

ORDINANCE NO. 2024-01-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM COMMERCIAL GENERAL A8 (CG-A8) TO MIXED COMMERCIAL (MC) 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 August 7, 2023, a land use application was submitted to Lindon City by WICP Orem West #4 LLC to rezone approximately 3.99 acres from Commercial General A-8 (CG-A8) to Mixed Commercial (MC); and

WHEREAS, on August 22, 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 Mixed Commercial (MC); 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, WICP Orem West #4 LLC has prepared renderings and site plan exhibits to specify the building design, exterior building materials, and site layout and amenities of the proposed development as included Lindon City Resolution 2024-06-R; and

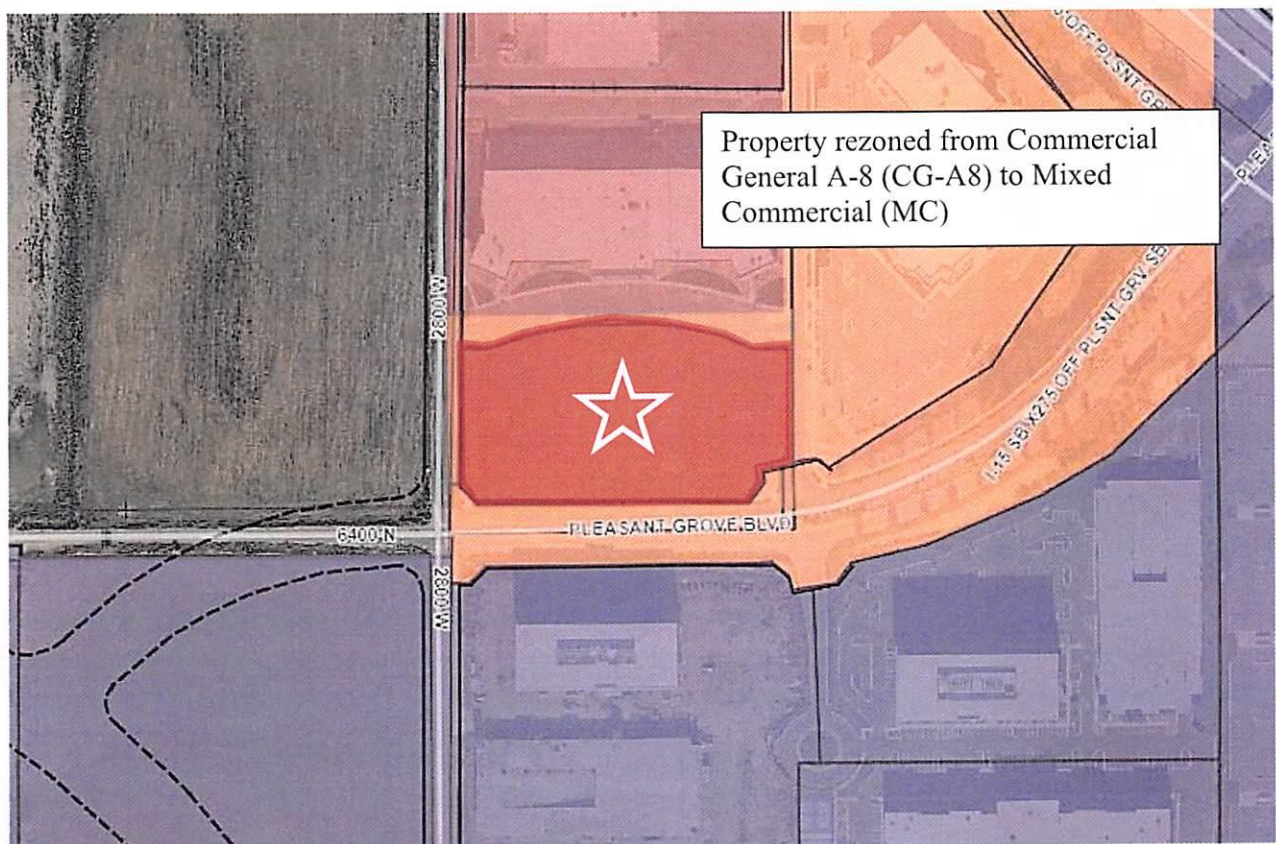
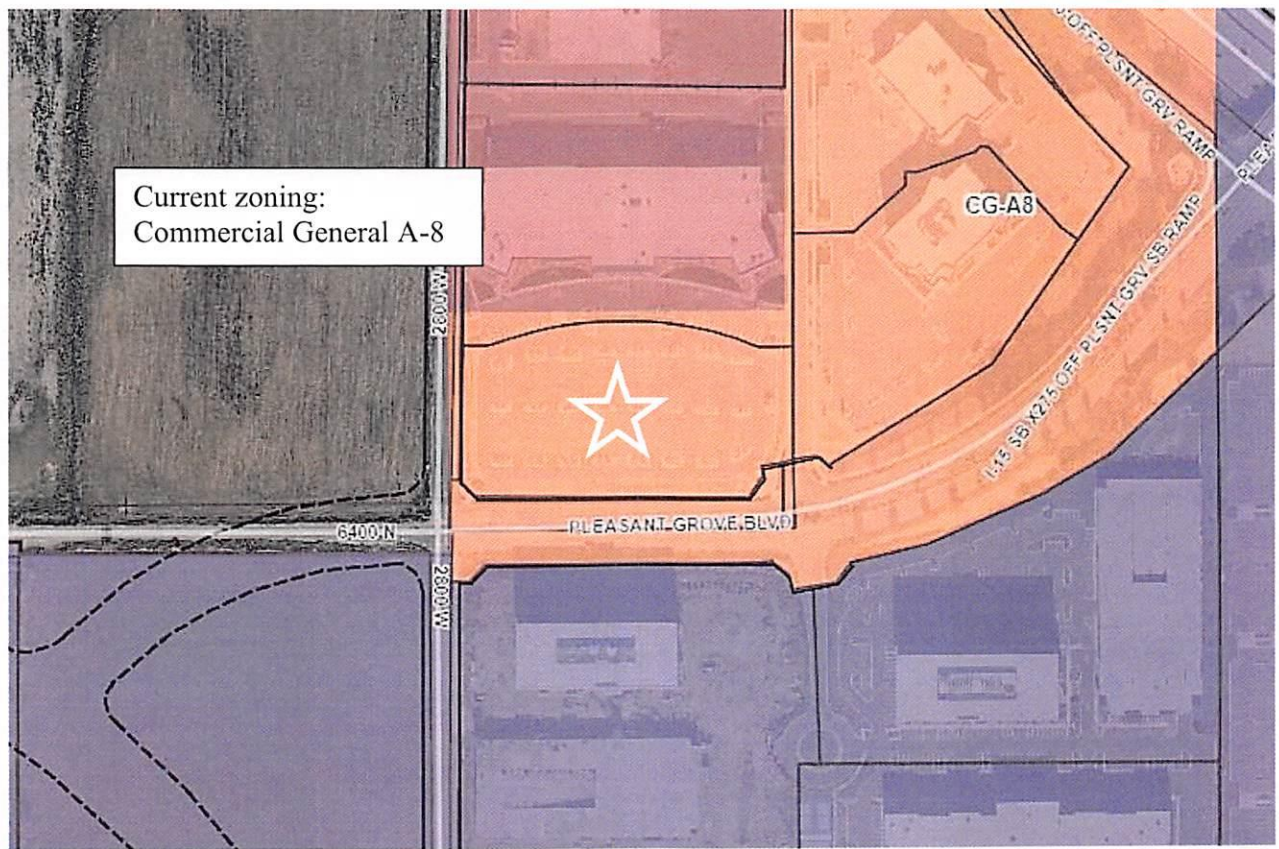
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of developing commercial uses that are highly accessible, and developed compatibly with the uses and character of the surrounding districts; and

