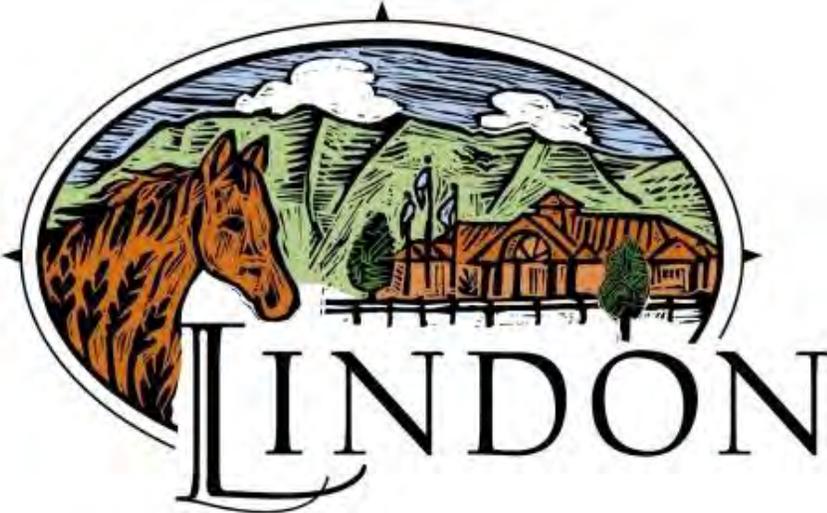
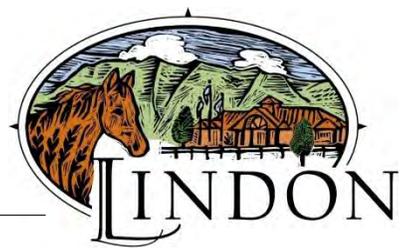


Lindon City Council Staff Report



Prepared by Lindon City
Administration

August 19, 2014



Notice of Meeting of the Lindon City Council

The Lindon City Council will hold a regularly scheduled meeting beginning at **7:00 p.m.** on **Tuesday, August 19, 2014** in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

Scan or click here for link to download agenda & staff report materials:



REGULAR SESSION – 7:00 P.M. - Conducting: Jeff Acerson, Mayor

Pledge of Allegiance: By Invitation
Invocation: Van Broderick

(Review times are estimates only)

- 1. Call to Order / Roll Call** *(5 minutes)*
- 2. Presentations and Announcements** *(10 minutes)*
 - a) Comments / Announcements from Mayor and Council members.
- 3. Approval of minutes from July 15, 2014** *(5 minutes)*
- 4. Consent Agenda – No Items**
- 5. Open Session for Public Comment** *(For items not on the agenda)* *(10 minutes)*
- 6. Review & Action — 7-Eleven / Crump Enterprises, Inc., Beer License Application** *(10 minutes)*
Nathan Crump with Crump Enterprises requests City Council approval for a Lindon City Beer License at 795 N. State Street. Mr. Crump is a new franchise owner for the existing 7-Eleven store which has been previously authorized for a beer license. City code prohibits transfer of a beer license and therefore a change in ownership requires new approval for continued beer sales.
- 7. Compatibility Determination — O’Neal Aquatics, 31 S. 1550 W.** *(15 minutes)*
JoD and Rob Jones of O’Neal Aquatics request review of an unlisted land use category (swim lessons) to determine if the use is compatible with uses permitted in the Light Industrial (LI) zone. The applicant proposes to operate a business conducting swim lessons in warehousing space located at 31 South 1550 West in the Light Industrial (LI) zone. The Planning Commission recommends approval with conditions.
- 8. Presentation & Discussion — Republic Services Recycling Program Options** *(35 minutes)*
Reece DeMille and Alissa Dailey from Republic Services will present information and pricing for opt-out recycling in Lindon. The Council will receive the proposal, discuss options for moving forward and provide direction to staff. No official motions will be made.
- 9. Discussion Item — Community Center Rentals for Commercial Activities** *(20 minutes)*
At the request of the Mayor this item is being brought forward for discussion. Heath Bateman, Parks & Recreation Director, has prepared two options for consideration to allow commercial activities in the Community Center and is seeking direction on how to proceed. No official motions will be made.
- 10. Public Hearing — General Plan Map Amendment, approx. 750 N. 2800 W.** *(10 minutes)*
Lindon City requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial to Commercial (**Ord. #2014-13-O**). The Planning Commission recommends approval.
- 11. Public Hearing — Zone Map Amendment, approx. 750 N. 2800 W.** *(5 minutes)*
Lindon City requests a Zone Map amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial (MC) to General Commercial A8 (CG-A8) (**Ord. #2014-14-O**). The Planning Commission recommends approval.
- 12. Review & Action — Resolution to re-name Center Street** *(5 minutes)*
This is a City initiated action item for the Council to review and consider approval of **Resolution #2014-8-R** to re-name Center Street to *Lindon Center Street*.

13. Discussion Item — Closed Session to Discuss Pending or Reasonably Imminent Litigation per UCA 52-4-205.

(60 minutes)

The City Council will enter into a closed executive session per UCA 52-4-205.

14. Council Reports:

(20 minutes)

- | | |
|--|--------------------|
| A) MAG, COG, UIA, Utah Lake, ULCT, Budget Committee | - Jeff Acerson |
| B) Public Works, Irrigation/water, City Buildings | - Van Broderick |
| C) Planning, BD of Adjustments, General Plan, Budget Committee | - Matt Bean |
| D) Parks & Recreation, Trails, Tree Board, Cemetery | - Carolyn Lundberg |
| E) Administration, Com Center Board, Lindon Days, Chamber of Commerce | - Randi Powell |
| F) Public Safety, Court, Animal Control, Historic Commission, Budget Committee | - Jacob Hoyt |

15. Administrator's Report

(15 minutes)

Adjourn

This meeting may be held electronically to allow a council member to participate by video conference or teleconference.

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Kathy Moosman at 801-785-5043, giving at least 24 hours notice.

Posted By: Kathy Moosman

Date: August 15, 2014

Time: ~11:00 a.m.

Place: Lindon City Center, Lindon Police Dept, Lindon Community Center

REGULAR SESSION – 7:00 P.M. - Conducting: Jeff Acerson, Mayor

Pledge of Allegiance: By Invitation

Invocation: Van Broderick

Item 1 – Call to Order / Roll Call

August 19, 2014 Lindon City Council meeting.

Jeff Acerson

Matt Bean

Van Broderick

Jake Hoyt

Carolyn Lundberg

Randi Powell

Staff present: _____

Item 2 – Presentations and Announcements

- a) Comments / Announcements from Mayor and Council members.

Item 3 – Approval of Minutes

- Review and approval of City Council minutes from **July 15, 2014**.

(See attached draft minutes)

The Lindon City Council held a regularly scheduled meeting on **Tuesday, July 15, 2014 at 7:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

Conducting: Jeff Acerson, Mayor
Pledge of Allegiance: Richard DuBois, Scoutmaster
Invocation: Randi Powell, Councilmember

PRESENT

ABSENT

Jeff Acerson, Mayor
Randi Powell, Councilmember
Matt Bean, Councilmember
Van Broderick, Councilmember
Jacob Hoyt, Councilmember
Carolyn Lundberg, Councilmember
Adam Cowie, City Administrator
Hugh Van Wagenen, Planning Director
Cody Cullimore, Chief of Police
Kathy Moosman, City Recorder

1. Call to Order/Roll Call – The meeting was called to order at 7:00 p.m.

2. Presentations/Announcements –

a) **Mayor/Council Comments** – Councilmember Powell mentioned they are still accepting flags (as many as possible) to retire at the Flag Retirement Ceremony to be held on August 7th during Lindon Days. The flags can be taken to the front desk at the City Center, Community Center or the Police Department.

3. Approval of Minutes – The minutes of the regular meeting of the City Council of July 1, 2014 were reviewed.

COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF THE MEETINGS OF JULY 1, 2014 AS AMENDED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER POWELL AYE
COUNCILMEMBER BEAN AYE
COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE

COUNCILMEMBER LUNDBERG AYE
2 THE MOTION CARRIED UNANIMOUSLY.

4 **4. Consent Agenda** – No items.

6 **Open Session for Public Comment** – Mayor Acerson called for any public comment
not listed as an agenda item. Richard DuBois, Volunteer Council Commissioner with
8 the Boy Scouts of America along with Ron Nyman, Director of Field Services,
addressed the Council at this time. Mr. DuBois stated a “Celebration of Eagles” was
10 recently held at the Utah Valley University campus where they recognized 43 men
(Eagle Scouts) for their service as being outstanding fathers, citizens, and parents etc.
12 He noted that one Lindon resident was not able to attend so they would like to honor
him tonight. Mr. DuBois then invited Mayor Jeff Acerson forward and presented him
14 with his award. Mr. DuBois also recognized Councilmember Van Broderick and also
invited him forward. Mayor Acerson mentioned that Darrel Magleby, another Lindon
16 resident was also recognized at the ceremony. Mr. DuBois then read the outstanding
Eagle Scout proclamation and congratulated Mayor Acerson and Councilmember
18 Broderick. Mayor Acerson and Councilmember Broderick thanked Mr. DuBois and
Mr. Nyman for the honor and recognition. Mayor Acerson called for any further
20 public comments or questions in the open session. Hearing none he moved on to the
next agenda item.

22 **CURRENT BUSINESS**

24 **5. Discussion Item**– *Cemetery Policies & Procedures*. City staff will provide an
26 overview of Lindon City Cemetery policies and procedures for interment. The
Council will also provide feedback and direction to Staff on whether or not to pursue
28 changes to current policies and fees in order to establish smaller plot sizes for infant
and urn burials. No official motions will be made.

30 Adam Cowie, City Administrator, gave a brief summary stating Don Peterson,
32 Public Works Director and City Sexton, is in attendance to provide an overview of the
Lindon City Cemetery policies and procedures for interment. He noted the Council will
34 also provide feedback and direction to Staff on whether or not to pursue changes to
current policies and fees in order to establish smaller plot sizes for infant and urn burials.
36 Mr. Cowie stated that staff is seeking direction from the Council on whether or not to
facilitate a city initiated ordinance change to allow smaller cemetery plot sizes at
38 decreased fees.

Mr. Peterson addressed the Council at this time to give information regarding the
40 current cemetery policies and interment procedures. Mr. Peterson stated because of
several requests for urn burials this issue was brought up and he has contacted several
42 other cities in the valley and it seems a lot of cities are seeing quite an increase in burials
of urns. He noted that they will be looking into this issue in order to make some possible

changes to city policy or to leave them as they are. Mr. Cowie, City Administrator, commented that he has prepared a slide presentation to give an overview on the process of laying out a grave and the interment process. Mr. Cowie then showed the presentation which gave a brief background of the history on the interment process and city policies. He noted the Lindon City Cemetery was established in 1994 and the Public Works Director, Don Peterson, acts as City Sexton. He added that the Public Works staff assists with the burials and also the paper work. Mr. Cowie explained that Phase 1 of the cemetery incorporates approximately 3 acres with about 2,600 current plots with 347 burials currently in place to date. Mr. Cowie stated he calculated the numbers and if the average numbers of burials per year were doubled the entire cemetery property could possibly last over 200 years until it is full (which is a large capacity for the size of our city).

Mr. Cowie further explained that the “Monument to Freedom” was constructed in the spring of 2011 and was funded primarily with private donations and the dedicated work of Chief Cody Cullimore and Don Peterson. He added that Phase 2 of the cemetery incorporates 4 acres with a total of 7,700 plots. Mr. Cowie stated a future cemetery building with equipment storage, restrooms, office, plot maps & cemetery information would be very beneficial. He went on to say that Infant and Urn Burials have been discussed with the plot location and layout and they would propose reserving blocks 67 and/or 68 with one half of the plots available for infant or urns. He noted there has been an increase of the number of urns allowed throughout cemetery with 4 per full-size plot and 2 per ½ size plot. Mr. Cowie did note that this would require the adoption of new fees with a ½ size plot equaling \$225 for residents and \$500 for non-residents. It would also require ordinance changes and updated policies, forms, and handouts. Mr. Peterson then guided the Council through the interment process followed by some general discussion. Following discussion the Council was in agreement to accommodate the policy changes as discussed and directed staff to move forward. Mr. Cowie stated that they will advertise for an ordinance change and he will bring the changes back with the fee schedule update to the Council. Councilmember Lundberg expressed her appreciation to staff for the timeliness of the well prepared presentation and she feels this action will be a good manner of stewardship of the land along with recognizing and serving the needs of the residents and the community.

At this time Mr. Cowie expressed his appreciation to Mr. Peterson for doing his good work as sexton of the cemetery and for the great care he takes with the patrons of the cemetery. He also expressed that the city is very fortunate to have him serve in this capacity. Mayor Acerson called for any further comments or questions from the Council. Hearing none he moved on to the next agenda item.

6. Public Hearing – *Primo’s Restaurant, Beer License Application.* James Nebeker with Primo’s restaurant requests City Council approval for a Lindon City Beer License at 131 South State Street (formerly Wallaby’s). The location of the beer sales does not appear to meet the 600’ proximity separation distance from a public school property boundary (Timpanogos Academy). However, the Alcoholic Beverage

2 Control Commission may still grant a State beer license if the City Council consents
to a proximity variance to the separation distance requirements. Mr. Nebeker
4 requests approval of the proximity variance from the City Council.

6 COUNCILMEMBER POWELL MOVED TO OPEN THE PUBLIC HEARING.
COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT
8 VOTED IN FAVOR. THE MOTION CARRIED.

10 Mr. Cowie led the discussion by explaining James Nebeker with Primo’s
restaurant is requesting City Council approval for a Lindon City Beer License at 131
12 South State Street (formerly Wallaby’s). He noted the location of the beer sales does not
appear to meet the 600’ proximity separation distance from a public school property
14 boundary (Timpanogos Academy). Mr. Cowie did mention that the Alcoholic Beverage
Control Commission may still grant a State beer license if the City Council consents to a
16 proximity variance to the separation distance requirements of which Mr. Nebeker is
requesting approval for from the City Council tonight.

18 Mr. Cowie stated the applicant is seeking to open a new, sit down restaurant
called Primo’s and he has applied for a Beer License from the City of which Lindon City
20 Code requires a beer license to be approved by the City Council. Mr. Cowie explained
the City has formally adopted and incorporated the State’s Alcoholic and Beverage
22 Control Act as part of its own code (LCC 5.10), with additional local requirements found
within LCC 5.08. He added that within the State code is a provision requiring all alcohol
24 distribution locations to keep a proximity separation distance from any church, school,
public park, playground or library. Mr. Cowie pointed out that the Timpanogos Academy
26 school property is within the proximity distances from the proposed restaurant. The State
code prohibits alcohol distributing locations from being within 200’ as measured in a
28 straight line from the nearest entrance of the business to the nearest property boundary of
the school and this restriction appears to be met.

30 Mr. Cowie went on to say the code also prohibits locations within 600’ as
*“measured from the nearest entrance of the outlet (restaurant) by following the shortest
32 route of ordinary pedestrian travel to the property boundary of the community location
(school)”*. He also mentioned that no definition is given for “ordinary pedestrian travel”.
Therefore, the City has interpreted that a route of “ordinary pedestrian travel” includes
34 walking across parking lots or other unobstructed routes and is not limited to sidewalks.
Mr. Cowie then presented two maps showing possible pedestrian travel routes to different
36 points of the school property to show that the school property is too close to the proposed
alcohol distribution location. Mr. Cowie did note that State code allows an exception to
38 the separation distance if a public hearing is held and the City Council gives written
consent to grant a variance to the proximity requirements.

40 Mr. Cowie further discussed that this is different from a variance that would
traditionally be handled by the Board of Adjustment. He directed the Council, if they are
42 considering approval, to evaluate whether any variance to the proximity distance
requirement is detrimental to the public health, peace, safety, and welfare of the

community. He stated that notices of the public hearing were mailed to all properties within 600' of the business location and also provided to the principal of Timpanogos Academy.

He noted staff would recommend the following conditions if approved as follows:

1. The prior to operation of the restaurant in which beer sales and distribution will occur, the applicant shall obtain and provide copies to Lindon City of any required State license(s) from the Utah Department of Alcoholic Beverage Control and 2. The applicant shall obtain and provide copies to Lindon City of any required license, Beer Handler's Permit, or other verification of passed inspections from the Utah County Health Department. Mr. Cowie then presented photos of the subject area followed by some discussion. Mr. Cowie then turned the time over to the applicant.

