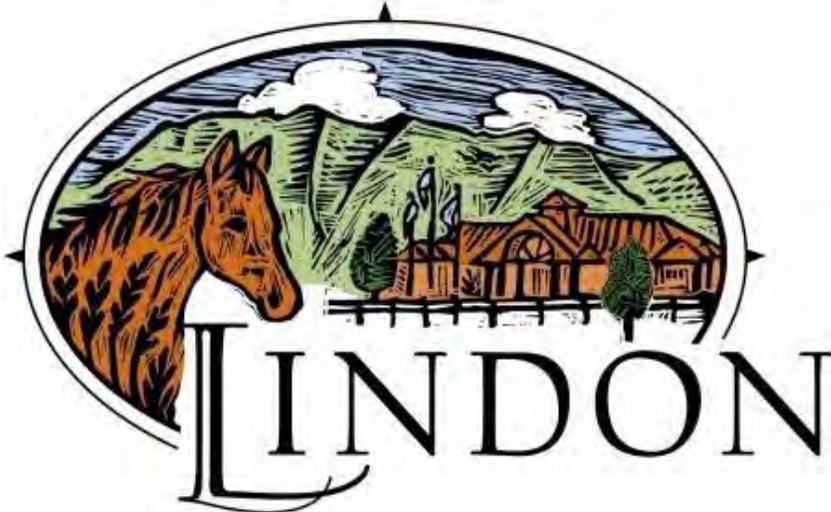


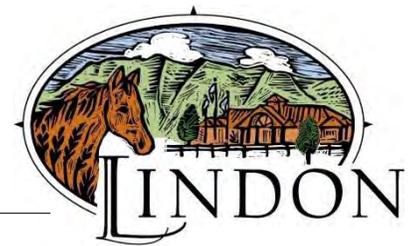
Lindon City Council Staff Report



Prepared by Lindon City
Administration

March 17, 2015

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a regularly scheduled meeting beginning at **6:00 p.m.** on **Tuesday, March 17, 2015** 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:



WORK SESSION – 6:00 P.M. - Conducting: Mayor Jeff Acerson

I. MAG / UTA discussion on TOD's

(60 minutes)

The City Council will meet with representatives from Mountainland Association of Governments and Utah Transit Authority to discuss planning for Transit Oriented Developments (TOD's).

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

Pledge of Allegiance: By Invitation

Invocation: Matt Bean

(Review times are estimates only)

1. Call to Order / Roll Call

(5 minutes)

2. Presentations and Announcements

(5 minutes)

- Comments / Announcements from Mayor and Council members.
- Presentation of 2015 Little Miss Lindon royalty. New royalty is Haylee MacGillvray with attendants: Mariah Evelyn, Gracie Cook, Grace Robinson, and Miriam Belliston.
- Proclamation declaring April 24, 2015 as Lindon City Arbor Day.

3. Approval of minutes: February 5, 2015 and March 3, 2015

(5 minutes)

4. Consent Agenda – No Items

5. Open Session for Public Comment (For items not on the agenda)

(10 minutes)

6. Review & Action — 2014-15 Water Conservation Plan Update

(10 minutes)

Staff recommends the City Council review and approve the updated Lindon City Water Conservation Plan as required by Lindon City Code and the State of Utah. The plan is required to be updated and adopted every five years. It outlines water consumption statistics in Lindon and recommends goals for water conservation activities within the City.

7. Site Plan — Spring Gardens Senior Community, approx. 800 West 700 North

(20 minutes)

Russ Watts of Watts Enterprises seeks site plan approval of an elderly care facility (Spring Gardens Senior Community) at approximately 700 North 800 West in the General Commercial (CG) zone. Lindon Code requires City Council approval for care facilities. The Planning Commission recommends approval.

8. Public Hearing — Ordinance Amendment, LCC 17.48 Commercial Zones, Ord #2015-5-O

(45 minutes)

Lindon City requests approval of an amendment to Lindon City Code 17.48. The proposed amendment will modify minimum lot or development size along the 700 North Commercial Corridor. The Planning Commission recommends approval.

9. Discussion Item — New Fire Station / City Center Upgrades: Timeline & Funding

(45 minutes)

The City Council will review the timeline for design & construction of the future fire station and will discuss City Center upgrade alternatives, public involvement, and possible funding options. No motions will be made.

10. Council Reports:

(20 minutes)

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

I I. Administrator's Report

(20 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: March 13, 2015

Time: ~1:00 p.m.

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

WORK SESSION – 6:00 P.M. - Conducting: Mayor Jeff Acerson

I. MAG / UTA discussion on TOD's

(60 minutes)

The City Council will meet with representatives from Mountainland Association of Governments and Utah Transit Authority to discuss planning for Transit Oriented Developments (TOD's).

Prior to this discussion Councilmembers may want to skim through UTA's Transit-Oriented Development Design Guidelines adopted by UTA in December 2014. The document link is:

<http://www.rideuta.com/uploads/TODDesignGuidelinesFinalDraft2014125HiRES.pdf>

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

Pledge of Allegiance: By Invitation

Invocation: Van Broderick

Item 1 – Call to Order / Roll Call

March 17, 2015 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.
- b) Presentation of **2015 Little Miss Lindon** royalty. New royalty is Haylee MacGillvray with attendants: Mariah Evelyn, Gracie Cook, Grace Robinson, and Miriam Belliston.
- c) Proclamation declaring April 24, 2015 as **Lindon City Arbor Day**. The proclamation and Arbor Day event is part of enabling the City to maintain its Tree City USA designation. The Parks Department and Tree Board will be holding a tree give-away event on April 24th.



Proclamation

Lindon City Arbor Day

April 24, 2015

WHEREAS, the City of Lindon values its diversity and abundance of trees; and

WHEREAS, trees are givers of life and create a healthy environment for people and wildlife by cleaning the air, producing oxygen, and providing food and habitat; and

WHEREAS, trees are environmental workers, moderating temperatures and the extremes of weather, keeping our soils from eroding away, reducing air and water pollution; and

WHEREAS, trees are our comforters, shading and cooling us on hot summer days, reducing the chill of winter nights, lessening glare and noise, giving beauty to the places in which we live, work and play; and

WHEREAS, trees beautify our community, increase property values, and enhance the economic vitality of commercial areas; and

WHEREAS, planting trees benefits generations present and future; and

NOW, THEREFORE, I, Jeff Acerson, Mayor of Lindon City, do hereby proclaim the 24th day of April 2015 as "Arbor Day" in Lindon City, and in doing so encourage all citizens of Lindon City to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Jeff Acerson, Mayor

Attest:

Kathy Moosman, City Recorder

Item 3 – Approval of Minutes

- Review and approval of City Council minutes: **February 5, 2015** and **March 3, 2015**

2 The Lindon City Council held an annual Budget Kick-Off Meeting on **February 5, 2015**,
3 beginning at 6:00 p.m. at the Lindon City Center, 100 North State Street, Lindon, Utah.

4 Conducting: Jeff Acerson, Mayor

6 **PRESENT**

8 **Officials** –

- 9 Jeff Acerson, Mayor
- 10 Matt Bean, Councilmember
- 11 Randi Powell, Councilmember
- 12 Van Broderick, Councilmember
- 13 Jake Hoyt, Councilmember
- 14 Carolyn Lundberg, Councilmember

Absent

- Cody Cullimore, Chief of Police

16 **Staff** –

- 17 Adam Cowie, City Administrator
- 18 Kristin Colson, Finance Director
- 19 Phil Brown, Chief Building Official
- 20 Hugh Van Wagenen, Planning Director
- 21 Heath Bateman, Parks & Recreation Director
- 22 Don Peterson, Public Works Director

24 The meeting was called to order at 6:00 p.m.

26 **DISCUSSION** – Lindon City Administration and Department Heads met with the Mayor
27 and Council in a work session to review, discuss, and receive feedback on significant
28 budget issues and priorities for the upcoming 2015-16 fiscal year. This item is for
29 discussion only with no motions required at this meeting.

30 Items of general discussion included the following:

- 32 • **Budget Adoption Process** (presented by Kristen Colson): including discussion
34 on financial goals and policies of the City and also a review of the timeline for the
35 budget process and adoption.
- 36 • **Financial Outlook** (presented by Adam Cowie & Kristen Colson): including a
38 review of significant revenue sources i.e., sales tax, property tax, PARC tax,
39 RDA’s and fees. There was also discussion on goals for expenditures and
40 discussion to discontinue “borrowing” from the enterprise funds. Reverse decline
41 of fund balances by cutting/reducing services, or new/raising revenues.
- 42 • **Reductions/Cost Savings/Increased Revenues** (presented by Adam Cowie &
44 Dept. Heads): including discussion of the following items:

- 2 ➤ **Reductions** of employee benefits for 2015-16 with savings of
approximately \$83,120- \$124,840 per year. There was discussion on
4 implementing less outsourcing of engineering reviews.
- 6 ➤ **Cost Savings:** by discontinuing the Youth Sports Coordinator position
with a savings of \$12,000/per year. Also savings from the unfilled or
8 delayed positions i.e., police secretary, public works utilities technician,
PT Justice Court Clerk, approximate savings: \$58,000 /per year. The
10 Justice Court reduced from 2 to 1 day per week with decreased attorney
and bailiff fees and increase staff productivity, approximate savings:
12 \$10,000/ per year. Janitorial Services savings of approximately
\$16,000/per year.
- 14 ➤ **Re-bid Insurance:** Discussion on re-bidding insurance and options.
- 16 ➤ **Total Estimated Annual Savings for above items:**
18 **\$121,000 - \$162,000 per year.**
- 20 ➤ **Increased Revenue** discussion as follows:
- 22 ○ Building permits increasing with more revenue (presented
by Phil Brown)
 - 24 ○ Public works inspection fees implementation (presented by
Hugh Van Wagenen)
 - 26 ○ Utility Rates: 5 yr. scheduled increases and inflationary
CPI increase of 0.8%, Water 3%, Sewer 4%, Storm Water
13%
 - 28 ○ Impact fee updates (water, storm water, public safety)
 - 30 ○ Aquatics Center: Add Wednesday pool rentals; reduce
morning life guard staffing; cleaning by non-life guard
staff; cleaning by non-life guard staff; rentals of arena and
ball fields (presented by Heath Bateman).
- 32 ● **Personnel Issues:** including discussion on Janitorial services and whether to bring
34 the services in-house with two part time positions which would save approximate
savings: \$16,000/per year.
- 36 ● **Capital Improvements & Public Safety Building** (presented by Adam Cowie
38 and Don Peterson): including the following for discussion:
- 40 ○ Road improvement projects (very limited funding)
 - 42 ○ Geneva/Center Street Lift Station (on hold) – (Don Peterson)
 - 44 ○ Chlorinators in wells (still being evaluated) – (Don Peterson)
 - Misc. equipment and vehicle needs
 - PARC tax/ Park impact fee projects – Water/sewer impact fee projects
 - Economic Development Plans (Hugh Van Wagenen)

- 2 • **Council member needs and requests:** Discussion including concerns of
 4 postponing or avoiding issues such as road funding, building maintenance and
 6 public works projects.

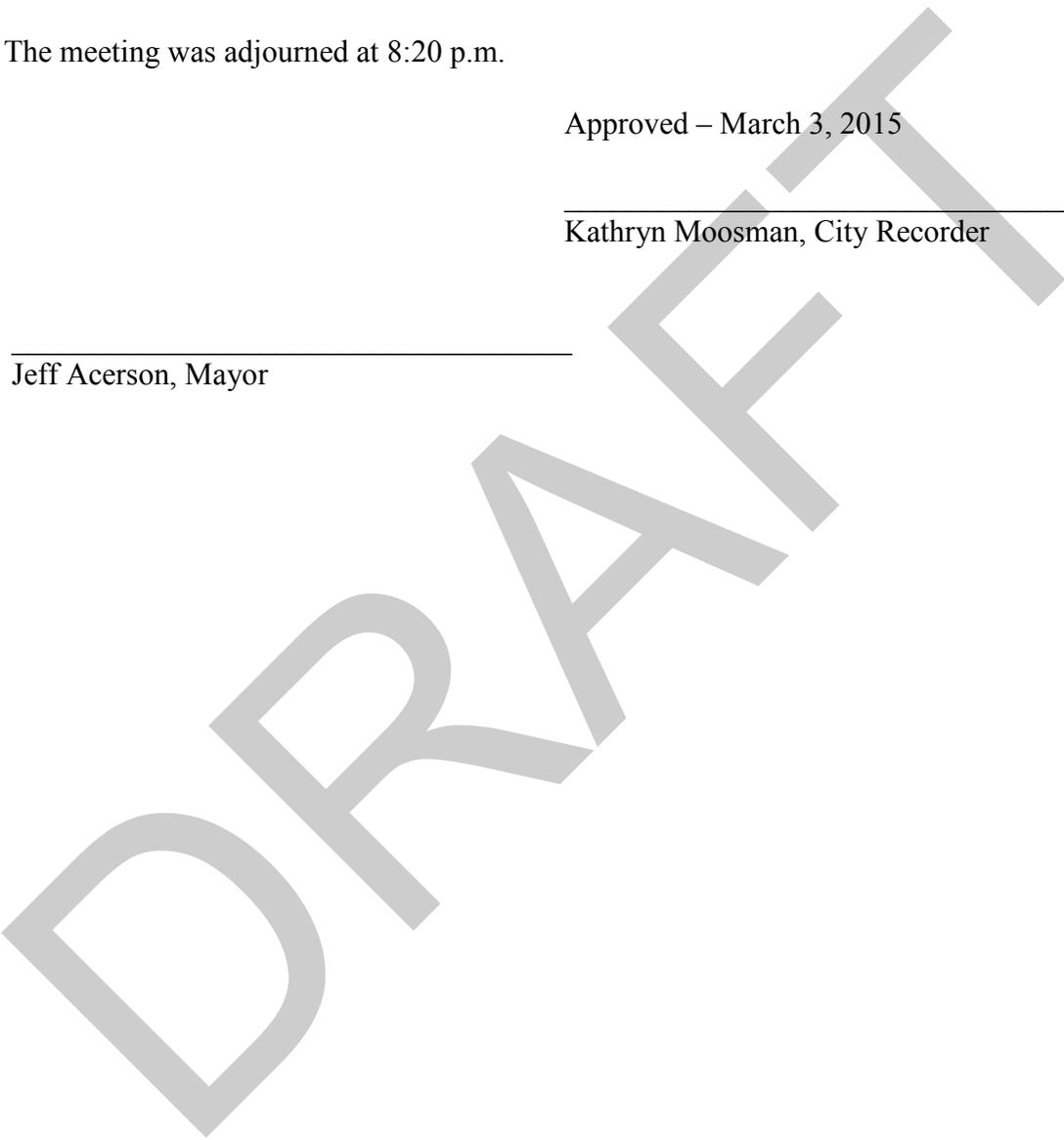
8 This meeting was for discussion and informational purposes only. The Council
 10 took no action on any item at this meeting. Items which require Council action will be
 12 discussed during Regular City Council meetings prior to any action being taken.

14 The meeting was adjourned at 8:20 p.m.

Approved – March 3, 2015

 Kathryn Moosman, City Recorder

16
 18 _____
 Jeff Acerson, Mayor



2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, February 3,**
4 **2015, beginning with a Work Session at 6:00 p.m.** in the Lindon City Center, City
Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Jeff Acerson, Mayor

- 10 1. **Tour of Orem City Fire Station Facilities:** *The City Council will tour the Orem*
12 *City Fire Station facilities located at 255 North 1200 West, Orem, Utah.*

14 The Mayor and City Council met for a work session at the Orem City Fire Station
for a tour of the facility located at 255 North 1200 West, Orem, Utah. Chief Scott
16 Gurney and his staff were in attendance to conduct the tour of the facility. Chief Gurney
directed the Council to proceed with the tour of the Fire Station and facilities explaining
the uses and activities of the different areas and some of the associated pros and cons.
18 Chief Gurney then discussed some of the items and uses in the building they may have
done differently and that may work more efficiently and facilitate the uses better when
20 developing a new facility. After touring the facilities, the Mayor and Council expressed
their appreciation to Chief Gurney and the Fire Department for the tour of the facility and
22 for the service they provide to the city.

24 *Following the adjournment of the work session tour at 7:15 pm the Council convened to*
26 *the City Building for the regular session of the City Council beginning at 7:30 pm.*

28 **REGULAR SESSION** – 7:30 P.M.

30 Conducting: Jeff Acerson, Mayor
Pledge of Allegiance: Carson Bailey, Boy Scout
Invocation: Carolyn Lundberg, Councilmember

32 **PRESENT** **ABSENT**
34 Jeff Acerson, Mayor Jacob Hoyt, Councilmember
36 Randi Powell, Councilmember
Matt Bean, Councilmember
38 Van Broderick, Councilmember
Carolyn Lundberg, Councilmember
40 Adam Cowie, City Administrator
Hugh Van Wagenen, Planning Director
42 Cody Cullimore, Chief of Police
Kathy Moosman, City Recorder

- 44 1. **Call to Order/Roll Call** – The meeting was called to order at 7:30 p.m.
46 2. **Presentations/Announcements** –

2 a) **Mayor/Council Comments** – There were no announcements at this time.

4 3. **Approval of Minutes** – The minutes of the regular meetings of the City Council
6 of February 17, 2015 were reviewed.

8 COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF
10 THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 17, 2015 AS
CORRECTED OR AMENDED. COUNCILMEMBER LUNDBERG SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 12 COUNCILMEMBER BEAN AYE
- 12 COUNCILMEMBER POWELL AYE
- 14 COUNCILMEMBER BRODERICK AYE
- 14 COUNCILMEMBER LUNDBERG AYE

16 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

18 4. **Consent Agenda** – No items.

20 5. **Open Session for Public Comment** – Mayor Acerson called for any public
comment not listed as an agenda item. There were no public comments.

