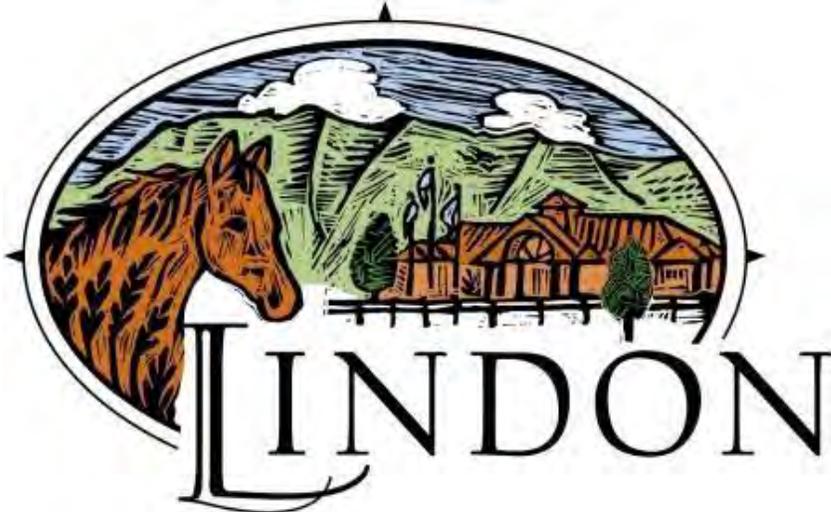


Lindon City Council Staff Report



Prepared by Lindon City
Administration

April 7, 2015

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a regularly scheduled meeting beginning at **7:00 p.m.** on **Tuesday, April 7, 2015** in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

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

Pledge of Allegiance: By Invitation
Invocation: Randi Powell

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



(Review times are estimates only)

1. **Call to Order / Roll Call**
2. **Presentations and Announcements**
 - a) Comments / Announcements from Mayor and Council members.
3. **Approval of minutes: March 17, 2015**
4. **Consent Agenda – No Items**
5. **Open Session for Public Comment** *(For items not on the agenda)*
6. **Concept Review — Lakeview Court Townhomes, ~520/530 S. 400 W.**

Chris Knapp requests feedback on a proposal to adopt a PUD ordinance that would allow construction of townhomes (5 units) at 520/530 South 400 West in the General Commercial (CG) zone.
7. **Review & Action — 2015 Development Manual Updates**

The City Council will review and take action on updates made to the 2015 Lindon City Land Development Policies, Standard Specifications and Drawings manual (Development Manual). The Development Review Committee (DRC) recommends approval and ratification of the changes.
8. **Public Hearing — Ordinance Amendment, LCC 17.48 Commercial Zones, Ord #2015-5-O**

This item was continued from the March 17, 2015 Council meeting. 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**

The City Council will review the timeline for design & construction of the future fire station and will discuss alternatives, public involvement, and possible funding options. No motions will be made.
10. **Review & Action — Parameters resolution for sales tax revenue refunding bonds, Series 2015 (Resolution #2015-1-R)**

Consideration for adoption of a resolution of the City Council of Lindon City, Utah, authorizing the issuance and sale of not more than \$9,625,000 aggregate principal amount of sales tax revenue refunding bonds, Series 2015; and related matters.
11. **Discussion Item — UTOPIA / UIA: General updates**

Staff will present general updates regarding UTOPIA & UIA including current take rates and connections in Lindon City. No motions will be made.
12. **Council Reports:**
 - A) MAG, COG, UIA, Utah Lake, ULCT, Budget Committee
 - B) Public Works, Irrigation/water, City Buildings
 - C) Planning, BD of Adjustments, General Plan, Budget Committee
 - D) Parks & Recreation, Trails, Tree Board, Cemetery
 - E) Administration, Com Center Board, Lindon Days, Chamber of Commerce
 - F) Public Safety, Court, Animal Control, Historic Commission, Budget Committee

(20 minutes)

- Jeff Acerson
- Van Broderick
- Matt Bean
- Carolyn Lundberg
- Randi Powell
- Jacob Hoyt

I3. 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
Time: ~1:00 p.m.