Mr. Nebeker addressed the Council at this time thanking them for the opportunity to be here tonight for discussion. He stated that Primo's Restaurant pledges the commitment to create the finest dining and entertainment experience possible. He noted they plan to use local musical talent and to bring a fine dining experience to Lindon that they feel will be successful. Mr. Nebeker stated they have been in the restaurant business for 25 years. He feels that the people in Lindon have a good work ethic that is hard to beat. Mr. Nebeker stated they are asking for a limited license to be able to give the customer a full culinary dining experience. He noted they are committed to not making Primo's a drinking establishment but a fine dining and music entertainment restaurant.

Mayor Acerson inquired if they have established a Primo's in another city or is this the first. Mr. Nebeker stated this is their first; there is a different Primos but their name has an apostrophe, which differentiates it, and the name was cleared by the state. Councilmember Broderick asked what their menu will include. Mr. Nebeker stated they have an interesting concept as they want it to be cuisine dining and they will also change out their chefs on a fairly regular basis. They will be contacting the seven culinary schools to give them an opportunity to develop a menu for a week or a month; it will be a changing menu. Councilmember Lundberg inquired if there will there be a bar tending area. Mr. Nebeker stated there will not be a bar tending are as the patrons will order off the menu with the meal. Councilmember Hoyt asked what their price range will be. Mr. Nebeker stated the meals will be between \$25 and \$50 per plate; it will be a higher end restaurant and they are committed to having the quality value. Councilmember Hoyt asked if there will be a stage for the musical entertainment.

Mr. Nebeker confirmed there will be a stage for the music performers and they will offer light music where you can still have a conversation. They plan to go to BYU and U of U to recruit some of the musical talent. He noted that he has experience to bring music people together and plans to bring something in nice and special as there is nothing like this in the area. Councilmember Lundberg inquired what the hours of operation will be. Mr. Nebeker stated it will be open from 5:00 pm to 11:00 pm, Wednesday through Saturday. Councilmember Powell asked what the anticipated seating capacity will be. Mr. Nebeker stated they anticipate a capacity of approximately 75 patrons. Mr. Nebeker stated their kitchen operation will be a semi-exposed kitchen with the intent to have a clean open kitchen that will be part of the experience. Councilmember Lundberg

2 mentioned the need for a limited alcohol license. Mr. Nebeker stated that the need for
this is strictly confined to the culinary call that compliments the food; they have no
interest in making this a drinking establishment. He added that their customers will not be
4 lingering for more than two hours maximum and they will order along with their meal.

6 Councilmember Powell inquired if this application is for a beer license only or if
it includes wine. Mr. Nebeker stated that he understood that it would include both. Mr.
Cowie stated that he will check with the state on the wine aspect and the on the state level
8 restrictions and regulations. Councilmember Bean inquired if there are any other
locations, outside of the two in the city that sell alcohol. Mr. Cowie confirmed there are
10 only the two right now (Walmart and 7-Eleven). Councilmember Broderick asked Mr.
Nebeker if he has owned other restaurants in the past. Mr. Nebeker stated that he is from
12 Evanston, Wyoming and now lives in Pleasant Grove. He began with the Flying J
Corporation and managed the restaurants in Ogden and Evanston. In the year 2000 he
14 went out on his own and operated "Bear Town" in Evanston for 5 years. He has also
operated convenience stores and diners.

16 Councilmember Powell asked Mr. Cowie if this variance is granted will it stay
with the application and if this would set a precedent if another owner/applicant came in.
18 Mr. Cowie stated that it is non transferrable and a new applicant/owner would have to
reapply but is it not set in stone; this may need further discussion. Councilmember
20 Lundberg commented on the proximity to the school. She noted the fact that their hours
would be after school hours is favorable to her. Mr. Nebeker stated there will not be any
22 window signage indicating liquor is served. He added this will be family oriented
restaurant as he does not want to discriminate; it will be a wholesome atmosphere for
24 both the talent and the patrons. He noted they want the people who come to their
restaurant to feel comfortable and have a great culinary experience. This will be similar
26 to a Chefs Table restaurant with entertainment and it will be a very special place and the
best place to dine in Utah Valley right here in Lindon. Councilmember Hoyt asked if this
28 is not approved will they choose a different location. Mr. Nebeker confirmed that
statement.

30 Mayor Acerson called for public comment at this time. Several residents in
attendance addressed the Council as follows:

32
Rachel Thacker: Ms. Thacker commented that she is a parent with children who attend
34 Timpangos Academy. She asked the Council to consider there are children involved in
this. She noted the area is very congested with parking and with the pick-up and drop off
36 of children at the school. She added that she understands that this is not the hours of
operation, but they are not bound to keep those hours of operation and they could change
38 them at any time. Ms. Thacker noted that Timpanogos Academy has evening activities
several times a month, where the gates are open and with parking in Leonard Lee's place
40 there will be a lot of traffic and it will be an issue. She questioned if this is worth making
an exception to the city ordinance because once you do this the next company that comes
42 in the Council may feel obligated. She expressed that she does not feel it is in the best
interest of the children to have this kind of exception to the rule and not good for the city.

Vonda Skouson: Ms. Skouson commented that the top talent at BYU will not perform for them if liquor is served at the restaurant. She noted that everyone's culinary tastes are different and not everyone needs liquor to make for a good dining experience. Ms. Skouson stated that she can see nothing positive to granting a variance to the license.

Councilmember Bean asked when Timpanogos Academy was opened if the City was aware they were using the south gate for a pickup and drop-off point and if it was not in the initial plan. Mayor Acerson confirmed that the city was not aware.

Councilmember Powell commented that this has been a ripple effect that was a concern of a lot residents how Timpanogos Academy going in at that location was going to affect the business and commercial district and also the residents with the traffic and congestion of parents accessing the streets to pick-up their children. Chief Cullimore stated if this is granted the restaurant will be subject to periodic undercover compliance checks. He has spoken with Orem, Pleasant Grove and Lehi about the impacts of these types of restaurants on their cities, and what is in the restaurant's best interest, and stated these cities have not noticed any bad impacts. Councilmember Hoyt commented that the Principle of Timpanogos Academy indicated that the students use this pathway and he is not sure that it is an appropriate pathway for children; this is a concern.

At this time Councilmember Lundberg declared that she will abstain from voting on this issue as there could be a perceived conflict of interest as she is an active member of the parent/teacher organization at Timpanogos Academy. However, she would ask the Council in considering approval of this license to put conditions on it that has some teeth. She would suggest to not have the business coincide with school hours and to require the applicant to have the hours of operation as stated and require them to come back if they want to change the hours, and to also obtain the specific alcohol beverage license.

Mayor Acerson called for any further public questions or comments. Hearing none he called for a motion to close the public hearing.

COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.
COUNCILMEMBER POWELL SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

Mayor Acerson commented that he has been to nice restaurants that serve alcohol, he noted that he has enjoyed the experience and did not imbibe.

Councilmember Powell agreed with the Mayor stating she has also frequented these types of fine dining establishments and just turns the wine glasses upside down. She did comment that she has problems with the proximity to the school. She also commented that she was not a proponent (as a citizen) of the school being placed in that location in the first place.

Councilmember Bean commented that he feels it is great the school has been able to get a private property owner to allow the school access to the south end of the school. He feels it is unfortunate, as well as with Maeser Academy, that the traffic issues could have been dealt with a little bit better and more realistically when they were first put in.

2 He also feels it is unfortunate that the applicant would have to rely on a private property
 4 owner to do some of the operations there. He also stated that the Council is well aware
 6 that to buy or consume alcohol in the State of Utah you have to be 21 years of age, which
 8 gives him a little bit of comfort when talking about the proximity to a K-8 school vs. a
 10 high school. He added that whatever decision is made doesn't necessarily establish a
 12 precedent. He added that he has found this Council is good at looking at the facts of
 14 circumstances of the situations that may come.

16 Councilmember Broderick stated that he is not comfortable with the location.
 18 Councilmember Hoyt commented that he too is uncomfortable with the location but is on
 20 the fence on this issue. He considers himself pro-business and would love what they
 22 would bring to the community but would worry about the "can of worms" it would open
 24 if it is allowed.

26 Councilmember Hoyt agrees with what Councilmember Bean said about setting
 28 precedents. Mayor Acerson inquired if it would change anything if Leonard Lee
 30 discontinued allowing the gate to be open and if the fence was blocked. Mayor Acerson
 32 commented that he would like to know what Leonard Lee thinks about this issue and
 34 would like to have discussion with him on this issue. Ms. Nebeker commented that Mr.
 36 Lee has a property manager and they currently do not have a lease in hand.
 38 Councilmember Powell commented that she would not have a problem with this were it
 40 not for the location as this Council is pro-business. Councilmember Hoyt stated that he
 42 feels the back entrance should not be used as an entrance.

44 Councilmember Bean commented if Leonard Lee will be the lease holder and
 46 granting access to the school shouldn't he be the one to help make the decision because it
 48 is a factor. The city would not allow the entrance to be used, but it is on private property;
 50 he agrees that it should not be used as an entrance. He noted that it would be much easier
 52 for him if it were one or the other and not both. He added that he is not wanting to take
 54 away the schools ability to use the entrance but it is fair to say since it is a commercial
 56 zone and there was never any intent when the school was built to use the back entrance
 58 continually over the years that it is a legitimate issue. Mayor Acerson commented that
 60 whatever is decided tonight the applicants have been given sufficient direction to what
 62 they may pursue and what decision they make. Mr. Cowie stated the next hearing is
 64 August 19th. He also suggested a straw poll be taken as to give the applicant an idea of
 66 what the Council may decide as to not tie their hands for 30 days to make a decision.
 68 Mayor Acerson called for Council opinions at this time.

70 Councilmember Hoyt stated for him to vote yes he would need a commitment
 72 from Mr. Lee to keep the road open as an emergency easement only. Councilmember
 74 Bean stated if the night events were restricted and as long as the Council indicates in the
 76 motion that the hours of operation are defined he would be comfortable with it, although
 78 but would like to see the gate closed except for emergency access. Councilmember
 80 Broderick stated that he will vote no regardless.

82 Councilmember Powell commented that she has a foot in both camps as she has
 84 never approved of where Timpanogos Academy is located and knew it would be a
 86 problem down the road. Councilmember Powell stated that Mr. Lee is aware that she

2 feels he continues to cause these kind of problems and he has put both entities that he
 4 owns in a precarious situation and has not managed them properly; she does not like
 6 being the one to manage Mr. Lee’s problems that he is bringing to the Council because he
 8 has not managed it well. Councilmember Powell noted that she loves Timpanogos
 10 Academy but is in a position where she hears both sides of the story. She is a proponent
 12 of business and she does not have a problem eating at an establishment like this so she
 14 cannot give an answer at this point as she is torn; she noted her main concern is the
 16 children’s safety. Councilmember Powell further stated that she is very upset about the
 18 position Mr. Lee has put the Council in. She noted if the gate were closed permanently
 20 except for emergency access she would vote yes. Councilmember Broderick voiced as
 22 long as it meets the existing state requirements he would be in favor, if not then no.

24 Mayor Acerson stated that discussion needs to take place with Leonard Lee at this
 26 point as see what he is willing to do. Mr. Nebeker asked, for clarification, if the gate is
 28 closed so the children are protected would the Council be in favor. The Council
 30 confirmed that statement.

32 Mr. Cowie stated that he will put this item on the agenda for the next meeting
 34 that will be held on August 19, 2014.

36 COUNCILMEMBER POWELL MOVED TO CONTINUE THE APPLICANT’S
 38 REQUEST FOR A RETAIL BEER LICENSE AT 131 SOUTH STATE STREET TO
 40 ALLOW THE APPLICANT TIME TO SPEAK WITH THE PROPERTY OWNER
 42 REGARDING THE GATE CLOSURE. COUNCILMEMBER BEAN SECONDED
 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

44 COUNCILMEMBER POWELL AYE
 46 COUNCILMEMBER BEAN AYE
 48 COUNCILMEMBER BRODERICK NAY
 50 COUNCILMEMBER HOYT AYE
 52 COUNCILMEMBER LUNDBERG ABSTAIN

54 THE MOTION CARRIED THREE TO ONE WITH ONE IN ABSTENTION.

56 **7. Concept Review:** *700 North Master Plan, 700 N. Commercial Corridor.* David
 58 Adams of Catalyst Development, LC requests review of a proposal to rezone and
 60 master plan 42 acres along the north side of the 700 N. Corridor. The Council will
 62 provide feedback on the proposal .No official motions will be made.

64 Hugh Van Wagenen, Planning Director, presented an overview stating the
 66 applicant, David Adams, of Catalyst Development, is in attendance to present ideas, and
 68 receive feedback, regarding the potential development along the north side of the 700
 70 North corridor between Geneva Road and 1700 West. He noted that Mr. Adams was
 72 before the Council several months ago. Mr. Van Wagenen noted that no motion is
 necessary for this agenda item as it is a concept review only. He then referenced an aerial
 photo of 700 North corridor and the concept land use plan followed by some general

discussion. He noted that Mr. Adams has been before the Planning Commission also. He then turned the time over to Mr. Adams.

Mr. Adams gave a brief summary stating that he represents Providence Realty and has been hired by a group of landowners to master plan and prepare the subject property that is for sale. He noted the 42 acres is owned by three (3) different partnerships, but the partnerships are all controlled by one manager, so there is an opportunity to do something here that is cohesive and master planned in this one particular area. He noted that these investors pulled their money together and bought the property (farm) from Mr. Blackhurst sometime ago with the idea being for long term future capital gains. The investors are now ready to do something with the property and hired him to prepare the sale.

Mr. Adams stated that he began this process by visiting with city staff, city councilmembers and with some of the best retail, commercial and office building sales representatives in the state. He has now come back with some ideas, thoughts and conclusions to present tonight and to receive feedback and input from the Council. Mr. Adams stated that when visiting with city officials, he has gotten the feeling that Lindon is perceived by everyone as being an upscale community, and one that has prided itself on being unique and high quality. He further noted that he has heard that the 700 North Corridor is an opportunity for Lindon to create the kind of entrance, or gateway, to this community from the freeway that is consistent with the rest of the community. In other words, something very nice that says you are entering Lindon. Mr. Adams stated that this is Lindon's entrance to the freeway and there is a lot of attention on it and a lot of desire to make it very nice; he has heard this very clearly. With these goals in mind, he has analyzed the strengths and the weaknesses.

Mr. Adams commented that in discussion with the Coldwell representatives, they brought up several issues and opportunities that he would like to share. He noted that one of his concerns while analyzing the property, is that this commercial property wouldn't be valuable or desirable and not developed for many years because of the distance from the freeway and the number of acres that exist between the freeway entrance and the subject property; he found that he was wrong. In their discussion they also indicated that much of the land right off of the freeway exit has been "chopped up" with interior roads, which was done with good intention, but many of the parcels are too small for some of the more desirable uses. They also indicated that the Lindon entrance is very desirable because of its large acreage and low number of owners and because of its depth.

Mr. Adams also stated they are very optimistic about the desirability and merchant ability of this property. He noted one of the drawbacks that they mentioned was the lack of rooftops in the area and the lack of density of rooftops. Another issue that they would like to discuss is the possibility of putting in cul-de-sacs or at least design a transportation plan that would have the traffic, particularly residential shopping traffic, follow more of a parking lot pathway to get to the shopping locations. Another important feature in the area is the potential for a Trax line that would run north and south; it appears the potential location would be on the easterly side of the project (the most logical location). This provides a very desirable potential for a Trax station and they

2 would like to look at this and capitalize on it in some manner. He noted that many
corporations are now “green conscious” and mass transit is a big part of that and utilizing
4 a plan that would provide walkable pathways to the station and perhaps bike share etc. to
get to work would be beneficial and needs cohesion.

6 Mr. Adams went on to say that the Coldwell representatives also mentioned the
possibility of waiving impact fees, which would get corporate attention and send signals
8 that a city is workable and willing to sit down and bring in the best tenants and make it
possible for them to be there. He realizes that this is a concern, but over time the
10 increased value of the property creates additional tax revenue that goes back in to
replenish those future facilities that must eventually be constructed. He noted this key
12 component signals the city’s willingness to work with these higher end tenants that every
city may be competing for (which could be done on a case by case basis). He added that
14 when conceptualizing the allowed uses of the property it is their hope to be very open
minded in their approach and they would like to do something better and more creative
than what is typically seen along the I-15 corridor.