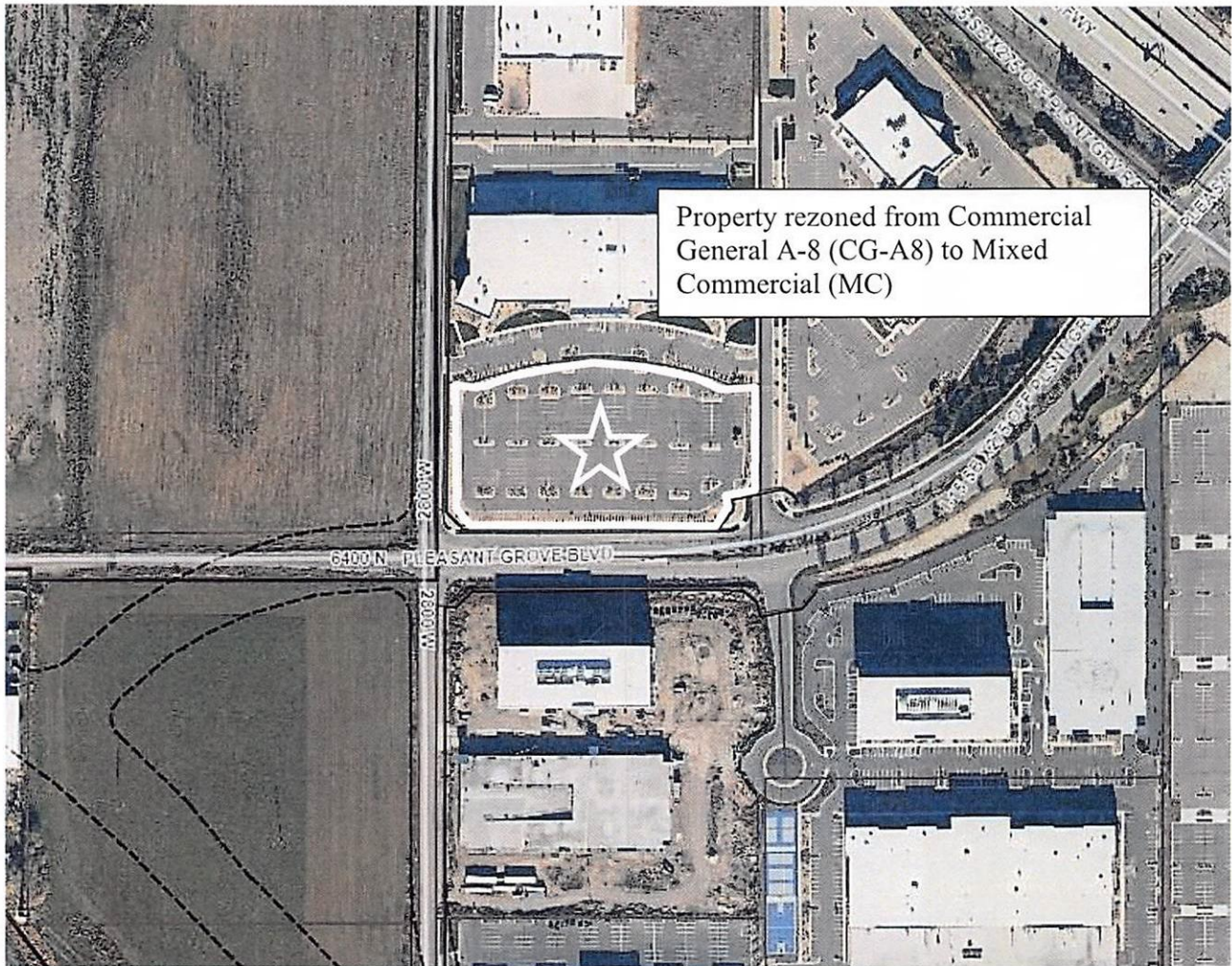
WHEREAS, the Council held a public hearing on September 18, 2023, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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
67:013:0004	WICP WEST OREM #4 LLC	625 N. 2800 W.





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 5 day of February, 2024.

Carolyn Lundberg
Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler
Britni Laidler
Lindon City Recorder

