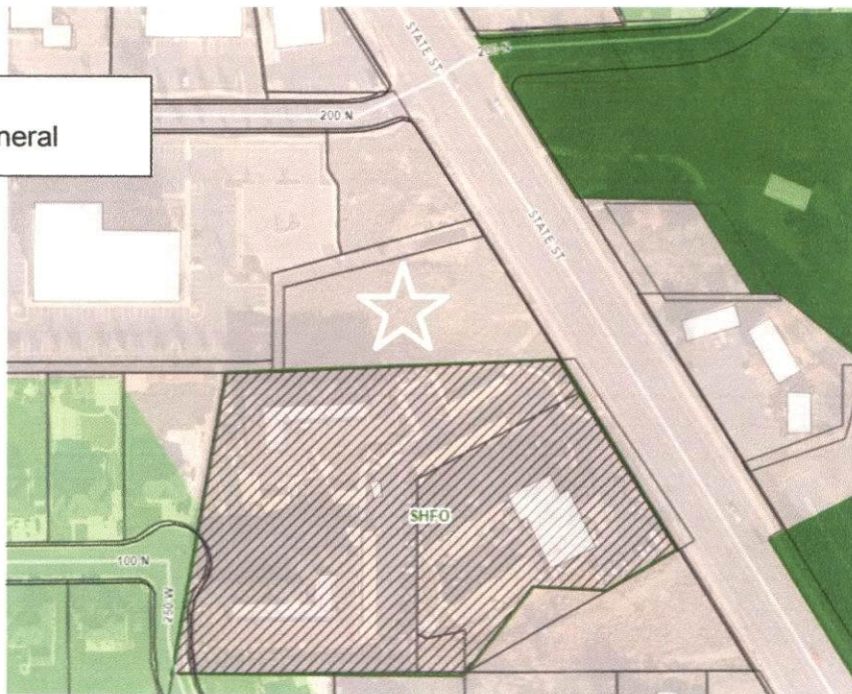
WHEREAS, the Council held a public hearing on 9-18-23, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

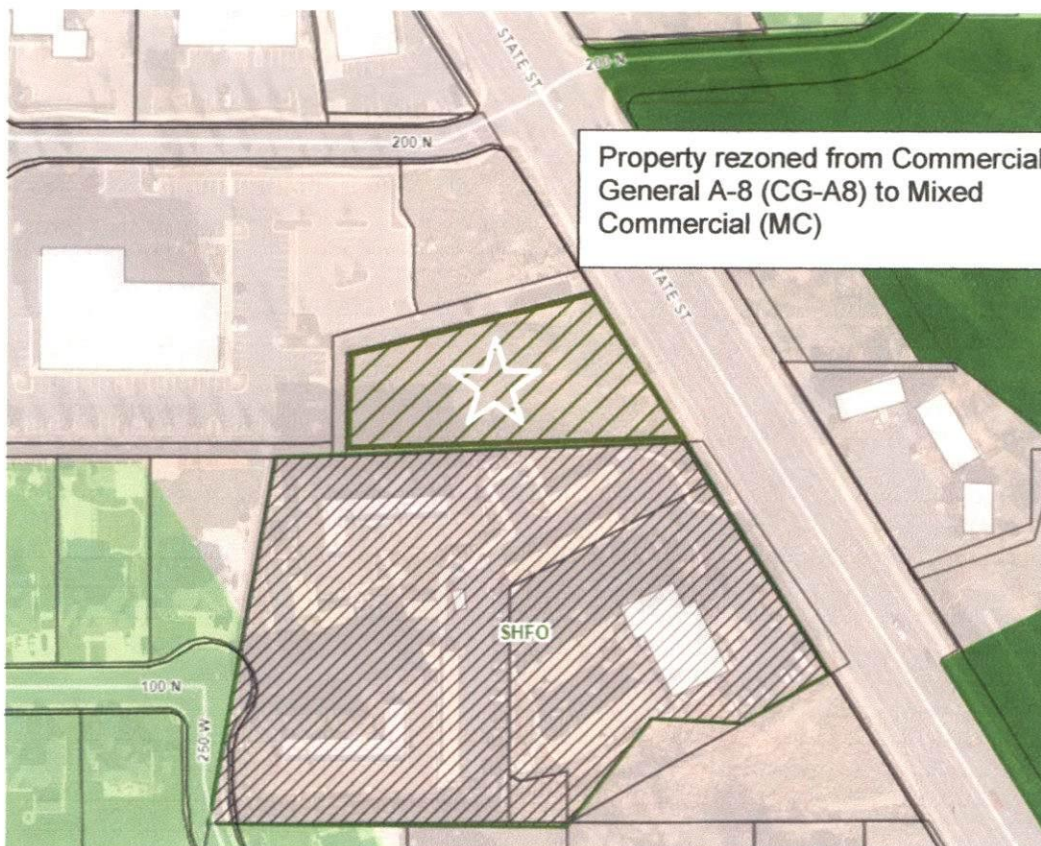
SECTION I: The Lindon City Zoning Map is hereby amended as follows:

| Parcel ID | Property Owner | Address |
|------------------|-------------------------------|----------------|
| 48:358:0011 | Xirect Software Solutions LLC | 183 N State St |