Date: April 3, 2015
Place: Lindon City Center, Lindon Police Dept, Lindon Community Center

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

Pledge of Allegiance: By Invitation

Invocation: Randi Powell

Item 1 – Call to Order / Roll Call

April 7, 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.

Item 3 – Approval of Minutes

- Review and approval of City Council minutes: **March 17, 2015**

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, March 17,**
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. MAG / UTA discussion on TOD’s** – The City Council and Planning
Commission met with representatives from Mountainland Association of
12 Governments and Utah Transit Authority to discuss planning for Transit Oriented
Developments (TOD’s). Prior to this discussion Councilmembers reviewed the
14 UTA’s Transit-Oriented Development Design Guidelines adopted by UTA in
December 2014.

16 **REGULAR SESSION** – 7:30 P.M.

18 Conducting: Jeff Acerson, Mayor
 20 Pledge of Allegiance: Alex Stringham, Boy Scout
 Invocation: Matt Bean, Councilmember

22 **PRESENT** **ABSENT**

- 24 Jeff Acerson, Mayor
- 26 Jacob Hoyt, Councilmember
- 26 Randi Powell, Councilmember
- 26 Matt Bean, Councilmember
- 28 Van Broderick, Councilmember
- 28 Carolyn Lundberg, Councilmember – arrived 7:37
- 30 Adam Cowie, City Administrator
- Hugh Van Wagenen, Planning Director
- 32 Cody Cullimore, Chief of Police
- Kathy Moosman, City Recorder

- 34 **1. Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.
- 36 **2. Presentations/Announcements** –
- 38 a) Mayor/Council Comments – Councilmember Powell mentioned that the
Easter Egg hunt will be held on April 4th at Pheasant Brook Park on 800 West
40 which is a change from the City Park.
- 42 b) The 2014 Little Miss Lindon Royalty, Queen, Anna Passmore and her
attendants, Madi Harris, Callie Roberts, Rachel Savage and Amanda Schneck
44 presented the newly crowned 2015 Little Miss Lindon Royalty. The new
royalty is Queen, Haylee MacGillvray with attendants: Mariah Evelyn, Gracie
Cook, Grace Robinson, and Miriam Belliston. The Mayor and Council
46 expressed their appreciation to the outgoing royalty for a job well done and

for representing Lindon City so well and he welcomed the new royalty stating they will be great representatives of the city.

c) Mayor Acerson read the Proclamation declaring April 24, 2015 as Lindon City Arbor Day. He noted that the proclamation and Arbor Day event is part of enabling the City to maintain its Tree City USA designation. He added that the Parks Department and Tree Board will be holding a tree giveaway event on April 24, 2015.

3. **Approval of Minutes** – The minutes of the regular meetings of the City Council of February 5, 2015 and March 3, 2015 were reviewed.

COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 5, 2015 AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 3, 2015 AS CORRECTED OR AMENDED. COUNCILMEMBER BEAN SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

4. **Consent Agenda** – No items.

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

CURRENT BUSINESS

6. **Review & Action** – *2014-2015 Water Conservation Plan Update*. 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.

2 Adam Cowie, City Administrator, gave a brief overview of this agenda item
 4 explaining this discussion tonight is to catch up from a few months ago and to update the
 6 water conservation plan (every 5 years) because of some turnover in several positions
 8 (administrator, engineer). He noted that the Public Works staff is working to implement
 10 the goals and activities listed in the conservation plan. He explained that this plan will be
 12 revised as needed and re-adopted in 2019. A copy of the updated plan will be sent to the
 14 State after Council approval. Mr. Cowie then referenced the Water Conservation Plan
 16 included in the packets. He further explained that the plan represents some action plans
 18 and goals for the city to work towards as far as water conservation.