22 **CURRENT BUSINESS**

24 6. **Review & Action** – *Funding Assistance for Miss Pleasant Grove Pageant.* The
26 City Council will review and take action on a request by Terry Marchbanks to
provide \$2,000 of annual funding assistance to the Miss Pleasant Grove pageant.

28 Adam Cowie, City Administrator, gave a brief overview of this agenda item
30 explaining that the City Council was presented with this information in the open session
from Terri Marchbanks at the February 17, 2015 City Council meeting. Mr. Cowie
32 mentioned that tonight the Council can take action on the request since it has been
noticed and properly advertised on a City Council agenda. He then referenced the
34 attached letters and funding requests from Ms. Marchbanks and other Miss Pleasant
Grove royalty and participants. Mr. Cowie noted if the Council chooses to help fund the
36 pageant this fiscal year, an amendment to the budget will be made in June, and if the
Council chooses to help fund the pageant for next fiscal year (after July 1, 2015) the
amount will be added to the 2015-16 budget.

38 Councilmember Broderick commented that he feels this is a great idea and would
40 suggest participating in the funding. Councilmember Powell noted that she has had
several inquiries if Lindon City would ever do their own pageant stating that she feels
42 that is highly improbable; it seems like it has been a good experience to just let it be Miss
Pleasant Grove pageant as the Lindon participants don't seem to mind. She noted that
44 typically the participants are high school age or older with the youngest being seniors.
Councilmember Powell added that she feels Pleasant Grove would be hard pressed to fill
46 a good roster of girls, even on their own, without the Lindon cooperation because every
year there are Lindon girls in the pageant.

2 Mayor Acerson agreed with that statement noting that sometimes Ms.
3 Marchbanks is hard pressed to find enough participation, but that is not to say that Lindon
4 couldn't do their own pageant but the high school has been the focus.

5 Councilmember Lundberg asked how the Council feels about the name of the
6 pageant reflecting the high school which in turn gives the idea that it is a Pleasant Grove
7 City pageant. Councilmember Powell voiced her opinion that unless Lindon wants to
8 participate more financially then the name will stay the same because Pleasant Grove
9 City participates with a large financial contribution; partly because it is affiliated with the
10 Miss America Pageant with the involvement of franchise fees etc.; which is a great
11 program.

12 Councilmember Broderick stated he would like to move forward with
13 participation and see how they respond with recognition, which is not a huge issue in his
14 opinion, but it would be a nice gesture. Councilmember Bean questioned if this
15 contribution would increase the amount of scholarships given or go to defray other cost
16 associated with the pageant. Councilmember Powell stated that she understood that the
17 funds would be used to defray the scholarship costs.

18 Mayor Acerson called for any further comments or questions from the Council.
19 Hearing none he called for a motion.

20
21 COUNCILMEMBER POWELL MOVED TO APPROVE THE FUNDING
22 REQUEST FOR THE MISS PLEASANT GROVE PAGEANT IN THE AMOUNT OF
23 \$2,000 FOR THIS FISCAL YEAR AND DIRECT STAFF TO BUDGET FUNDS AND
24 PREPARE BUDGET AMENDMENTS ACCORDINGLY AND THIS SHOULD BE AN
25 ONGOING CONTRIBUTION TO THE MISS PLEASANT GROVE PAGEANT.

26 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
27 RECORDED AS FOLLOWS:

28 COUNCILMEMBER BEAN AYE
29 COUNCILMEMBER POWELL AYE
30 COUNCILMEMBER BRODERICK AYE
31 COUNCILMEMBER LUNDBERG AYE

32 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

- 34 7. **Concept Review** – *Alan Cutler Twin Homes, approx. 520/530 South 400 West.*
35 Alan Cutler requests feedback on a proposal to adopt a PUD ordinance that
36 would allow construction of 2 twin homes (4 units total) at 520/230 South 400
37 West in the General Commercial (CG) zone.

38
39 Hugh Van Wagenen, Planning Director, gave a brief summary of this agenda item
40 explaining that the applicant, Mr. Alan Cutler, is requesting feedback from the Council
41 tonight on a proposal to adopt a PUD ordinance that would allow construction of 2 twin
42 homes (4 units total) at 520/230 South 400 West in the General Commercial (CG) zone.
43 He noted there are two legal non-conforming residential lots in question and are on 1/4
44 acre lots (approx. 12, 000 sq. ft. each). He noted that while they are zoned general
45 commercial they are being marketed as residential lots. Mr. Van Wagenen further
46 explained that Lindon had a PUD ordinance in the past but does not currently have one so
staff has encouraged Mr. Cutler to come forward to the Planning Commission and City

2 Council with his concept review and explain why this makes sense from his standpoint;
rather than letting two commercial ventures or single family homes on the lots. He added
4 this discussion is for input only for Mr. Cutler to determine whether or not he wants to
pursue this further based on the feedback tonight. He noted that no motion is necessary.

6 Mr. Van Wagenen stated that a detailed description of the applicant's proposal
and a concept site plan are included in the packets. Mr. Van Wagenen added that the
8 Planning Commission reviewed Mr. Cutler's proposal and they were overall favorable to
the concept. Mr. Van Wagenen then referenced an aerial photo of the land involved in
10 the concept review with zoning, photos of the existing lots, and the applicant's proposal
and concept site plan. He then turned the time over to Mr. Cutler to comment on the
12 specifics.

Mr. Cutler mentioned that he submitted a written explanation with his application
14 explaining his background and proposal for the Council to review. He noted that the city
currently does not have a PUD ordinance in place and he would like to help construct an
16 ordinance to accommodate something like this proposed project that would be nice,
affordable housing. Mr. Cutler stated there is a ready market for affordable housing like
18 this in Lindon and this is a reasonable idea to consider.

Mr. Cutler noted that the topography of the land is really difficult to design
20 around because of the 6' elevation change to get from the street up to a building pad
level, and also because of the overall grade change of 24' from the front to back property
22 line. He added that the homes will be approximately 1,800 square feet and will be top of
the line housing in the price range of \$300,000. There will also be unobstructed beautiful
24 views both east and west. He added that the plan takes advantage of the lots topography
and views while not disturbing the grade change over the full two lots which will be to
26 the advantage of both properties. Mr. Cutler noted these will be prime units that that will
look very much like single family dwellings but with an attached wall; they also
28 anticipate that they will sell very quickly.

Councilmember Lundberg commented that these lots were originally acquired for
30 another entry for the Maeser Preparatory Academy but the regulations with the Sports
Association stated that the entry had to run north to south so that option was eliminated.
32 She agreed that these lots are an "orphan property" on a busy collector street and she does
not see those lots as ideal for single family homes. Councilmember Bean commented that
34 in the past PUD's have implied some kind of multiple land uses. There was then some
general discussion regarding the engineering, topography and layout of the property.

36 Councilmember Lundberg asked why the PUD ordinance was eliminated and
what were the pros and cons from past Councils. Mr. Van Wagenen stated he does not
38 know specifically as that was before his and Mr. Cowie's time.

Mayor Acerson commented on this question stating one of the challenges
40 previous Councils had with PUD's was the fact that ultimately they thought they would
become city streets, when in reality they are not typically built to city standards. The
42 level and feeling was when a PUD is implemented the roads would need to be built to
city standards so in the event it is taken over by the city it will be consistent with the
44 standard format. Councilmember Powell added that scenario wasn't happening so the
PUD's were repealed and replaced with the R2 Overlay, which may have possibly run its
46 course. Mayor Acerson agreed with that statement. Councilmember Bean commented
that the Planning Commission overall was comfortable with this proposal. Mayor

2 Acerson noted that he is not sure any single family homes will jump on this location
because of the challenges with the property.

4 Councilmember Lundberg questioned if it needs to be called a PUD in order to
use the shared drive. Mr. Cutler stated that he would prefer it not being called a PUD
6 because it represents administrative issues he would have to deal with as a developer.
Councilmember Bean mentioned that it could be called a condominium development and
8 would still have a homeowner association, but not a PUD; but structurally he is not sure
what the difference is and if that would work. Mr. Cowie stated there is a large amount of
10 information that has to be put into the plat and recorded at the county. He added that
something of this nature may fit within the current R2 Overlay with some minor tweaks
12 in order to accommodate the higher amount of density. Councilmember Bean mentioned
that he understood that an R2 Overlay could be put anywhere in the city. Mr. Cowie
14 confirmed that statement but noted it must have separation distance between them. He
went on to say if a PUD ordinance is created it may negate that separation distance by a
16 separate ordinance.

Councilmember Powell expressed her concerns that she is uncomfortable with the
18 possible “ripple effect” from creating a PUD ordinance just for this project. She would
rather find a creative way to make this potentially work without creating an overlay or
20 new ordinance that may pose future consequences. Councilmember Broderick stated with
the topography challenges as they are he feels this design would be an incredibly good
22 use for the property. Mr. Cutler stated that he would not develop one unit without the
other and he must do it as one project so the driveway can be built. Mr. Cutler noted there
24 are two issues to consider here: 1) whether the council likes the use of the land, the layout
and the engineering issues and 2) the administrative issues and what to call this.

26 Mr. Cutler noted that Jordan Cullimore, Associate Planner, suggested to construct
the PUD around this project and then it could be addressed on its own merit without
28 creating a precedent for the whole city. Mr. Van Wagenen pointed out that this can be
creatively constructed in a variety of ways, and even if an overlay is only applied
30 legislatively through a zone map change each project would have to stand on its own
merit and then use broad legislative discretion whether to grant it or not. Anything
32 drafted would not be applicable city wide by any means; that is not the intent. There was
then some general discussion regarding this issue.

34 Sharon Call, Planning Commission Chair, addressed the Council at this time.
Chairperson Call stated that there was a lot of discussion at the Planning Commission
36 meeting regarding this issue. She mentioned that Mr. Cutler made a comment at the
meeting that his desire was not only to build these two units but he would also like to
38 extend it further with a number of units along that block; she feels that was something the
Council should consider if that is the intent. She noted there was also some discussion of
40 tearing out several of the homes along the street and putting in more units (5 twin homes
-10 units total) with the intent of expanding. She noted that this is something Mr. Cutler
42 may want to address with the Council and something the Council may want to consider.

Mr. Cutler addressed this comment stating that he was expressing some “wishful
44 thinking” at the Planning Commission meeting. He noted that logically this strip is in
transition. He does not know what the owners of the older homes will be doing with their
46 properties as he has not approached them, and he most likely could not afford the amount
they would be asking. He added at some point if the owners want to develop they may

2 want to tie into the PUD so they can use the same egress. He pointed out that Orem City
 4 intends to widen 1600 North and the whole strip is in transition and it is logical that the
 homeowners may be thinking in terms of doing something like this. Mr. Cutler stated that
 currently he is just interested in these two lots.

6 At this time Mr. Van Wagenen asked the Council if there is an interest in allowing
 Mr. Cutler to move forward to work with staff to come up with something that works.
 8 Following discussion the Council was in agreement that they are in favor of this
 development and directed Mr. Cutler to move forward with staff. Mayor Acerson
 10 commented that it appears to be the best use of the property. Mr. Cutler then thanked the
 Council for their time and consideration in this matter.

12 Mayor Acerson called for any further comments or questions. Hearing none he
 moved on to the next agenda item.

- 14
- 16 8. **Public Hearing** – *Zone Map Amendment, approx. 15 N. to 10 S. State Street –*
Ordinance #2015-7-O. Lindon City requests approval of a Zone Map
 Amendment from General Commercial A (CG-A) to General Commercial (CG)
 18 on properties identified by Utah County Parcel ID numbers 14:069:0229,
 14:069:0152, and 14:069:0241, located from approximately 15 North to 25 South
 20 State Street. The Planning Commission recommended approval.

22 COUNCILMEMBER LUNDBERG MOVED TO OPEN THE PUBLIC
 HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL
 24 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26 Mr. Van Wagenen opened the discussion by explaining that in reviewing the
 recent Performance Motors rezone request at a previous City Council meeting they
 28 identified a few lots that are zoned CG-A, but are not being used as used car lots. He
 noted that members of the Council approved the Performance Motors rezone request and
 directed staff to initiate a zone map amendment to reclassify the lots not being used as car
 30 lots to CG to ensure the size of the CG-A does not grow too large. Mr. Van Wagenen
 then noted the lots to be rezoned are outlined as follows:

- 34 • 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
 36 “planning commission shall recommend adoption of a proposed amendment only
 where the following findings are made:
- 38 • The proposed amendment is in accord with the master plan of
 Lindon City;
 - 40 • Changed or changing conditions make the proposed amendment
 reasonably necessary to carry out the purposes of the division.”
 - 42 • The stated purpose of the General Commercial Zone is to “promote
 commercial and service uses for general community shopping.”
 44 Further, the “objective in establishing commercial zones is to
 provide areas within the City where commercial and service uses
 46 may be located.” Commercial zones include the CG, CG-A, CG-
 A8, CG-S, PC-1, and PC-2 zones.

2 Mr. Van Wagenen explained that members of the Planning Commission agreed
 4 that this rezone request is in the public’s best interest. He stated that a few of the
 6 Commissioners questioned whether the 7-Eleven property should be rezoned since it
 8 could reasonably convert into a car lot, or become an expansion of an adjacent car lot, at
 10 some future point. He noted that after further discussion, the Commissioners agreed that
 12 an applicant could request that the 7-Eleven property be rezoned back to CG-A when and
 14 if that issue came up, but that presently it made sense to change the zoning to match the
 existing uses. He stated that following discussion the Planning Commission unanimously
 recommended approval of the amendment. He added that notices were sent to the
 affected property owners with only one response coming back from someone who was
 just inquiring about the notice and what the issue was but had no concerns. Mr. Van
 Wagenen then referenced an aerial photo of the proposed area to be re-classified and also
 the proposed ordinance followed by some general discussion.

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

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

22 Mayor Acerson called for any further comments or questions from the Council.
 Hearing none he called for a motion.

24 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
 26 #2015-7-O TO CHANGE THE ZONING DESIGNATION OF THE SUBJECT LOTS
 FROM GENERAL COMMERCIAL A (CG-A) TO GENERAL COMMERCIAL (CG)
 28 WITH NO CONDITIONS. COUNCILMEMBER POWELL SECONDED THE
 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 30 COUNCILMEMBER BEAN AYE
- COUNCILMEMBER POWELL AYE
- 32 COUNCILMEMBER BRODERICK AYE
- COUNCILMEMBER LUNDBERG AYE

34 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

36 9. **Public Hearing** – *Ordinance Amendment, LCC 17.33 Plat Amendments & 17.34*
 38 *PLA – Ordinance #2015-9-O.* Lindon City requests approval of an Ordinance
 Amendment to LCC 17.33 Amending a Recorded Plat & 17.34 Property Line
 Adjustment to modify a lot line and parcel boundary adjustment rules and
 40 procedures. The Planning Commission recommends approval.

42 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
 HEARING. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
 44 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

46 Mr. Van Wagenen led this discussion by explaining that recent amendments to
 State Law have changed how local governments review property line adjustments. He

2 noted the proposed amendments have been recommended by Lindon City Attorney Brian
4 Haws. He explained that these amendments bring Lindon City’s rules into conformance
6 with existing State Law. Mr. Van Wagenen added that the Planning Commissioners
8 agreed that Lindon’s ordinance should be updated to reflect the State requirements and
10 unanimously recommended approval. Mr. Van Wagenen then referenced for discussion
12 the proposed ordinance amendments followed by some general discussion.

14 Mayor Acerson called for any public comments. Hearing none he called for a
16 motion to close the public hearing.

18 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC
20 HEARING. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL
22 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

24 Mayor Acerson called for any further comments or questions from the Council.
26 Hearing none he called for a motion.

28 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
30 AMENDMENT #2015-8-O AS PRESENTED. COUNCILMEMBER POWELL
32 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 34 COUNCILMEMBER BEAN AYE
- 36 COUNCILMEMBER POWELL AYE
- 38 COUNCILMEMBER BRODERICK AYE
- 40 COUNCILMEMBER LUNDBERG AYE

42 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

44 **10. Public Hearing – Ordinance Amendment, LCC 17.38 Improvement**
46 **Completion Bonds – Ordinance #2015-9-O.** Lindon City requests approval of
48 an Ordinance Amendment to LCC 17.38, Bonds for Completions of
Improvements to Real Property.

32 COUNCILMEMBER LUNDBERG MOVED TO OPEN THE PUBLIC
34 HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL
36 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Mr. Van Wagenen gave a brief summary explaining that the proposed amendment
40 to LCC 17.38 Bonds for Completion of Improvements to Real Property is also an update
42 that brings city code into compliance to reflect current State Code with regards to when a
44 bond is required, the bond amount, and the length of time the bond can be held. He noted
46 the ordinance addresses two types of bond circumstances, or Improvement Completion
48 Assurances. He stated that bonds can be posted by a developer with the City when:

- 1. required public improvements are not complete but the applicant would like their plat recorded and
- 2. when required public or private improvements are not complete but the applicant would like their certificate of occupancy.

Mr. Van Wagenen further explained that also addressed is the length and time of the Improvement Warranty, which is a guarantee of workmanship on the public

2 improvements (public sewer, sidewalks, curb, gutter, waterlines, etc.). He noted the City
4 cannot ask for more than a 10% warranty and its duration is one year from acceptance of
the improvements by the City, with very few exceptions. Mr. Van Wagenen stated that
the Planning Commission recommended approval of the ordinance with a 5-0 vote.

6 Mr. Van Wagenen then referenced the redlined ordinance and the clean copy of
the ordinance followed by discussion. He concluded by stating this is really just a
8 housekeeping item to bring the ordinance into compliance and reflect state code and will
also change the language to match state language.