SEAL

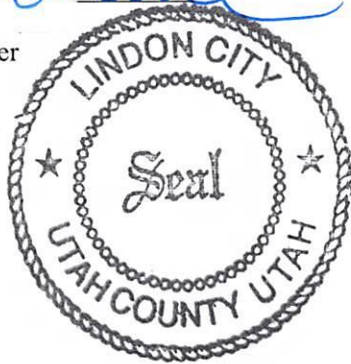


EXHIBIT C

Building Rendering and Materials



EXTERIOR RENDERING - SOUTH ENTRY



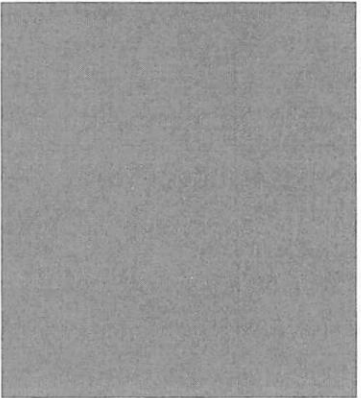
EXTERIOR RENDERING - SOUTHEAST



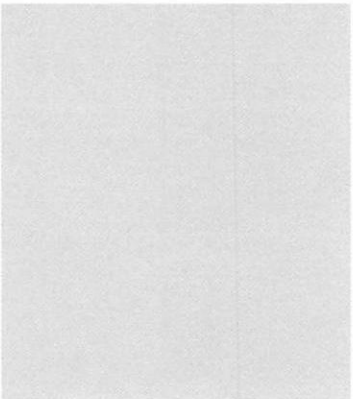
EXTERIOR RENDERING - SOUTHWEST



SOUTH ELEVATION



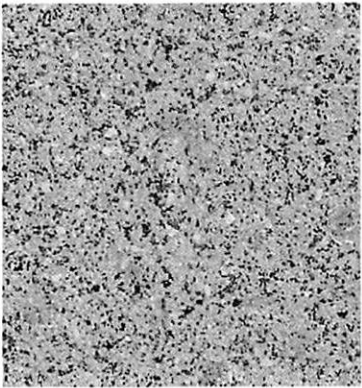
ALPOLIC ACM PANEL - METALLIC SILVER



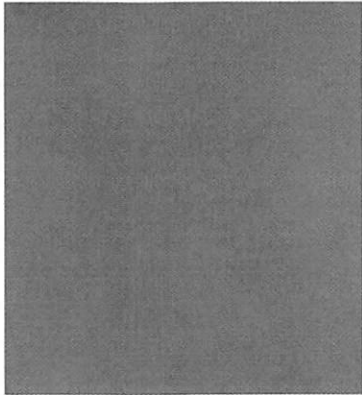
PAINT - WHITE



ALUMINUM MULLIONS - BLACK



TERRAZZO - GLACIER

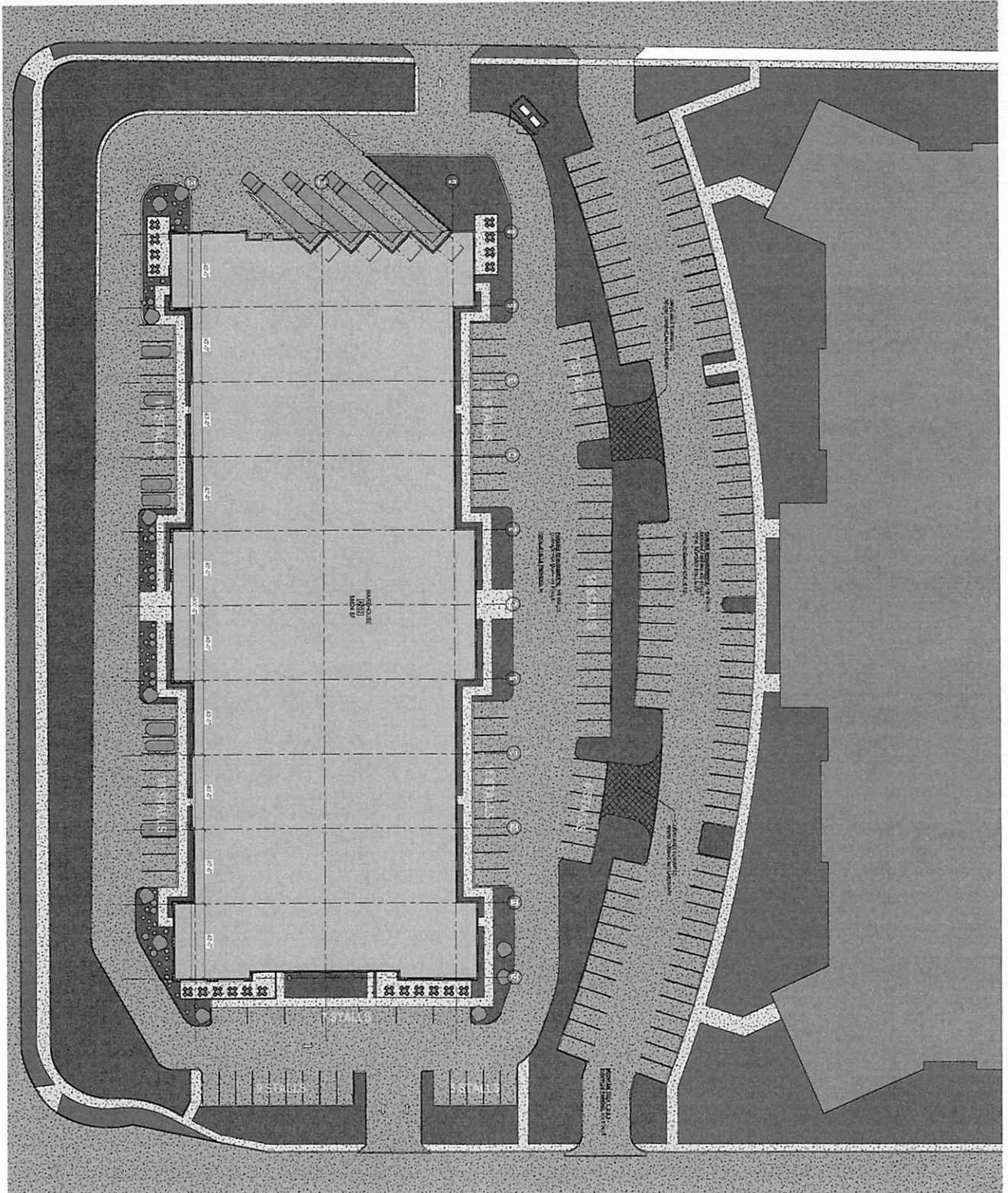


TINTED GLAZING - CRYSTAL GRAY

EXHIBIT D

Site Plan Design

E1 FIRST FLOOR PLAN
SCALE: 1" = 30'-0"



A101

FIRST FLOOR
PLAN - OVERALL

DATE: 12/15/2023
BY: J. WELDON

PROJECT: WICP Orem North Building 4
SHEET: 101 OF 101
DATE: 12/15/2023
BY: J. WELDON

MARK WELDON

WICP OREM NORTH BUILDING 4

2575 W 400 N
LINDON, UTAH 84042



MHTN
ARCHITECTS
MHTN ARCHITECTS, INC.
1000 W. 1000 S. SUITE 100
LINDON, UTAH 84042
PHONE: (801) 735-1000
WWW.MHTNARCHITECTS.COM

AFFIDAVIT OF POSTING

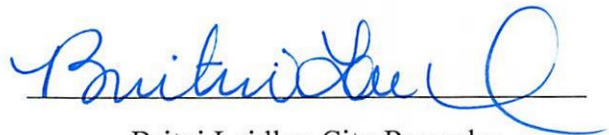
STATE OF UTAH }
 }ss.
COUNTY OF UTAH }

I, Britni Laidler, City Recorder of Lindon City, Utah do hereby certify and declare that I posted the attached ordinance in three public places on the 6th day of February 2024.


The three public places are as follows:

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

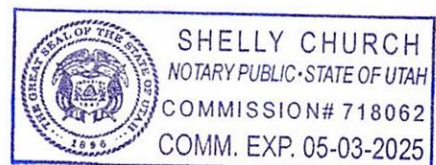
I further certify that the agenda of the meeting of the City Council containing the notice of public hearing was published and posted according to law, and that copies of the ordinance so posted were true and correct copies of the original.


Britni Laidler, City Recorder

The foregoing instrument was acknowledged before me this 6 day of February, 2024 by Britni Laidler.

My Commission expires: 05-03-2025 
Notary Public

Residing at: Utah County



CERTIFICATE OF PASSAGE

STATE OF UTAH }
 }ss.
COUNTY OF UTAH }

I, Britni Laidler, City Recorder of Lindon City, Utah do hereby certify and declare that the above and foregoing is a true, full and correct copy of the ordinance passed and adopted by the City Council of Lindon City, Utah on the 6th day of February 2024 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM COMMERCIAL GENERAL A8 (CG-A8) TO MIXED COMMERCIAL (MC) 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 6th day of February 2024.



Britni Laidler, City Recorder

(SEAL)