16 Mr. Adams explained that they would also suggest drafting a master plan and
actually laying out pathways and conceptualizing roads as to be able to see a physical
18 representation of the vision they would like to create. He noted the conceptualized plan
would have a lot of flexibility as we do not know the future. He commented that Lindon
20 is known as an upper scale community and certainly has the possibility of attracting the
upper scale developments. With the quality of housing here, the friendly atmosphere and
22 the workability from staff and city leaders are all great assets. He added this is also the
best timing for a commercial development and Utah is one of the leading states in the
24 nation for development. Mr. Adams stated that he would strongly encourage putting the
vision into place along with the ordinances, the process, and the incentives as quickly as
26 possible as they cannot market the site to potential users until they know the vision and
the clear rules of the game. Mr. Adams commented they could go out with the current
28 zoning and market to the Walmart’s and Lowe’s etc., which would be easier and less
complicated, but that is not what he has been hearing what the city wants for a nice
30 entrance to Lindon City. They can do more and are willing to hold themselves to a higher
standard for a more upscale development, and to do this they will need some help from
32 the city; they will need some incentives to attract these upscale businesses.

34 Mr. Adams further discussed they would like to propose creating some type of an
overlay zone in the current commercial zone that would be an option for the commercial
36 zone. This would create higher residential density and would also allow for some mixed
residential. He noted that in this case they are asking that 20% of the land be used for
townhomes and about 12% of the land be used for apartments. This would allow for
38 flexibility of use including business, retail, corporate campus, and mixed commercial;
very much an open zoning. It would waive impact fees to be replenished by “tiff”
40 financing and also have the opportunity, if the business was desirable in the city’s eyes,
to go even further than that. It would give great flexibility but at the same the time the
42 city would retain strong control over building design, road layout, landscaping, pathways,
open space, site lines, signage, parking, and entrance monuments etc.

2 Mr. Adams explained that any concepts coming in to the city would be planned
with the Planning and Zoning staff and would receive approvals all the way to the City
4 Council; it would be a joint and coordinated planning and approval process so the city
would have more control. Mr. Adams stated with this type of overlay tool he can go back
6 to the investors and owners and assure them their long term value will be maintained and
even enhanced. It would also give them some residential zoning that is very marketable
8 today and would allow them to hold the commercial for a longer term. Mr. Adams
mentioned that this would also give him the ability to approach higher quality
10 commercial, business and retail and inform them they would be allowed in this zone and
offer them some incentives that are in place, i.e., good design, excellent structure and
12 great landscaping to make it work for them here. This would create housing for
employees, customers for the shops, be transit oriented, less development costs and also
city staff assistance in the planning and approval process.

14 Mr. Adams stated they would like to hold all of the uses to a higher standard
regarding landscaping, signage, etc. so whatever comes in would be planned better and
16 look nicer and be upscale. He added that there has to be a balance with the income
revenue and a nicer, higher design standard; creating this kind of design and higher
18 standard could attract nicer types of uses to the area. Mr. Adams commented that the
impression he received from the City is that they want quality uses to raise the look and
20 feel as you drive into Lindon to a higher level. The question is how do we work together
to make this happen and create this vision. The challenge is how to make this an
22 integrated development that needs to have some cohesion; they are not looking for “stand
alone” development, so giving an overlay locks in a standard and consistency and an
24 organized way of developing.

26 Councilmember Broderick inquired if Mr. Adams has dealt with these types of
overlay zones in the past and if he has any examples to look at as this is an intriguing
concept. Mr. Adams stated that he does not have example at this time but will be
28 working on one.

30 Councilmember Powell asked what this may do to the negotiations with Alpine
School District regarding the CDA. Mr. Van Wagenen commented at this point it would
be negligible as we are going in with the direct percentage anticipating the CDA and have
32 decided not to go back and forth. Councilmember Lundberg stated that she had a
discussion today with Brian Halliday and she expressed to him that this is a key area for
34 Lindon and there is really no other space to do something like this to create sustainable
revenues and we need to be able to level the playing field and have those incentives
36 which is the key to attract the higher quality campus and retail with a mix of high density
in there. Councilmember Lundberg noted that after the discussion Mr. Halliday was
38 going to suggest that the school board continue the vote for more discussion; he also
asked what Lindon’s vision is and stated they want specifics and feedback. There was
40 then some general discussion regarding this issue. She noted that the bottom line is she
was just asking for their participation.

42 Mr. Adams concluded by stating their vision is to have a master plan to show the
standards of what they can do. The approval will be what the overlay entails and to have

a visual flexible plan. Mr. Van Wagenen stated that staff has been in contact with Coldwell Banker along with Mr. Adams and they have not come back with the actual full size layout as requested several months ago. Mr. Adams commented that is why he is trying to be proactive to get things moving forward. He is looking for confirmation that he is going in the right direction and is on the right foot with the Council and for verification they are moving in the right direction. He hopes to get the support and help from the City as to know what the next step is to get everyone on the same page. Councilmember Lundberg commented that she feels the vision going along the right lines but she does not want to see high density development be the first thing to lead it out but rather see the flexibility to bring in the high caliber businesses and companies and restaurants and then the high density backfill treatment plan.

Mayor Acerson mentioned the high density in Pleasant Grove and he is not sure how much it draws the good businesses and what is the trigger to make that happen. Mr. Adams argued this is a huge piece of ground and stated the question is can we fill it. His concern is bringing back a plan. He suggested a joint meeting where the ideas can come together would be beneficial. He noted that he is trying to create a vision with an upgraded development. Councilmember Bean commented that when Mr. Adams met with the Planning Commission there was some difference of feeling among one or two of the members that this is needed for a sales tax base and looking at other uses was a problem, so the option of a joint meeting would be beneficial (given there are new members in both groups) to get everyone on the same page. Mr. Van Wagenen mentioned that a joint meeting is planned for August 12th at 6:00 p.m. to hash out some issues and to come to a collective understanding to move forward. Mr. Adams stated with the feedback and general guidelines they could come back and present a general layout for discussion and it would give them a basis to work from. Mayor Acerson commented that he would like a list of items of what the commercial entities are looking for and what will facilitate them coming to Lindon. Councilmember Broderick would like to see the incentives prioritized and to send a message that we are very flexible and open to concepts and ideas. Councilmember Powell stated that she likes the idea of an overlay and that lends itself to high density and it will also bring conversation of a light rail stop. Council Mayor Acerson commented that he feels the Council has given Mr. Adams sufficient input to move forward.

Mr. Adams thanked the Council for their time and consideration. Mayor Acerson thanked Mr. Adams for the presentation and information. Mayor Acerson called for any further comments or questions from the Council. Hearing none he moved on to the next agenda item.

8. **Concept Review:** *White Horse Subdivision, Approx. 97 North 400 West.* Krisel Travis with DR Horton requests review of a proposed subdivision in the R1-20 zone at approximately 97 N. 400 W. The Council will provide feedback on a proposal to create and apply to this subdivision an overlay zone that would provide for flexibility in lot size, while still maintaining overall density of 2 dwelling units/acre. No official motions will be made.

2 Mr. Van Wagenen presented an overview stating Krisel Travis with DR Horton is
in attendance to present ideas, and receive feedback, regarding a potential residential
4 subdivision at approximately 97 North 400 West. He noted the applicant presented an
alternative configuration at the May 6, 2014 City Council meeting, and this new
6 configuration does not comply with minimum lot size requirements in the R1-20 zone,
but it does maintain an average density of two (2) dwelling units/acre in accordance with
8 the General Plan. Mr. Van Wagenen stated the applicant would also like to discuss a
proposal to create and apply an overlay zone that would permit lot size flexibility in infill
10 situations while maintaining overall average density in the R1-20 zone. Mr. Van
Wagenen then referenced an aerial photo of the land involved in the proposed
development, the new concept plan and also the concept plan presented on May 6, 2014.

12 Mr. Van Wagenen re-iterated that the applicant would also like to discuss a
proposal to create and apply an overlay zone that would permit lot size flexibility in infill
14 situations while maintaining an overall average density in the R1-20 zone. He noted that
no official motions will be made as this is a concept review for feedback only. Mr. Van
16 Wagenen then turned the time over to Ms. Travis to address the Council.

18 Ms. Travis gave a brief overview of DR Horton stating they are anxious to build
in Lindon as they have not had the opportunity to build here before and they know that
Lindon is a great community. She explained that DR Horton builds everything from
20 million dollar homes to townhomes, so they can hit every price range and every buyer. In
the Lindon project, they would hope to have homes that start in the \$350,000 range and
22 go up from there. Ms. Travis stated they plan to build high quality homes with many
options with a “bumper to bumper” warranty. She noted that this property can give them
24 a unique opportunity. She noted that she is a resident of Lindon.

26 Ms. Travis then presented the new concept prepared since the last meeting,
including approximately 18 acres. Ms. Travis noted they are proposing an overlay zone in
the R1-20 zone only and the initial concept is that they don’t exceed any of the densities
28 that would be R1-20 zoned. They are also asking for consideration on lot sizes so they
can get things to work with the odd shapes and sizes of the existing homes. She noted
30 there are eight (8) property owners involved in this transaction.

32 Ms. Travis commented this would also provide the opportunity to encourage
connectivity with existing roadways throughout the City and also the assembly of parcels.
This would also help with some of the “in-fill” areas left to develop in those R1-20 areas
34 that are not big enough to come in and do a master planned community, but would also
discourage people from purchasing or selling ½ acre lots and creating flag lots. Ms.
36 Travis stated they would meet the criteria for the R1-20 zone and the setbacks, the only
difference is the flexibility in the lot sizes (ranging from 13,000 to 20,000 sq. ft.). She
38 noted that on average the lots would meet the general plan concepts and criteria and
would not exceed the density. She went on to say that the look and feel of the
40 development will be the same, it will just give some diversity in the market for those
people who want to live in Lindon but do not necessarily want to maintain a ½ acre lot.
42 Ms. Travis went on to say this concept includes the existing homes on the larger lots,

which does make it a little harder for them to work with the interiors they are assembling; that is why the overlay would become necessary with the flexibility in the lot sizes.

Councilmember Broderick asked how many lots are included since the last plan. Ms. Travis stated there are 36 lots (including the Smith parcel) with 6 existing homes that would remain that are laid out on this parcel and noted in this concept the smallest lot is 13,200 sq. ft. He also asked what the smallest frontage is. Ms. Travis confirmed the smallest frontage is 115. She also encouraged to include this in the ordinance if an overlay is in place as it will dictate the density that is achievable in this overlay zone. Councilmember Powell asked what the total acreage is. Ms. Travis confirmed the total acreage is 18.67 acres with a .53 acre size and net acreage of 16.44 acres with an average lot size of .47 acres. Councilmember Lundberg asked Ms. Travis to explain her comment about improving traffic flow. Ms. Travis commented that the connectivity of the assembly would improve the traffic flow.

Councilmember Bean mentioned the discussion with the Planning Commission stating when the two parcels were added to the south and the plan was re-done what was the reason to move to smaller lots, or in other words, why did they add more lots than what was gained in the two parcels, going from 26 to 35 and now 36 lots. Ms. Travis stated that she would have to look at the old concept as she is not as familiar with the old concept as the new concept. She believes the concept is to retain a large frontage which would allow for a control mechanism. They are trying to be sensitive to the neighborhood and what the neighbors would like. Ms. Travis commented that they can build the same size home on a 6,000 sq. ft. lot because it is a choice from the market (they want the bigger home without the maintenance of a ½ acre lot). Part of the reason for the change was because some of the odd shapes; they are working with and also the needs of the owners along the front street. When they met with the two additional property owners they had concerns about wanting to maintain and have animal rights as they see that as a re-sell value to their property in the future.

Ms. Travis also commented that they will have full covenant's to ensure they are in full compliance with animal rights and they will disclose this upfront. Councilmember Powell asked staff how the animal use rights of the existing homes will be affected being the back of the homes will be closer. Mr. Van Wagenen replied that currently the setbacks in place for animal enclosures is 50 ft. for most enclosures, not including pasture, to any primary residential home. So, there would be the same setbacks for all the lots; for existing uses they can continue to exercise their animal rights as before. Mr. Cowie commented if they are looking at a new ordinance change they can craft something to accommodate animal uses for those properties.

Mr. Van Wagenen stated that generally the Planning Commission were open to this overall concept especially as it is consolidating property that would otherwise not be used sufficiently. He noted that something that did come up was the net acreage or gross acreage and cap the number of lots in this type of plan but overall they were receptive to this concept. Mayor Acerson stated if this were to move forward he would like to avoid any impact on the existing residents and any potential rights they are entitled to. Councilmember Hoyt stated that he feels that in lower Lindon the "little bit of country" is

ingrained and speaking on behalf of his neighbors he would be against this development as the majority of the residents in the area like their half acre lots. He does like the concept and the idea but feels it is not the best location. Councilmember Lundberg commented this would be palatable if it were 3 lots instead of 4 and perhaps reviewing the net effect not the gross, and keep the ½ acre on the net; she does like the target price point and feels it would be a quality development. Councilmember Bean stated it makes some sense to provide some flexibility to the developer and feels the city should help them with the flexibility for some of the in-fill in the city and to avoid flag lots. He is concerned about going down to a smaller lot (.3 individual lot size) as the ½ acre lots are a strong and ingrained tradition in Lindon, especially in the middle of the city where it is R1-20 zoned.

Councilmember Powell echoed the other comments stating she is the strongest proponent of the ½ acre lot and would push it as much as possible, she would be willing to adjust on a lot or two but the values of those residents in that area strongly suggests that she would have to push for a ½ acre lot. Ms. Travis stated, as a resident of Lindon, she understands the sentiments of the west side and the last thing they want to do with this concept is to upset the neighbors so they have held neighborhood meetings to introduce who they are and get a feel for what they want and listen to their input. She stated that she is feeling a mixed bag from the Council and the neighborhood input will be the key. They will go back to the table and review the suggestions made here tonight and find the balance.

Ms. Travis stated they will be open to working with staff so it works with not only this parcel but other smaller areas in Lindon. She noted that this overlay can be worked to appeal to the demographics and hopefully they can accommodate everyone. Ms. Travis stated that the connectivity is important to them and the market demand for the different lot sizes; they want to be able to offer more choices and to hit all of the demographics of those who want to live in Lindon.

Mayor Acerson thanked Ms. Travis for her presentation and professionalism. Ms. Travis thanked the Council for their time and consideration in the matter. Mayor Acerson called for any further comments or questions from the Council. Hearing none he moved on to the next agenda item.

9. Review and Action: *Appointment of Planning Commissioners.* The City Council will review and consider the appointment of Andrew Skinner and Matt McDonald as new Planning Commissioners. Both individuals are anticipated to serve a full three-year term through July 2017.

Mr. Van Wagenen opened the discussion by stating this action is for the Council's review and consideration of the appointment of Andrew Skinner and Matt McDonald as new Planning Commissioners for the two vacant positions which will bring the total of seven member on the Commission. He noted that both individuals are anticipated to serve a full three-year term through July 2017. Mr. Van Wagenen stated that both

2 individuals are highly recommended and will bring experience and knowledge to the Commission. Following discussion, Mayor Acerson called for a motion.

4 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE
6 APPOINTMENT OF ANDREW SKINNER AND MATT MCDONALD AS LINDON
8 CITY PLANNING COMMISSIONERS TO SERVE THREE YEAR TERMS
10 THROUGH JULY 2017. COUNCILMEMBER POWELL SECONDED THE MOTION.
12 THE VOTE WAS RECORDED AS FOLLOWS:

- 10 COUNCILMEMBER POWELL AYE
 - 10 COUNCILMEMBER BEAN AYE
 - 12 COUNCILMEMBER BRODERICK AYE
 - 12 COUNCILMEMBER HOYT AYE
 - 14 COUNCILMEMBER LUNDBERG AYE
- 14 THE MOTION CARRIED UNANIMOUSLY.

16 **10. Review and Action:** *Utah Infrastructure Agency Assessments.* On February 27,
18 2013 the City Council approved Resolution #2013-5-R authorizing payment of
20 monthly operations assessment loans to the Utah Infrastructure Agency (UIA) in
22 order to eliminate such expenses from being funded by UIA bond proceeds. The loans
24 are to be repaid to Lindon with interest. Per the Council’s direction, progress reports
26 have been presented at least quarterly and reviewed prior to authorizing payment of
28 additional assessments. On April 1, 2014 the Council authorized payment of the
30 assessment loans from January through June of the 2013-14 fiscal year. The City has
received an invoice from UIA for the next three months. The Council will review
UIA/UTOPIA performance reports and give staff direction in regards to whether
payment of assessment requests received for the months of July, August, and
September 2014 in the amount of \$7,223.00 per month should be approved. Past
invoice amounts have been paid monthly and not in advance. The estimated monthly
assessments have been budgeted for the 2014-15 fiscal year.