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

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

16 Mayor Acerson called for any comments or questions from the Council. Hearing
18 none he called for a motion.

20 COUNCILMEMBER LUNDBERG MOVED TO APPROVE ORDINANCE
AMENDMENT #2015-9-O AS PRESENTED. COUNCILMEMBER BRODERICK
22 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN AYE
24 COUNCILMEMBER POWELL AYE
COUNCILMEMBER BRODERICK AYE
26 COUNCILMEMBER LUNDBERG AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

28
30 11. **Review & Action** – *2015 Street Rehabilitation Projects, Locust Avenue Bid
Award.* Lindon City received seven bids for reconstruction of Locust Ave.
32 between 400 North and 800 North, and recommends awarding the project to
Staker and Parson Companies with the low bid of \$198,277.00.

34 Mr. Cowie led this agenda item by explaining that Lindon City received seven
different bids for reconstruction of Locust Avenue between 400 North and 800 North. He
36 noted that staff recommends awarding the project to Staker and Parson Companies with
the low bid of \$198,277.00. He mentioned that the low bid is below the engineers
38 estimated cost to construct the project (approx. \$25,000 lower) and staff is recommending
to proceed with the low bidder. He added that the bid amount includes construction of 8’
40 wide shoulders along both sides of Locust Avenue wherever there is not existing
shoulders with curb and gutter already in place between 400 North and 800 North.

42 Mr. Cowie then referenced the letter, notice of award, and the bid documents from
JUB Engineers who also recommend award of the bid to Staker and Parson Companies.
44 Mr. Cowie commented that the bid is a very good price and noted there is also some
“wobble room” of a few thousand dollars (which is anticipated) and staff is
46 recommending approval.

2 Mayor Acerson called for any comments or questions from the Council. Hearing
none he called for a motion.

4
6 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE 2015
STREET REHABILITATION PROJECT TO RECONSTRUCT LOCUST AVENUE
AND AWARD THE BID TO STAKER AND PARSON COMPANIES WITH THE
8 LOW BID OF \$198,277.00. COUNCILMEMBER BEAN SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 10 COUNCILMEMBER BEAN AYE
- COUNCILMEMBER POWELL AYE
- 12 COUNCILMEMBER BRODERICK AYE
- COUNCILMEMBER LUNDBERG AYE

14 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

16 12. **COUNCIL REPORTS:**

18 **Councilmember Powell** – Councilmember Powell reminded the Council that the Little
Miss Lindon pageant will be held at 6:00 pm this Saturday at Oak Canyon Jr. High. She
20 noted that the Council can still reserve a seat adding that it is always a very fun event.
Councilmember Powell reported that the Community Center Advisory Board movie was
22 a great success with about 100 people in attendance. She noted they will also be doing the
movie again next year. Councilmember Powell also reported that she and Mayor Acerson
24 attended the North Utah County Outreach meeting where they spoke about regulating e-
cigarettes which was very informative. Councilmember Powell asked Chief Cullimore
26 how Lindon establishments are treating e-cigarettes noting she is aware that all stores in
the city were in compliance with the recent tobacco check. Chief Cullimore confirmed
28 that all establishments in the city checked were in compliance and noted they do educate
them on the rules and changing laws regarding e-cigarettes. He will keep the Council
30 informed and updated about e-cigarettes and they will pass on more information as they
get it. Councilmember Powell also gave kudos to the North Utah County Animal Shelter
32 for the way they handled her son’s lost dog. She noted they were very kind and helpful
and they do such good work and service for the community.

34 **Councilmember Bean** – Councilmember Bean had nothing to report at this time.

36 **Chief Cullimore** – Chief Cullimore had nothing to report at this time.

38 **Councilmember Hoyt** – Councilmember Hoyt was absent from the meeting.

40 **Councilmember Broderick** – Councilmember Broderick reported that he attended the
42 Provo River Water Users meeting with the discussion indicating that the good news being
there was a wet fall so we are 5 ft. away from full and the soil moisture content is
44 adequate. He noted the bad news is that the amount of snow is melting very rapidly
which means the current trend is not good. The bottom line is we need a lot more
46 moisture and there are major concerns; the next 2 or 3 months will tell.

2 **Councilmember Lundberg** – Councilmember Lundberg reported that she attended the
 4 Lindon Chamber Music Society concert which was very good. She noted they will be
 6 having their final concert (TACO) at the end of March. Councilmember Lundberg
 reminded the Council that the Easter Egg Hunt will be at Pheasant Brook Park this year
 instead of the main City Park.

8 **Mayor Acerson** – Mayor Acerson reported that they have started the process of
 10 interviewing for the Executive Director for the Utah Lake Commission with 41 applicants
 for the position. Mayor Acerson also reported that he will be attending the UIA meeting
 12 on Monday with Mr. Cowie. He noted at the recent MAG meeting a representative from
 the “Fair Housing Act” gave a good presentation. The representative offered to come and
 14 give the presentation to the City Council. Mayor Acerson noted he will get the contact
 information to Mr. Cowie. Mayor Acerson also reported that he attended the recent
 Legislative Policy Committee meetings.

16 **Administrator’s Report:**

18 Mr. Cowie reported on the following items followed by discussion.

20 **Misc. Updates:**

- 22 • February City newsletter.
- 24 • Everbridge Emergency Notification System: sign-up is available to the public
 with links provided on the city web site and in newsletter.
- 26 • Legislative Updates.
- 28 • Public Safety Building:
 - Thoughts from Fire Station tour.
 - Update on discussions with Orem regarding contract agreement.
 - Update on architectural estimates for a potential City Center
 remodel to accommodate Police Department expansion needs.
- 30 • 2015 Lindon Days Grand Marshal – Please be thinking of potential
 individuals or couples to serve as Grand Marshal.
- 32 • ULCT spring conference, April 8th – 10th in St. George.
- 34 • New Neos Play System in the City Center Park – funded through PARC taxes.
- 36 • Project Tracking List.
- Misc. Items.

38 **Upcoming Meetings & Events:**

- 40 • Newsletter Assignment: Councilmember Hoyt - March newsletter article. *Due
 by last week in February.*
- 42 • March 3rd at 6:00 pm – Orem Fire Station tour. 255 N. 1200 W., Orem. All
 Councilmembers will attend.
- 44 • March 7th at 6:00 pm – Little Miss Lindon Pageant at Oak Canyon Jr High.
- 46 • April 8th - 10th ULCT spring conference in St. George.
- April 13th at 12:30 pm – Budget Committee lunch meeting Mayor Acerson,
 Councilmember Bean and Councilmember Hoyt will attend.
- April 14th at Noon – Engineering Coordination meeting at Public Works
 Mayor Acerson and Councilmember Broderick will attend.

- 2 • April 24th through May 1st – City Wide Clean Up (dumpsters for public use).

4 **Future items:**

- Employee Policy Manual updates.

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

10 **Adjourn** –

12 COUNCILMEMBER POWELL MOVED TO ADJOURN THE MEETING AT
 14 9:20 PM. COUNCILMEMBER LUNDBERG THE MOTION. ALL PRESENT
 VOTED IN FAVOR. THE MOTION CARRIED.

16 Approved – March 17, 2015

18
 20 _____
 Kathryn Moosman, City Recorder

22
 24 _____
 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)*

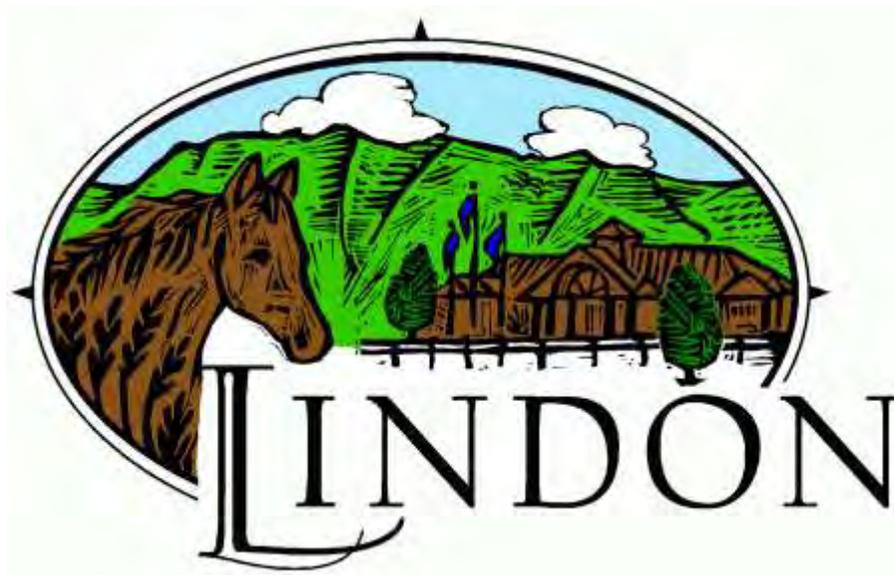
6. Review & Action — 2014-15 Water Conservation Plan Update*(10 minutes)*

Staff recommends the City Council review and approve the updated Lindon City Water Conservation Plan as required by Lindon City Code and the State of Utah. The plan is required to be updated and adopted every five years. It outlines water consumption statistics in Lindon and recommends goals for water conservation activities within the City.

Please review the attached Water Conservation Plan. Public Works staff are working to implement the goals and activities listed in the plan. This plan will be revised as needed and readopted in 2019. A copy of the updated plan will be sent to the State after Council approval.

Sample Motion: I move to (approve, continue, deny) the 2014-15 Lindon City Water Conservation Plan, with the following conditions:

Lindon City Corporation
WATER CONSERVATION PLAN



March 2015

Prepared by Lindon City Public Works

**With Assistance From
J-U-B Engineers, Inc.**

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INTRODUCTION

Lindon City and its leaders have worked diligently, for many years, to insure adequate water for current and future residents, businesses, and institutions, and will continue to do so. The City owns and operates both a culinary water system and a pressure irrigation system. The culinary water system provides for all domestic water demands requiring a high quality of water and has limited use for outside watering in commercial and industrial areas. It also provides for fire protection. The pressure irrigation system provides for all other outside watering demands using raw water surface sources heretofore used for flood irrigation within the City. The culinary system has evolved over many years since the incorporation of Lindon in 1924. Construction of the pressure irrigation system occurred in 1992-93 and service began in late June of 1993.

Because we are in the second driest state in the nation, water conservation and the wise use of water has been a focal point on both a local and state level. The state legislature in 1998 passed the Utah Water Conservation Plan Act (House Bill 153), revised in the 1999 legislative session (Section 73-10-32 Utah Code Annotated.) This water conservation plan addresses the concerns of leaders and citizens of both Lindon and the State of Utah. The Act relates to water and irrigation, requesting cities to implement and update every 5 years, a water conservation plan.

DESCRIPTION OF OUR CITY AND ITS WATER SYSTEMS

Lindon City is located in northern Utah County approximately 37 miles south of Salt Lake City. The city extends east to the Wasatch Mountains and west to Utah Lake. Lindon City is bounded on the north by Pleasant Grove City and on the South by Orem City and is 1 to 1 1/2 miles wide. The incorporated area of the city is 5,452 acres or approximately 8.5 square miles. In the past 10 years Lindon has grown from a census population of 8,363 in 2000, to 10,070 in 2010, to an estimated current population of about 10,431 (2014). Meeting the future needs of a growing population remains an important concern.

Providing water to meet the needs of its citizens has always been a top priority of city leaders and planners. As a result, well maintained and operated culinary and pressure irrigation water systems provide the citizens of our City with water where and when needed. Growth in number of connections since 2009 is shown in Table 1.

Table 1
User Type

Year	Residential	Commercial	Industrial	Institutional	Total
2009	2,475	227	82	23	2,807
2010	2,641	266	88	25	3,020
2011	2,550	235	80	25	2,890
2012	2,512	222	73	24	2,831
2013	2,589	181	85	23	2,878
2014	2,714	184	112	29	3,039

Open space and preservation of a “Little Bit Of Country” is of high value to our leaders and citizens. Consequently, open space preservation has been a high priority. Lindon City Park is the largest and oldest park centrally located in the city and includes the Lindon City Offices and new Aquatics Center. There is a Public Works Complex, eleven developed parks (containing 50.5 acres), seven future parks (containing 59.13 acres) planned, and a cemetery (currently 3.00 acres with option to expand to 7.0 acres). Of the existing and planned parks, three parks (containing 35.34 acres) will require little or no water. There are two elementary schools and a junior high school with their accompanying athletic fields, playgrounds, and other landscaped areas. Alpine School District operates and maintains these schools and their Water Conservation Plan is included in the appendix.

Lindon City's potable water sources are Dry Canyon springs, east of the city and four deep wells located between State Street and 400 East and Center Street and 700 North. Lindon City installed a pressure irrigation system to accommodate the growing need for outside watering and to preserve the use of surface waters historically used to flood irrigate the land that is being developed. The water supply for the pressure irrigation system comes primarily from the Provo River delivered through the Provo Bench Canal Company/North Union Irrigation Company canal and through the Alpine Aqueduct. This water is available because of the shares owned by Lindon City in the various irrigation/canal companies and in the Deer Creek project. The City also has 924 acre-feet of Contract Water from the Jordanelle Project of the Central Utah Project. This lesser quality surface water, that does not require treatment, conserves the higher quality water for the culinary water system.

Inventory of Water Resources

Lindon City supplied 1,618 acre-feet of water to their culinary water system in calendar year 2010, 1,973 acre-feet in 2011, 1,838 acre-feet in 2012, and 1,778 in 2013, and 1,601 acre-feet in 2014. Wells will supply potable water for future growth. We presently have developed well capacity that will supply up to 6,215 acre-feet, 3.15 times the maximum yearly volume of potable water supplied between 2010 and 2014 (1973.21 acre-feet; see Table 4). Table 2 shows the City-Owned Culinary Water Rights.

Table 2
City-Owned Water Rights

Source Name/No.	Water Right #	CFS	Total CFS	Present Yield, AF
DRY CANYON SPRINGS	55-6908	1.34	1.34	592.45
WELL NO. 1	55-416	1.104	1.104	806.559
WELL NO. 2	55-742	0.713	0.713	493.614
WELL NO. 3	55-4478	4.61	4.61	1,419.54
WELL NO. 4	55-4107	6.677	6.677	2,903.61
WELL	55-2298	2.228	2.228	0
WELL	55-2527	0.75	0.75	0
ALL WELLS	55-1670	0.668	0.668	135.97
ALL WELLS	55-1039	0.155	0.155	30.8
ALL WELLS	55-1040	0.52	0.52	77.72
ALL WELLS	55-9400			14
ALL WELLS	55-7873 & 2520			90.38
ALL WELLS	55-12048			5.6
ALL WELLS	55-12066			12.92
ALL WELLS	55-3206			50.4
ALL WELLS	55-8998			30
ALL WELLS	55-286			92.092
ALL WELLS	55-3533			9.57
ALL WELLS	55-3534			2.57
ALL WELLS	55-12164			21.11
ALL WELLS	55-12052			1
TOTAL				6,789.91

Under current water rights, the City is entitled to withdraw more than 13,165 acre-feet annually from the wells shown in Table 2. We have rights that would yield about twice the present developed capacity. We

anticipate that the amount of water needed for future growth will be well within the safe yield for the aquifer supplying the wells. The City no longer seeks nor accepts underground rights (with rare exceptions).

We require that new development turn in water shares from the various irrigation companies that have historically supplied water to land in Lindon. Diversion of this water historically is from streams, springs, shallow wells (artesian) and subsurface drains.

The City owns shares of stock in several local irrigation/canal companies. Water provided under these shares is, and will continue to be, used for irrigation of lawns, gardens, school athletic fields, playgrounds and other landscaped areas, church landscaped and recreation areas, city-owned parks, and other open spaces. Table 3 shows the City owned shares by Irrigation Company.

Table 3
City-Owned Stock in Local Irrigation Companies

Irrigation Company	Shares	Yield per Share (100% water year)	Acre-Feet
North Union Irrigation Company	612.957	7	4,172.14
Provo Reservoir Canal			
Orem District	29.23	6	169.38
Alpine District	69.985	6	860.91
Provo River Water Users Assoc.	200	1	200
Central Utah Project	1	1	925
Hollow Water Users			
Whole Stream Shares	325.02	2.87	815.25
Half Stream Shares	0.5	2.87	84.98
Pleasant Grove Irrigation	44.88	1.666	74.77
Cobbley Ditch Company	210.5	1.84	372.6
Provo Bench Canal	84.25	14	630.392
Spring Ditch & Southfield	26.8		

Water Budgets

Table 4 shows the amount of water delivered into the culinary water system and the metered outflows to end-users for the years 2003 to 2014. The numbers shown for years between 2003 and 2009 are for the fiscal year, while the 2010 through 2014 numbers are for the calendar year.

Table 4
Culinary Water Budget

		INFLOW (AF)			METERED SALES (AF)					
	Year	Wells	Springs	Total	Residential	Commercial	Industrial	Institutional	Total	%Diff.
Fiscal	2003	1310.52	75.22	1385.74	672.35	187.21	189.70	17.07	1,066.33	23.05%
	2004	1570.50	68.26	1638.76	633.64	184.49	170.84	16.06	1,005.03	38.67%
	2005	1271.38	122.82	1394.20	682.00	199.15	192.68	17.31	1,091.14	21.74%
	2006	1351.74	351.33	1703.07	697.60	296.16	166.59	18.41	1,178.76	30.79%
	2007	1510.22	274.66	1784.88	861.33	296.08	201.27	22.67	1,381.35	22.61%
	2008	1702.55	133.89	1836.44	839.93	242.09	177.77	17.70	1,277.49	30.44%
	2009	1834.58	115.80	1950.38	821.72	394.02	152.64	25.73	1,394.11	33.90%
Calendar	2010	1479.21	138.89	1618.10	728.53	266.27	125.96	18.93	1,139.69	41.98%
	2011	1686.53	286.68	1973.21	756.27	376.59	127.95	18.06	1,278.88	54.29%
	2012	1636.85	200.88	1837.74	825.64	261.11	152.43	14.00	1,253.18	46.65%
	2013	1665.11	112.62	1777.74	852.43	252.99	149.10	17.64	1,272.16	39.74%
	2014	1529.82	70.96	1600.79	744.70	173.15	112.04	17.15	1,047.04	52.89%

The pressure irrigation water supply is metered from each of the water sources delivering water to the system. The services have no meters and so no comparison for a water budget can be made. Table 5 shows the amount of water delivered to the pressure irrigation system for the years 1999 through 2014.