12 Mr. Cowie pointed out an interesting note, stating in Lindon City, based on water
 14 flows in 2014, the average daily consumption of culinary water for our residents was 137
 16 gallons per day per individual. Adding in irrigation water it increases to 327 gallons per
 18 day which is reflective of the larger lots and acreages to irrigate and maintain and also the
 20 larger household sizes. So, through the year the total is 464 gallons per day per capita,
 22 which is significantly higher than the state average of 293 gallons per day per capita. He
 24 noted that we are making some progress in several areas as we have installed meters on
 all but a few parks over the last several years and charging our park usage, and we are
 also looking at paying off and installing new residential meters (radio read) that are more
 accurate in detecting and eliminating leaks etc. Mr. Cowie stated that no other action is
 needed tonight but to approve the plan unless the Council would like to see any changes.

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

24 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE 2014-2015
 26 LINDON CITY WATER CONSERVATION PLAN. COUNCILMEMBER POWELL
 28 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 28 COUNCILMEMBER BEAN AYE
- 30 COUNCILMEMBER POWELL AYE
- 32 COUNCILMEMBER BRODERICK AYE
- COUNCILMEMBER HOYT AYE

32 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

34 7. **Site Plan** – *Spring Gardens Senior Community, approx. 800 West 700 North.*
 36 Russ Watts of Watts Enterprises seeks site plan approval of an elderly care
 38 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.

40 Jordan Cullimore, Associate Planner, gave a brief summary of this agenda item
 42 explaining that the applicant, Mr. Russ Watts, of Watts Enterprises (who is in attendance)
 44 is seeking site plan approval of an elderly care facility to be called Spring Gardens Senior
 46 Community, located at approximately 700 North 800 West in the General Commercial
 (CG) zone. Mr. Cullimore explained the context of this item stating the applicant
 proposes to construct a 74,916 square foot care facility in the General Commercial zone.
 He reminded the Council that Care facilities are conditionally permitted in the CG zone
 but subject to the requirement that one care facility cannot be within 1,500 feet of another

2 facility within the city; this proposal complies with the distance between facilities
 4 requirement. He re-iterated that the City Council is designated as the land use authority
 for site plan applications of this nature. Mr. Cullimore mentioned that the Planning
 Commission has reviewed this application and unanimously recommended approval to
 6 the City Council subject with the condition that the applicant implement a 3 ft. berm.

8 Mr. Cullimore further explained that the off-street parking standard for a care
 facility is 1 stall per staff member plus 1 stall per 3 residents. He noted that this proposed
 facility will have 15 staff members and up to 105 residents, which will require 50 total
 10 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
 12 install 5 bicycle parking stalls, and meets the requirement.

Mr. Cullimore then referenced a summary of the parking requirements as follows:

- 14 • Vehicle Spaces Required: 50
- Vehicle Space Provided: 60
- 16 • Bicycle Spaces Required: 5
- Bicycle Spaces Provided: 5

18 Mr. Cullimore went on to say that the 700 North Corridor has a specific street
 20 cross section (per development manual) which includes a narrower landscaped strip than
 is typically required in the CG zone because there is a landscaped median on 700 North
 22 with the landscaped strip being located between the curb and the sidewalk. He noted the
 proposed cross section on the submitted site plan matches this required cross section. The
 24 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
 26 in the required strip must be grass, and the remaining 30% may be landscaped in
 decorative rock, bark, mulch or other nongrass ground covers. He added that the
 28 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. Mr. Cullimore stated that the
 30 Planning Commission approved these deviations in tree alignment.

Mr. Cullimore commented that the plan also proposes a 70 ft. stretch of cobble
 32 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.
 34 required berm along 800 West and 600 North. Mr. Cullimore pointed out that the Code
 allows the Planning Commission to waive the berming requirement if they determine it is
 36 appropriate and in the public interest. However, the Commissioners required the berm to
 be installed as a condition of approval and the applicant was in agreement to comply with
 38 that request.