32 Mr. Cowie led the discussion by presenting the most current progress reports from
34 UTOPIA / UIA. He noted that UIA continues to show gradual improvement in revenues
36 and has deployed a significant amount of infrastructure in Lindon since the last OpEx
discussions occurred in April. The decisions to deploy new infrastructure in Lindon were
made by UTOPIA staff based on best possible return on investment. Lindon City did not
have any influence on the deployment of this new infrastructure within Lindon City. He
then referenced the updated service area map.

38 Mr. Cowie explained that given the uncertainty of the Macquarie proposal,
40 participation by the cities in OpEx is critical to sustain the network operations. Budgetary
42 constraints were imposed by the Board of Directors with a limited operating budget
provided. The Board extensively discussed areas to cut and reduce costs. While UIA
appears to be making progress in accordance with its projected ‘sweet-spot plan’
proposed in early 2013, it will continue to need OpEx assistance. He noted the plan

2 anticipated a 5-year period of needing OpEx, with a decreasing amount anticipated each
 4 quarter. As is, Staff believes UTOPIA's budgetary constraints are significant for the
 6 coming fiscal year - and would be crippling without financial assistance. He further noted
 8 that most member cities have committed to pay OpEx assessments through September.
 Murray has never participated in OpEx, but their Mayor indicated in a meeting last week
 that he felt confident their Council would soon authorize participation in OpEx or some
 other financial contribution to the network. He added that as far as staff is aware, Payson
 has never paid any OpEx assessments to date.

10 Mr. Cowie explained that Macquarie is still looming and the opinion is that there
 12 is still a lot of work to bring the cities together on any proposal that may happen. It stated
 14 that it has potential, but the Macquarie deal is still the first choice of the larger cities. He
 16 noted that UIA continues to make revenue which is positive and a remaining for the
 upcoming fiscal year will be between 4 and 5 million for capital. There has been some
 discussion on the board if this should be used for refreshing the network; the board feels
 it is more important to use it for build out. There will be a continued progress with UIA
 in revenues. Mr. Cowie stated that litigation is still a challenge.

18 At this time Councilmember Lundberg officially disclosed, for any perceived
 20 conflict of interest, that her husband currently works for Vivint, an internet service
 provider. She also disclosed that she does not feel she is swayed by any of Vivint's
 interests for the following reasons.

- 22 1. They are currently an approved ISP provider on the Utopia network so there is not
 24 an adversarial relationship there; they have not chosen to deploy in any of the
 Utopia cites and they are focused on markets outside of Utah.
- 26 2. Vivint was invited by Mayor Brunst along with a handful of other internet
 28 providers in seeking some public work sessions and discussions of potential
 options etc., so Vivint came on that invitation and there is not an interest on
 Vivint's part, so she feels there is not a conflict of interest.
- 30 3. Because of her knowledge of broadband and her industry experience she was
 32 chosen by the Council as she may be of some value in this position; she certainly
 knows that her fellow Councilmembers are very intelligent and have invested a lot
 of hours and have done the homework and research and knows that she would not
 lead them in any particular direction.

34 Councilmember Bean stated that he appreciates Councilmember Lundberg's
 36 comments and appreciates her contributions. Mr. Cowie commented that he attended a
 Mayor's meeting last Wednesday and it was divisive in his opinion. He also thinks
 OpEx participation is more critical than ever, and there was an awful lot of discussion,
 38 and even pressure, to those representatives who haven't ever paid the OpEx payments.
 He noted he will continued to get updates from the attorney. Councilmember Lundberg
 40 commented that her only concern with OpEx is that she hasn't seen the operations of this
 entity answer her submitted questions about any potential ways to save. Mr. Cowie
 42 conveyed that some of the questions are being discussed at the monthly Board meetings
 and they do provide monthly printouts with a lot of people looking at it.

2 Mr. Cowie also suggested to the Council that they are welcome to attend the
 4 Board meetings as they are public meetings, as perhaps he is not conveying the
 6 information to Council in an informative or comprehensive manner. He will email them
 8 the meeting schedule and would strongly encourage them to attend. Mayor Acerson
 10 commented that the litigation could be through by the end of the year and we will know if
 it will be good or bad in our favor; whatever it is that outlay of money will go away. He
 added that Mr. Cowie has positioned it well, but we don't know what will happen and
 continuing paying the OpEx may buy good will to offset any potential litigation going
 down the road; which may or may not work. He does know this was a partnership that
 hasn't played out as anticipated.

12 Mr. Cowie stated we are not legally obligated to pay the OpEx payments. He
 14 noted that the actual vote of nine of the cities could be a minority vote based on
 16 population. In his opinion Macquarie will come in and ask for operating fees just like
 18 OpEx and this agreement would be crafted that way. Councilmember Bean stated if they
 20 want us to support them, including OpEx, they should have given a roadmap and if it is
 22 even possible to dissolve the interlocal agency and piece it out and own and operate our
 24 own network; they haven't gone down that road and probably never will as there is no
 26 accountability on their part and Lindon is a total outlier. Mr. Cowie stated that he feels
 28 we are not adequately represented in some respects but ultimately the direction is coming
 30 from West Valley and Layton because they are the majority. Councilmember Lundberg
 32 stated that Mayor Brunst is out there looking at other options and models with a demand
 for the fiber. Councilmember Lundberg feels we need to send a clear message for Mr.
 Cowie to take to the Board and she will vote no because they have not answered her
 questions and she needs to see some action. Councilmember Powell commented that she
 feels she needs to support the citizens to keep the network going but part of her feels they
 have not presented any information that makes sense and until that time she will have to
 vote on both sides of the issue as we have made a commitment and this is Utopia not UIA
 and she commits to the citizens to keep this viable. There was then some additional
 general discussion by the Council regarding this issue. Mr. Cowie noted that he has
 compiled a list of questions and suggestions from the Council for follow-up. Mayor
 Acerson called for any further comments or questions from the Council. Hearing none he
 called for a motion.

34 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE UIA
 36 OPERATIONS ASSESSMENT PAYMENTS FOR THE MONTHS OF JULY,
 AUGUST AND SEPTEMBER 2014 AS PRESENTED.
 38 THE MOTION DIED FOR LACK OF A SECOND.

40 Mayor Acerson stated the motion died for lack of a second. Mayor Acerson
 called for another motion.

42 COUNCILMEMBER HOYT MOVED TO DENY THE UIA OPERATIONS
 ASSESSMENT PAYMENTS FOR THE MONTHS OF JULY, AUGUST AND

SEPTEMBER 2014 AS PRESENTED. COUNCILMEMBER BEAN SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER POWELL	AYE
COUNCILMEMBER BEAN	AYE
COUNCILMEMBER BRODERICK	NAY
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER LUNDBERG	AYE

THE MOTION CARRIED FOUR TO ONE.

11. COUNCIL REPORTS:

Councilmember Powell – Councilmember Powell mentioned to the Council to keep their calendars open for the week of Lindon Days. Councilmember Powell then coordinated the schedule of events for Lindon Days with the councilmembers. Following discussion the Council agreed on white shirts embroidered with their names to wear for Lindon Days. Councilmember Powell also mentioned a recent problem with rice weevil in a field in town.

Councilmember Bean – Councilmember Bean mentioned that having approved the two new Planning Commissioners tonight the Commission is complete. He also mentioned the two big issues that came before the Commission recently came before the Council tonight also and he appreciated the discussion.

Chief Cullimore – Chief Cullimore gave an update about the AmBank robbery and noted the suspects have not been officially charged yet as the charges are still being discussed but they will be charged federally. He also gave an update on the Fred Lee homicide that occurred in town on July 3rd. Chief Cullimore noted that the domestic violence happened with both the ex-wife and ex-husband and has gone on for many years. Chief Cullimore mentioned that there has been a nice cooperation of law enforcement with this case. Chief Cullimore also reported that the Josh Boren Report was released to the media, which happened to be on the same day as the homicide. He noted the report went worldwide. He mentioned that there were some concerns of the background items that were revealed on the report but none of those things were known or of concern when Josh Boren was hired and nothing at all revealed that things would have unfolded as they did.

Councilmember Hoyt – Councilmember Hoyt gave a report on the Historic Preservation Commission stating that Steve Anderson will be stepping down so they will be looking for new members. Member, Tonya LeMone, thought it would be beneficial to have someone with technical experience to fill the position. Councilmember Hoyt inquired if the Commission can hold a fundraiser. Mr. Cowie confirmed they can hold a fundraiser.

Councilmember Broderick – Councilmember Broderick had nothing to report.

2 **Councilmember Lundberg** – Councilmember Lundberg reported that she attended a
 4 recycling seminar luncheon. She also clarified the discussion with Brian Halliday today
 4 urging him to support the CDA and hopefully a door will open to work further on this
 4 issue.

6 **Mayor Acerson** – Mayor Acerson had nothing to report.

8 **Administrator’s Report:**

8 Mr. Cowie reported on the following items:

10 **Misc. Updates:**

- 12 • Project Tracking List
- 12 • July City Newsletter is online
- 14 • Reminder of Fireworks restrictions. Restriction maps available on city web page
 - 16 ○ Total city-wide restrictions map:
 - 16 ○ East-bench / foothills restrictions map:
- 18 • National Packing Solutions – zone & general plan change
- 18 • Jeff W. code compliance update
- 20 • Impact fee studies – updates needed. Getting cost estimates from finance and
 20 engineering consultants
- 22 • Employee performance evaluations, compensation, and benefit study. Outline of
 22 expected process
- 24 • Shirts, lanyards, business cards
- 24 • Tithing Office variance approved by BOA. City will list property for sale
- 26 • Accident report
- 26 • Misc. Items

28 **Upcoming Meetings & Events:**

- 30 • Newsletter Assignment: Councilmember Powell - September newsletter article.
 30 *Due by last week in August.*
- 32 • July 16th at dusk. Movies in the Park. Creekside Park (100 S 600 W)
- 32 • August 4th – 9th – Lindon Days festival. All Councilmembers will attend
- 34 • August 5th at dusk – Movies in the Park. City Center Park (200 N State)
- 34 • August 12th – Engineering Coordination Meeting, Mayor Acerson and
 34 Councilmember Broderick will attend
- 36 • September 5th at dusk – Movies in the Park. Citizenship Park (500 N 800 E)
- 36 • September 10th – 12th – Utah League of Cities & Towns Fall Conference in SLC
- 38 • September 12th – Bike tour of Boulder, CO: Mayor Acerson and Councilmember
 38 Lundberg will attend
- 40 • September 15th - “Drill Down for Safety”, Monday evening Community
 40 Emergency Preparedness exercise. All Council members should report to block
 42 captains, then come to City Center for training.

- September 23rd, 1:00 p.m. to 3:00 p.m. – Utah County Health Dept., Vaccination Clinic at Lindon City Offices (available to all public)

Future items:

- Recycling program updates
- Employee Policy Manual updates
- Performance evaluations, compensation, and benefit studies
- Impact Fee and Utilities rate studies
- Economic Development plan/policies

Mayor Acerson called for any further comments or discussion from the Council. Hearing none he called for a motion to adjourn.

Adjourn –

COUNCILMEMBER HOYT MOVED TO ADJOURN THE MEETING AT 12:25 A.M. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – August 19, 2014

Kathryn Moosman, City Recorder

Jeff Acerson, Mayor

Item 4 – Consent Agenda – *(Consent agenda items are only those which have been discussed beforehand and do not require further discussion)*

- No Items.

Item 5 – Open Session for Public Comment *(For items not on the agenda)*

6. Review & Action — 7-Eleven / Crump Enterprises, Inc., Beer License Application *(10 minutes)*

Nathan Crump with Crump Enterprises requests City Council approval for a Lindon City Beer License at 795 N. State Street. Mr. Crump is a new franchise owner for the existing 7-Eleven store which has been previously authorized for a beer license. City code prohibits transfer of a beer license and therefore a change in ownership requires new approval for continued beer sales.

For the past several years the 7-Eleven (previously Walker's) location above has been approved by the City for beer sales. However, a new franchise owner has taken over the store and is seeking to continue beer sales and therefore needs City Council approval of a new beer license. The application appears to meet requirements for approval. The City is not aware of any outstanding violations or concerns on current beer sales occurring at the location.

Recommended conditions of approval:

- I. The applicant shall obtain any required State license(s) from the Utah Department of Alcoholic Beverage Control and provide copies to Lindon City.

Sample Motion: I move to (approve, continue, deny) the request by Crump Enterprises, Inc. for a retail Beer License at 795 N. State Street, with the following conditions:



LINDON CITY BEER LICENSE APPLICATION

Name of Business: 7-Eleven Store #36330 A

Business Address: 795 North State Street, Lindon, UT 84042

Applicant's Name in Full: Crump Enterprises, Inc.

Age & Date of Birth [REDACTED] Social Security Number [REDACTED]

Driver's License No. [REDACTED] Citizenship USA

Addresses for the previous five years with dates:

1359 S Slate Canyon Dr., Provo, UT 84606

If Applicant is a Company or Corporation, the Names and Addresses of all Partners, and/or Corporate Officers and Directors:

Nathan Crump, President and sole owner - 1359 S Slate Canyon Drive, Provo, UT 84606

Type of Alcohol Sales License Requested: Retail Beer License Type _____
 Seasonal Beer License Type _____

Location/Address of Premises to be Licensed: 795 N State St., Lindon, UT 84042

An Application Fee of \$ _____ and a License Fee of \$ _____ are submitted herewith.

A cash or corporate surety bond in the amount of \$ _____ has been filed with Lindon City as required by Lindon Municipal Code § 5.08.070.

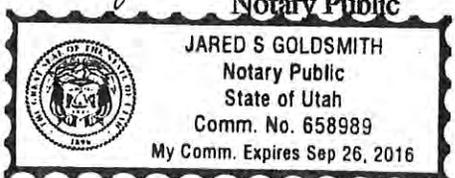
I swear or affirm under oath that the information contained in this application is true and complete.

[Signature]
Signature

State of Utah)
) ss.
County of Utah)

Acknowledged before me on this 15th day of July, 2014, by NATHAN CRUMP.

My Commission Expires: 09-26-2016
Residing in: Provo, UT



PAID



STATEMENT OF BEER LICENSE APPLICANT

Business Name: 7-Eleven Store #36330 A

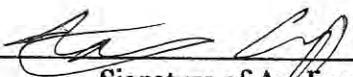
Business Location: 795 N State Street, Lindon, UT 84042

Name of Applicant: Crump Enterprises, Inc.

I, the undersigned applicant makes the following statements and representations verifying that:

1. I have never been convicted of a state or federal felony.
2. I have never been convicted of a violation of state law or local ordinance relating to alcoholic beverages including a Driving Under the Influence (DUI) offense.
3. I have never been convicted of a crime of moral turpitude.

I acknowledge that any misrepresentation or erroneous information given regarding the above statements is cause for revocation of my Beer License.


Signature of Applicant

7/1/14
Date



CERTIFICATE OF GOOD MORAL CHARACTER

We, the undersigned resident freeholders of Lindon City, certify and affirm that, Nathan Crump, who is applying to have an alcohol sales license in Lindon City, is known to be of good moral character and is a fit and proper person to be granted a license for that purpose.

Tyson Ellis, 555 S. Olive Place, Lehi UT 84043
Name, Address & Telephone Number

Richard Christensen, 3882 Lake Mountain Dr., Saratoga Springs UT 84045, 385-234-8499
Name, Address & Telephone Number

Eric Tippetts, 1612 W 3100 N, C-1, Lehi UT 84043, 801-372-5640
Name, Address & Telephone Number

Nicholas Grey, 1359 S. Slate Canyon Dr., Provo UT 84606, 815-351-0052
Name, Address & Telephone Number

Brent Neel, 593 Aspen Hills Blvd., Saratoga Springs UT 84045, 801-687-0842
Name, Address & Telephone Number

7. Compatibility Determination — O’Neal Aquatics, 31 S. 1550 W. *(15 minutes)*

JoD and Rob Jones of O’Neal Aquatics request review of an unlisted land use category (swim lessons) to determine if the use is compatible with uses permitted in the Light Industrial (LI) zone. The applicant proposes to operate a business conducting swim lessons in warehousing space located at 31 South 1550 West in the Light Industrial (LI) zone. The Planning Commission recommends approval with conditions.