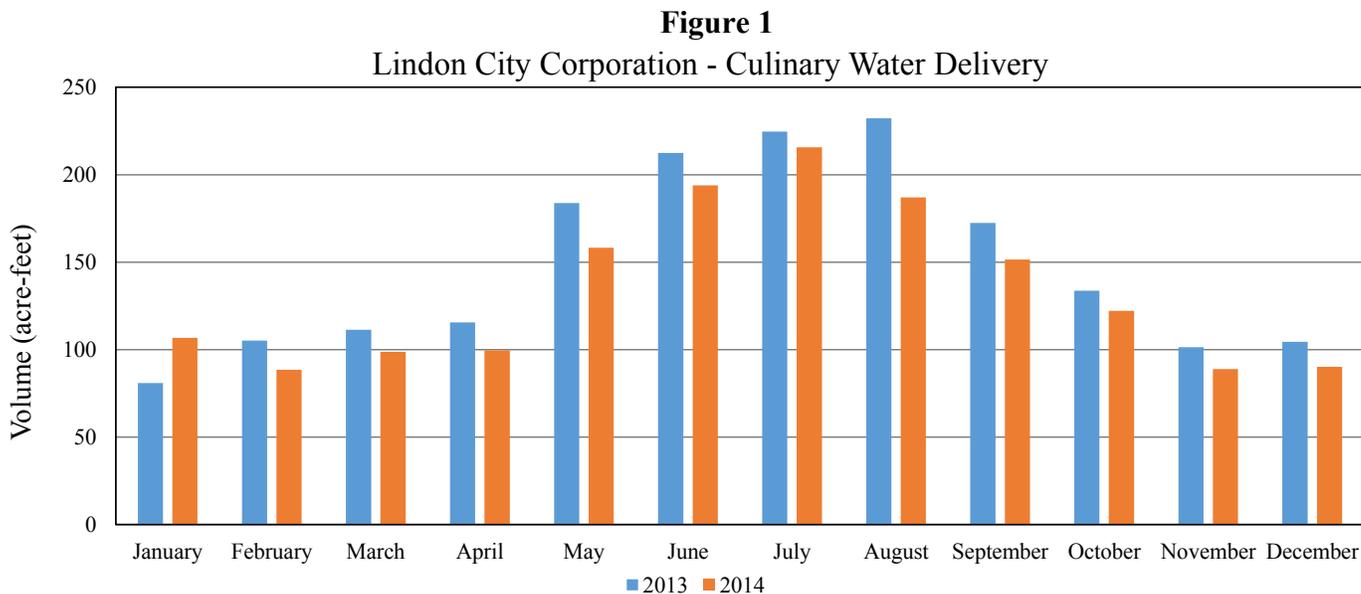
Table 5
Pressure Irrigation Source

Year	From North Union Canal		Salt Lake	Alpine 3 (AF)	North Union	Total (AF)
	Gravity (AF)	Pumped (AF)	Aqueduct (AF)		Pump (AF)	
1999						2,913.46
2000	672.33	1,173.80	114.00		1,219.00	3,179.13
2001	842.14	1,275.00	201.00		1,529.00	3,847.14
2002	728.21	1,874.00		919.00		3,521.21
2003	807.72	1,932.00		1,093.00		3,832.72
2004	759.67	1,933.00		1,153.00		3,845.67
2005	751.17	1,344.00		1,262.00		3,357.17
2006	640.05	1,364.91		1,509.00		3,513.96
2007	1,008.91	1,691.72		1,787.00		4,487.62
2008	1,008.91	1,329.84		1,707.00		4,045.74
2009	908.02	1,187.01		1,526.00		3,621.03
2010	1,008.91	1,179.60		1,574.00		3,762.51
2011	1,008.91	1,099.16		1,396.00		3,504.06
2012	1,008.91	1,289.87		2,079.00		4,377.78
2013	1,008.91	899.70		1,862.00		3,770.61
2014	1,008.91	781.39		2,031.00		3,821.30

Present Water Use and Future Water Needs

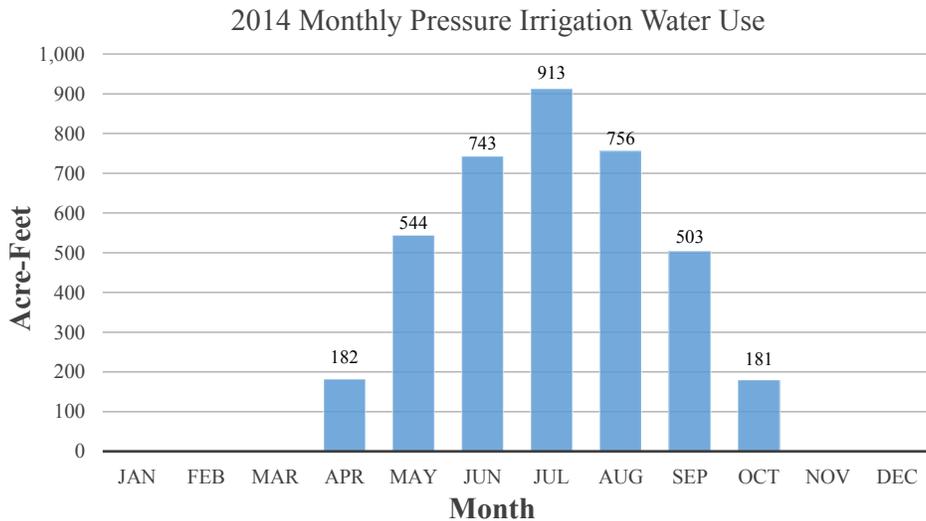
All uses (residential, commercial, industrial, and institutional) of culinary grade water (approximately 1,601 ac-ft) divided by the number of people living in Lindon in 2014 (approximately 10,431 people) makes the average daily use approximately 137 gallons of water per capita per day (gpcd). All uses of irrigation grade water in 2014 (approximately 3,821.3 ac-ft) divided by the number of people living in Lindon in 2014 makes the average daily use approximately 622 gallons of water per capita per day (gpcd) during the 2014 irrigation season of 192 days, which equates to an annual average irrigation use of 327 gpcd. The total average daily water use is 464 gallons of water per capita per day (gpcd). The statewide average is 293 gpcd and 184 gpcd nationally. The statewide and national numbers do not consider all uses, and so a direct comparison cannot be made. Our per capita use is likely higher because of the large amount of green space discussed earlier and the size of residential lots (the typical lot is 20,000 to 24,000 square feet.)

Total monthly water use in the culinary system for 2013 and 2014 is shown in Figure 1.



The total monthly water use in the pressure irrigation system is shown in Figure 2. The system is “charged” around April 15 and drained between October 15 and October 30 each year.

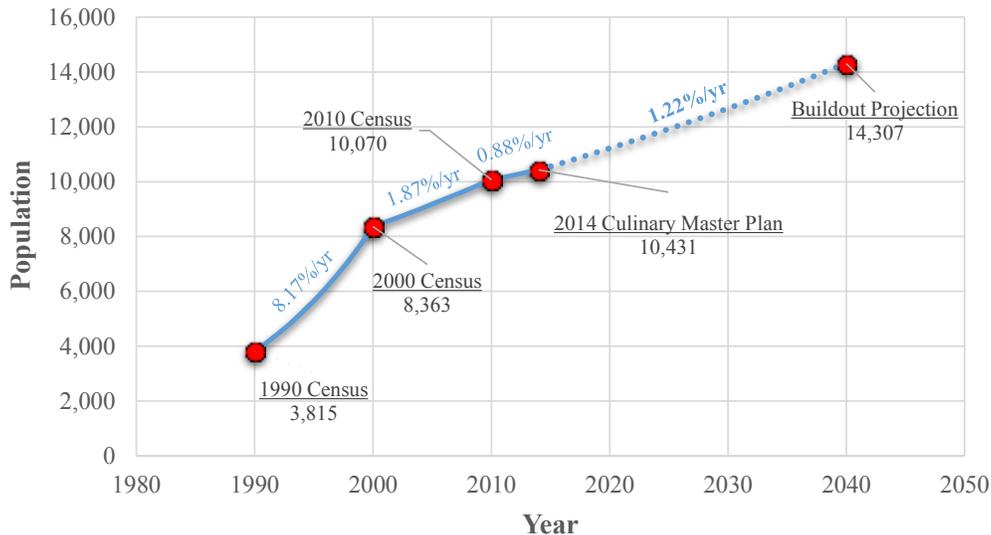
Figure 2



During the 1990’s, especially the last half of that decade, Lindon had an annual growth rate of about 8 percent. That has slowed during the years of 2001 to 2005 to about 3 percent. Using a 2 percent annual growth rate resulted in the population projected to the year 2020. Figure 3 shows the population history and projections.

Figure 3

**Lindon City Population, Actual and Projected
1990-2040**



WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

Problems Identified

The City Staff in conjunction with their City Engineering Consultant identified and prioritized several problems during the investigative phase of preparing this Water Conservation Plan.

- Water not metered, accounted for, and/or billed, such as city owned facilities, water used for flushing sanitary sewer and storm drain lines, and water used for street sweeping. This is evident by the inflow and metered sales shown in Table 4, Culinary Water Budget.
- Contractor authorized use or unauthorized use of water for construction purposes. Authorized use is metered by a hydrant meter provided by the City, reported and billed separately. However, the usage is not included in the metered water sales. Unauthorized use is contractors obtaining water from hydrants without having notified the city.
- Citizens lack understanding and fail to implement landscape water requirements and efficient water-use habits and practices. Few residences know how much water is required to maintain healthy landscaped areas and how to consistently use water efficiently indoors. Many citizens' irrigation and indoor practices are based on convenience rather than plant needs and water supply considerations.
- Our families have landscapes with large areas of grass and other water intensive landscaping. Over watering of lawns, shrubs, and landscaped areas from the pressure irrigation system occurs, partly due to water being un-metered to the user and poor watering practices.
- The current culinary water pricing and billing system lacks incentives and sufficient information for residents and businesses to use water more efficiently. The current structure may not be adequate to cover expenses in the water enterprise fund. This will not be known until the water budget discrepancies are resolved.

Each problem represents an opportunity. The opportunity exists to solve the above problems through a combination of education, reduction in high water-use landscaping, accounting for all water delivered from the culinary and pressure irrigation systems, and a well-thought-out water-pricing program.

The opportunity exists to prepare a new generation of wise-water users. This can be assisted with a strong sustained water education program in the public and private schools.

Additional opportunities can be found in two of the remaining problems. Implement increased enforcement, with appropriate fines, for unauthorized use of water by contractors and others. Promoting guidelines for water thrifty plants, shrubs, and landscaping concepts. Planter areas along existing and future roads could be more easily maintained if low water-use shrubs, mulches, and decorative rock were used instead of Kentucky blue grass.

Installation of meters on the remaining unmetered culinary services to city owned facilities and "billing" the appropriate fund for the water used rather than having the water fund carry the burden. Bill the appropriate funds for irrigation for parks and open space.

Water Conservation Goals

In pursuit of solutions to the problems identified previously, and in light of the variety of conservation measures available to solve these problems, the following goals have been identified:

- **GOAL #1**
Continue to install water meters on all City owned facilities that use culinary water.
Metering these facilities will allow billing the appropriate fund for water use payable to the

water fund. Meters have been installed at existing City owned facilities except Creekside Park restrooms, and the Geneva Road landscaping from 200 South to Center Street.

- **GOAL #2**
Continue to bill for water supplied from the pressure irrigation system to city parks and public properties. The operation and maintenance cost for parks, public properties are paid for from general funds, and that fund should pay the water fund for services rendered.
- **GOAL #3**
Maintain financially viable water systems. The water pricing system should encourage customers to reduce use without creating a revenue shortfall. City facilities and irrigation needs supplied by the culinary system be billed for water used.
- **GOAL #4**
Continue education of water conservation practices. Continue the ongoing education program with emphasis on elementary grades 4 & 5. Continue to provide information on an annual basis regarding efficient use of water to all users of both systems.

CURRENT CONSERVATION PRACTICES

In order to solve the problems identified above and take advantage of the many associated opportunities, specific water conservation measures must be identified and evaluated. Our City has already implemented several water conservation measures; these, along with additional measures that will effectively help us manage Our City's water systems, are discussed below.

Having both culinary and pressure irrigation systems provides greater flexibility in dealing with water conservation. Our City's current water conservation program is directed at managing water shortages in the culinary system in emergency events, such as losing a well and providing useful material to assist residents to use water more efficiently indoors. We go into elementary classrooms with a prepared presentation to teach students fundamentals of water conservation. We have begun a water meter-testing program to identify inaccurate and obsolete meters and replace them. We continue to monitor our water rate structure with the goal of maintaining financially viable water systems while promoting conservation.

Our rates are automatically adjustment annually based the April Consumer Price Index (CPI). Water conservation for the pressure irrigation system is directed at education and information sharing regarding the water available for a given water year. Through recent drought years, we have not had to eliminate outside watering.

Current measures include a water conservation contingency plan, water education program for outdoor and indoor water use, and consideration of a conservation oriented water rate structure.

1. Water Conservation Contingency Plan

The city has a "Water Conservation Contingency Plan" that spells out climate and political realities related to water use during drought or other water supply shortages. Also addressed are the conservation measures that may be implemented during times of emergency. They are as follows:

Level 1 – Normal Supply

- Eliminate outside watering on all property from 10 a.m. to 6 p.m.

- Promote voluntary public conservation measures.
- Issue information to all customers on conservation procedures each can accomplish around their own property and within their own homes.

Level 2 – 75% of Normal Supply

- Educate the public on the water supply decreases.
- Initiate mandatory public conservation measures.
- Enforce outside watering restrictions including watering times and quantities.

Level 3 – 50% of Normal Supply

- Strictly enforce all conservation policies with significant fines for non-compliance.
- Physically restrict water supplies to (in order of priority):
 - All outside irrigation systems
 - Park properties and other non-essential support facilities
 - Commercial businesses, restricting largest users first
 - Residential areas
 - Any other “non-life support” areas, insuring water supplies to hospitals, hospices, and all other health care facilities, and controlled designated area water facilities.

Additional non-emergency water conservation measures are listed below.

2. Water Education Program

The following information on efficient outdoor and indoor water use is available to the citizens of Lindon through the City Center, Public Works, Elementary School Programs, Lindon Fair and is occasionally distributed with the water bill.

Outdoor Water Use:

- ◆ Use pressure irrigation system for landscaping, if available. Most residential and some commercial areas have the pressure irrigation system in Lindon.
- ◆ Water landscape only as much as required by the type of landscape, and the specific weather patterns of your area, including cutting back on watering times in the spring and fall.
- ◆ Do not water on windy days and/or rainy days.
- ◆ Do not water during the hours of 10:00 AM and 6:00 PM.

- ◆ Sweep sidewalks and driveways instead of using the hose to clean them.
- ◆ Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscape so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- ◆ Check for and repair leaks in all pipes, valves etc. for secondary, faucets, hoses etc. on culinary. Verify there are no leaks by turning everything off and checking your water meter to see if it is still running. Some underground leaks may not be visible due to draining off into storm drains, ditches, or traveling outside your property. Periodic checks by city on their secondary boxes for leaks.
- ◆ Adjust and repair sprinkler heads to maintain proper spray patterns and eliminate waste.
- ◆ Periodically check and adjust timers on sprinkling systems.
- ◆ Use mulch around trees and shrubs, as well as in your garden to retain as much moisture as possible. Areas with drip systems will use much less water, particularly during hot, dry and windy conditions.
- ◆ Keep your lawn well trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard. Discourage water fountains. Encourage low water landscaping at interchanges, planting strips, etc in the city.

Indoor Water Use:

About two-thirds of the total water used in a household is used in the bathroom. Concentrate on reducing your bathroom use. Following are suggestions for this specific area:

- ◆ Do not use your toilet as a wastebasket. Put all tissues, wrappers, diapers, cigarette butts, etc. in the trashcan.
- ◆ Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak.
- ◆ If you do not have a low volume flush toilet, put a plastic bottle full of sand and water to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
- ◆ Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping up or shampooing. Install low flow showerheads and/or other flow restriction devices.
- ◆ Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
- ◆ When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.

- ◆ Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
- ◆ Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.
- ◆ Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
- ◆ Plug the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.

3. Water Rates

Designing an appropriate rate structure is a complex task. Rate design is a process of matching the costs of operating the water system to the unique economic, political, and social environments in which the city provides its service. The cost of delivering the service must be evaluated and understood. Each water system has unique assets and constraints. Based on the characteristics of the system, and past capital and operating costs, revenue requirements can be estimated. Tables 6 and 7 show the current rate structure for culinary and pressure irrigation.

Table 6
Current Monthly Culinary Water Rates

Meter Size	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	6-inch
Zone 2 & 3						
Base Rate	\$ 16.17	\$ 29.11	\$ 46.89	\$ 177.87	\$ 323.40	\$ 599.91
Base Allocation	0 gal	0 gal	0 gal	0 gal	0 gal	0 gal
Volume Charge (per 1Kgal)	\$ 1.33	\$ 1.33	\$ 1.33	\$ 1.33	\$ 1.33	\$ 1.33
Zone 1						
Base Rate	\$ 17.51	\$ 31.52	\$ 50.78	\$ 192.61	\$ 350.20	\$ 649.62
Base Allocation	0 gal	0 gal	0 gal	0 gal	0 gal	0 gal
Volume Charge (per 1Kgal)	\$ 1.40	\$ 1.40	\$ 1.40	\$ 1.40	\$ 1.40	\$ 1.40
Zone 0						
Base Rate	\$ 26.24	\$ 47.23	\$ 76.10	\$ 288.64	\$ 524.80	\$ 973.50
Base Allocation	0 gal	0 gal	0 gal	0 gal	0 gal	0 gal
Volume Charge (per 1Kgal)	\$ 1.63	\$ 1.63	\$ 1.63	\$ 1.63	\$ 1.63	\$ 1.63

The reason for the different rates for different zones is pumping costs to boost the water up to higher developed areas of the city. The City does a Water Systems Rate Analysis about every 3 to 5 years. Based the results of the analysis the City Council may make changes. Also, in an effort to increase the accuracy of water billing, the water meters are read every month.