Mr. Cullimore went on to say that interior landscaping must be provided at 40
 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
 42 street frontage. He noted the submitted landscaping plan proposes 4,739 square feet of
 qualifying interior landscaping to meet the requirement; the interior landscaping
 44 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.

2 Mr. Cullimore mentioned that the Code requires that a minimum of 30% of the lot
be maintained in permanent landscaped open space and the landscaping plan indicates
4 that 39% of the site will be maintained in landscaped open space.

6 Mr. Cullimore then referenced Lindon's Commercial Design guidelines, which
govern architectural treatments in the CG zone, that identify masonry building materials,
such as brick, stone, and colored decorative concrete block (including fenestration) as the
8 preferred primary building material; and brick, stone, colored decorative concrete block,
stucco, wood/cement fiber siding, and timbers as secondary materials. An architectural
10 rendering and elevation details are included in the packets. The building materials
proposed for the exterior include stone veneer, vertical/horizontal siding, and stucco.

12 Mr. Cullimore also referenced that the Commercial Design Guidelines indicate
that earth tones are generally preferred over harsh or loud colors, except where more
14 vibrant colors are used to create a special effect that is harmonious with the adjacent
context. He noted that the Design Guidelines include a color palette for reference in
16 determining compliance with this requirement; a rendering that illustrates the building
colors is included in the packet for review.

18 Mr. Cullimore stated that the proposed site plan complies with height and setback
requirements in the CG zone. He further stated the City Engineer is working with the
20 applicant on engineering considerations related to the site and will ensure all engineering
related issues are resolved before final approval is granted. Mr. Cullimore then referenced
22 an aerial photo of the site and surrounding area, photos of the existing site, site plan,
landscaping plan, architectural rendering, photo, & elevations, 700 North Street Cross
24 Section and the Commercial Design Guidelines Color Palette followed by some general
discussion. The Council was in agreement that it appears to be a very nice proposed
26 facility.

28 Mr. Watts addressed the Council at this time noting they have a similar facility
located in St. George and this proposed facility will be the same with the color palette
also being similar with a lot of movement and fenestration on the building. Mayor
30 Acerson commented that it seems to be a proven model and inquired what the occupancy
rate is at the St. George facility. Mr. Watts stated the occupancy rate is at about 96%
32 over the last 30 days. Mr. Watts mentioned some of the minor changes they plan to
implement at this new facility that they learned would work better from building the last
34 facility that will enhance and improve the new facility. Councilmember Hoyt commented
that he likes this proposed facility and also asked Mr. Watts what the price point will be
36 at the facility. Mr. Watts replied that the studio's range at about \$2,600, with the one
bedroom units being about \$3,100 and two bedrooms at \$3,600 with memory care at
38 about \$3,900; with all units being all-inclusive. He added that this is a very exciting,
rewarding business as the residents in that age group are all very appreciative.

40 Mr. Watts stated they also place a lot of emphasis on community space and
provide a lot of varied amenities. Councilmember Hoyt asked if they are comfortable
42 with the berm they are requiring. Mr. Watts confirmed they are comfortable
implementing the requested 3 ft. berm. Councilmember Powell commented that there is a
44 definite need for this type of facility and for the services they provide. Councilmember
Broderick commented that he likes that they have exceeded all of the amenities and
46 landscaping requirements and it appears to be very well done.

2 Mr. Watts noted the financing is in place and they plan to start construction as
4 soon as the building plans are approved and they anticipate that it will be complete in
approximately one year. Mr. Watts also complimented the planning staff for their
professionalism and help with his application.

6 Mayor Acerson called for any further comments or questions. Hearing none he
called for a motion.

8
10 COUNCILMEMBER HOYT MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITION THAT
12 PLACEMENT OF THE REQUIRED THREE FOOT LANDSCAPING BERM BE
PLACED ALONG THE FRONTAGES OF 800 WEST AND 600 NORTH.

