Land Use Application

Lindon City Planning Department
100 North State Street
Lindon, UT 84042
Phone: 801.785.7687 Fax: 801.785.7645
Website: www.lindoncity.org Department Email: planningdept@lindoncity.org

Please Print

Applicant Name: _____

Contact Name (if other than the Applicant): _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: (____) _____ **Fax:** (____) _____

****Email address:** _____

_____

**(Agendas, Staff Reports, and Engineering Review Comments will be sent to this email address.)

PROJECT NAME: _____

PROJECT LOCATION: _____

PROPERTY TAX ID / SERIAL NUMBER: _____

NATURE OF REQUEST:

_____

_____

_____

_____

_____

Indicate total number of lots if subdividing: _____

I (we), the undersigned, certify that I (we) have read and understand all information outlined on the reverse side of this application and am (are) qualified to initiate this application. To the best of my knowledge, the information attached is true and correct.

Applicant's Signature:

_____

***Property Owner's Signature:** _____

***Property Owner's Information (if different from Applicant):**

Name (print): _____ **Phone:** (____) _____

Address: _____ **Fax:** (____) _____

City: _____ **State:** _____ **Zip:** _____

LAND USE APPLICATION FEES†

General Plan Amendment (text or map)…..$650.00

Zoning Map Amendment (zone change)….$650.00

Ordinance Amendment.....$650.00

Minor Subdivision.....$1,200.00
(Subdivisions from 1 to 3 lots)

Major Subdivisions.....$2,500.00 + 150.00/lot
(Subdivisions of 4 lots or more)

Site Plan.....$2,000.00 + $250.00/acre for each acre above 2 (acreage rounded up).
Temporary Site Plan..... .....$115.00
Amended Site Plan (staff approved)…...$500.00 + actual engineering cost incurred by City.

Concept Review.....$100.00

Conditional Use Permit (CUP).....$500.00
Temporary CUP.....$250.00

Alteration of Non-Conforming Use.....$500.00

Reimbursement Agreement.....$600.00 + actual engineering cost incurred by City.

Variance.....$500.00

Application Cancellation.....$25.00

Plat Amendment……..……$950.00

Property Line Adjustment……..…..$350.00

Annexation……...$1,750 + Actual noticing costs.

Recording Fees: As charged by Utah County, plus $25.00 city fee.

PLEASE NOTE:

Developments that disturb 1 acre or more require a UPDES System Drainage Permit from the State of Utah. The State may take as long as 90 days to process the permit. Online applications and permit form in pdf format are available on the internet at http://www.waterquality.utah.gov/UPDES/stormwatercon.htm

Date Received:

(PLEASE READ AND SIGN PAGE 2)

Case File # _____

Date Paid: _____

Receipt # _____

APPLICATION PROCESSING TIME

The typical processing time to receive Planning Commission and/or City Council review is **6 to 8 weeks** from the date of submittal of a complete Land Use Application.

†ENGINEERING REVIEW FEES

It is the applicants' responsibility to pay all engineering costs associated with the repeated review of engineering submittals. Only two engineering reviews are covered by payment of the Land Use Application fee. **Major & Minor Subdivisions and Plat Amendment engineering reviews required beyond the first two preliminary and first two final engineering reviews shall be paid for by the applicant. Site Plan and Property Line Adjustment application fees only cover the first two engineering reviews. The applicant will be billed for actual engineering costs incurred by the City and not covered by the Land Use Application fee.**

PUBLIC NOTIFICATION

The State of Utah and local ordinances require the Planning Department to notify surrounding property owners of all new subdivisions, conditional uses, variances, commercial or industrial developments, multi-family projects, and other land use applications. The City will send these notices prior to any public meeting. We recommend that you contact adjacent property owners about your project **prior to the public meetings that will be held on your proposal**, so as to address any neighboring concerns before the meeting.

APPLICANTS RESPONSIBILITY TO CONTACT THE CITY

It is the applicants' responsibility to contact the City regarding the status of their application throughout the Engineering, Planning Commission, and City Council review process. Staff Reports, agendas, and engineering review comments are sent to the email address listed on the application.

CONCEPT REVIEW

A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

PROHIBITED CONDITIONS, COVENANTS, AND RESTRICTIONS (C.C.&R's)

Neighborhood organizations, home owners associations, and/or private citizens shall not be permitted to restrict the placement and construction of multi-family R2 Overlay projects in specific neighborhoods and subdivisions through the use and implementation of Conditions, Covenants, and Restrictions and/or other types of restrictive legal documents. In addition, animal rights as permitted in Chapter 6 of the Lindon City Code shall not be restricted through the use and implementation of C.C.&R's.

CONSTRUCTION OF IMPROVEMENTS AND BONDS

The construction and costs of public roadways and utilities required by your project **are your responsibility.** Typically the minimum utility and roadway construction requirements are: street paving, curb and gutter, sidewalk, traffic and street signs, extension of utilities including sewer, water, secondary water, gas, telephone and power to lots, as well as drainage facilities including on site detention and piping of open ditches and canals. In some cases, other items such as traffic signals, school flashers, etc., are also the responsibility of the developer. Untreated gravel road base must be placed on new roadways and graded prior to the issuance of any building permit or a business license. **A 110% bond must be posted for all required public improvements before any plats will be recorded.**

WATER SHARE DEDICATION

Water shares must be dedicated to the City at the rate of one share of North Union Canal Water (or its equivalent) per acre of land developed and/or subdivided (See LCC Section 17.32.270 and Chapter 17.66). **Water shares must be turned in before any plats are recorded.**

TRAFFIC SIGNS AND STREET SIGNS

The developer is responsible to purchase all street and traffic signs for all streets constructed and dedicated to the City.

STREET LIGHTING

The applicant is responsible for costs associated with the purchase and installation of all street lighting that may be required by their development. (Monthly electric bill will be paid by Lindon City)

FINALIZING PROJECTS

Planning commission and/or City Council approval does not constitute final approval of development projects. After Planning Commission and/or City Council approval, please plan on 3 to 4 additional weeks to finalize engineered site plans, finalize engineered improvement drawings, and/or prepare final subdivision plats for recording. **Engineering site plans, improvement drawings, and subdivision plats must be finalized and/or recorded before building permits can be issued.** The City recommends that all applicants regularly contact the City after Planning Commission and/or City Council approval to verify the status of their project.

I certify that I have read and understand the information above and am qualified to initiate this application, and to the best of my knowledge all information attached hereto is true and correct and meets the submittal requirements of Lindon City.

_____ _____

Applicant Signature Date