Current zoning:
Commercial General



Property rezoned from Commercial
General A-8 (CG-A8) to Mixed
Commercial (MC)





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
 16 day of September, 2023.

Carolyn Lundberg
Carolyn Lundberg, Mayor

ATTEST:

Kathryn A. Moosman
Kathryn A. Moosman,
Lindon City Recorder

SEAL



PHASE 2 PROJECT DATA

3 Stories, 30 Units, NFPA 13R Fire Sprinklers Occupancy type = R-2 IBC Construction = V-A IFC Fire Flow
= 1,500 gpm (4 hour) 11,312 sq.ft. (footprint) 1.1 Parking stalls per unit required = 33

Parking stalls provided = 34

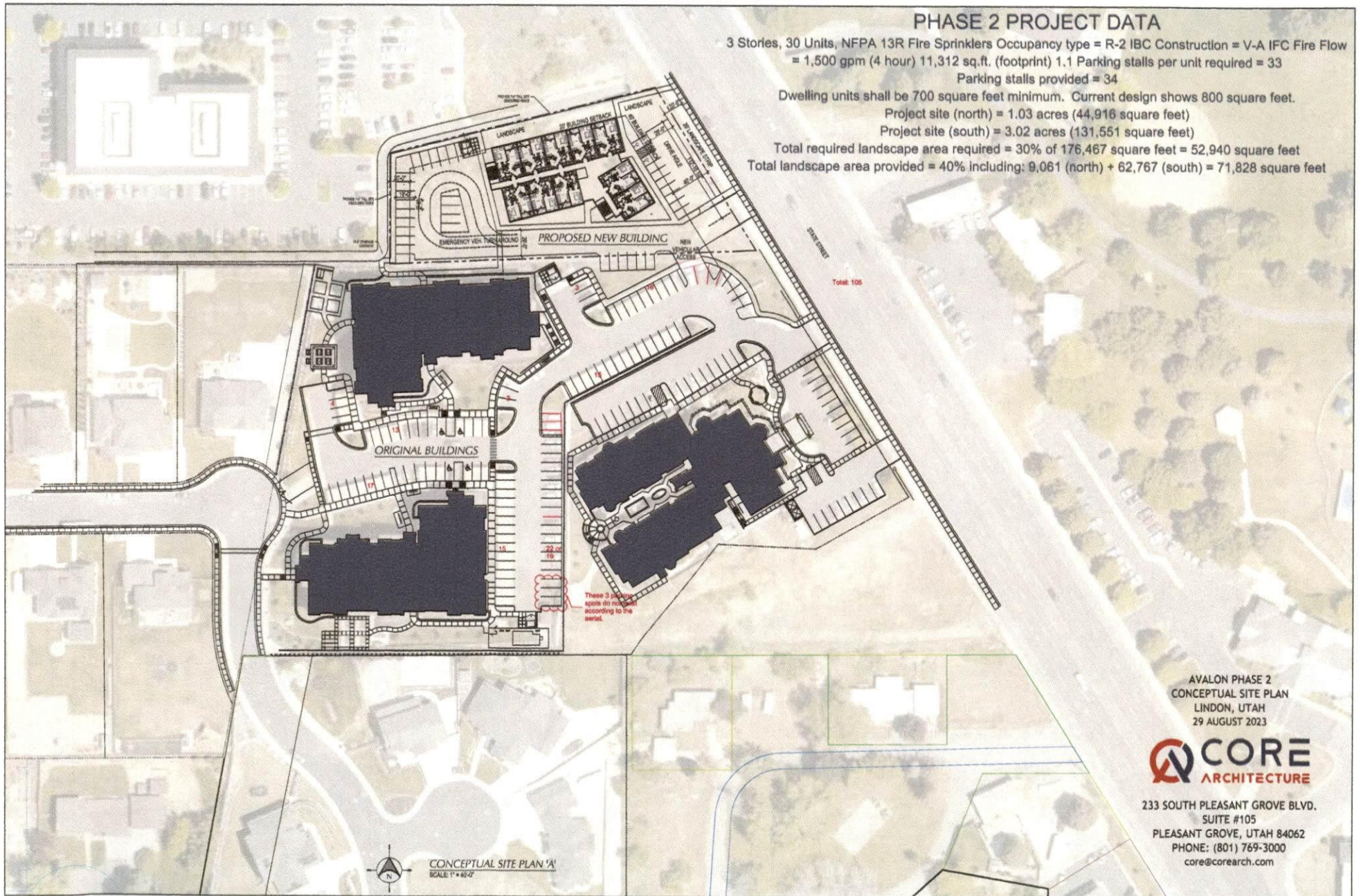
Dwelling units shall be 700 square feet minimum. Current design shows 800 square feet.