14 COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

- 16 COUNCILMEMBER BEAN AYE
- 16 COUNCILMEMBER POWELL AYE
- 18 COUNCILMEMBER BRODERICK AYE
- 18 COUNCILMEMBER HOYT AYE

20 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

- 22 8. **Public Hearing** – *Ordinance Amendment, LCC 17.48 Commercial Zones –*
Ordinance #2015-5-O. Lindon City requests approval of an amendment to
24 Lindon City Code 17.48. The proposed amendment will modify minimum lot or
development size along the 700 North Commercial Corridor. The Planning
26 Commission recommends approval.

28 COUNCILMEMBER POWELL MOVED TO OPEN THE PUBLIC HEARING.
COUNCILMEMBER BRODERICK HOYT THE MOTION. ALL PRESENT VOTED
30 IN FAVOR. THE MOTION CARRIED.

32 Mr. Cullimore also led this discussion by explaining that there have been
numerous discussions among Planning Commissioners, City Council members, and staff
34 regarding how to best promote high quality, orderly development along 700 North in
Lindon. He noted that staff presented some options to the Planning Commission on
February 10, 2015 and March 10, 2015. He stated that the Commission recommended
36 approval of the ordinance amendment that is included in the packets. Mr. Cullimore
stated that the amendment will divide the 700 North Corridor into districts and require an
38 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. He noted
40 that each district will share access points with the adjacent districts so that each district
has both a full-movement access and a limited, right in/right out access.

42 Mr. Cullimore then referenced an example of how development within a district
could occur with this ordinance as follows: any developer interested in District 5 would
44 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
46 other developers in the same district unless an updated plan were approved by the Land
Use Authority. He added that each district is approximately five acres in size while

2 minimum lot size will remain the same as the rest of the General Commercial zone at
20,000 square feet.

4 Mr. Cullimore stated that staff feels this plan gives some flexibility and good
balance to developers while addressing the City’s concern about orderly development
6 along the corridor. Mayor Acerson commented that this is a good attempt to try to make
sure the developer is aware of how they interact with potential other development that
8 goes in rather than after we have allowed something to go in and then thought a situation
could have been mitigated (a forward thinking way of looking at it).

10 Councilmember Lundberg questioned if it would be helpful to perhaps have
stronger language that says we are not just looking at adjacent segments to be synergistic,
12 but to perhaps have a broader approach; she expressed her concerns about this being
taken as a very segmented approach; maybe we should have the bigger, overall theme to
14 play out and have a flow. Mr. Van Wagenen commented that staff observed through
discussion with the Council and Commission that master planning and “tying” someone’s
16 hands from east to west was something we did not want to do. He went on to say that
these are approximately 5 to 6 acres parcels.

18 Councilmember Lundberg stated that she is not saying to “tie” their hands but to
just have some language that lets them know that we would like them to approach it with
20 a mindset of how this will play out over time as everything develops; she would like
language in the ordinance that indicates we are looking at a broader approach (purpose
22 language) and to think about these elements when coming to the city with a site plan.
Mayor Acerson suggested identifying the elements that would fall across the whole area.
24 Mr. Van Wagenen stated that is something staff could work on and then “tweak” the
language and bring it back. Councilmember Bean agreed that vision and purpose
26 language is good and should be included if possible; but enforceability may prove to be
difficult. Councilmember Powell agreed that a vision statement would be beneficial and
28 the first person (development) in will set that vision. There was then some discussion of
the specific elements to include in the language. Mr. Cullimore stated that staff will come
30 back with more information from the suggestions made tonight.

32 There was then some additional general discussion by the Council regarding the
presented scenario. Following discussion Mayor Acerson called for any public
comments. Hearing none he called for a motion to close the public hearing.

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

38
40 Mayor Acerson called for any further comments or questions from the Council.
Hearing none he called for a motion.