See attached info from Planning Director, Hugh Van Wagenen.

Compatibility Determination — O’Neal Aquatics, 31 S. 1550 W.

JoD and Rob Jones of O’Neal Aquatics request review of an unlisted land use category (swim lessons) to determine if the use is compatible with uses permitted in the Light Industrial (LI) zone. The applicant proposes to operate a business conducting swim lessons in warehousing space located at 31 South 1550 West in the Light Industrial (LI) zone. File 14-031-1.

<p>Applicant: JoD and Rob Jones Presenting Staff: Hugh Van Wagenen</p> <p>Zone: Light Industrial (LI)</p> <p>Parcel ID: 45:540:0009 Parcel Address: 31 South 1550 West, #112 Internal Unit Area: 3142 square feet</p> <p>Type of Decision: Administrative Council Action Required: Yes</p> <p>Planning Commission Recommendation: On a vote of 6:0 with one abstention, the Planning Commission recommended approval of the application as a conditionally permitted use with the conditions listed in the sample motion presented.</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to classify “swim lessons” as permitted, conditional, or not permitted at the specific site identified. <p><u>MOTION</u></p> <p>I move to recommend that swim lessons be classified as (<i>permitted, conditionally permitted, not permitted</i>) at 31 S. 1550 W., #112, in the LI zone, with the following conditions, if any:</p> <ol style="list-style-type: none"> Identify applicable regulating authorities as soon as practicable and provide documentation of compliance with all applicable regulations within 60 days of approval. Use shall be regular one-on-one swim lessons and limited group sessions not to exceed three one-hour sessions per week with no more than 18 people per group session. No open to the public swim sessions.
--	---

FINDINGS OF FACT

- The business will be located at 31 South 1550 West, which is in the Light Industrial (LI) zone.
- The business will conduct private, one-on-one swim lessons for infants and children.
- The business will operate with anywhere from 1-6 instructors in the pool at a time.
- Typical hours of operation will be from 9am to 8pm, Monday through Friday; and 9am to 5pm on Saturdays.
- Lessons are 20 minutes long. There will be no free swim time. Customers are asked to leave the pool after the lesson concluded.
- Some group lessons (Boy Scouts, swim team, etc.) would be conducted on-site. The Planning Commission recommended limiting those lessons to one hour, three times a week with a total of 18 students per lesson.
- The operator estimates that business will need up to 18 parking spaces to accommodate customers. The parking requirement for similar uses (parking group 6800) at this location would be 16 spaces.
- The landlord has expressed a willingness to allow parking for this use on the site, and on the site to the north, which is under the same ownership as the tenant’s site. See attachment #7.
- Consult attachment 3 for a complete explanation of the business.

GENERAL PLAN AND ZONE PURPOSES

- The General Plan identifies the Light Industrial land use category as suitable in areas where manufacturing, industrial processes, and warehousing uses not producing objectionable effects may be established. Some related retail uses are appropriate for this designation.
- The stated purpose of the Light Industrial (LI) zone is to provide areas in appropriate locations where light manufacturing, industrial processes, and warehousing not producing objectionable effects may be established, maintained, and protected.
- The current uses permitted and conditionally permitted in the LI zone are listed in the Standard Land Use Table (attachment 6). Staff believes that the most similar uses to the proposed use are listed under parking group 6800.

ANALYSIS

Section III of the Standard Land Use Table recognizes that the table does not anticipate all uses that may seek to locate in Lindon. Accordingly, Section III provides a mechanism to classify uncodified land uses as permitted, conditionally permitted, or not permitted on a site-specific basis.

The Planning Commission considers the following standards and makes a recommendation to the City Council regarding whether the proposed use is “compatible and harmonious” with the zone in which the applicant proposes to establish the use:

1. Volume and type of sales, retail, wholesale; size and type of items sold and nature of inventory on the premises;
2. Any processing done on the premises; assembly, manufacturing, smelting, warehousing shipping and distribution; and dangerous, hazardous, toxic or explosive materials used in processing;
3. The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored - business vehicles, work in process, inventory and merchandise, construction materials, scrap and junk, and bulk materials, ores, powders and liquids;
4. Number and density of employees and customers, per unit area of site and buildings in relation to business hours and employment shifts;
5. Business hours the use is in operation or open for business, ranging from seven days a week, 24 hours a day to once to several times a year, such as sports stadiums or fairgrounds;
6. Transportation requirements, including modal split for people and freight, by volume, type and characteristics of traffic generation to and from the site, trip purposes, and whether trip purposes can be shared with other uses on the site;
7. Parking characteristics, turn over and generation, ration of the number of spaces required per unit area or activity, and potential for shared parking with other uses;
8. Predilection of attracting or repelling criminal activities to, from or other premises;
9. Amount and nature of nuisances generated on the premises- noise, smoke, odor, glare, vibration radiation, and fumes; and
10. Any special public utility requirements for serving the use-water supply, waste water output, pre-treatment of wastes and emissions recommended or required, and any significant power structures and communication towers or facilities.

The City Council, upon recommendation from the Planning Commission and after consideration of the above standards, classifies a specific use as permitted, conditionally permitted, or not permitted.

MOTION

I move to recommend to the City Council that “swim lessons” be classified as (*permitted, conditionally permitted, not permitted*) at 31 S. 1550 W., #1, in the LI zone, with the following conditions, if any:

1. Identify applicable regulating authorities as soon as practicable and provide documentation of compliance with all applicable regulations within 60 days of approval.
2. Use shall be regular one-on-one swim lessons and limited group sessions not to exceed three one-hour sessions per week with no more than 18 people per group session.
3. No open to the public swim sessions.

ATTACHMENTS

1. Aerial photo of the site
2. Photographs of the site
3. Business Description
4. Site Plan
5. Proposed Floor Plan
6. Standard Land Use Table
7. Landlord Parking Letter



O'Neal Aquatics
31 South 1550 West

20 South

1550 WEST

40 SOUTH

70 SOUTH

1380 WEST

L15

L15





The business conducted at this location will be private swim lessons, one on one. We offer swim team for those children who qualify for it, being extremely capable swimmers knowing all 4 racing strokes. We teach them how to be on a "recreational swim team". There is usually between 3-15 children who are on that year around.

There will be anywhere from 1 to 6 instructors in the pool at a time, teaching one on one swim lessons, depending on the time of year and demand for swim lessons. There is no free swim, so as soon as the lesson is over they are asked to leave the pool. The hours of operation will be from 9 a.m. to 8 p.m. Monday through Friday and Saturdays 9 a.m. to 5 p.m., also depending on the time of year and demand for swim lessons.(see our website for details: onealaquatics.com)

The swim lessons are 20 minutes each, so the number of parking spaces needed would be up to 18 during the transition of families starting and finishing their lessons.

This business is currently in operation at Cedar Hills and was previously in operation in Pleasant Grove for 7 years.

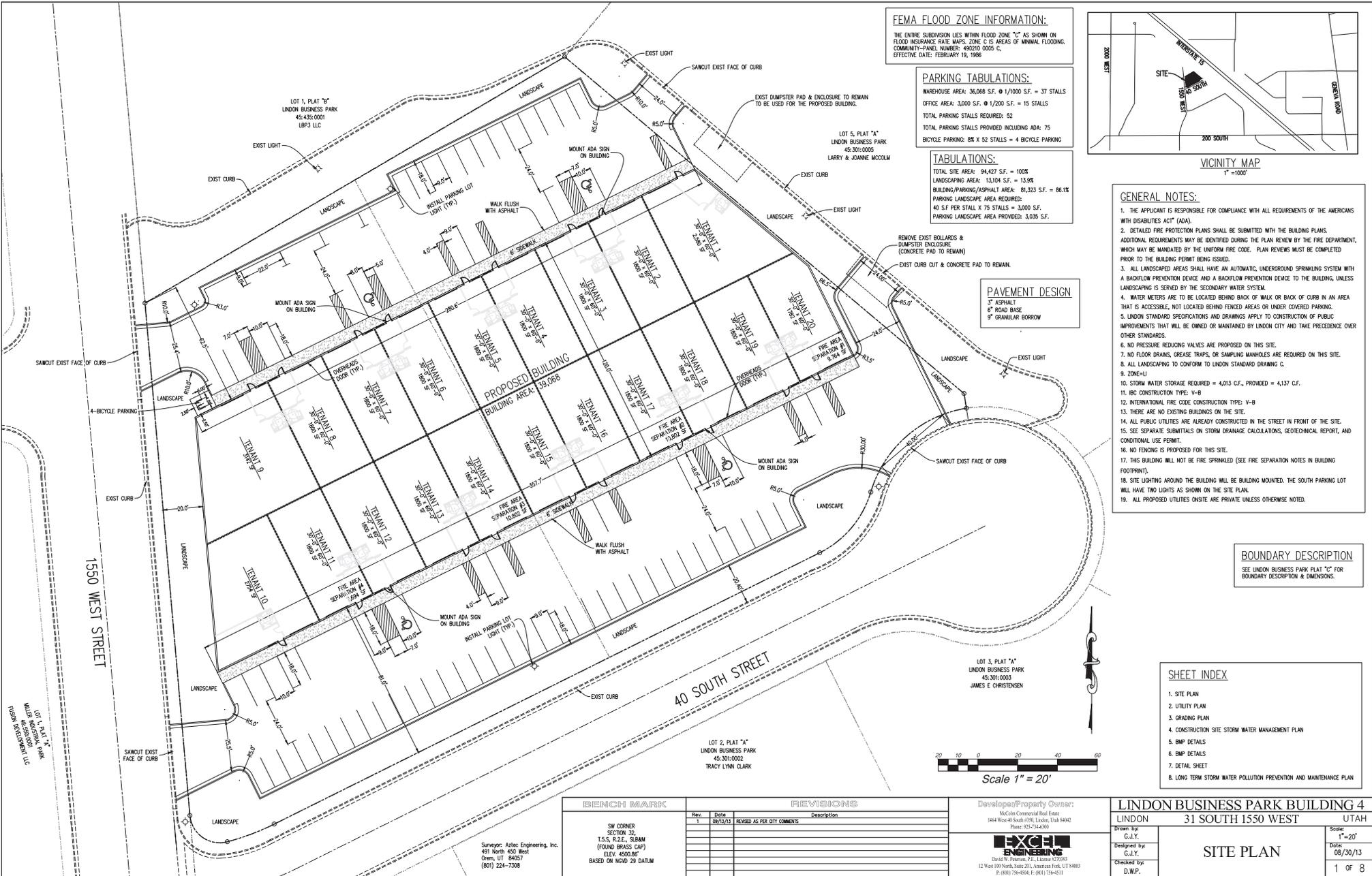
There will be a fluctuation in traffic from the parents bringing their children to swim lessons every 20 minutes. The warehouse we will be using has several options for parking. In the parking lot right in front, the over-flow parking lot to the north of us, and two streets meeting at the warehouse. There is plenty of parking, which we have already discussed with the landlord and he is fine with what we've asked for.

The pool will have a cartridge filter system so there won't be the need to discharge dirty water to the city sewer system.

Community Development
Lindon City

JUL 29 2014

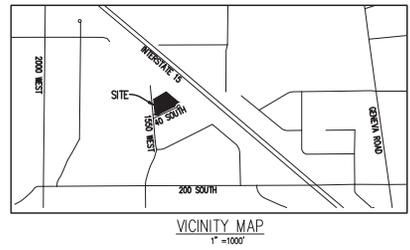
RECEIVED



FEMA FLOOD ZONE INFORMATION:
 THE ENTIRE SUBDIVISION LIES WITHIN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAPS. ZONE C IS AREAS OF MINIMAL FLOODING. COMMUNITY-HAZARD NUMBER: 450210 0005 C, EFFECTIVE DATE: FEBRUARY 19, 1996

PARKING TABULATIONS:
 WAREHOUSE AREA: 36,068 S.F. @ 1/1000 S.F. = 37 STALLS
 OFFICE AREA: 3,000 S.F. @ 1/200 S.F. = 15 STALLS
 TOTAL PARKING STALLS REQUIRED: 52
 TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 75
 BICYCLE PARKING: 88 X 52 STALLS = 4 BICYCLE PARKING

TABULATIONS:
 TOTAL SITE AREA: 94,427 S.F. = 100%
 LANDSCAPING AREA: 13,104 S.F. = 13.9%
 BUILDING/PARKING/ASPHALT AREA: 81,323 S.F. = 86.1%
 PARKING LANDSCAPE AREA REQUIRED: 40 S.F. PER STALL X 75 STALLS = 3,000 S.F.
 PARKING LANDSCAPE AREA PROVIDED: 3,035 S.F.

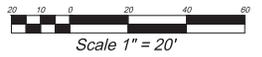


- GENERAL NOTES:**
1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
 2. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. ADDITIONAL REQUIREMENTS MAY BE IDENTIFIED DURING THE PLAN REVIEW BY THE FIRE DEPARTMENT, WHICH MAY BE MANDATED BY THE UNIFORM FIRE CODE. PLAN REVIEWS MUST BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.
 3. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
 4. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND DRINKING AREAS OR UNDER COVERED PARKING.
 5. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
 6. NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
 7. NO FLOOR DRAINS, GREASE TRAPS, OR SAMPLING MANHOLES ARE REQUIRED ON THIS SITE.
 8. ALL LANDSCAPING TO CONFORM TO LINDON STANDARD DRAWING C.
 9. ZONE=U
 10. STORM WATER STORAGE REQUIRED = 4,013 CF. PROVIDED = 4,137 CF.
 11. IRC CONSTRUCTION TYPE: V-B
 12. INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: V-B
 13. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
 14. ALL PUBLIC UTILITIES ARE ALREADY CONSTRUCTED IN THE STREET IN FRONT OF THE SITE.
 15. SEE SEPARATE SUBMITTALS ON STORM DRAINAGE CALCULATIONS, GEOLOGICAL REPORT, AND CONDITIONAL USE PERMIT.
 16. NO FENCING IS PROPOSED FOR THIS SITE.
 17. THIS BUILDING WILL NOT BE FIRE SPRINKLED (SEE FIRE SEPARATION NOTES IN BUILDING FOOTPRINT).
 18. SITE LIGHTING AROUND THE BUILDING WILL BE BUILDING MOUNTED. THE SOUTH PARKING LOT WILL HAVE TWO LIGHTS AS SHOWN ON THE SITE PLAN.
 19. ALL PROPOSED UTILITIES ONSITE ARE PRIVATE UNLESS OTHERWISE NOTED.

PAVEMENT DESIGN
 3" ASPHALT
 4" ROAD BASE
 9" GRANULAR BORROW

BOUNDARY DESCRIPTION
 SEE LINDON BUSINESS PARK PLAT "C" FOR BOUNDARY DESCRIPTION & DIMENSIONS.