Project site (north) = 1.03 acres (44,916 square feet)

Project site (south) = 3.02 acres (131,551 square feet)

Total required landscape area required = 30% of 176,467 square feet = 52,940 square feet

Total landscape area provided = 40% including: 9,061 (north) + 62,767 (south) = 71,828 square feet



AVALON PHASE 2
CONCEPTUAL SITE PLAN
LINDON, UTAH
29 AUGUST 2023



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com







NORTH
1" = 30'

KEYED NOTES

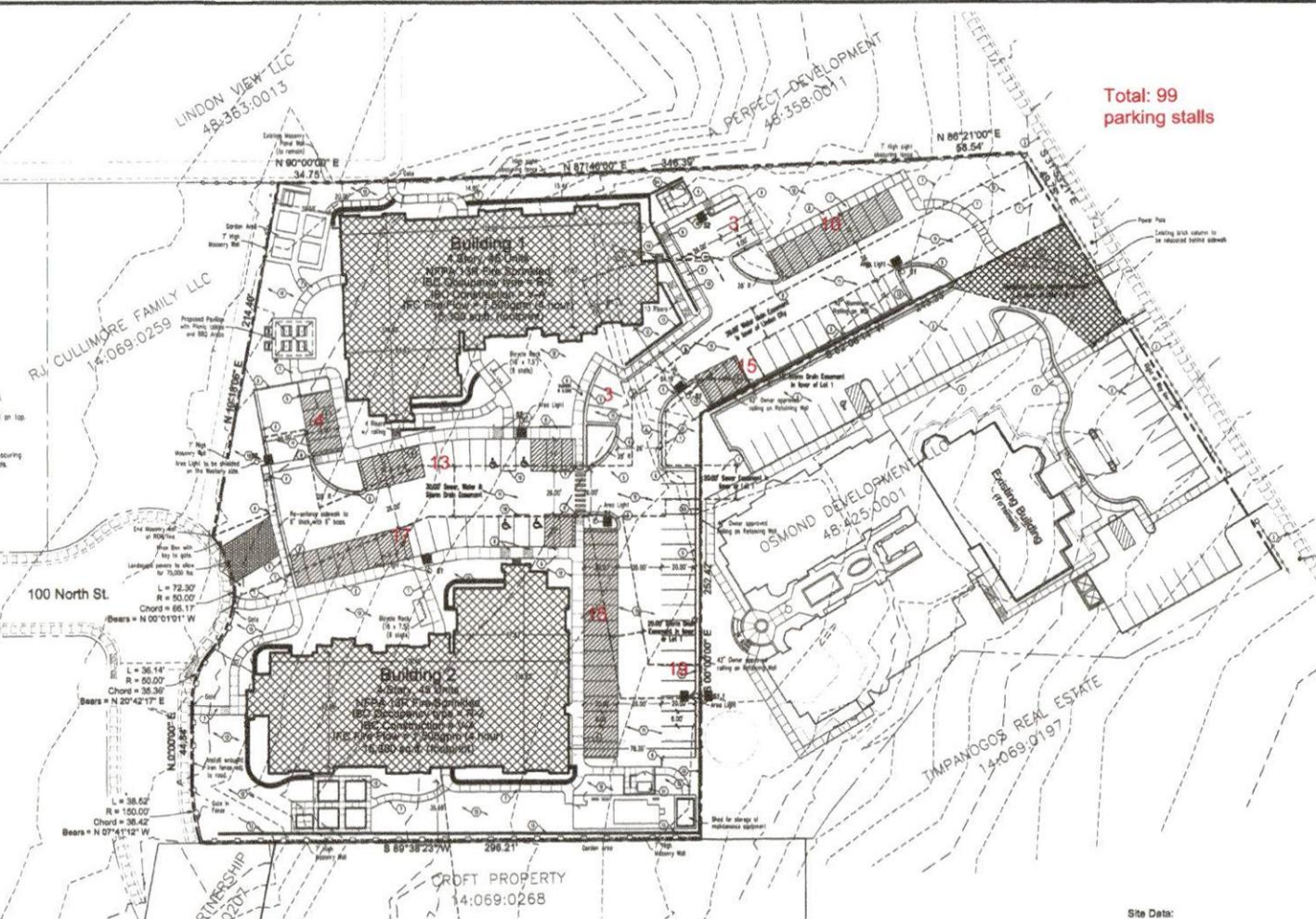
- 1 Existing curb to be removed.
- 2 Existing asphalt paving to remain.
- 3 Existing sidewalk to remain.
- 4 Existing edge of asphalt.
- 5 Cast 6" high back curb wall.
- 6 Cast 24" curb and gutter.
- 7 Cast 5" concrete sidewalk.
- 8 Cast 7" thick base sidewalk.
- 9 Cast ADA ramp with necessary slope.
- 10 Cast ADA stairs and lift (2% max. grade).
- 11 Cast Asphalt paving (see paving section).
- 12 Landscaped Area (refer to landscaping plan for details).
- 13 Red Rock Block Wall with 6" fence (type undetermined) on top.
- 14 Bicycle parking rack.
- 15 Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
- 16 Concrete Paving (see paving detail).