Table 7
Current Pressure Irrigation Service Size and Water Rates

Service Size Based on Lot Area		Water Rate Based on Lot Area	
Service Size	Service Area	<i>- Non-Agricultural -</i>	
1-inch	1 acre or less	Lot Area (SF)	Monthly Rate
1 1/2-inch	1 to 2 acres	0 to 11,000	\$8.00
2-inch	2+ acres	11,001 to 21,000	\$10.00
		21,001 to 28,000	\$15.00
		28,001 to 40,000	\$20.00
		40,001 to 60,000	\$30.00
		60,001 to 80,000	\$40.00
		80,001 to 87,120	\$50.00
		2 acres or more	\$50.00 + \$3.00 per each 1/4 acre
		<i>- Agricultural -</i>	
		Base Rate	\$10.00
		Each Additional Acre	\$3.00 per acre

POSSIBLE ADDITIONAL CONSERVATION MEASURES

In order to effectively meet our City's future water needs and solve all the water problems identified, additional and more specific water conservation measures will be required. These include water rates that are more stringent; meter replacement and leak repair improved efficiency of irrigation at city parks and other open spaces, education, and plumbing fixture replacement.

1. More Stringent Water Rate Structure

The current culinary water rates may need to be increased following implementation of the recommendations in Water Rates above. As part of the investigation, a different rate schedule designed to provide additional price incentives for efficient water use to show the customer how much water is needed each month and provide funding for water conservation assistance and education. This rate schedule is called "Target Billing".

This rate schedule is designed to meet revenue requirements while creating funding for the water conservation program from fees paid by those who waste water. Water users, who use water indiscriminately and fall into the most expensive tier, will experience a volume charge of \$6.00/Kgal for the last block.

Table 8
Possible Water Rate Structure

Type:	Target Billing
Base Charge	\$16.17
Base Allocation	0 Kgal/month
% of Target	Rate
0 - 50%	\$1.33/Kgal
51 - 100%	\$1.46/Kgal
101 - 150%	\$2.00/Kgal
151 - 200%	\$3.00/Kgal
201% +	\$6.00/Kgal

2. Meter Replacement and Leak Detection Program

Over time, all meters become less accurate in recording actual flows. This leads to lost revenue to the city and inaccurate data to citizens. For example, if a survey of sufficient randomly chosen meters revealed that nearly 10 percent of the water delivered is not being registered on the meters. City income from metered water is more than \$1,060,000. The 10% not registering represents \$106,000. When sewer revenues, which are calculated based on metered usage, are accounted for, total revenue lost dependent on metered deliveries is greater.

3. Education

Education of residents and businesses as to efficient use of water indoors and for irrigation will continue. Education will continue at the local schools. This process will result in a generation of responsible efficient water users.

4. Plumbing Fixture Replacement

Incentives to exchange old high water-use toilets and shower heads for new ones that are more efficient can be provided through city cost sharing using revenues generated by penalty tiers in the rate schedule. While it is difficult to calculate meaningful estimates of the benefits and costs of such programs on the water-use rate, there is ample evidence in the literature that such programs are effective. The Division of Water Resources estimated in 1995 that such programs could reduce residential indoor water use by 33 percent.

Many of the city's homes and businesses have been built since 1992 when plumbing codes were revised to require low water-use toilets and low flow showerheads in new construction.

COST ANALYSIS

Our City reached the previous plan Goal #1 (Install water meters at the Lindon City Center, Public Works Complex, and City Park complexes that use culinary water) by June 30, 2005.

Benefit of Reaching Goal #1:

The result of installing water meters at the city-owned facilities and parks is more accurate accounting of the water used and a more correct water budget comparison to evaluate per capita use compared with State and National per capita use. Payment of revenues to the Water Fund from other funds receiving benefit of service from the water systems gives a more accurate basis on which to determine future water rates. Culinary use in most city parks is limited to rest rooms, drinking fountains, and hose spigots by the pavilions. All new parks will have meters installed.

Cost of Reaching Goal #1:

The cost incurred to achieve this goal is a one-time cost to install the meters. The labor and equipment will be provided by existing city personnel using city owned equipment. The costs are as follows:

- ◆ Creekside Park - \$1,000
- ◆ Geneva Road Landscaping from 200 South to Center Street – \$1,000

Benefit of Reaching Goal #2:

The result of billing for water supplied from the pressure irrigation system to city parks and public properties will be increased revenue to the water fund. The increased revenue will reduce the deficit in the water fund. The increased revenue will make evaluation of water rates more accurate and equitable. For example the monthly rate for Pioneer Park, 4-acres, is \$98.00 for an annual total of \$1,176.

Cost of Reaching Goal #2:

In order to begin this billing process the irrigable area of each lot will need to be determined and an account set up in the billing system to which to bill using the non-agricultural - 2 acres or more rate in the pressure irrigation rate structure. The cost of this will be included with each new park constructed.

Benefit of Reaching Goal #3:

A financially viable water system will insure that the utility can provide service at a reasonable price to all of the users. The rate structure will encourage conservation and require the abusers of the system to pay a higher rate. All users, both public and private, will pay for water used.

Cost of Reaching Goal #3:

The next water systems rate analysis expected completion is April 30, 2015. The cost of the complete rate analysis will be \$2,000 to \$3,000. This will determine the adequacy of the rate structure and provide information regarding any adjustments needed.

Benefit of Reaching Goal #4:

Continuing the education program, particularly in elementary grades 4 and 5, will develop a generation of water conservation minded customers. This age group also has an impact on their parents as they learn and then observe the water use habits at their home. Water conservation is a part

of a comprehensive approach to water resource management.

Cost of Reaching Goal #4:

The annual budget for this program varies, especially in difficult economic times. The City typically budgets \$3,000 to \$5,000 annually for this program. This includes preparation of information distributed to the students as well as information sent with the utility bill regarding conservation practices. Public Works has assigned these responsibilities to the administrative assistant to the Public Works Director.

IMPLEMENTING/UPDATING THE WATER CONSERVATION PLAN

To insure the goals outlined above are reached, appropriate tasks must be determined, responsibility fixed with the logical person or department, and a time line set for completion of each task. The city administrator and city staff will be responsible to carry out the necessary tasks within the appropriate time constraints.

This water conservation plan will be on the City Council agenda for adoption March 17, 2015. The members of the City Council are:

Jeff Acerson, Mayor

Randi Powell, Council Member

Matt Bean, Council Member

Jake Hoyt, Council Member

Van Broderick, Council Member

Carolyn Lundberg, Council Member

It was also recommended that the city administrator make quarterly reports on progress toward goals to the city council. The water conservation plan will be revised and updated as required to meet changing conditions and needs. This plan will be updated and resubmitted to the Utah Division of Water Resources in December 2019, as required by legislative House Bill 153. The ordaining ordinance for the water conservation plan is attached as Appendix A.

APPENDIX A – Water Conservation Plan Ordinance

ORDINANCE NO. 2005-1

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, ADDING A WATER CONSERVATION PLAN ORDINANCE BY ADOPTING SECTION 13.32 "WATER CONSERVATION PLAN" INTO THE LINDON CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the adoption of a water conservation plan has been mandated by the State of Utah; and

WHEREAS, Lindon City operates a culinary water system and a pressurized irrigation system; and

WHEREAS, the Lindon City Council understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community; and

WHEREAS, city staff have caused a water conservation plan to be created; and

WHEREAS, the next and final step in putting a water conservation plan into place for Lindon City is the adoption of a water conservation plan ordinance; and

WHEREAS, the Municipal Council of Lindon City desires to adopt a water conservation plan ordinance for the health, safety and welfare of the citizens of Lindon City and place the ordinance into the Lindon City Code; and

WHEREAS, the ordinance being adopted will achieve this stated purpose;

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

SECTION I: Section 13.32 of the Lindon City Code is hereby added and will read as follows:

13.30.010 Short Title and Purpose.

1. This ordinance shall be known as the "Water Conservation Plan Ordinance."
2. The purpose of this ordinance is to create a plan for water conservation in Lindon City by the establishment of water conservation measures and goals.

13.30.020 Establishment of Conservation Measures and Goals. There is hereby established a set of conservation measures and goals for Lindon City as detailed in the Water Conservation Plan.

13.30.030 The Water Conservation Plan of Lindon City is hereby adopted on January 4, 2005. The plan will be amended no less than every five years and will continue to play a vital role in the future development of Lindon City, Utah.

SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable.

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 upon the date of posting.

PASSED AND ADOPTED by the Lindon City Council on this 4th day of JANUARY, 2005.

Larry A. Ellertson
Larry A. Ellertson, Mayor

ATTEST:

Ott H. Dameron
Ott H. Dameron, City Administrator/Recorder



APPENDIX B – Alpine School District Water Conservation Plan

**ALPINE SCHOOL DISTRICT
WATER CONSERVATION PLAN
MAY 4, 2004**

Objective

Alpine School District is a major water user in Utah County due to the number of schools with their accompanying athletic fields, playgrounds and other landscaped areas. It is recognized that water conservation measures at these schools could significantly reduce the demand on municipal water systems during the watering season. It is the goal of Alpine School District to implement measures which will assure that grounds are maintained with the least amount of water necessary. Several areas of emphasis have been identified which could help in the water conservation effort. These include:

- Education of water users
- Maintenance of irrigation systems
- Monitoring of soil moisture
- Soil enhancement
- Drought tolerant landscaping

Education of water users

Administrators and custodians occasionally react to lawn and landscape watering by over watering. They do not recognize that too frequent watering of lawns prevents the development of healthy root systems, thus perpetuating the ongoing necessity for frequent watering. Under most circumstances, once weekly watering in warm weather and twice weekly watering in hot weather are sufficient. Less frequent, deep watering will help develop healthy root systems and should result in the need for less water.

Training for custodians has been, and will continue to be conducted through the maintenance department. Information on proper watering and maintenance of irrigation systems will be disseminated and guest speakers will present information on proper watering. They will also be expected to observe weather conditions and to turn off sprinkler systems during rainy weather.

Custodians will be required to set their time clocks to avoid watering in the middle of the day where possible. Typically this would include the hours between 10:00 a.m. and 6:00 p.m.

Maintenance personnel and custodians are encouraged to attend Water Use Workshops sponsored by the Central Utah Water Conservancy District. Schedules for these classes will be distributed to the head custodians.

Maintenance of irrigation systems

Administrators and custodians will be required to monitor their sprinkler systems on a regular basis to identify water leaks and malfunctioning sprinkler heads. This should help reduce water waste and to assure that all areas are receiving the proper amount of water. Recent changes in the summer cleaning program will allow more custodial hours in the schools during the summer months. Recommendations will be made to head custodians to use some of these additional custodial hours in assigning specific responsibility for an individual to regularly inspect the sprinkler system to assure that it is functioning properly. It is expected that the system be thoroughly inspected at least weekly during the irrigation season.

All custodians who perform ground maintenance should be trained to identify watering problems and report them immediately to the head custodian, who should in turn either repair the problem with his/her own forces or issue a work order to the maintenance department. Maintenance department will give priority to the repair of malfunctioning sprinkler systems.

Monitoring of soil moisture

The maintenance department currently has a pilot soil monitoring program in place at a junior high school. The effectiveness of this system in reducing water usage will be evaluated. Based on the results of this pilot program additional monitoring systems will be installed and specified in new school construction. The maintenance department will pursue matching grants for soil monitoring systems as grant funds become available. There may be funds available through the Central Utah Water Conservancy District after July 1, 2004.

Soil enhancement

The maintenance department has an ongoing program to analyze soil conditions and provide soil enhancement where necessary. This includes aeration, applying compost and fertilizer, and applying materials to increase the ability of the soil to retain moisture.

Drought tolerant landscaping

Consideration will be given to the use of drought tolerant landscaping, where practical. This includes the use of grasses and plants which require less water. In areas where turf lawns are not necessary, consideration will be given to zeroscape designs which require little or no watering.

Water Use Workshops

May 25, 2004

June 15, 2004

9:00 a.m. to 3:00 p.m.

\$10.00 fee

Call Lori Johnson at 435-797-2255 to register

Central Utah Water Conservancy District 355 West University Parkway

Orem, Utah 84058

801-226-7100

Additional information

Contact the Utah Division of Water Resources at 801-538-7254. Web page: www.conservewater.utah.gov

7. Site Plan — Spring Gardens Senior Community, approx. 800 West 700 North *(20 minutes)*

Russ Watts of Watts Enterprises seeks site plan approval of an elderly care facility (Spring Gardens Senior Community) at approximately 700 North 800 West in the General Commercial (CG) zone. Lindon Code requires City Council approval for care facilities. The Planning Commission recommends approval.

See attached information from the Planning Department.

Site Plan — Spring Gardens Senior Community, approx. 800 West 700 North

Russ Watts of Watts Enterprises seeks site plan approval of an elderly care facility (Spring Gardens Senior Community) at approximately 700 North 800 West in the General Commercial (CG) zone.

<p>Applicant: Russ Watts Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial (CG)</p> <p>Property Owners: Spring Gardens of Lindon, LC Address: approx. 700 North 800 West Parcel ID: 14:053:0126 Lot Size: 3.14 acres</p> <p>Type of Decision: Administrative Council Action Required: Yes Planning Commission Recommendation: Approval with one condition that the required three foot landscaping berm be placed along 800 West and 600 North street frontages.</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to approve the site plan of a 74,916 square foot care facility on a 3.14 acre site in the CG zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none"> Placement of the required three foot landscaping berm along the frontages of 800 West and 600 North.
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BACKGROUND

- The applicant proposes to construct a 74,916 square foot care facility.
- Care facilities are conditionally permitted in the CG zone subject to the requirement that one care facility cannot be within 1,500 feet of another facility within the city. This proposal complies with the distance between facilities requirement.
- The City Council is designated as the land use authority for site plan applications. The Planning Commission has reviewed the application and recommended approval to the City Council with the one condition noted above.

DISCUSSION & ANALYSIS

Parking Standards

The off-street parking standard for a care facility is 1 stall per staff member plus 1 stall per 3 residents. The proposed facility will have 15 staff members and up to 105 residents, which will require 50 total stalls. The submitted site plan proposes 60 parking stalls, which satisfies the parking requirement.

Additionally, the Code requires 5 bicycle stalls. The site plan proposes to install 5 bicycle parking stalls, and meets the requirement.

Summary of Parking Requirements

- Vehicle Spaces Required: 50
- Vehicle Space Provided: 60
- Bicycle Spaces Required: 5

- Bicycle Spaces Provided: 5

Landscaping Standards

Landscaped Strip Along Frontage

The 700 North Corridor has a specific street cross section which includes a narrower landscaped strip than is typically required in the CG zone because there is a landscaped median on 700 North. The landscaped strip is between the curb and the sidewalk. The proposed cross section on the submitted site plan matches the required cross section. See attachment 6 for details.

The Code requires the frontages along 800 West and 600 North to have a 20 foot landscaped buffer with a 3 ft. berm and trees every 30 feet on center. At least 70% of the landscaping in the required strip must be grass, and the remaining 30% may be landscaped in decorative rock, bark, mulch or other non-grass ground covers. The submitted site plan proposes the required 20 ft. landscaped buffer with trees every 30, or so, feet. Along 600 North, the trees are not on center. The Planning Commission approved these deviations in tree alignment. The plan also propose a 70 ft. stretch of cobble rock in an area that will be used for storm water detention. This area will not comprise more than 30% of the total landscaped frontage.

The site plan does not propose the 3 ft. required berm along 800 West and 600 North. The Code allows the Planning Commission to waive the berming requirement if the Commissioners determine it is appropriate and in the public interest. However, the Commissioners required the berm to be installed as a condition of approval and the applicant was fine to do so.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall. The site has 60 parking stalls, which will require at least 2,400 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. The submitted landscaping plan proposes 4,739 square feet of qualifying interior landscaping to meet the requirement.

The interior landscaping requirements include 1 interior tree per 10 parking stalls. The number of required interior trees for this site is 6, which is the number of interior trees proposed on the site.

Total Open Space Requirement

The Code requires that a minimum of 30% of the lot be maintained in permanent landscaped open space. The landscaping plan indicates that 39% of the site will be maintained in landscaped open space.

Architectural Standards

Building Materials

Lindon's Commercial Design guidelines, which govern architectural treatments in the CG zone, identify masonry building materials, such as brick, stone, and colored decorative concrete block (including fenestration) as the preferred primary building material; and brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding, and timbers as secondary materials.

An architectural rendering and elevation details are included in attachment 5. The building materials proposed for the exterior include stone veneer, vertical/horizontal siding, and stucco.

Building Color

The Commercial Design Guidelines indicate that earth tones are generally preferred over harsh or loud colors, except where more vibrant colors are used to create a special effect that is harmonious with the adjacent context. The Design Guidelines include a color palette for reference in determining compliance with this requirement. The color palette has been included as attachment 7 for your reference. A rendering that illustrates the building colors is included in attachment 5 for review.

Area & Dimensional Requirements

The proposed site plan complies with height and setback requirements in the CG zone.

Engineering Requirements

The City Engineer is working with the applicant on engineering considerations related to the site and will ensure all engineering related issues are resolved before final approval is granted.

ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Photos of Existing Site
3. Site Plan
4. Landscaping Plan
5. Architectural Rendering, Photo, & Elevations
6. 700 North Street Cross Section
7. Commercial Design Guidelines Color Palette

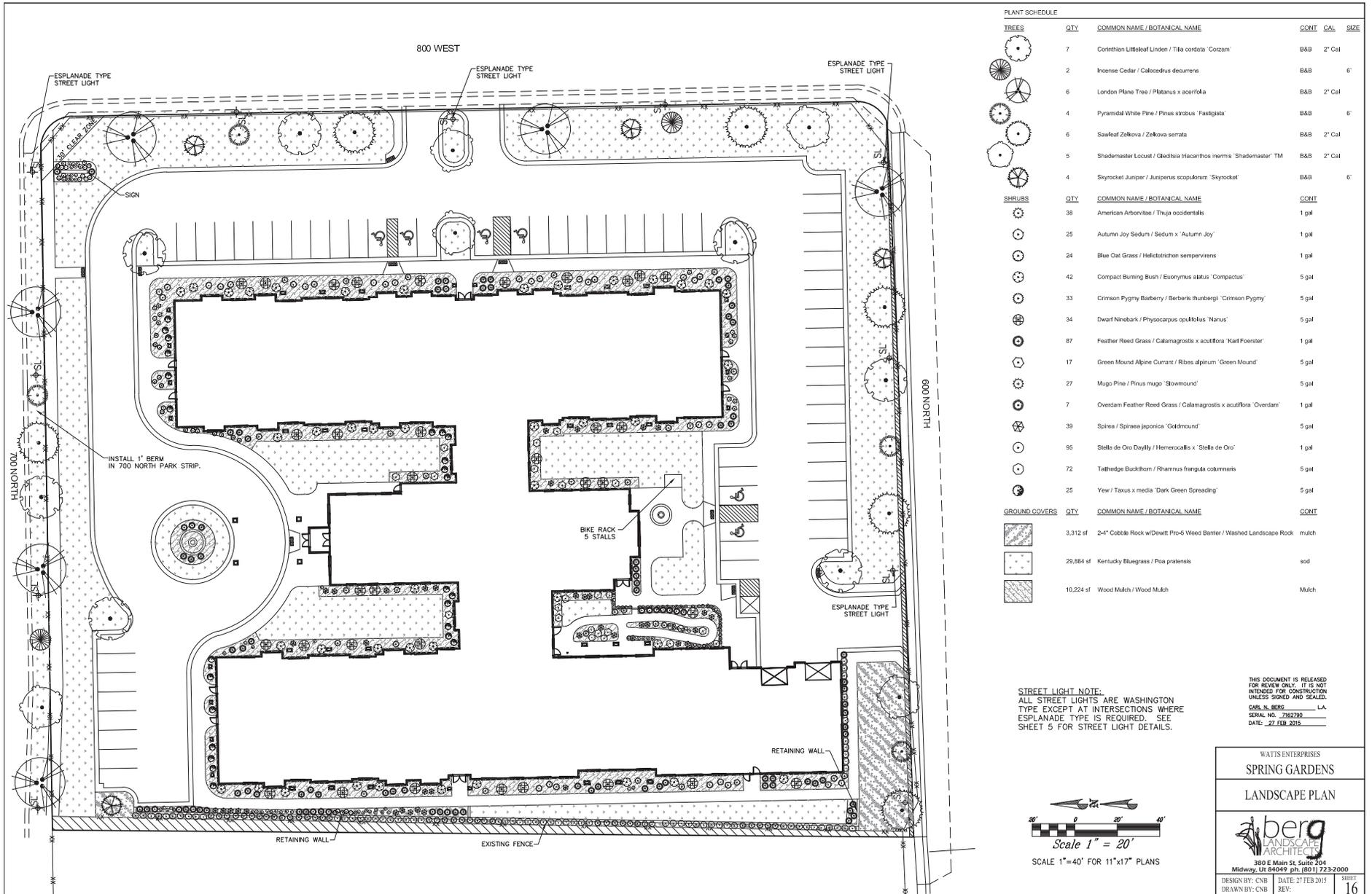
Attachment 1







Attachment 4

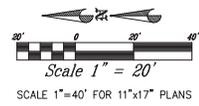


PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	7	Corinthian Littleleaf Linden / Tilia cordata 'Corzam'	B&B		2' Cal
	2	Incense Cedar / Calocedrus decurrens	B&B		6'
	6	London Plane Tree / Platanus x acerifolia	B&B		2' Cal
	4	Pyramidal White Pine / Pinus strobus 'Fastigiata'	B&B		6'
	6	Sawleaf Zelkova / Zelkova serrata	B&B		2' Cal
	5	Shademaster Locust / Gleditsia tricanthos inermis 'Shademaster'™	B&B		2' Cal
	4	Skyrocket Juniper / Juniperus scopulorum 'Skyrocket'	B&B		6'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	38	American Joy Sedum / Sedum x autumn joy	1 gal		
	25	Autumn Joy Sedum / Sedum x 'Autumn Joy'	1 gal		
	24	Blue Oat Grass / Helictotrichon sempervirens	1 gal		
	42	Compact Burning Bush / Euonymus alatus 'Compactus'	5 gal		
	33	Crimson Pygmy Barberry / Berberis thunbergii 'Crimson Pygmy'	5 gal		
	34	Dwarf Ninebark / Physocarpus opulifolius 'Nanus'	5 gal		
	87	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal		
	17	Green Mound Alpine Currant / Ribes alpinum 'Green Mound'	5 gal		
	27	Mugo Pine / Pinus mugo 'Stowmound'	5 gal		
	7	Overdam Feather Reed Grass / Calamagrostis x acutiflora 'Overdam'	1 gal		
	39	Spiraea / Spiraea japonica 'Goldmound'	5 gal		
	95	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal		
	72	Tailhedge Buckthorn / Rhamnus frangula coccinervis	5 gal		
	25	Yew / Taxus x media 'Dark Green Spreading'	5 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	3,312 sf	24" Cobble Rock w/Dewitt Pro-6 Weed Barrier / Washed Landscape Rock	mulch		
	29,884 sf	Kentucky Bluegrass / Poa pratensis	sod		
	10,224 sf	Wood Mulch / Wood Mulch	Mulch		

STREET LIGHT NOTE:
 ALL STREET LIGHTS ARE WASHINGTON TYPE EXCEPT AT INTERSECTIONS WHERE ESPLANADE TYPE IS REQUIRED. SEE SHEET 5 FOR STREET LIGHT DETAILS.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CMB, L.L. BERG ARCHITECTS
 SERIAL NO. 2262790
 DATE: 27 FEB 2015



WATTS ENTERPRISES
SPRING GARDENS
 LANDSCAPE PLAN

380 E Main St, Suite 204
 Midway, UT 84049 ph. (801) 723-2000
 DESIGN BY: CMB DATE: 27 FEB 2015 SHEET
 DRAWN BY: CMB REV: 16







SHEET NOTES

1. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
2. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
3. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
4. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
5. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
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10. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
11. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
12. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
13. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
14. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.

GENERAL NOTES

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 10/15/2014
PROJECT: LINDON SPRING GARDENS - ALF
CLIENT: LINDON SPRING GARDENS - ALF
ARCHITECT: LYTIGER DESIGN GROUP, INC.



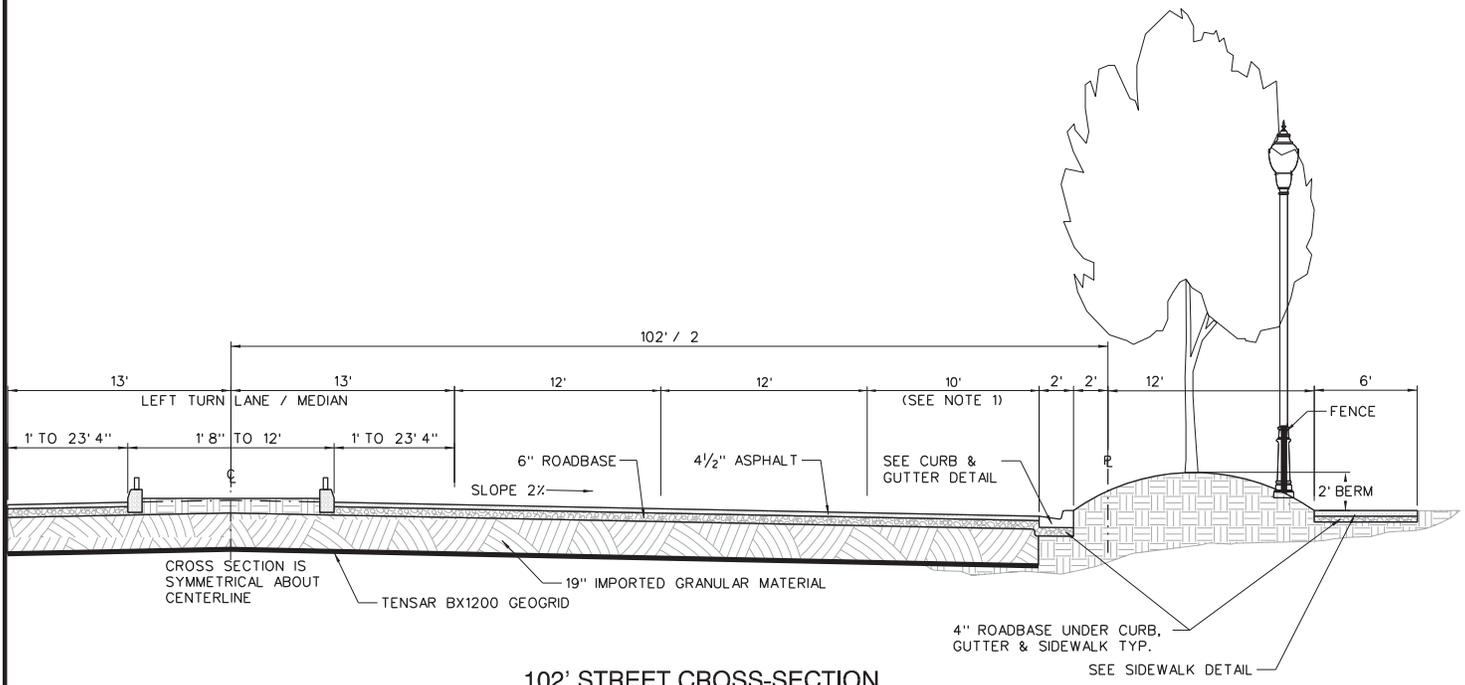
LINDON SPRING GARDENS - ALF
 100 WEST 1000 SOUTH, LINDON, UT 84042
 PHONE: (801) 734-1111
 FAX: (801) 734-1112
 WWW.LYTIGERDESIGN.COM

ISSUED SETS

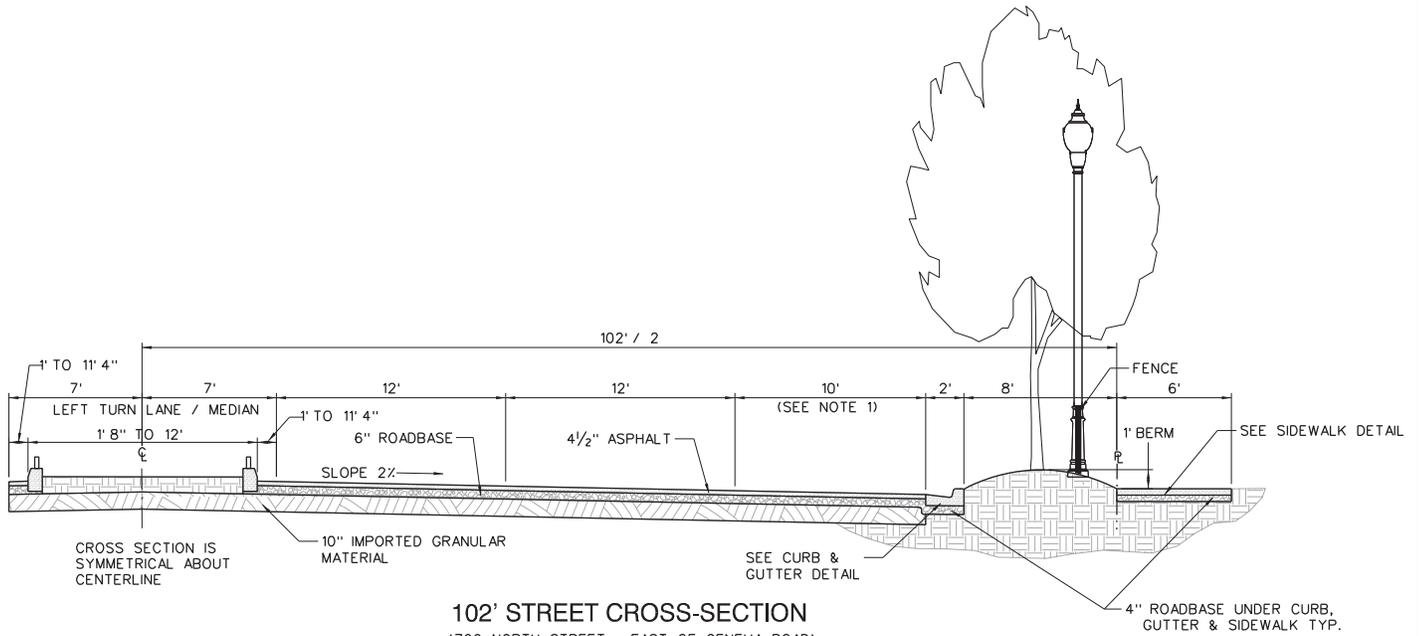
NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

A7.1



102' STREET CROSS-SECTION
(700 NORTH STREET - WEST OF GENEVA ROAD)



102' STREET CROSS-SECTION
(700 NORTH STREET - EAST OF GENEVA ROAD)

NOTES:

1. RIGHT TURN LANE / EMERGENCY LANE. THIS LANE IS 5' WIDE JUST BEYOND EACH INTERSECTION, AFTER WHICH IT WIDENS TO 10' WIDE.
2. FENCES ARE TYPICALLY 2' FROM THE SIDEWALK, WITH GAPS IN THE FENCE FOR THE LIGHT POLES
3. LIGHT POLES ARE TYPICALLY 2' FROM THE SIDEWALK, AND SPACED EVERY 100 FEET.
4. TREES ARE TO BE CENTERED IN THE PLANTING AREA, AND SPACED IN ACCORDANCE WITH THE ADOPTED TREE PLANTING GUIDE.



STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN LINDON CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF LINDON CITY, LINDON CITY CORPORATION AND J-U-B ENGINEERS CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	DESCRIPTION	BY	APPR	DATE
1	REPLACED PREVIOUS DETAIL WITH 700 NORTH STREET CROSS SECTIONS	CJC	M.C.	12/15/06
2	UPDATED DIMENSIONS	SAC	M.C.	12/22/08



700 NORTH STREET CROSS SECTIONS

LINDON CITY
100 NORTH STATE

STANDARD DRAWING NUMBER:	2c
CAD DWG: LC StdDwg.dgn	
PLOT SCALE:	1:000
DRAWN BY:	CJC
DESIGN BY:	M.C.
CHECKED BY:	M.C.
ADOPTED DATE:	8 JAN 09

Attachment 7

IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors

The main color palette is a large rectangular area with a light beige background. It features the text "Utah Mountain Desert Color Palette" on the left and "Primary Colors" on the right. Below the text are seven horizontal rows of color swatches. The first row contains five shades of blue. The second row contains five shades of grey. The third row contains five shades of brown. The fourth row contains five shades of green. The fifth row contains five shades of olive green. The sixth row contains five shades of yellow-green. The seventh row contains five shades of tan.

8. Public Hearing — Ordinance Amendment, LCC 17.48 Commercial Zones, Ord #2015-5-O
(45 minutes)

Lindon City requests approval of an amendment to Lindon City Code 17.48. The proposed amendment will modify minimum lot or development size along the 700 North Commercial Corridor. The Planning Commission recommends approval.

See attached information from the Planning Department.

Ordinance Amendment, Lindon City Code 17.48 Commercial Zones

Lindon City staff and Planning Commission request approval of an amendment to Lindon City Code 17.48. The proposed amendment will create development districts along the 700 North Commercial Corridor.

<p>Applicant: Lindon City Presenting Staff: Jordan Cullimore</p> <p>Type of Decision: Legislative Council Action Required: Yes Planning Commission Recommendation: Approval</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether it is in the public interest to approve the proposed amendment. <p><u>MOTION</u> I move to (<i>approve, deny, continue</i>) ordinance amendment 2015-5-O (<i>as presented, with changes</i>).</p>
--	--

DISCUSSION & ANALYSIS

There have been several discussions among Planning Commissions, City Council members, and staff regarding how to best promote high quality, orderly development along 700 North in Lindon. Staff presented some options to the Planning Commission on February 10, 2015 and March 10, 2015.

The Commission recommended approval of the attached ordinance amendment. The amendment will divide the 700 North Corridor into districts and require an applicant developing any area of a district to show how the remainder of the district could develop to preserve access and visibility for the remaining area in the district. Each district shares access points with the adjacent districts so that each district has both a full-movement access and a limited, right in/right out access.

As an example of how development within a district could occur with this ordinance, any developer interested in District 5 would have to show not only their project within that district, but also a master plan for the remainder of the district. Approval of the master plan would be a guiding document for other developers in the same district unless an updated plan were approved by the Land Use Authority.

Each district is approximately five acres in size while minimum lot size will remain the same as the rest of the General Commercial zone at 20,000 square feet. Staff feels this plan gives some flexibility to developers while addressing the City's concern about orderly development along the corridor.

Please see the attached ordinance.