- SHEET INDEX**
1. SITE PLAN
 2. UTILITY PLAN
 3. GRADING PLAN
 4. CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN
 5. BMP DETAILS
 6. BMP DETAILS
 7. DETAIL SHEET
 8. LONG TERM STORM WATER POLLUTION PREVENTION AND MAINTENANCE PLAN



BENCH MARK		REVISIONS	
SW CORNER SECTION 33 T.5S. R.2E. S.38M (FOUND BRASS CAP) ELEV. 4500.86' BASED ON NVD 29 DATUM	Rev. 1	Date 09/13/13	REVISED AS PER CITY COMMENTS

Surveyor: Aztec Engineering, Inc.
 491 North 450 West
 Orem, UT 84057
 (801) 224-7308

Developer/Property Owner:
 McCall Commercial Real Estate
 1484 West 46 South (750), Lindon, Utah 84042
 Phone: 932-2344009

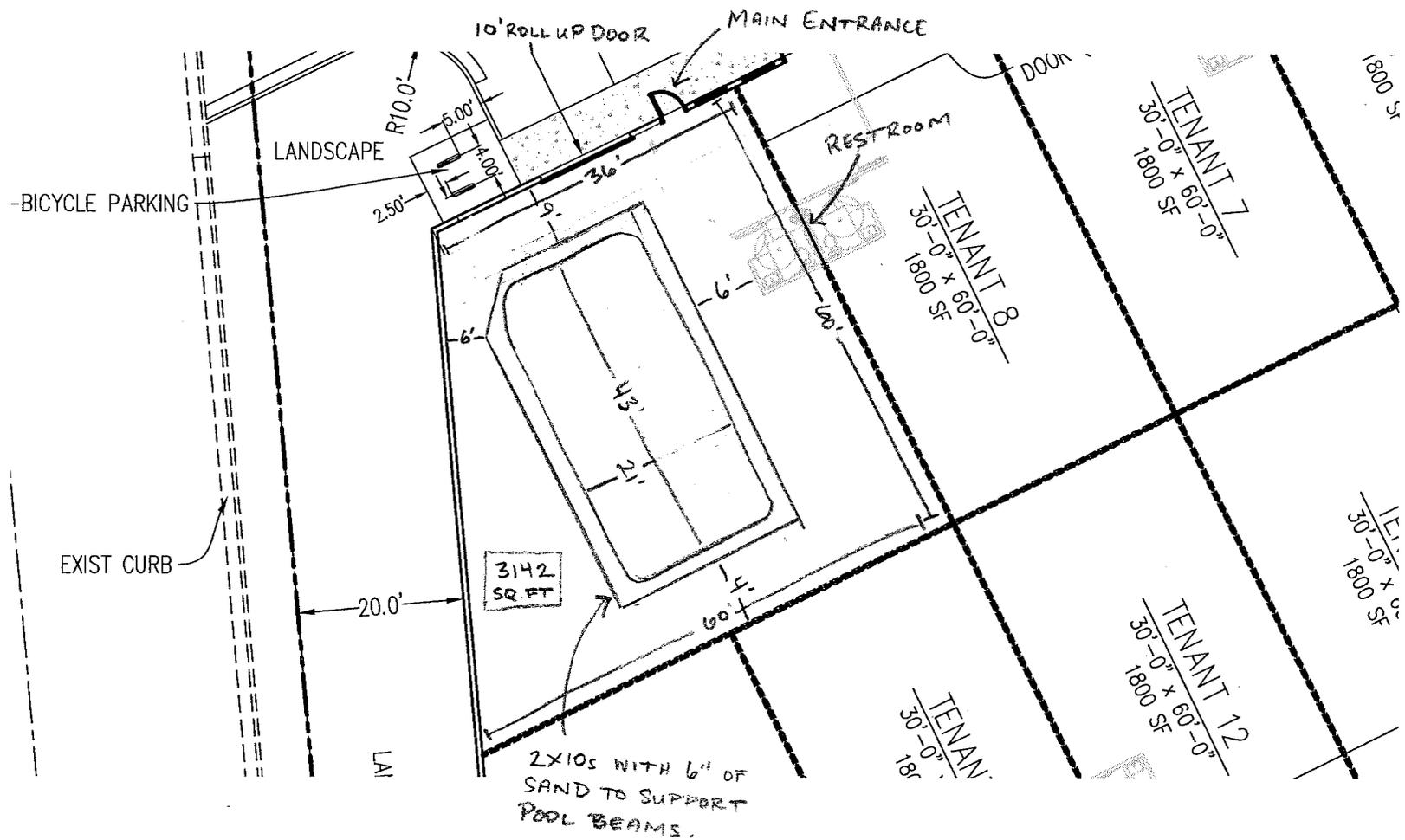
EXCH ENGINEERING
 David W. Stevens, P.E., License #20893
 12 West 100 North, Suite 201, American Fork, UT 84003
 P: (801) 756-0264, F: (801) 756-0311

LINDON BUSINESS PARK BUILDING 4
 LINDON 31 SOUTH 1550 WEST UTAH

Drawn by: G.J.Y.
 Designed by: G.J.Y.
 Checked by: D.W.P.

SITE PLAN

Scale: 1"=20'
 Date: 08/30/13
 1 OF 8



STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6400	Small Engine, Appliance, Electrical, & Machine Repair	N	N	N	N	N	C	C	C	C	C	N	C	N
6400	Watch, Clock, & Jewelry Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6400	Re-Upholstery & Furniture Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	N	N	N	N	N	P	P	P	P	P	N	N	P
6513	Hospital Services	N	N	N	N	N	C	C	C	C	C	N	N	N
6500	Medical & Dental Laboratories	N	N	N	N	N	P	P	P	P	P	N	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	N	C	N	N	N	C	C	C	C	C	N	C	N
6500	Veterinarian Services, Animal Hospitals - large animals	N	C	N	N	N	N	N	N	N	N	N	C	N
6500	Legal Services	N	N	N	P	N	P	P	P	P	P	N	P	N
6500	Engineering & Architectural	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Educational & Scientific Research	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Accounting, Auditing & Bookkeeping	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Urban Planning	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Auction Services - Indoor Only	N	N	N	N	N	P	P	P	P	P	N	P	N
6500	Family & Behavioral Counseling	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Genealogical - Family History Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Interior Design	N	N	N	N	N	P	P	P	P	P	N	P	P
6600	Building Construction - General Contractor, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6600	Landscaping Service, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6800	Private Primary & Secondary Schools	C	N	N	N	N	C	C	C	C	C	N	C	N
6800	Universities & Colleges	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Professional & Vocational Schools	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Martial Arts Studios	N	N	N	N	N	P	P	P	P	P	N	P	N
6800	Barber & Beauty Schools	N	N	N	N	N	P	P	P	P	P	N	N	N
6800	Art & Music Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Dancing, Tumbling, and Gymnastics Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Driving Schools	N	N	N	N	N	P	P	P	P	P	N	P	N
6911	Churches, Synagogues & Temples	C	C	C	N	N	N	N	N	N	C	N	N	C
6800	Adoption Agencies	N	N	N	N	N	P	P	P	P	P	N	N	P

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI		
6800	Professional Members Organizations	N	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Labor Unions & Similar Labor Organizations	N	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Civic, Social & Fraternal Associations	N	N	N	N	N	N	N	N	N	N	P	N	C	P
PUBLIC ASSEMBLIES & AMUSEMENTS															
7100	Libraries	N	N	N	N	N	P	P	P	P	P	N	N	N	
7100	Museums	N	N	N	P	P	P	P	P	P	P	N	N	P	
7100	Art Galleries	N	N	N	P	P	P	P	P	P	P	N	N	P	
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	N	C	N	N	N	P	P	P	P	P	N	N	C	
7100	Zoos	N	C	N	N	N	N	N	N	N	N	N	N	N	
7100	Sexually-Oriented Businesses	See Section 8.30 and 17.61													
7100	Amphitheaters	N	C	N	N	N	C	C	C	C	C	N	N	N	
7100	Motion Picture Theaters	N	N	N	P	P	P	P	P	P	P	N	N	N	
7100	Stage Theater	N	N	N	P	P	P	P	P	P	P	N	N	N	
7100	Dance Clubs/Music Venues	N	N	N	N	N	C	C	C	C	C	N	C	N	
7100	Stadiums	N	N	N	N	N	C	C	C	C	C	C	C	N	
7100	Arenas / Field Houses	N	N	N	N	N	C	C	C	C	C	N	C	N	
7100	Auditoriums & Exhibit Halls	N	N	N	N	N	C	C	C	C	C	N	N	N	
7100	Convention Centers	N	N	N	N	N	P	P	P	P	P	N	C	P	
7100	Fairgrounds	N	N	N	N	N	N	N	N	N	P	N	C	N	
7100	Amusements Parks	N	N	N	N	N	C	C	C	C	C	N	N	N	
7100	Arcades & Miniature Golf	N	N	N	C	C	C	C	C	C	P	N	N	N	
7100	Golf Driving Ranges	N	C	C	N	N	C	C	C	C	C	N	C	N	
7100	Go-Cart Tracks	N	N	N	N	N	N	N	N	N	N	N	C	N	
7100	Golf Courses &/ or Country Clubs	C	C	C	N	N	N	N	N	N	N	C	C	N	
7100	Tennis Courts - Private	N	N	N	C	C	C	C	C	C	P	N	C	P	
7100	Roller Skating & Blading	N	N	N	N	N	C	C	C	C	P	N	C	N	
7100	Skate Board Parks - Private	N	C	N	N	N	N	N	N	N	N	N	C	N	
7100	Skate Board Parks - Publicly Owned	See Section III - Appendix A													
7100	BMX Biking Tracks & Facilities	N	C	C	N	N	N	N	N	N	N	N	C	N	
7100	ATV / Motorcycle Tracks	N	N	N	N	N	N	N	N	N	N	N	N	N	
7100	Riding Stables - Commercial	C	C	C	N	N	N	N	N	N	P	N	C	N	
7100	Bowling Lanes	N	N	N	N	N	P	P	P	P	P	N	N	N	

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
7100	Play Fields & Athletic Fields - Commercial	N	C	N	N	N	N	N	N	N	N	N	C	N
7100	Recreation Centers - General	N	N	N	P	P	C	C	C	C	P	N	C	N
7100	Gymnasium & Athletic Clubs	N	N	N	P	P	C	C	C	C	P	N	C	C
7100	Swimming Pools - Commercial	N	N	N	N	N	C	C	C	C	P	N	N	N
7100	Indoor Soccer Facilities	N	N	N	N	N	N	N	N	N	P	N	C	N
7100	Indoor Gun Ranges	N	C	C	N	N	C	C	C	C	C	N	C	N
7100	Water Slides	N	N	N	N	N	C	C	C	C	P	N	N	N
7100	Parks - General Recreation - Public Property	P	P	P	P	P	P	P	P	P	P	P	P	P
7100	Campgrounds	N	C	C	N	N	N	N	N	N	N	N	N	N
AGRICULTURE & RESOURCE EXTRACTION														
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	N	C	C	N	N	C	C	C	C	C	C	C	N
N/A	Horticultural Services	N	C	C	N	N	C	C	C	C	C	C	C	N
N/A	Forestry & Timber Production	N	C	C	N	N	N	N	N	N	N	C	N	N
N/A	All Fisheries & Fish Hatcheries	N	C	N	N	N	N	N	N	N	N	C	C	N
N/A	All Mining & Related Services	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	All Resource Production & Extraction	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Peat Extraction	N	C	N	N	N	N	N	N	N	C	C	C	N
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51													
UNCLASSIFIED														
N/A	All unclassified items	See Section III of SLU Table (Appendix A)												



*Lindon Business Park LLC
c/o McColm Commercial Real Estate
Office: 801.969.8000*

*email: lindonbp@gmail.com
1464 W. 40 South • suite 400 • Lindon, UT 84042*

August 11, 2014

Hugh Van Wagenen, Planning Director
City of Lindon Planning Department
100 North State Street
Lindon, UT 84042
801-785-7687

re: Landlord Written approval to use west parking lot at Lindon Business Park, building 3 at 7 South 1550 West, Lindon UT

Dear Hugh,

We have signed a lease with O'Neal Aquatics for unit #112 at Lindon Business Park phase #4 at 31 South 1550 West in Lindon. O'Neal Aquatics teaches swimming lessons to many children throughout Utah County. They require additional parking spaces which we have in ABUNDANCE on the west side of our phase #3 building to the north of O'Neal Aquatic's unit.

This letter serves as landlord's written approval that we are fine with having O'Neal Aquatics utilize the excess parking spaces located just north of their space, which are the stalls on the west side of building 3 behind Jump On It. There are 25 extra stalls that are rarely occupied and another 19 stalls along the south wall of the same building. These stalls are all excess of the number of parking stalls to meet required amount of parking in building 3. At one time these stalls were used by Zija International employees but they have since move all employees to their new building on 1600 North in Orem and keep space in our building 3 as storage only. So now these spaces sit there every day unused.

I am the sole owner of all 4 buildings and parking lots so therefore have sole authority to grant this approval to O'Neal. If you have any questions please contact me. Thank you.

signed:

A handwritten signature in black ink that reads "Larry McColm". The signature is written in a cursive style.

Larry McColm
Landlord
(801) 969-8000



Additional Parking Spaces at 7 So. 1550 W.
proposed for use by O'Neal Aquatics

Proposed Tenant: O'Neal Aquatics

8. Presentation & Discussion — Republic Services Recycling Program Options (35 minutes)

Reece DeMille and Alissa Dailey from Republic Services will present information and pricing for opt-out recycling in Lindon. The Council will receive the proposal, discuss options for moving forward and provide direction to staff. No official motions will be made.

The Council has expressed previous interest in starting an opt-out recycling program to increase the level of recycling participants in Lindon. The city currently has about 32% recycling participation with 819 recycling accounts out of about 2,500 total residential addresses. Most opt-out programs see over 60% participation. Greater participation in recycling will lower the tipping fee expense to the city, save space in the landfill, and assist in other environmental benefits.

In an opt-out program every residence would be automatically signed up and billed for a recycling can unless they opt-out within a certain time frame. If a residence fails to opt-out within the set time frame, they will receive a recycling can and be billed for the can whether they choose to use it or not. Opting out would most likely require submittal of some sort of signed form that is turned into the City utilities clerk and kept on file.

Although higher numbers of users resulting from opt-out or mandatory programs typically lowers the cost per recycling can, Republic Services has informed us that, even with increased participation, the current recycling can rate is already a very competitive price that they can't lower. Republic charges the City \$3.68 per can, with the city adding an additional amount to cover fuel surcharges and administrative processing. So, the total current rate of \$4.13 per recycling can will be the same regardless of how many new addresses participate in recycling.

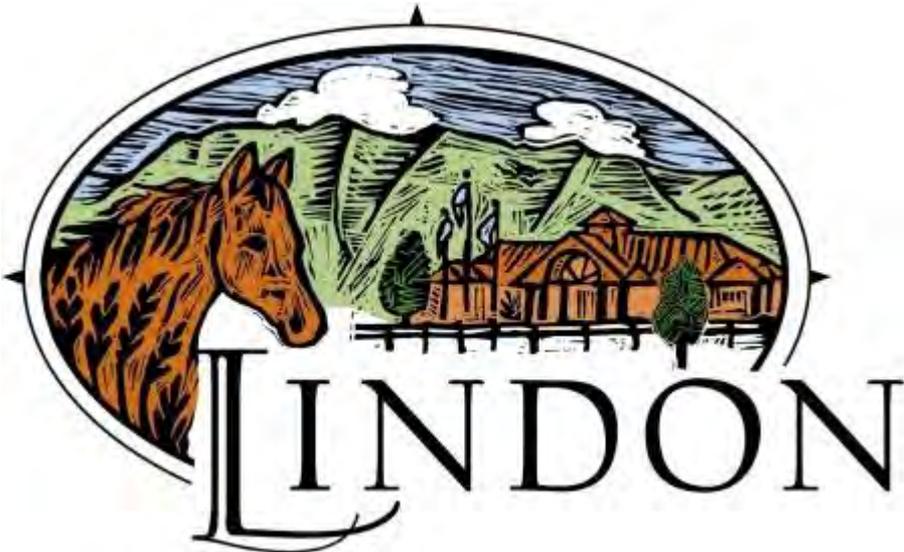
See additional attached info from Republic Services.

Implementation Questions:

- What kind of additional public notice and length of time does the Council want before starting the opt-out period?
- How long should the opt-out period be? (60 days, 90 days, before Jan. 1st etc.)
- Should there be a disincentive (fee or charge) for subscribers to discontinue the service once the opt-out period ends? If so, how much?
- Should new utility customers coming to the city after the opt-out period ends be automatically signed up (required to participate)? If so, *eventually* all residences in Lindon will be participating in the recycling program. If not, participation rates will most likely decrease over time, thus decreasing the overall savings to the city through higher tipping fees.

After getting feedback from the Council, Staff will proceed with necessary steps to implement the desired program and administrative process. Formal action from the Council will be in the form of a Resolution adopting the opt-out program policies with administrative details and timeframes. Since no change to the fee is anticipated, we will not need to amend the fee schedule. Adoption of the resolution could be done as part of a public hearing at an upcoming Council meeting.

LINDON CITY RECYCLING WITH REPUBLIC SERVICES



REPUBLIC
SERVICES

Opt-Out Recycling

- Opt-Out recycling programs have some unique benefits:
 1. Higher participation rate
 2. It's easier for residents to get their can and start using it
 3. Keeps the choice to participate with the residents.



Examples of Opt-Out Recycling

- **American Fork**
 - American Fork city made the switch from opt-in to opt-out recycling in 2009.
 - 60 day opt-out period
 - Following the opt-out period, residents are charged a \$50.00 dollar opt-out fee.
- **Pleasant Grove**
 - Pleasant Grove began their opt-out recycling program in 2010 after the council approved the program in August of 2009.
 - 6 month opt-out period.
 - Following the opt-out period, residents are charged a \$50.00 dollar opt-out fee.
- **Provo**
 - Made the switch to opt-out recycling at the end of 2011.
 - Provo residents can opt-out of the program any time without any sort of penalty.
 - Provo has lost 45 participants a month since implementing their opt-out program.