CAUTION: Access to easements

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location owner at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to measure all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below.
Call 811 before you dig.
BLUES STAKES OF UTAH
UTILITY MARKING CENTER, INC.
www.bluestakesinc.com
1-800-642-4111



Total: 99
parking stalls

- Notes:
1. Telecommunication conduit shall be installed to serve this site. Run the conduit to the site from an existing service box or 3 heavy duty cable as shown on the UDOT design. Run the conduit within the public right-of-way or secure easements to run it on private property. Lay the conduit at a minimum depth of cover of 24".
 2. Install one orange 24" diameter SDH-11 HDPE conduit meeting ASTM 3125, in different quantities and sizes as shown on the UDOT design. A heavy 1/2" gauge solid steel taper wire shall be installed inside all conduits according to NEC standards. Telecommunications conduit shall include a 3" caution tape installed in the pipe the trench approximately 12" below the ground surface, with the words "CAUTION: FIBER OPTIC CABLE" printed on it.
 3. The applicant is responsible for compliance with all requirements of the "Americans with Disabilities Act" (ADA), all landscaped areas shall have an automatic underground sprinkling system with a backflow prevention device and a backflow prevention device to the building, unless landscaping is served by the secondary water system. Water Meters are to be located behind back of wall or back of curb in an area that is accessible, not located behind fence areas or under covered parking.
 4. Union Standard Specifications and Drawings apply to construction of public improvements that will be owned or maintained by Union City and take precedence over other standards.

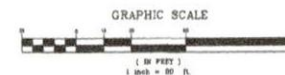
- Notes:
1. The applicant is responsible for compliance with all requirements of the "Americans with Disabilities Act" (ADA).
 2. All landscaped areas shall have an automatic underground sprinkling system with a backflow prevention device and a backflow prevention device to the building unless landscaping is served by the secondary water system.
 3. Water Meters are to be located behind back of wall or back of curb in an area that is accessible, not located behind fence areas or under covered parking.
 4. Union Standard Specifications and Drawings apply to construction of public improvements that will be owned or maintained by Union City and take precedence over other standards.
- Project Benchmark is the South quarter corner of Section 33, Township 5 South, Range 2 East, with an elevation of 4540.42

| | Square Footage | Acreage | Percent of total |
|-----------------------------|----------------|---------|------------------|
| Total Area | 131,584 | 3.02 | 100 |
| Total Building / Paved Area | 30,000 | 0.69 | 23 |
| Total Hard Surface Area | 38,817 | 0.89 | 29 |
| Total Impervious Area | 68,817 | 1.58 | 52 |
| Total Landscaped Area | 62,767 | 1.44 | 48 |

Tabulation Table

Site Data:

Zone = Senior Housing Overlay Zone
Total Area = 131,584 sq. ft. 3.02 acres
Total number of Rooms = 90
Parking Requirements = 1.10 spaces/Unit
Spaces required = 99 (with 5% reduction) = 94
Spaces provided = 100 (4 van accessible ADA)



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
505 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Aviation Assisted Living Site Plan

Scale
1"=30'
BY
TD
TDRING NO.
L.

Sheet No.
C - 2.0

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 18th day of September 2023 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH
AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW TO ADD
THE SENIOR HOUSING FACILITY OVERLAY (SHFO) 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 September, 2023.


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 19th day of September 2023.


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 19 day of September 2023 by Kathryn A. Moosman.

My Commission expires: January 7, 2025 
Notary Public

Residing at: Utah County