42 COUNCILMEMBER LUNDBERG MOVED TO CONTINUE ORDINANCE
AMENDMENT #2015-5-O. COUNCILMEMBER POWELL SECONDED THE
44 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 COUNCILMEMBER BEAN AYE
COUNCILMEMBER POWELL AYE
COUNCILMEMBER BRODERICK AYE

2 COUNCILMEMBER HOYT AYE
 COUNCILMEMBER LUNDBERG AYE
 4 THE MOTION CARRIED UNANIMOUSLY.

6 9. **Discussion Item** – *New Fire Station/City Center Upgrades: Timeline &*
Funding. The City Council will review the timeline for design and construction
 8 of the future fire station and will discuss city center upgrade alternatives, public
 involvement, and possible funding options. Not motions will be made.

10
 12 Mr. Cowie led this discussion by explaining that a draft timeline for construction
 and potential capital expenditures has been previously discussed. He noted that following
 the last discussion several weeks ago and the Orem fire station tour, there was some good
 14 feedback with a better estimate of size and other factors. He noted they have received
 some updated numbers and revised estimates from JRCA Architects for a standalone fire
 16 station which will push it down to a 10,500 square foot building (the station toured was
 12,000 sq. ft.) with the estimated costs (with contingency and other site work) being
 18 around 3 million dollars. Mr. Cowie then discussed funding options including the Hogan
 bond funds that will be freed up and also the possible public safety impact fee (which is
 20 dependent on growth) noting we are still exploring the possibility of a utility fee. There
 was then some general discussion regarding the possible funding options. He noted that
 22 no motion is needed as this item is for discussion only.

24 Mr. Cowie commented that they also asked JRCA for an updated estimate on
 annual utility costs and they provided information of three (3) buildings they did that are
 similar to what we would do. He added that it is about \$5,000 per year for every 5,000
 26 square feet which is pretty general. He noted that solar heat is still a potential which
 could be used for emergency purposes which may offset costs in the long term. He
 28 pointed out that some of this will be offset if we move the firemen out of the current
 house and pick up some parking area where the house sits.

30 Mr. Cowie mentioned as far as re-configuring the City Center Building, numbers
 are in from JRCA's and in addition, a free estimate from Curtis Miner Architects was not
 32 too far off from JRCA's square foot numbers (anywhere from \$500,000-\$700,000). He
 noted that this would include taking the entire lower level for the police department and
 34 moving community development upstairs and completely remodeling half of the
 building. This would also include putting in an elevator and a "sally port garage" for the
 36 police department. He noted that these numbers are significantly less and there are some
 valid options that are conservative and doable. Mr. Cowie stated what he needs tonight is
 38 direction on how to proceed at this point as we have the contractual obligation with Orem
 City to have a fire station ready to go by July 1, 2018. He noted that he talked to
 40 financial advisor, Jason Burningham, who indicated that bonding is starting to go back up
 and it is Mr. Burningham's opinion that we could potentially save \$400,000 if it increases
 42 even 1% where we are at the bottom of the interest rate market and if we were to
 accelerate the project it may be the best option but it is a "crystal ball" approach. He
 44 noted that historically, building costs will go up if we wait another 2 years unless the
 economy drops significantly.

46 Mr. Cowie then referenced the following items followed by discussion:

- 2 • Should Lindon accelerate construction in order to get better interest rates? Rates
4 appear to be near the bottom of the bond market and will most likely rise prior to
6 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 at 3% interest rate. Also,
construction costs will most likely increase over the next few years.
- 8 • As we contemplate on-going Fire Station operational costs (utilities, etc.) should
10 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
12 later on for power. It would also be beneficial for emergencies and power outages.
- 12 • City Center building remodel costs - Alternate estimate from Curtis Miner
Architecture
- 14 • 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
16 time (reduce costs of bond issuance, lower interest rates, reduced construction
mobilization costs, etc.).
- 18 • Funding options to pay for construction bond:
 - 20 ○ Revenue Bonds (Sales Tax)
 - 20 ○ Public Safety Fee – collected through utility bills
 - 22 ○ Public Safety Impact Fee (may not be able to impose if we also
have a utility fee)
 - 22 ○ Property Tax
 - 24 ○ Roll over savings from Hogan Bond payments (flow rider)