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Chapter 17.48 COMMERCIAL ZONES

- 17.48.010 General provisions.
- 17.48.020 Zone development
- 17.48.030 Landscaping within the general commercial zone.
- 17.48.040 Fencing and screening.
- 17.48.050 Storage and merchandise.
- 17.48.060 Maintenance of premise.
- 17.48.070 Site lighting.
- 17.48.080 Architectural design.
- 17.48.090 Special provisions.
- 17.48.100 Planned commercial zone.

Section 17.48.010 General provisions.

The Commercial Ordinance is established to promote commercial and service uses for general community shopping. The objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located. These zones include the General Commercial Zones (CG, CG-A, CG-A8, CG-S) and the Planned Commercial (PC-1 and PC-2) Zones.

For a full list of permitted uses in these zones, refer to the Standard Land Use Table in appendix A. (Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10 adopted 10/4/06, Ord. 2013-12 amended 12/4/13)

Section 17.48.020 Zone development area and dimensional standards.

~~Refer to Table 17.48.020 below for general area and dimensional standards in the various CG zones. The following development standards apply, except as otherwise approved by the Planning Commission for site designs in the various CG zones that are consistent with the Lindon City Commercial Design Guidelines.~~

~~(See Table 17.48.020 page 7)~~

~~Ord. 2015-5, amended XX/XX/2015; Ord. 2008-6, adopted 04/15/2008, Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 2006-10 Adopted 10/4/06; Ord. 2013-12 Amended 12/4/13)~~

Table 17.48.020 (see section 17.48.020)

	<u>CG</u>	<u>CG-A</u>	<u>CG-A8</u>	<u>CG-S</u>	<u>PC-1, PC-2</u>
<u>Min lot size</u>	<u>20,000 sq/ft</u>	<u>20,000 sq/ft</u>	<u>20,000 sq/ft</u>	<u>20,000 sq/ft</u>	<u>1 acre</u>
<u>Front setback</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>30'</u>
<u>Side or rear yard setback when adjacent to a non-residential zone</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>
<u>Side or rear yard setback when adjacent to a non-residential sue or a residential zone</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>40'</u>	<u>50'</u>
<u>Street side yard setback</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>30'</u>

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<u>(corner lot)</u>					
<u>Minimum structure height</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>14'</u>
<u>Maximum structure height</u>	<u>48'</u>	<u>48'</u>	<u>80'</u>	<u>48'</u>	<u>48'</u>

(Ord. 2015-5, amended XX/XX/2015; Ord. 2013-12 amended 12/4/13)

Section 17.48.025 700 North Commercial Corridor District Plans

The following applies to the area identified in Figure 1 (700 North Commercial Corridor) at the end of this Chapter:

1. Figure 1 divides the 700 North Commercial Corridor into 16 development districts. An applicant proposing to develop any portion of a 700 North Commercial Corridor development district must either develop the entire district as a single, coherently planned site, or, if the proposed site involves only a part of the district in which it is located, the following shall be submitted:
 - a. a district plan showing:
 - i. the location of the proposed site as it forms part of the entire district; and
 - ii. a future street system, lot configurations, and building orientations that demonstrate how the balance of the undeveloped area could be developed in a way that will preserve access and corridor visibility for the remaining undeveloped part of the district.
2. The land use authority shall approve a district plan with each site plan approved on the 700 North Commercial Corridor (see Figure 1). The approved district plan shall become a basis or standard for future development within the applicable district. It is anticipated that a district plan may evolve in response to subsequent development. An applicant may propose modifications to an existing district plan, and the Planning Commission may approve requested modifications, that promote quality and orderly development.

Section 17.48.030 Landscaping within the general commercial zones (CG, CG-A, CG-A8, CG-S).

1. Landscaping objectives. Landscaping plans shall be prepared with a view toward accomplishing the following design objectives (plans will be approved or denied based on how well these objectives are satisfied).
 - a. Enhance the visual environment by:
 - i. Adding visual interest through texture, color, size, shape, etc., and
 - ii. Enhancing perspective by framing view complimenting architecture screening and creating points of interest and activity.
 - b. Ensure public safety by:
 - i. Guiding the circulation of cars and people,
 - ii. Controlling access to parking lots,
 - iii. Making traffic diverters prominent, and
 - iv. Creating street identification by varying the species, height, and location of landscaping.
 - c. Minimize noise and glare.
 - d. Conserve energy.
 - e. Complement architecture by landscaping around buildings.
 - f. Screen areas of low visual interest.
2. Overall landscaping plan. With the application for site plan approval, an overall landscaping plan shall be submitted. Landscaping plans shall show details on specific

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types and locations of trees and shall also identify areas to be sod or other types of vegetation or ground cover. Additional 'interior parking lot landscaping' may be required per LCC 17.18.

3. Open space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.
 4. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped berm at least three (3) feet high and twenty (20) feet width shall be planted with grass and maintained in a living, growing condition along all public street frontages.
 - a. The measurement of the twenty (20) feet in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. Areas with meandering sidewalks will have the twenty (20) feet measured from back of curb but may to count sidewalk width as part of the twenty (20) feet in landscaping requirement.
 - b. Thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non-grass areas shall be submitted and approved by the Planning Director.
 - c. Trees shall be planted thirty (30) feet on center, centered ten feet from the edges of the strip in all required landscaped and bermed areas.
 - d. Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon Commercial Design Guidelines may also be considered by the Planning Commission. (Ord. 2013-12 Amended 12/4/13).
 5. Trees. Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, shall be at least two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height when planted.
 6. Sprinkling and irrigation. All plantings shall be serviced by an acceptable underground automatic irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.
 7. Concrete curbing shall be provided between landscaped areas and off-street parking areas that is as at least six inches (6") higher than the parking areas.
- (Ord. 2008-10, amended 09/02/2008; Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 amended 12/4/13)

Section 17.48.040 Fencing and screening.

1. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone. The fence shall be constructed and maintained by the owner of the non-residential development. Perimeter fencing shall not exceed eight (8') feet in height without approval by the Planning Commission. In all commercial zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence or approve a fence height greater than eight feet (8') if it makes the following findings:
 - a. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use.
 - b. The appearance of the fence/landscape screen will not detract from the residential use and/or non-residential use of the property.

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- c. The proposed fence/landscape screen will shield the residential use from noise, storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.

(Ord. 2000-3, Amended, 10/04/2000; Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000 Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 Amended 12/4/13; Ord. 2014-7, Amended 2/4/14)

Section 17.48.050 Storage and merchandise.

1. The storage of merchandise outside an approved building shall be in an area approved as a part of the site plan and shall be within an area enclosed with a sight obscuring fence of at least six (6') feet in height. However, promotional displays, vehicle sales lots, and plant materials may be displayed outside of an approved building or enclosed area so long as they are placed adjacent to a building wherein the business displays the bulk of its goods for sale.
2. This subsection shall not apply to temporary site plans under 17.17.
3. Landscaped areas and parking lots shall not be used for the displaying of merchandise.
4. Stacking of merchandise or materials of any kind shall not be allowed to protrude above required walls or fence lines unless approved by a temporary use permit.
5. No outdoor storage can be placed without any required fencing first being installed.
6. For outdoor storage areas required to be visually obscured, the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a sight obscuring fence or approve a fence height greater than six feet (6') if it makes the following findings:
 - a. The proposed fence/landscape screen provides an adequate buffer for the adjoining uses;
 - b. The appearance of the fence/landscape screen will not detract from adjoining uses and/or use of the property.
 - c. The proposed fence/landscape screen will shield the adjoining uses from noise, storage, traffic or any other characteristic of the storage use that is incompatible with adjoining uses.
 - d. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.

(Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006; Ord. 2012-12, amended 10/2/12).

Section 17.48.060 Maintenance of premise.

1. No excessive or offensive noise, dust, odor, smoke, or light, shall be emitted which is discernable beyond the site or parcel boundary lines in question, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.
2. No person shall store junk, unlicensed and/or inoperable vehicles, partially or completely dismantled vehicles, or salvaged materials in any commercial zone outside a building.
3. All solid waste storage facilities shall be enclosed with a masonry wall and constructed as per adopted City standards. The minimum access width to a solid waste storage facility shall be fifteen (15) feet.

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4. No trash, rubbish, or weeds shall be allowed to accumulate on any lot in the CG, PC-1 or PC-2 zones. The space around buildings and structures in these zones shall be kept free from refuse, debris, and weeds. All waste shall be concealed from view from adjacent property.
5. The architecture, appearance, and aesthetics of all buildings, structures, and edifices in all commercial zones shall be maintained to reasonable upkeep and maintenance standards.

(Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006).

Section 17.48.070 Site lighting.

1. On-site lighting shall be designed to discourage the occurrence of graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.
2. Street lights shall be installed on all public roads according to standards established in the Land Development Policies, Standard Specification and Drawings manual. (Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006)

Section 17.48.080 Architectural design.

1. Architectural character, street scape, site design and other amenities in the CG, CG-A, CG-A8, or CG-S zones shall be consistent with the Lindon City Commercial Design Guidelines as presently constituted and as may be amended from time to time.
2. All sides of the buildings shall receive design consideration consistent with the Commercial Design Guidelines, particularly where exposed to vehicular traffic or adjoining properties.

(Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 97-7, Amended, 08/17/2000; Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 amended 12/4/13)

Section 17.48.090 Special provisions.

1. The requirements of this Section shall run with the land and be binding on successors, owners and tenants so long as the buildings are occupied or the use exists.
2. The owners of a commercial development which contains more than one parcel of record or which has more than one owner may be required by the approving authority to submit documents to the City for approval which assure unified control of the development.
3. Any person who desires to occupy vacant floor space, or to change the use of the floor space shall be required to first obtain a certificate of occupancy from the City. Any person constructing or altering a building in the commercial zones shall first obtain a building permit from the City for such construction or alteration and then shall obtain a certificate of occupancy from the City before the building being constructed or altered is occupied.
4. If the City determines that the developer, tenant, manager, owner or any other interested person, firm or corporation has failed to maintain the premises consistent with all applicable zoning, health, safety, and building codes and ordinances, the City shall so notify said persons, firms or corporation by written notice specifying the deficiency complained of, and unless such failure is corrected to the satisfaction of the City within thirty (30) days, such failure or deficiency shall be deemed to constitute a "public nuisance" which may be abated in any lawful manner including but not limited to the manner set forth in Chapter 8 of Title 10 Utah Code Annotated 1953, as amended.

(Ord. 98-6, Repealed and Replaced, 10/03/2000)

Section 17.48.100 Planned commercial zone.

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Approximately between 600 South and 200 South, and 400 West and I-15.

1. Purpose. The purposes of the PC zones are:
 - a. To provide for development of regional commercial centers that can accommodate retail, office, and service uses in areas that are convenient to the traveling public while protecting the character and quality of adjacent residential areas and the overall community of Lindon.
 - b. To provide aesthetic controls for building architecture and site development.
 - c. To provide development guidelines to ensure effective and safe traffic control and movement while creating an aesthetically pleasing traffic environment.
2. Uses within the PC-1 and PC-2 zones shall be allowed as outlined in Appendix A, Standard Land Use Table of the Lindon City Code as presently constituted and as may be amended from time to time.
3. Site development standards.
 - a. Building and Fence setback: The building setback and fence setback from any dedicated street shall be thirty feet (30').
 - b. Building Heights: No building or structure shall be higher than forty eight feet (48') including mechanical appurtenances, which shall be properly screened, above the average grade of the street sidewalks adjacent to the property within the PC-1 Zone.
 - c. Building design and materials. The architecture, design theme, and construction materials of the building's front elevation shall be applied to all exterior walls of the building. The rear of the building and any portion of the building that traditionally gets less attention to aesthetics shall be enhanced by the same architecture and design theme as those portions of the building that get high visibility from the public, except exterior building striping or similar decor shall not be installed on the rear or side exterior building walls directly adjacent to residential areas. Building exterior materials shall be eighty five percent (85%) brick, decorative stone, fluted block, colored textured block, concrete tilt-up that meets the specific architectural theme for the development, glass and wood. Sheet metal and corrugated metal shall be prohibited, except for trim, soffits, fascia, mansards and similar architectural features. Other materials may be used if approved by the Planning Commission.
 - d. Building orientation. No building front shall face toward an adjacent residential zone. The only building accesses permitted with orientation toward adjacent residential zones shall be emergency accesses only as required by the currently adopted building and fire codes.
4. Landscaping:
 - a. Landscaping objectives. Landscaping plans shall be prepared with a view toward accomplishing the following design objectives (plans will be approved or denied based on how well these objectives are satisfied):
 - i. Enhance the visual environment by:
 - Adding visual interest through texture, color, size, shape, etc., and
 - Enhancing perspective by framing views, complimenting architecture, screening and creating points of interest and activity.
 - ii. Ensure public safety by;
 - Guiding the circulation of cars and people,
 - Controlling access to parking lots,
 - Making traffic diverters prominent, and

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- creating street identification by varying the species, height, and location of landscaping.
 - iii. Minimize noise and glare.
 - iv. Conserve energy.
 - v. Complement architecture by landscaping around buildings.
 - vi. Screen areas of low visual interest.
 - b. Overall landscaping plan. With the application for site plan approval, an overall landscaping plan shall be submitted. Landscaping plans shall show details on specific types and location of trees and shall also identify areas to be sod or other types of vegetation or ground cover. Additional 'interior parking lot landscaping' may be required per LCC 17.18.
 - c. Open Space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.
 - d. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped berm at least three (3) feet high and twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages.
 - i. The measurement of the twenty (20) feet in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. Areas with meandering sidewalks will have the twenty (20) feet measured from back of curb but may not count sidewalk width as part of the twenty (20) feet in landscaping requirement.
 - ii. Thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non- grass areas shall be submitted and approved by the Planning Director.
 - iii. Trees shall be planted thirty (30 feet on center, centered ten (10) feet from the edges of the strip in all required landscaped and bermed areas.
 - iv. Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approve alterations. Other landscaping layouts consistent with the Lindon City Commercial Design Guidelines may also be considered by the Planning Commission.
 - e. Trees. Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, must be at least two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height when planted.
 - f. Sprinkling and irrigation. All plantings shall be serviced by an acceptable underground automatic irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.
 - g. Concrete curbing shall be provided between landscaped areas and off-street parking areas that is at least six inches (6") higher than the parking areas.
- (Ord. 2014-7, Amended 2/4/14)
5. Screening and lighting.
- a. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone. The fence shall be constructed and

LINDON CITY CODE

maintained by the owner of the non-residential development. Perimeter fencing shall not exceed eight (8') feet in height without approval by the Planning Commission. In all commercial zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence or approve a fence height greater than eight feet (8') if it makes the following findings:

- i. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use;
 - ii. The appearance of the fence/landscape screen will not detract from the residential use and /or non-residential use of the property;
 - iii. The proposed fence/landscape screen will shield the residential use from noise storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses;
 - iv. The Planning Commission may waive or adjust this fence/;screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.
- b. Lighting: Free standing lighting fixtures of at least eight feet (8') in height and not to exceed twenty feet (20') in height and producing at least one (1) foot candle of illumination shall be installed and maintained along the street right-of-way lines and designed to shine away from residential developments. The lighting shall be designed to discourage the occurrence of graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.
6. Special provisions:
- a. Outside storage and display areas: The storage of merchandise or other material outside an approved building is prohibited. Outside display areas shall be approved as a part of the site plan. Landscaped areas shall not be used for the display of merchandise nor storage of materials unless approved by a temporary use permit.
 - b. Receiving areas (docks): Receiving areas located within one hundred fifty feet (150') of a residential zone shall be located inside an approved building or in an area enclosed on three (3) sides and covered with a roof. Access to receiving docks shall be from the front of the building or from the side of the building, provided the side of the building is not oriented toward an adjacent residential zone. Receiving areas shall be signed to indicate the hours the receiving area is operational and shall be signed to prohibit engine idling when the receiving area is closed. Receiving areas adjacent to a residential zone shall not operate between the hours of 10:00 PM and 6:00 AM unless provisions can be made to bring merchandise into the store through the front or side of the store not oriented toward a residential area. Materials, such as pallets, store fixtures, and other similar items shall not be stored in the receiving area. Any and all venting of the receiving areas shall be to the interior.
 - c. Solid waste areas: Solid waste dumpsters located within one hundred fifty feet (150') from any adjacent residential zone shall be located in an enclosure, the materials of which shall be approved by the City as a part of the site plan. Pick up of solid waste shall not occur between the hours of 10:00 PM and 6:00 AM.
 - d. Site maintenance. Except for snow removal, all common area maintenance of the site shall be between the hours of 6:00 AM and 10:00 PM. Snow removal may be conducted on the site any time as necessary.

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- e. Certificate of Occupancy: No certificate of occupancy shall be issued for any building on any portion of a development until the landscaping is in place or a bond, cash deposit, or equivalent, is deposited with the City conditioned on and guaranteeing the installation of all landscaping shown on the approved site plan. All landscaped areas shall be maintained in a neat, clean, orderly and slightly condition. This shall include proper pruning, lawn mowing, weeding, removal of litter, fertilizing, replacing of dead plants and the regular watering of all plants. Failure to maintain the landscaping as provided herein shall be a violation of this chapter and enforceable as provided by law.

(Ord. 2008-10, amended 09/02/2008, Ord. 2008-4, amended 2/19/2008, Ord. 2000-3, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-6, adopted 3/22/2006).

Table 17.48.020 (see section 17.48.020 page 1)

	CG	CG-A	CG-A8	CG-S	PG-1, PG-2
Min lot size	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	1-acre
Front setback	20'	20'	20'	20'	30'
Side or rear yard setback when adjacent to a non- residential zone	0'	0'	0'	0'	0'
Side or rear yard setback when adjacent to a non- residential sue or a residential zone	40'	40'	40'	40'	50'
Street side yard setback (corner lot)	20'	20'	20'	20'	30'
Minimum structure height	10'	10'	10'	10'	14'
Maximum structure height	48'	48'	80'	48'	48'

(Ord. 2013-12 amended 12/4/13)

9. Discussion Item — New Fire Station / City Center Upgrades: Timeline & Funding (45 minutes)

The City Council will review the timeline for design & construction of the future fire station and will discuss City Center upgrade alternatives, public involvement, and possible funding options. No motions will be made.

