

ORDINANCE NO. 2024-3-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.41 – ANDERSON FARMS PLANNED DEVELOPMENT ZONE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the general plan to provide housing in a Mixed Density/Residential High area of the community; and

WHEREAS, the proposed amendment is consistent with the goal of the general plan to continue to evaluate areas for mixed density residential to meet affordability, lifestyle and life cycle targets; and

WHEREAS, the proposed amendment is consistent with the Master Development Agreement for Anderson Farms and any amendments to such agreement; and

WHEREAS, on January 9, 2024, 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 amendment and recommended that the City Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on January 25, 2024, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

SECTION I: Amendment of the Lindon City Code

17.41.110 Setback Requirements

Setback requirements for residential uses within a PD Zone may be established by the development agreement approved in conjunction with the related PD Zone. However, under no circumstances shall setbacks be less than the following standards:

Parcels A through G and I:

- | | |
|----------------------|---|
| 1. Front Setback | Twenty feet (20') |
| 2. Rear Setback | Twenty feet (20') |
| 3. Side Setback | Five feet and five feet (5'/5') <u>Six feet and six feet (6'/6')</u> |
| 4. Side Road Setback | Fifteen feet (15') |

Parcel H1:

- | | |
|-------------------------------|--------------------------------------|
| 1. <u>Front Setback</u> | <u>Twenty feet (20')</u> |
| 2. <u>Rear Setback</u> | <u>Twenty feet (20')</u> |
| 3. <u>Side Setback</u> | <u>Six feet and six feet (6'/6')</u> |
| 4. <u>Corner Side Setback</u> | <u>Fifteen feet (15')</u> |

Parcel H2:

- | | |
|-----------------------------|--|
| 1. <u>Front Setback</u> | <u>Twelve (12') feet to the living space and twenty feet (20') to the garage</u> |
| 2. <u>Rear Setback</u> | <u>Twenty feet (20')</u> |
| 3. <u>Side Setback</u> | <u>Five feet and five feet (5'/5')</u> |
| 4. <u>Side Road Setback</u> | <u>Fifteen feet (15')</u> |

Parcel H3:

1. Front Setback Twelve (12') feet to living space and twenty feet (20') to the garage
2. Rear Setback Eight feet (8')
3. Side Setback Four feet and four feet (4'/4')
4. Side Road Setback Ten feet (10')

Parcel H4:

1. Interior Unit Front Setbacks Zero feet (0)
2. Side Road (corner) and Perimeter Setbacks Ten feet (10')
3. Interior Side Zero feet (0')
4. Rear Setback Ten feet (10')
5. Driveway Separation between buildings Twenty-four feet (24')

Lots 117, 123, 124 and 131 shall be allowed to have a front setback of twelve feet (12') to the living space and eighteen feet (18') to the garage due to the curvature of the streets.

17.41.115 Special Parcel Phase Requirements

The following development standards are applicable to Parcel H only:

1. Parcel H3 shall be allowed one flag lot as shown in the amended development agreement exhibit with a minimum lot frontage of fifteen (15) feet.
2. Double frontage lots shall be allowed for lots 133-138 for Parcel H3. Vehicles access from the rear yard is prohibited.
3. The maximum single-family lot coverage for each phase shall be established as follows:
 - a. Parcel H1: Sixty percent (60%)
 - b. Parcel H2: Sixty percent (60%)
 - c. Parcel H3: Sixty-five percent (65%)

SECTION II: 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.

SECTION III: 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 29 day of January 2024.


CAROLYN LUNDBERG
Lindon City Mayor

ATTEST:



Britni Laidler
City Recorder



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 26th day of January 2024.

The three public places are as follows:

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



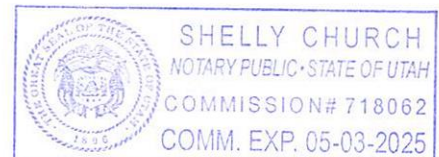
Britni Laidler, City Recorder

The foregoing instrument was acknowledged before me this 26 day of January, 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 25th day of January 2024 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH AMENDING TITLE 17.41 – ANDERSON FARMS PLANNED DEVELOPMENT ZONE 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 15th day of May 2023.



Britni Laidler, City Recorder

(SEAL)