Rolling Out the Program—Things to Consider

- **60 day period to communicate program details out to residents**
 - Communication methods
- **45-60 day opt-out period for residents**
 - How do residents opt-out? Email, phone call?
- **Approximately 60 days for Republic to deliver containers to residents and begin curbside service.**
 - New containers will be delivered with an every other week recycling schedule and list of recyclable items.



9. Discussion Item — Community Center Rentals for Commercial Activities (20 minutes)

At the request of the Mayor this item is being brought forward for discussion. Heath Bateman, Parks & Recreation Director, has prepared two options for consideration to allow commercial activities in the Community Center and is seeking direction on how to proceed. No official motions will be made.

See attached materials from Heath Bateman, Parks & Recreation Director.

Staff is looking for direction from the Council on how to proceed with potential commercial rentals of city facilities. Pending final direction from the Council, amendments to the fee schedule and adoption of policies can occur at our next meeting (Sept 2nd).

Adam Cowie

From: Heath Bateman
Sent: Wednesday, July 09, 2014 5:54 PM
To: 'Adam Cowie'
Subject: Community center rental policy and application
Attachments: Community Center Rental Policy With % of Gate.doc; Community Center Rental Policy without Non-Profit.doc

Hello Adam, I am providing Mayor Acerson 2 options for adding Commercial and Non-Resident rentals here at the community Center.

One shows commercial being a % of the total revenue earned.
 The other shows a flat cost for Commercial rentals

Research shows that it is about 75% to 25% for other businesses and my colleagues that they side with the flat cost increase for rentals.

Also thorough research, the amount of increase between resident, non-resident and commercial on the Flat Rate increase model varies widely and is all over the place so I just doubled the rental rate for Non-residents and doubled again for commercial.

Some of the challenges I can foresee if we make rentals more available to more people are:

- Availability? (we have a lot of programs here and gym time is somewhat difficult to get during sports leagues.)
- Saturday Rentals and late night rentals will make my staffing needs go up. (currently, weekend rentals are scarce and my staff goes home during the evening at 7:00 PM)

There are positives and negatives to both models.

My personal recommendation is the percentage model because if a show or event BOMBS, it gives flexibility in the cost back to the City so people won't go broke. It will however take more babysitting by staff to make sure the actual amounts of gate receipts or sales receipts are accurate.

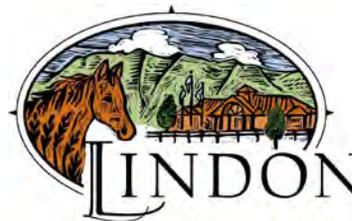
You will notice in both situations that I have removed NONPROFIT rates. If they still want to have nonprofit rates, I can add it in as a percentage off the resident and nonresident rate.

Council can change the percent taken or raise or lower the rental rate on the other form. I can work with either.

Heath G. Bateman
 Parks and Recreation Director
 Lindon City
 25 N Main
 Lindon, Utah 84042
 (801)769-8628
hbateman@lindoncity.org
 Great Programs for Great People!

Updated January 2014

The Lindon Community Center Facility Use and Reservation Policy



The Lindon Community Center’s purpose is to meet the needs of local residents by providing a facility that will host programs, activities, and other events. **Lindon City’s organized programs will take priority over private rental times.** Fees will vary depending on resident, non-resident, commercial, and non-profit status. Yearly reservations and reservations for dates beyond December 31 of each year are available for rent on the first working day of January of the year in which the rental will take place. Renters *must* abide by the following policies and guidelines.

Facility Availability:

(All rentals based upon availability. The City programs have priority use at the Community Center.)
Classrooms, Gym, Kitchen, Cultural Arts Auditorium: 9:00 am – 10:00 pm in one hour increments.
Closed Sundays & Holidays

Definitions

- **Resident** – Must live in the Lindon City boundaries. Proof of residency will be required in the form of a utility bill in the name of the renter or other definitive proof of residency.
- **Non-Resident** – Anyone living outside of the Lindon City boundaries.
- **Commercial** – Defined as a function of the sale or promotion of goods and/or services, a gated or ticketed event, or for the conduction of the business of or training of a private organization.

Rental Fees

The rental fee is due in *full* amount at the time of booking your reservation.

Room	Resident	Non-Resident	Commercial
Gymnasium	\$50.00/per hour	\$75.00/per hour	Rental fee + 20% of the Total Revenue Generated.
Kitchen (Community Center)	\$20.00/per hour	\$30.00/per hour	
Cultural Art Auditorium	\$45.00/per hour	\$70.00/per hour	
Classroom	\$25.00/per hour	\$40.00/per hour	

Commercial Rentals

In order for a commercial rental to be approved, the renter must agree to meet with staff within 24 hours after the event and provide an accurate Total Revenue Report with accompanying documentation such as gate receipts, Z-tapes, receipt books. 15% of the revenue of the event will be required at that time.

Security Deposit

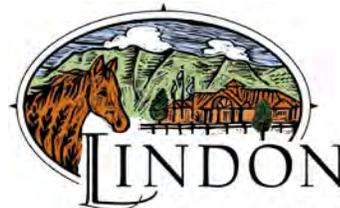
A refundable security deposit is **required at time of reservation.** The security deposit is fully refundable unless:

1. Event extends beyond reserved hours. \$5 penalty for every 5 minutes over.
2. Facility or equipment is damaged.
3. Fights, vandalism, or misconduct occurs.
4. Facility is not left clean including removal of trash out to the dumpster in the north parking lot.
5. Police assistance is required.

Renter will be billed for any fees greater than the deposit.

Updated January 2014

The Lindon Community Center Application for Facility Use



Contact Information

Resident Non-Resident Commercial

Last Name: _____ First Name: _____ MI: _____

Address: _____ City: _____ Zip: _____

Home Phone: _____ Cell: _____ Email: _____

Rental Information

Name of Event: _____

Date(s) of Rental: _____

Rental Time: _____ Number of People: _____

Room(s): _____ Cost of Rental: \$ _____

Deposit Amount: \$ _____ (Cash) (Check) Deposit 50% of Rental Fee

I understand that my security deposit of 50% of this rental fee may be forfeit if I fail to comply with the rental terms.

Signature

Date

Rental Terms

Please read each item and initial you have read and will abide by the rental terms. Violation of one or more of the terms below may be grounds for loss of deposit.

- Commercial renter agrees to provide 20% of the total revenue from the event due within 24 hours or next working day.
- Resident Rentals require proof of residency. Drivers License or utility bill is required.
- Renter must be at least 18 years of age.
- Lindon City reserves the right to deny any rental application for any or no reason.

Updated January 2014

- No Sunday rentals permitted.
- All of the hours reserved in a day must be continuous.
- Rentals of more than one day must close between 10:00 pm and 8:00 am the next morning each day.
- No event can extend past 10:00 pm.
- A Lindon City staff member will be present in the building during all hours of scheduled events.
- Renter or designee must be present during all hours of scheduled events.
- Participants must adhere to hours on application. Coming early or staying after rented hours is cause for deposit forfeit. \$5 penalty for every 5 minutes over.
- Renters responsible for all set-up and take-down of event. Rental hours include time for set up and clean up.
- No equipment will be loaned or removed from the Community Center.
- Changes in room arrangements, the heating/cooling system, and facility lighting need to be approved through the City staff on duty.
- Delivery of supplies and/or equipment will not be accepted prior to indicated starting time of event.
- Renter is responsible for the conduct of all participants, supervision of minors, damages, and all fees due.
- If police assistance is needed, the event will be closed immediately and all fees/deposits will be forfeited.
- Alcoholic beverages are prohibited at all Lindon City facilities.
- Smoking is prohibited in all Lindon City facilities.
- All set up and removal of decorations is the responsibility of the renter. No staples, tacks or nails are allowed. -Painter's tape may be used if it is properly removed when finished.
- Helium balloons must be anchored and removed after the event.
- No open flames, such as candles, are allowed.
- No animals are allowed in the building, except service animals.
- Renter is responsible for all clean up including taking out the garbage and sweeping the floor (dumpster is in the North West Parking Lot.) Failure to do so is cause for loss of deposit.

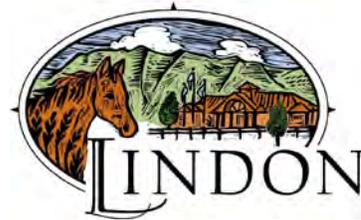
I am a Lindon City Resident and I understand the Policies and Guidelines of the Lindon Community Center and realize that I will be held liable while renting the facility. Should I breach this agreement, I shall pay all costs of damage, and/or attorney fees connected with the enforcement of this agreement.

Signature

Date

Updated January 2014

The Lindon Community Center Facility Use and Reservation Policy



The Lindon Community Center's purpose is to meet the needs of local residents by providing a facility that will host programs, activities, and other events. **Lindon City's organized programs will take priority over private rental times.** Fees will vary depending on resident, non-resident, commercial, and non-profit status. Yearly reservations and reservations for dates beyond December 31 of each year are available for rent on the first working day of January of the year in which the rental will take place. Renters *must* abide by the following policies and guidelines.

Facility Availability:

(All rentals based upon availability. The City programs have priority use at the Community Center.)
Classrooms, Gym, Kitchen, Cultural Arts Auditorium: 9:00 am – 10:00 pm in one hour increments.
Closed Sundays & Holidays

Definitions

- **Resident** – Must live in the Lindon City boundaries. Proof of residency will be required in the form of a utility bill in the name of the renter or other definitive proof of residency.
- **Non-Resident** – Anyone living outside of the Lindon City boundaries.
- **Commercial** – Defined as a function of the sale or promotion of goods and/or services, or for the conduction of the business of or training of a private organization.

Rental Fees

The rental fee is due in *full* amount at the time of booking your reservation.

Room	Resident	Non-Resident	Commercial
Gymnasium	\$50.00/per hour	\$75.00/per hour	\$100.00/per hour
Kitchen (Community Center)	\$20.00/per hour	\$30.00/per hour	\$40.00/per hour
Cultural Art Auditorium	\$45.00/per hour	\$70.00/per hour	\$90.00/per hour
Classroom	\$25.00/per hour	\$40.00/per hour	\$50.00/per hour

Security Deposit

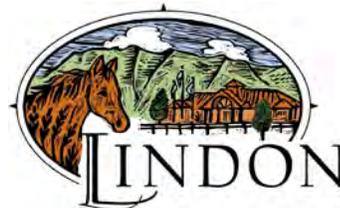
A refundable security deposit is **required at time of reservation.** The security deposit is fully refundable unless:

1. Event extends beyond reserved hours. \$5 penalty for every 5 minutes over.
2. Facility or equipment is damaged.
3. Fights, vandalism, or misconduct occurs.
4. Facility is not left clean including removal of trash out to the dumpster in the north parking lot.
5. Police assistance is required.

Renter will be billed for any fees greater than the deposit.

Updated January 2014

The Lindon Community Center Application for Facility Use



Contact Information

Resident Non-Resident Commercial

Last Name: _____ First Name: _____ MI: _____

Address: _____ City: _____ Zip: _____

Home Phone: _____ Cell: _____ Email: _____

Rental Information

Name of Event: _____

Date(s) of Rental: _____

Rental Time: _____ Number of People: _____

Room(s): _____ Cost of Rental: \$ _____

Deposit Amount: \$ _____ (Cash) (Check) Deposit 50% of Rental Fee

I understand that my security deposit of 50% of this rental fee may be forfeit if I fail to comply with the rental terms.

Signature

Date

Rental Terms

Please read each item and initial you have read and will abide by the rental terms. Violation of one or more of the terms below may be grounds for loss of deposit.

- Rental is available for LINDON CITY RESIDENTS ONLY. Proof of residency is required.
- Renter must be at least 18 years of age.
- Lindon City reserves the right to deny any rental application for any or no reason.
- No Sunday rentals permitted.
- All of the hours reserved in a day must be continuous.

Updated January 2014

- Rentals of more than one day must close between 10:00 pm and 8:00 am the next morning each day.
- No event can extend past 10:00 pm.
- A Lindon City staff member will be present in the building during all hours of scheduled events.
- Renter or designee must be present during all hours of scheduled events.
- Participants must adhere to hours on application. Coming early or staying after rented hours is cause for deposit forfeit. \$5 penalty for every 5 minutes over.
- Renters responsible for all set-up and take-down of event. Rental hours include time for set up and clean up.
- No equipment will be loaned or removed from the Community Center.
- Changes in room arrangements, the heating/cooling system, and facility lighting need to be approved through the City staff on duty.
- Delivery of supplies and/or equipment will not be accepted prior to indicated starting time of event.
- Renter is responsible for the conduct of all participants, supervision of minors, damages, and all fees due.
- If police assistance is needed, the event will be closed immediately and all fees/deposits will be forfeited.
- Alcoholic beverages are prohibited at all Lindon City facilities.
- Smoking is prohibited in all Lindon City facilities.
- All set up and removal of decorations is the responsibility of the renter. No staples, tacks or nails are allowed. -Painter's tape may be used if it is properly removed when finished.
- Helium balloons must be anchored and removed after the event.
- No open flames, such as candles, are allowed.
- No animals are allowed in the building, except service animals.
- Renter is responsible for all clean up including taking out the garbage and sweeping the floor (dumpster is in the North West Parking Lot.) Failure to do so is cause for loss of deposit.

I am a Lindon City Resident and I understand the Policies and Guidelines of the Lindon Community Center and realize that I will be held liable while renting the facility. Should I breach this agreement, I shall pay all costs of damage, and/or attorney fees connected with the enforcement of this agreement.

Signature

Date

10. Public Hearing — General Plan Map Amendment, approx. 750 N. 2800 W. (10 minutes)

Lindon City requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial to Commercial. The Planning Commission recommends approval. (**Ord. #2014-13-0**)

See attached info from Planning Director, Hugh Van Wagenen.

Public Hearing — General Plan Map Amendment, approx. 750 N. 2800 W.

Lindon City requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial to Commercial. File 14-030-6

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Mixed Commercial Current Zone: Mixed Commercial (MC)</p> <p>Property Owner: Victory Quarry Company, LLC Address: ~750 North 2800 West Parcel ID: 13:063:0057 Lot Size: 4.995 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes Planning Commission Recommendation: The Planning Commission recommended approval of the request at a 7:0 vote.</p> <p>Related Item: File 14-029-3</p>	<p>SUMMARY OF KEY ITEMS</p> <ol style="list-style-type: none"> Whether to approve a request to change the General Plan designation of the subject lot from Mixed Commercial to Commercial. <p>MOTION</p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request to change the General Plan designation of the lot identified by Utah County Parcel #13:063:0057 from Mixed Commercial to Commercial.</p>
---	--

Background

On July 1, 2014, the City Council approved a General Plan designation change on the subject property from Commercial to Mixed Commercial. Members of the Council indicated that they were willing to change the General Plan designation of the property because they believed that the specific office/warehouse project presented by the applicant was in the public interest. After approval was granted, the project fell through. This is an action to revert the General Plan designation to Commercial.

Discussion & Analysis

- Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
 - It is the purpose of the commercial area to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected.
 - Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.
 - The goal of commercial development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and

property tax revenues, and provide the highest quality goods and services for area residents.

- i. Objectives of this goal are to:
 - 1. Expand the range of retail and commercial goods and services available within the community.
 - 2. Promote new office, retail, and commercial development along State Street and 700 North.
- d. Applicable city-wide land use guidelines:
 - i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
 - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
 - iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

Motion

I move to (*approve, deny, continue*) the applicant's request to change the General Plan designation of the lot identified by Utah County Parcel #13:063:0057 from Mixed Commercial to Commercial.

Attachments

1. Aerial photo of the proposed area to be re-classified.
2. Photographs of the exiting site.



ATTACHEMENT 2

Views from the Northwest corner of the proposed site:





Views from the southwest corner of the proposed site:





ORDINANCE NO. 2014-13-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY GENERAL PLAN LAND USE MAP FROM MIXED COMMERCIAL TO COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City General Plan Land Use Map, specifically the property generally located at 750 North 2800 West, otherwise identified by Utah County Parcel #13:063:0057 (See map labeled as Exhibit A) from Mixed Commercial to Commercial, finding that approval of such would benefit the City; and

WHEREAS, the City finds the land near the Interstate 15 interchange has high commercial potential; and

WHEREAS, the property in question is currently adjacent to Commercial property; and

WHEREAS, the Planning Commission recommended adoption of revised provisions, and the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

WHEREAS, the current General Plan Land Use Map should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City General Plan Land Use Map is hereby amended and will read as follows:

SECTION I:

See Exhibit A showing parcel changing from Mixed Commercial to Commercial on the Lindon City General Plan Land Use Map.

