



# 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](http://www.lindoncity.org)

Please Print

Applicant Name: \_\_\_\_\_

Contact Name (if other than the Applicant): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

\*\*Email address: \_\_\_\_\_

\*\* (Engineering review comments will be forwarded to this email address)

PROJECT NAME: \_\_\_\_\_

PROJECT LOCATION: \_\_\_\_\_

PROPERTY TAX ID / SERIAL NUMBER: \_\_\_\_\_

NATURE OF REQUEST:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Indicate number of lots if subdividing: \_\_\_\_\_

(I/We), the undersigned, certify that (I/we) have read and understand all the 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.

### APPLICATION FILING FEES

General Plan Amendment.....	\$470.00
Zone Change & Zoning Ordinance Amendments.....	\$320.00
Minor Subdivision.....	\$370.00
(Subdivisions from 1 to 3 lots)	
Major Subdivisions.....	\$445.00 + 60.00/lot
(Subdivisions of 4 lots or more)	
Site Plan.....	\$220.00
Temporary Site Plan.....	\$40.00
Concept Review.....	\$25.00
Conditional Use Permit (CUP).....	\$220.00
Temporary CUP.....	\$100.00
Alteration of Non-Conforming Use.....	\$270.00
Reimbursement Agreement.....	\$500.00
Variance.....	\$100.00
Application Cancellation.....	\$25.00

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

### PLEASE NOTE:

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

Date Received: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

\*Property Owner's Signature: \_\_\_\_\_

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

Name (print): \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

Address: \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**(PLEASE READ AND SIGN PAGE 2)**

Case File # \_\_\_\_\_

Date Paid: \_\_\_\_\_

Receipt # \_\_\_\_\_

**APPLICATION PROCESSING TIME**

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

**ENGINEERING COSTS**

It is the applicants responsibility to pay all engineering costs associated with the repeated review of engineering submittals. The first two reviews are covered by the payment of the application fee. **Any engineering reviews required past the first two preliminary and first two final engineering reviews will be paid for by the applicant. Site plan application fees only cover the first two reviews.**

**PUBLIC NOTIFICATION**

The State of Utah requires the City to notify surrounding property owners of all new subdivisions, commercial or industrial developments, and multi-family projects. 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.

**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 are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

**CONSTRUCTION OF IMPROVEMENTS**

The construction and costs of roadways and utilities within and required by your project **are your responsibility**. Normally, 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 base must be placed on new roadways and graded prior to the issuance of an building permit or a business license. **A 110% bond must be posted before any plats will be recorded at Utah County.**

**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.

**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. **Water shares must be turned in before any plats are recorded at Utah County.**

**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 the purchase and installation of all street lighting associated with their application. (Monthly electric bill will be paid by Lindon City)

**FINALIZING PROJECTS**

**Planning commission and/or City Council approval do 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 engineering plans and prepare final subdivision plats for recording. **Engineering plans and subdivision plats must be finalized and/or recorded before building permits can be issued.** The City recommends that all applicants contact their engineer, the City Engineer, and the City Planner after Planning Commission and/or City Council approval to verify the status of their project.

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**I certify that I have read 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.**

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Applicant's Signature

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Date