

CHAPTER 1

WELCOME TO LINDON

DIVISION 1 INTRODUCTION

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SECTION 1.01 HOW TO USE THIS MANUAL

This manual is intended to assist builders, developers, contractors, and anyone interested in building on or developing property in Lindon. It is our hope that builders, developers, contractors, engineers, etc., will consult this manual for information on a regular basis as they develop projects in Lindon. Staff is always available to answer your questions; however we have tried to insure that the most commonly asked questions are answered in this manual. You can get a more timely response by referring to this book. It is divided into various chapters with information that refers to the respective departments. There are also detailed tables of contents in the front of each chapter to help in finding information. It is hoped that you will find this useful and informative. If you have any comments or suggestions on how to improve the manual please contact the City Planning Director at 785-7687. This manual will be updated each January.

SECTION 1.02 LINDON CITY COMMUNITY PROFILE

HISTORY: The town of Lindon became incorporated in April of 1924 with a population of 458. Established in 1850 as an outgrowth of Pleasant Grove, the settlement was originally known as String Town because the houses were built along a single road. An old linden tree growing in the town in 1901 inspired the current name. The City's name was adopted when a postal stop was approved by the Federal Government at "Lindon, Utah."

LAND USE: The City has four principle types of land use: residential, commercial, industrial, and recreational mixed use. Approximately 35 percent of the city's land is zoned for residential use. Approximately 20 percent of the land is zoned commercial and 15 percent is zoned for industrial/manufacturing uses with the remaining land being in a Recreational Mixed Use/open space zone. About 60 to 70 percent of the city's residential land has been developed. The remaining residential land mostly has potential for small, in-fill subdivisions.

POPULATION: In the past, the city has maintained a growth rate of just over 4 percent per year. However, a downturn in the housing market in late 2008 reduced this rate and the estimated January 2009 population is approximately 10,900.

CLIMATE: The City has a climate which is typical of the inter-mountain region with four distinct seasons, usually warm, dry summers and cold moist winters. The growing season extends from mid-April to mid-October. July temperatures average about 75 degrees and January averages about 28 degrees.

LOCATION: Lindon City is located in north Utah County approximately 40 minutes from Salt Lake City. The City extends east to the Wasatch Mountains and the Great Western Trail and west to the Lindon Marina on Utah Lake. On the south the City shares a boundary with Orem City and on the north with Pleasant Grove City and American Fork City. The mean elevation of the City is 4600 feet above sea level. The City has an area of approximately 8.5 square miles or 5,400 acres.

TRANSPORTATION: Public Transportation, private trucking firms and railroads all serve the transportation needs of Lindon. The city is bisected by Interstate 15 and has an interchange at 600 South and also 700 North.

EDUCATION: Rocky Mountain Elementary, Lindon Elementary, Timpanogos Academy, and Oak Canyon Junior High School are in Lindon. Lindon students also attend Aspen Elementary in Orem, Timpanogos High School in Orem and Pleasant Grove High School in Pleasant Grove. The City is approximately 20 minutes from Brigham Young University and Utah Valley University.

ECONOMIC DEVELOPMENT: Lindon City seeks to attract quality businesses that will compliment the community while being able to operate in an efficient and successful manner. The City works hard to smooth out the development process to ensure quick, yet detailed review of proposals. Companies that have located in Lindon include Home Depot, Les Schwab Tires, Wal-Mart, Discount Tire, Larry H. Miller Auto Dealerships, Sunroc Corporation, Stock Building Supply, Altiris, Lineo, various Canopy Group incubation companies, several steel fabrication companies, and multiple small manufacturing and technology based businesses. The City tries very hard to be cooperative and helpful as new businesses locate in our community.

SECTION 1.03 INTRODUCTION TO THE PLANNING DEPARTMENT

1. PLANNING DEPARTMENT PERSONNEL

- Planning and Economic Development Director– full time
- Planner I– full time
- Administrative Secretary– full time
- Assistant Secretary–3/4 time
- Student Planning Intern– part time

2. AREAS OF RESPONSIBILITY

- Staff to Planning Commission
- Staff to Board of Adjustments
- Zoning review for building permits
- Support Staff to City Council on Planning and Economic Development Issues

3. CURRENT AND ONGOING DEPARTMENT PROJECTS

- General Plan periodic reviews
- Zoning Ordinance Revisions
- Direct responsibility for Chapter 17, Land Development Code
- Promote Economic Development
- Work with Citizen Committees

4. Detailed Description of Department Duties

This Department performs a variety of professional and administrative duties related to planning, zoning, economic development and redevelopment activities within the city. This work involves responsibility for planning, organizing, coordinating and advising the Planning Commission and City Council in city-wide planning and zoning issues. This Department also coordinates activities related to attraction and expansion of commercial and industrial entities within the city limits.

The Department's daily duties are processing applications related to zoning and planning functions, to gather information and formulate recommendations relating to conditional use permits, zone changes, site plan

review and conformity to the city's General Plan. The Planning Director, Assistant Planner, and Planning Intern attend Planning Commission and Board of Adjustment meetings and advise members of established city code requirements, prepare Commission agendas and coordinate and present staff reports.

The Department spends a lot of time hearing and responding to public complaints regarding zoning status, conditional use permits, setbacks and other code requirements. With assistance from the Code Enforcement Officer, the department also investigates complaints, determines infractions, and initiates corrective action.

The Planning Director also serves as the City Economic Development Director, performing economic development duties assigned by the Mayor, City Council, and City Administrator. This position also coordinates land assembly and development of industrial and commercial sites, coordinating city economic development activities with the State, County and other public economic development organizations.

SECTION 1.04 INTRODUCTION TO THE BUILDING DEPARTMENT

1. Building Department Personnel

- Chief Building Official– full time
- Building Inspector– full time
- Code Enforcement Officer – full time
- Administrative Secretary – full time
- Assistant Secretary – 3/4 time

2. Areas of Responsibility

- Plan Review for new construction
- Perform on-site building inspections
- Average of 3,500 inspections per year

3. Department Profile

The Building Department performs routine inspections to assure all building activities are done in compliance with building and mechanical codes adopted by Lindon City and in conformance with all other applicable ordinances and zoning requirements.

They issue building permits, maintain records, and provide reports of developmental activities. They assist contractors and developers in meeting codes and regulations. On average this department will do over 3500 on site inspections each year and issue over 250 permits.

SECTION 1.05 INTRODUCTION TO THE PUBLIC WORKS DEPARTMENT

The Lindon City Public Works department consists of over 15 employees (including various part time / summer help employees) and is located at 946 West Center Street.

This department has responsibility over various areas. They manage and maintain city streets and side walks. They take care of and maintain 50+ miles of streets including snow removal. They maintain all culinary water lines. Public works maintains and manages the City secondary water system which operates from April to October. In cooperation with Orem City, Public Works maintains all City sewer lines which run to Orem City's waste water treatment plant. Over 50% of the City is served by piped storm water drainage. The City also has various parks that are maintained by Public Works.

All city engineering is done by J.U.B. Engineers in Orem Utah. The City contracts out all city engineering work to this firm. The Public Works department as well as the Planning Department work very closely with this office.