Background: *Lindon City's current fire department facilities are temporary facilities contemplated for use only until a permanent fire station was able to be constructed. Lindon's contract for fire and EMS services provided by the City of Orem required that a new fire station facility be ready for operation by July 1, 2013. Due to the financial constraints on the City during the recession, a time extension was granted by the City of Orem for an additional 5-year period so the facility would not need to be finished until July 1, 2018.*

Police Department facilities within the current City Center are also inadequate for long-term use with evidence storage space, office facilities, and safety deficiencies that need to be addressed. Therefore, a combined Fire/Police Public Safety Building has been contemplated. The City has explored a standalone fire station in addition to a significant remodel of the existing City Center in order to accommodate Police Department needs and also resolve other needs at the City Center building such as installation of an elevator.

The City realizes that the current facilities for both fire and police are inadequate long-term solutions that will need to be upgraded to accommodate current and future growth in the City. In the summer of 2013 the City hired JRCA Architects to prepare a Public Safety Facilities Master Plan and assess the space needs of Lindon's fire and police departments. Various building locations and options for development of public safety facilities were evaluated and presented to the City Council in October 2013. This study has provided a basis for estimated costs of various options for future public safety facilities needed by the City.

A draft timeline for construction and potential capital expenditures has been previously discussed. Many decisions are yet to be made on this issue. Staff desires feedback regarding options for development, funding, time lines for construction, and level of public involvement desired by the Mayor and Council as this process moves forward.

Discussion Items:

- Should Lindon accelerate construction in order to get better interest rates? Rates appear to be near the bottom of the bond market and will most likely rise prior to late 2017 when we'll need to secure funding. A 1% increase in rates could be ~\$400k more interest on \$3.5 million, 20 yr bond @ 3% interest rate. Also, construction costs will most likely increase over the next few years.
- As we contemplate on-going Fire Station operational costs (utilities, etc.) should we explore solar power and other 'green' building practices to help offset long-term operational costs? It would be more cost up front, but less operational cost later on for power. It would also be beneficial for emergencies and power outages.
- City Center building remodel costs - Alternate estimate from Curtis Miner Architecture
- Should the City combine bonding for both standalone fire station and the City Center remodel? It could save money by doing both projects at or near the same time (reduce costs of bond issuance, lower interest rates, reduced construction mobilization costs, etc).
- Funding options to pay for construction bond:
 - Revenue Bonds (Sales Tax)
 - Public Safety Fee – collected through utility bills
 - Public Safety Impact Fee (may not be able to impose if we also have a utility fee)
 - Property Tax
 - Roll over savings from Hogan Bond payments (flow rider)

Sample Motion: No motion needed for discussion item.

10. **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 |

II. Administrator's Report:

(20 minutes)

Misc Updates:

- March City newsletter: <http://siterepository.s3.amazonaws.com/442/march15final.pdf>
- 2015 Lindon Days Grand Marshal – be thinking of potential individuals or couples to select.
- Project Tracking List – Any questions?
- 2008 Series Sales Tax refunding bonds: Public Placement Option = NPV savings of ~\$364k. Moving forward w/ bond counsel, etc. w/ anticipated pricing of bonds near end of April w/ closing on May 7th.
- UTOPIA – RUS settlement legal fund reimbursement \$9,176
- Legislative Updates
 - Thank you for support on Transportation Funding bills – gas tax and local option sales tax
- Misc. Items:

Upcoming Meetings & Events:

- Newsletter Assignment: **Carolyn Lundberg** - May newsletter article. *Due by last week in April.*
- April 4th @ 9:00am – City Easter Egg Hunt at Pheasant Brook Park (800 West)
- April 8-10th ULCT spring conference in St. George
- April 13th @ 12:30pm – Budget Committee lunch meeting **Mayor, Matt, Jake**
- April 14th @ Noon – Engineering Coordination meeting at Public Works **Mayor, Van, ???**
- April 17th @ 6:00pm - Volunteer Appreciation Dinner **Mayor, Council members as able**
- April 24th (Friday afternoon) – tree sale, tree give-away
- April 24th through May 1st – City Wide Clean Up (dumpsters for public use)
- June 1st – June 8th Declaration of Candidacy filing period for three open Lindon City Council seats

Future items:

- Employee Policy Manual updates

Adjourn

As of March 11, 2015

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Ordinance changes: LCC 17.38 'Bonds for Completion of Improvements to Real Property'	January 2014	City Initiated	Mar. 11	TBD
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Zone Change: Old Town Square	Feb 1, 2012	Scott Larsen	Feb. 14, continued	Pending
<i>Request for approval of a zone change for two parcels located at 873 West Center Street from R1-20 (Residential Low) to LI (Light Industrial).</i>				
Property Line Adjustment: LBA Rentals	Mar 12, 2012	Lois Bown-Atheling	N/A	N/A
<i>Request for approval of a property line adjustment to clean up existing parcels lines for five parcels in the CG zone at 162 & 140 South Main Street. This project is in conjunction with the Castle Park project.</i>				
Ordinance changes: LCC 17.32, 17.58, 17.66.020 'Subdivisions'	Nov. 2012	City Initiated	Nov. 13, Dec. 11, Jan. 8, Jan. 22	TBD
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State & Main</i>				
Amended Site Plan: Wasatch Ornamental Iron	June 2014	Melvin Radmall	N/A	N/A
<i>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</i>				
Property Line Adjustment	Oct. 2014	Steven Merrill	N/A	N/A
<i>Request for a property line adjustment at 455 E 500 N. Staff approved.</i>				
Site Plan: Scott's Provo GM	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
<i>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</i>				
Site Plan: Spring Gardens Senior Community	Feb. 2015	Russ Watts	Mar. 10	Mar. 17
<i>Request for site plan approval of a 105 bed assisted living facility. Located at approximately 800 West 700 North.</i>				
Site Plan: Utah Valley Mortuary	Mar. 2015	Ben Davis	Mar. 24	N/A
<i>Request for site plan approval of a mortuary. Located at approximately 1200 West 700 North.</i>				
Property Line Adjustment	Mar. 2015	James Ferrin	N/A	N/A
<i>Request for property line adjustment at 596 East 200 North.</i>				
NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.				
PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):				
Stableridge Plat D	Tim Clyde – R2 Project		Old Station Square Lots 11 & 12	
AM Bank – Site Plan	Joyner Business Park, Lot 9 Site Plan		Lindon Harbor Industrial Park II	
Lindon Gateway II	Freeway Business Park II		Lakeside Business Park Plat A	
West Meadows Industrial Sub (Williamson Subdivision Plat A)	Keetch Estates Plat A		Green Valley Subdivision	
Bishop Corner Plat B	Reflections Recover Center		Lindon Springs Garden Minor Subdivision	
Zyto/Tams Office Buildings Site Plan	Lexington Cove Major Subdivision		Coulson Cove Plat D	
Lindon Tech Center Site Plan	Pen Minor Subdivision		Lindon Tech Center Subdivision	
Happy Valley Derby Darlins CUP	Westlind Industrial Condo Subdivision		Ruf Subdivision	
Lindon Tech Center Phase III				

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews			
APPLICATION		PLANNING COMM.	CITY COUNCIL

APPLICATION NAME	DATE	APPLICANT INFORMATION	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@birdseyvertc.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>				

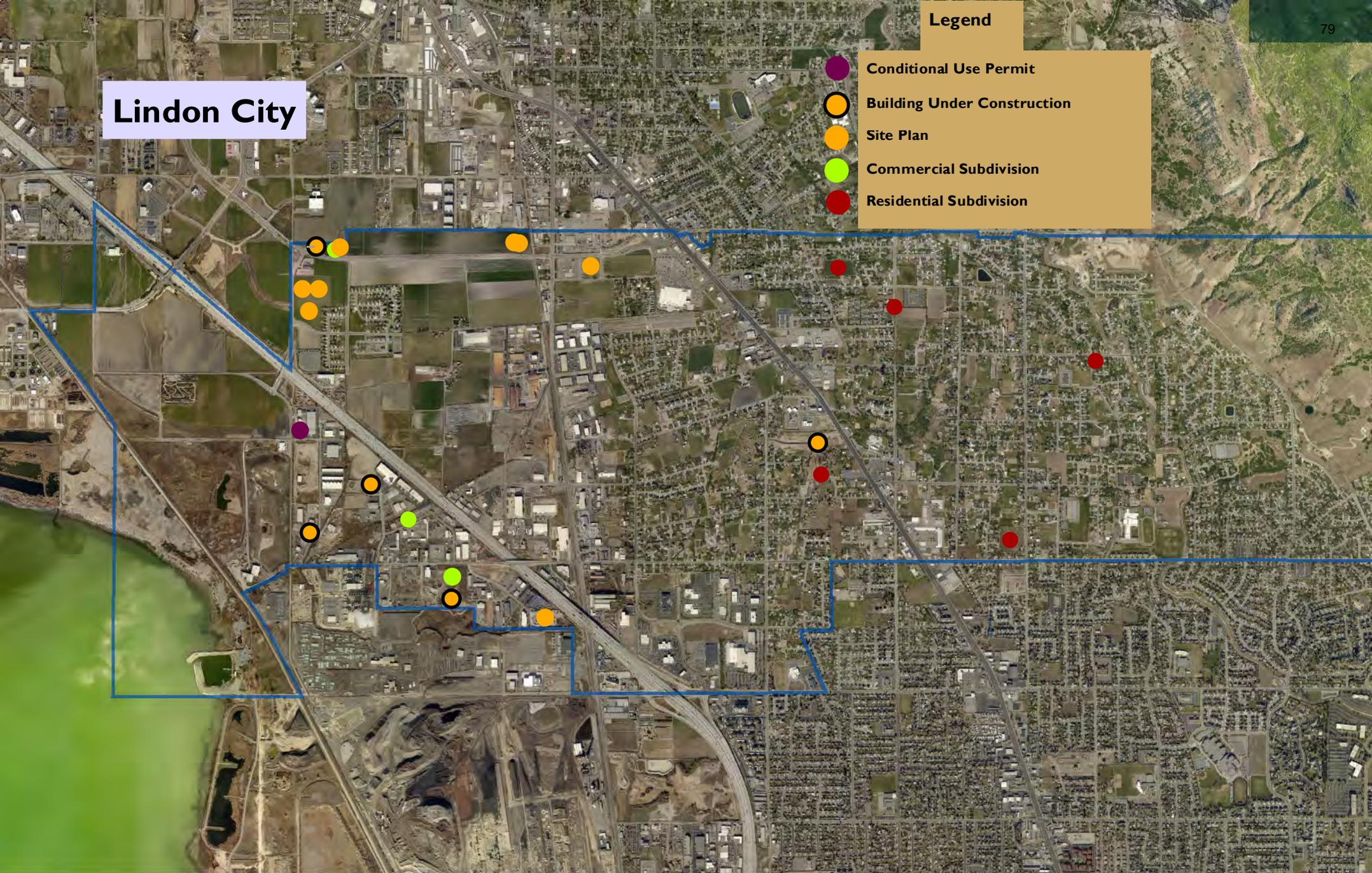
Grant Applications	
Pending	Awarded
EDCUtah — Economic Development Study on 700 North; \$5,000	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch)	EDCUtah 2014 — Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
FEMA Hazard Mitigation Grant – (pipe Main Ditch)	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 26 New residential units: 3	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses:30 Land Use Applications: 13 Drug-free zone maps: 3	Lindon Heritage Trail Phase 3	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly 2015 Utah APA Fall Conference Committee MAG Trails Committee

Legend

- Conditional Use Permit
- Building Under Construction
- Site Plan
- Commercial Subdivision
- Residential Subdivision

Lindon City



Orem Fire

Orem, UT

This report was generated on 3/11/2015 10:06:25 AM



Incidents for Zone for Date Range

Zone: Station 5 Lindon Response - Responses in Lindon Boundaries | Start Date: 02/01/2015 | End Date: 02/28/2015

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2015-00475	321 - EMS call, excluding vehicle accident with injury	02/01/2015	535 S Lindon Park DR	E-35,R-35
2015-00485	321 - EMS call, excluding vehicle accident with injury	02/02/2015	261 N Main ST	E-35,R-35
2015-00496	736 - CO detector activation due to malfunction	02/03/2015	343 W 400	E-35
2015-00500	322 - Motor vehicle accident with injuries	02/03/2015	700 N Geneva RD	E-35,R-35
2015-00504	736 - CO detector activation due to malfunction	02/04/2015	343 W 400	E-35
2015-00505	324 - Motor vehicle accident with no injuries.	02/04/2015	200 S Geneva RD	E-35,R-35
2015-00538	321 - EMS call, excluding vehicle accident with injury	02/06/2015	111 S 400	E-35,R-35
2015-00541	113 - Cooking fire, confined to container	02/06/2015	387 N 1085	E-35,R-35
2015-00547	321 - EMS call, excluding vehicle accident with injury	02/06/2015	1975 N State ST	E-35,R-35
2015-00574	321 - EMS call, excluding vehicle accident with injury	02/07/2015	1975 N State ST	E-35,R-35
2015-00577	911 - Citizen complaint	02/07/2015	1359 E 200	E-35
2015-00595	321 - EMS call, excluding vehicle accident with injury	02/09/2015	508 W 40	E-35,R-35
2015-00599	321 - EMS call, excluding vehicle accident with injury	02/09/2015	546 N 200	E-35,R-35
2015-00600	321 - EMS call, excluding vehicle accident with injury	02/09/2015	1975 N State ST	E-35,R-35
2015-00615	321 - EMS call, excluding vehicle accident with injury	02/10/2015	275 W 200	E-35,R-35
2015-00626	321 - EMS call, excluding vehicle accident with injury	02/11/2015	788 W 290	E-35,R-35
2015-00649	321 - EMS call, excluding vehicle accident with injury	02/12/2015	585 N State ST	R-35
2015-00655	321 - EMS call, excluding vehicle accident with injury	02/13/2015	1971 N 630 ST	E-35,R-35
2015-00659	321 - EMS call, excluding vehicle accident with injury	02/13/2015	1741 N 720	E-35,R-35

Only REVIEWED incidents included.

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2015-00665	611 - Dispatched & cancelled en route	02/13/2015	20 W 600	E-32,E-35
2015-00670	553 - Public service	02/13/2015	114 E Ridge RD	E-35
2015-00679	321 - EMS call, excluding vehicle accident with injury	02/14/2015	35 W 725	E-35,R-35
2015-00681	611 - Dispatched & cancelled en route	02/14/2015	360 S Technology CT	E-32,E-33,E-35,R-32,R-33,R-35,T-31
2015-00682	911 - Citizen complaint	02/14/2015	17 N State ST	E-35
2015-00694	611 - Dispatched & cancelled en route	02/15/2015	2130 W 600	E-35
2015-00699	321 - EMS call, excluding vehicle accident with injury	02/15/2015	550 N 120	R-35
2015-00701	321 - EMS call, excluding vehicle accident with injury	02/16/2015	46 W 450	E-35,R-35
2015-00721	321 - EMS call, excluding vehicle accident with injury	02/17/2015	1919 N 180	E-35,R-35
2015-00731	551 - Assist police or other governmental agency	02/18/2015	100 N State ST	R-35
2015-00738	321 - EMS call, excluding vehicle accident with injury	02/18/2015	110 S 2000	E-35,R-35
2015-00746	321 - EMS call, excluding vehicle accident with injury	02/19/2015	525 W 2000	E-35,R-35
2015-00755	321 - EMS call, excluding vehicle accident with injury	02/19/2015	734 E Center ST	E-35,R-35
2015-00766	321 - EMS call, excluding vehicle accident with injury	02/20/2015	421 N 150	E-35,R-35
2015-00787	321 - EMS call, excluding vehicle accident with injury	02/21/2015	585 N State ST	E-35,R-35
2015-00795	321 - EMS call, excluding vehicle accident with injury	02/22/2015	14 W 725	E-35,R-35
2015-00798	321 - EMS call, excluding vehicle accident with injury	02/22/2015	377 N 650	E-35,R-35
2015-00801	321 - EMS call, excluding vehicle accident with injury	02/22/2015	377 N 650	E-35,R-35
2015-00814	322 - Motor vehicle accident with injuries	02/23/2015	27501 I15NB	E-33,R-33
2015-00816	321 - EMS call, excluding vehicle accident with injury	02/23/2015	86 S 800	E-35,R-35
2015-00820	321 - EMS call, excluding vehicle accident with injury	02/23/2015	200 N Anderson LN	E-35,R-35
2015-00821	321 - EMS call, excluding vehicle accident with injury	02/23/2015	270 N Main ST	E-35,R-35
2015-00831	322 - Motor vehicle accident with injuries	02/24/2015	27501 I15NB	BC BU,E-33,R-33
2015-00832	321 - EMS call, excluding vehicle accident with injury	02/24/2015	27501 I15NB	E-35,R-35

Only REVIEWED incidents included.

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2015-00843	321 - EMS call, excluding vehicle accident with injury	02/25/2015	200 N Anderson LN	E-35,R-35
2015-00849	611 - Dispatched & cancelled en route	02/25/2015	125 S 1800	E-35,R-35
2015-00850	611 - Dispatched & cancelled en route	02/25/2015	743 W 20	E-35,R-35
2015-00854	321 - EMS call, excluding vehicle accident with injury	02/25/2015	306 E 400	E-35,R-35
2015-00864	320 - Emergency medical service, other	02/26/2015	1600 N State ST	R-35
2015-00869	321 - EMS call, excluding vehicle accident with injury	02/26/2015	128 S McKinley DR	E-35,R-32

Total # Incidents: 49

Only REVIEWED incidents included.