II. Public Hearing — Zone Map Amendment, approx. 750 N. 2800 W. (5 minutes)

Lindon City requests a Zone Map amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial (MC) to General Commercial A8 (CG-A8). The Planning Commission recommends approval. **(Ord. #2014-14-O)**

See attached info from Planning Director, Hugh Van Wagenen.

Public Hearing — Zone Map Amendment, approx. 750 N. 2800 W.

Lindon City requests a Zone Map amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial (MC) to General Commercial A8 (CG-A8). 14-029-3.

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Mixed Commercial Current Zone: Mixed Commercial (MC)</p> <p>Property Owner: Victory Quarry Company, LLC Address: ~750 North 2800 West Parcel ID: 13:063:0057 Lot Size: 4.995 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes Planning Commission Recommendation: The Planning Commission recommended approval of the request at a 7:0 vote.</p> <p>Related Item: File 14-030-6</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to approve a request to change the Zoning designation of the subject lot from Mixed Commercial (MC) to General Commercial A8 (CG-A8) <p><u>MOTION</u> I move to (<i>approve, deny, continue</i>) of the applicant's request to change the zoning designation of the lots identified by Utah County Parcel #13:063:0057 from Mixed Commercial (MC) to General Commercial A8 (CG-A8).</p>
---	--

Background

On July 1, 2014, the City Council approved a Zone Map Amendment that changed the zoning of the subject property from Commercial A8 (CG-A8) to Mixed Commercial (MC). Members of the Council indicated that they were willing to change the zoning of the property because they believed that the specific office/warehouse project presented by the applicant was in the public interest. After approval was granted, the project fell through. This is an action to revert the zoning to Commercial A8 (CG-A8).

Discussion & Analysis

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the “planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
 - The proposed amendment is in accord with the master plan of Lindon City;
 - Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division.”
- The stated purpose of the General Commercial Zone is to “promote commercial and service uses for general community shopping.” Further, the “objective in establishing

commercial zones is to provide areas within the City where commercial and service uses may be located.”

- The purpose of the Mixed Commercial Zone is to “provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained, and protected.

Motion

I move to (*approve, deny, continue*) of the applicant’s request to change the zoning designation of the lots identified by Utah County Parcel #13:063:0057 from Mixed Commercial (MC) to General Commercial A8 (CG-A8).

Attachments

1. Aerial photo of the proposed area to be rezoned.
2. Photographs of the exiting site.



ATTACHEMENT 2

Views from the Northwest corner of the proposed site:





Views from the southwest corner of the proposed site:





ORDINANCE NO. 2014-14-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY ZONING MAP FROM MIXED COMMERCIAL TO GENERAL COMMERCIAL-A8 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City Zoning Map, specifically the property generally located at 750 North 2800 West, otherwise identified by Utah County Parcel #13:063:0057 (See map labeled as Exhibit A) from Mixed Commercial to General Commercial-A8 (CG-A8), finding that approval of such would benefit the City; and

WHEREAS, the City finds the land near the Interstate 15 interchange has high commercial potential; and

WHEREAS, the property in question is currently adjacent to Commercial property; and

WHEREAS, the Planning Commission recommended adoption of revised provisions, and the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

WHEREAS, the current Zoning Map should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City Zoning Map is hereby amended and will read as follows:

SECTION I:

See Exhibit A showing parcel changing from Mixed Commercial to General Commercial-A8 on the Lindon City Zoning Map.

Exhibit A



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 _____ day of _____, 2014.

 Jeff Acerson, Mayor

ATTEST:

 Kathryn A. Moosman,
 Lindon City Recorder

SEAL

12. Review & Action — Resolution to re-name Center Street*(5 minutes)*

This is a City initiated action item for the Council to review and consider approval of **Resolution #2014-8-R** to re-name Center Street to *Lindon Center Street*.

UDOT has informed the City that it plans to install a traffic signal at the intersection of State and Center Street. In an effort to differentiate our Center Street from other cities along State Street, Staff recommends renaming the road to *Lindon Center Street* so that the signs in the intersection will identify Lindon more clearly. We do not anticipate any immediate changes to other street signage nor any substantial expense to implement this change. We do not anticipate any addressing/mail delivery concerns since the road will remain as Center Street. At the next available opportunity, maps and other documents will be updated as needed.

See attached resolution.

Sample Motion: I move to (approve, deny, continue) Resolution #2014-8-R, effectively changing the name from Center Street to Lindon Center Street.

RESOLUTION NO. 2014-8-R

A RESOLUTION APPROVING AND AUTHORIZING A NAME CHANGE TO CENTER STREET IN LINDON CITY FROM “CENTER STREET” TO “LINDON CENTER STREET”, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City desires to have its city name and location of its streets within Utah County more fully recognized; and

WHEREAS, the Municipal Council desires to update the name of its Center Street to include the name ‘Lindon’ within the title of the street so that passersby may recognize it is Lindon’s center street and not a center street in an adjacent jurisdiction; and

WHEREAS, the Municipal Council has determined this name change to be appropriate to further the cause of promoting Lindon City and thereby fostering increased business and development within the city.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

Section 1. The name of “Center Street” in Lindon shall be changed to “Lindon Center Street”.

Section 2. The Planning Department and Public Works Department are hereby notified of this change and authorized, as budget allows, to make the change on the maps, plans, records, and signs of the city.

Section 3. This resolution shall take effect immediately upon passage.

Adopted and approved this 19th day of August, 2014.

By _____
Jeff Acerson, Mayor

Attest:

By _____
Kathryn A. Moosman, City Recorder

SEAL:

**13. Discussion Item — Closed Session to Discuss Pending or Reasonably Imminent Litigation
per UCA 52-4-205.** *(60 minutes)*

The City Council will enter into a closed executive session per UCA 52-4-205.

Sample Motion: I move to go into a closed executive session to discuss pending or reasonably imminent litigation.

City Attorney, Brian Haws, and City Administrator, Adam Cowie, will be present to discuss several items with the Council.

After discussion, the Council needs a motion to return to the normal public Council meeting.

Sample Motion: I move to end the closed session and reopen the public meeting.

14. Council Reports:

(20 minutes)

- | | |
|--|--------------------|
| A) MAG, COG, UIA, Utah Lake, ULCT, Budget Committee | - Jeff Acerson |
| B) Public Works, Irrigation/water, City Buildings | - Van Broderick |
| C) Planning, BD of Adjustments, General Plan, Budget Committee | - Matt Bean |
| D) Parks & Recreation, Trails, Tree Board, Cemetery | - Carolyn Lundberg |
| E) Administration, Com Center Board, Lindon Days, Chamber of Commerce | - Randi Powell |
| F) Public Safety, Court, Animal Control, Historic Commission, Budget Committee | - Jacob Hoyt |

15. Administrator's Report:

(15 minutes)

Misc Updates:

- August City newsletter:
http://siterepository.s3.amazonaws.com/442/august14final_20140813150235.pdf
- Project Tracking List
- Business cards (examples to be presented. \$40/B&W, \$90/color. 500 count)
- 200 S. speed limit discussion – Orem engineer will come to future Sept 16th meeting.
- Training: ULCT Sept 10-12th conf - Randi, and ???
 - Matt & Carolyn prefer St George conf.
 - Will need to amend/increase budget line item.
- Desire for annual work sessions with Alpine SD Board? Legislative report from State elected reps?(Sept 16th at 6pm)
- Road funding: Will be exploring costs of studies and implementation process for possible Transportation Utility fee.
- Locust Ave – road reconstruction options.
- FYI: City is hiring for new water tech position & management intern; Mindy leaving Police Dept.
- Employee Benefits Committee – first meeting completed
- Emergency Drill training w/Provo City Emergency Manager: Thurs, 6:00pm on **Aug 28th or Sept 4th ???**
- Misc. Items:

Upcoming Meetings & Events:

- Newsletter Assignment: **Randi** - September newsletter article. *Due by last week in August.*
- August 26th at 6:00pm – Joint PC/CC meeting. 700 North planning. **All Council members**
- Sept 5th @ Dusk – Movies in the Park. Citizenship Park (500 N 800 E)
- Sept 10th – 12th – Utah League of Cities & Towns fall conference in SLC
- Sept 12th – Bike tour of Boulder, CO: **Mayor, Carolyn**
- Sept 15th - “Drill Down for Safety”, 6:00pm Monday evening Community Emergency Preparedness exercise. All Council members should report to block captains, then come to City Center.
- Sept 23rd, 1:00pm to 3:00pm – Utah Co. Health Dept, Vaccination Clinic at Lindon City Offices (available to all public)
- Oct 7th – 6:00 work session w/Police and Community Development Dept.
- Oct 14th @ Noon – Engineering Coordination at Public Works. **Mayor, Van, and ???**
- Nov 18th – 6:00 work session w/Public Works and Parks Dept.

Future items:

- Employee Policy Manual updates
- Performance evaluations, compensation, and benefit studies
- Impact Fee and Utilities rate studies
- Economic Development plan / policies

Adjourn

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) administrator@lindoncare.com	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1) lsmith@housinguc.org	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345) info@heritageyouth.com info@birdseyertc.com	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
Bikes Belong - Trail construction grant. Requested amount: \$10,000 o Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2014.	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
Land and Water – Trail construction grant. Requested amount: \$200,000 o Status: NOT SELECTED. RE-APPLY IN 2014.	Utah Heritage Foundation — Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch)	CDBG 2013 Grant – Senior Center Van (\$50,000). Funds dispersed July 2013
FEMA Hazard Mitigation Grant – (pipe Main Ditch)	EDC Utah 2014 — Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)

Planning Dept - Projects and Committees			
On-going activities (2014 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 128 New residential units: 28	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 53	Lindon Hollow Creek-Corps of Eng., ditch relocation	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly
Land Use Applications: 32 Drug-free zone maps: 15	Lindon Heritage Trail Phase 3 Gateway RDA improvements		Lindon Historic Preservation Commission: Bimonthly North Utah County Transit Study Committee Monthly

Lindon Calls for Service								
Monthly Statistics - 2014								
	Engine 35 Responses in Lindon	Rescue 35 Responses in Lindon	Engine 35 Responses in Orem	Rescue 35 Responses in Orem	Mutual Aid - Engine 35	Mutual Aid - Rescue 35	Orem Sta. Responses in Lindon	Total Calls
<i>January</i>	23	22	33	41	1	1	20	141
<i>February</i>	20	21	28	37	0	0	7	113
<i>March</i>	38	36	28	30	1	1	25	159
<i>April</i>	31	30	28	34	0	0	10	133
<i>May</i>	36	32	19	29	2	1	12	131
<i>June</i>	36	32	21	34	1	1	13	138
<i>July</i>								
<i>August</i>								
<i>September</i>								
<i>October</i>								
<i>November</i>								
<i>December</i>								
Total Calls	184	173	157	205	5	4	87	815

Orem Fire

Orem, UT

This report was generated on 7/15/2014 11:51:17 AM

Incidents for Zone for Date Range

Zone: Station 5 Lindon Response - Responses in Lindon Boundaries | Start Date: 06/01/2014 | End Date: 06/30/2014

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2014-02173	743 - Smoke detector activation, no fire - unintentional	06/01/2014	122 S 640	E-35,R-35
2014-02182	736 - CO detector activation due to malfunction	06/01/2014	373 W 800	E-35
2014-02192	324 - Motor vehicle accident with no injuries.	06/02/2014	600 N State ST	E-35,R-35
2014-02208	321 - EMS call, excluding vehicle accident with injury	06/03/2014	50 S 800	E-35,R-35
2014-02212	130 - Mobile property (vehicle) fire, other	06/03/2014	MM 274 I-15 NB	E-35,R-35
2014-02225	321 - EMS call, excluding vehicle accident with injury	06/04/2014	718 E 640	BC-35,E-35,R-35
2014-02237	321 - EMS call, excluding vehicle accident with injury	06/05/2014	241 W 725	E-35,R-35
2014-02253	321 - EMS call, excluding vehicle accident with injury	06/06/2014	743 W 20	E-35,R-35
2014-02265	321 - EMS call, excluding vehicle accident with injury	06/07/2014	2130 W 600	E-35,R-35
2014-02267	740 - Unintentional transmission of alarm, other	06/07/2014	716 N 40	E-35
2014-02280	611 - Dispatched & cancelled en route	06/08/2014	2130 W 600	BC-32,E-35,R-35
2014-02290	444 - Power line down	06/09/2014	410 N Geneva RD	E-35,R-35
2014-02299	611 - Dispatched & cancelled en route	06/09/2014	680 N State ST	E-35,R-35
2014-02326	321 - EMS call, excluding vehicle accident with injury	06/11/2014	680 N State ST	E-35,R-35
2014-02345	322 - Motor vehicle accident with injuries	06/12/2014	MM 275 I-15 NB	BC-35,E-33,E-35,R-33,R-35
2014-02402	611 - Dispatched & cancelled en route	06/16/2014	644 N 2000	E-35,R-35
2014-02418	321 - EMS call, excluding vehicle accident with injury	06/17/2014	680 N State ST	E-35,R-35
2014-02422	745 - Alarm system activation, no fire - unintentional	06/17/2014	357 S Technology CT	E-35,R-32,R-35
2014-02427	321 - EMS call, excluding vehicle accident with injury	06/17/2014	455 E 500	E-35,R-35

Only REVIEWED incidents included.

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2014-02450	561 - Unauthorized burning	06/19/2014	284 W 200	BC-35,BR-35,E-33,E-35
2014-02481	324 - Motor vehicle accident with no injuries.	06/22/2014	700 N Geneva RD	E-35,EX-33,R-33,R-35
2014-02495	321 - EMS call, excluding vehicle accident with injury	06/23/2014	785 W 600	E-35,R-35
2014-02498	321 - EMS call, excluding vehicle accident with injury	06/23/2014	550 N 120	R-35
2014-02505	321 - EMS call, excluding vehicle accident with injury	06/23/2014	100 N State ST	E-35,R-35
2014-02506	324 - Motor vehicle accident with no injuries.	06/23/2014	600 Lindon Park DR	E-35,R-35
2014-02513	321 - EMS call, excluding vehicle accident with injury	06/24/2014	60 W Burton WAY	E-35,R-35
2014-02514	321 - EMS call, excluding vehicle accident with injury	06/24/2014	56 N 1200	E-35,R-35
2014-02517	611 - Dispatched & cancelled en route	06/24/2014	680 N State	E-35
2014-02524	321 - EMS call, excluding vehicle accident with injury	06/25/2014	599 S Lindon Park DR	E-35,R-35
2014-02540	321 - EMS call, excluding vehicle accident with injury	06/25/2014	528 W 200	E-35,R-35
2014-02544	322 - Motor vehicle accident with injuries	06/26/2014	MM 274 I-15 NB	E-35,EX-33,R-35
2014-02557	321 - EMS call, excluding vehicle accident with injury	06/26/2014	275 W 200	E-35,R-35
2014-02581	611 - Dispatched & cancelled en route	06/27/2014	2130 W 600	E-35
2014-02593	322 - Motor vehicle accident with injuries	06/28/2014	944 E 300	E-35,R-35
2014-02604	321 - EMS call, excluding vehicle accident with injury	06/29/2014	528 W 200	E-35,R-35
2014-02606	736 - CO detector activation due to malfunction	06/29/2014	987 E 300	E-35,R-35
2014-02619	321 - EMS call, excluding vehicle accident with injury	06/30/2014	585 N State	E-35,R-35

Total # Incidents: 37

Only REVIEWED incidents included.

Lindon Calls for Service								
Monthly Statistics - 2014								
	Engine 35 Responses in Lindon	Rescue 35 Responses in Lindon	Engine 35 Responses in Orem	Rescue 35 Responses in Orem	Mutual Aid - Engine 35	Mutual Aid - Rescue 35	Orem Sta. Responses in Lindon	Total Calls
<i>January</i>	23	22	33	41	1	1	20	141
<i>February</i>	20	21	28	37	0	0	7	113
<i>March</i>	38	36	28	30	1	1	25	159
<i>April</i>	31	30	28	34	0	0	10	133
<i>May</i>	36	32	19	29	2	1	12	131
<i>June</i>	36	32	21	34	1	1	13	138
<i>July</i>	28	27	25	33	4	2	22	141
<i>August</i>								
<i>September</i>								
<i>October</i>								
<i>November</i>								
<i>December</i>								
Total Calls	212	200	182	238	9	6	109	956