26 Councilmember Powell expressed her opinion stating if this is our contractual
agreement then it is in the best interest of all of our citizens that we save as much money
28 as possible as the Council has done their due diligence and researched all of the options.
She added that per the public survey, roads and public safety were the top most important
30 issues of the citizens. Councilmember Lundberg agreed stating can we educate the public
that we have come to the lowest possible option to meet the needs with no frills and have
32 kept it as inexpensive as possible. Mayor Acerson commented if we decide to move
forward in a more timely way, with the new bill that passed on the ¼ cent (which will go
34 to a county wide vote), time wise it may be better for the city to move forward with our
objective and needs. There was then some general discussion regarding this issue.
36 Following discussion Mayor Acerson asked if Mr. Cowie had enough input to move
forward. Mr. Cowie stated that he would like to have a more definitive direction from the
38 Council as far as a commitment to move forward and to engage the public.

40 Councilmember Bean commented that he is comfortable with the direction we are
going adding that he would like to be able to do a fire station for 2.8 million and roll in
the city building remodel for another \$700,000 to be at 3.5 million which is very
42 palatable for him. He feels that in comparison to what Pleasant Grove tried to do with a
12 million bond, this 3.5 million bond would be reasonable to the citizens. He also likes
44 the idea of pursuing fees and to talk about it in public open houses.

46 Councilmember Lundberg agreed stating if we are going to explore a utility fee
she would like to error on it being really modest and small and assuming we could take
care of that obligation with the Hogan bond and fees, and if something hit and we are not

2 getting the revenues then it could be adjusted. Mr. Cowie noted that a public safety fee
and a utility fee would have to be separate. Councilmember Broderick mentioned that he
4 would like to see the numbers and he would also like to plan for roads. He also expressed
his concerns that a new fire station will not improve response times and area of coverage
6 and that the service will not change. Mr. Cowie stated that it will improve the response
time. Chief Cullimore confirmed that service and response times will definitely improve.
8 Councilmember Lundberg pointed out that the city is growing and we need to have some
forward thinking and be ready to “pull the trigger” when it is needed.

10 Councilmember Powell voiced her opinion that Pleasant Grove was not forward
thinking soon enough and didn’t plan specific enough with their proposed fire station,
12 which in her opinion was long overdue for their population. Mr. Cowie pointed out when
the prior city council entered into this agreement they didn’t have a full time fire
14 department (volunteer only) with no full time Fire/EMS services with a 12 minutes
response time and Orem came in and reduced that time and now we are at a less than a 3
16 minute response time which is lifesaving; these are the things we are looking at on that
part of the agreement which was that they would need a new station, as we are already
18 getting and have been receiving the services. Councilmember Broderick stated he is just
looking for the plan that will also help get roads and he understands the commitment
20 made in the past and honoring that commitment, but he has to become passionate about it
to sell it to his neighbors. The piece he is still looking for are the funding options.

22 Councilmember Bean stated that in essence we are replacing one bond with a new bond
with hopefully a lower interest rate, but having similar or lower debt service on the bond.
24 Councilmember Broderick stated that he likes the direction we are going with the fire
station, but he wants something that will handle the entire city at build out; he feels that
26 roads and the fire station are connected.

28 Councilmember Lundberg pointed out what Mr. Cowie is asking is to not only
count on the Hogan Bond being the only revenue means but to also find another revenue
30 source that is dependable and to not to just count on sales tax and impact fees from
development. If we want to be smart and make sure we can cover this, the question is
32 what is the least amount we can ask the residents for a utility fee that they will feel
comfortable with.

34 Councilmember Bean agreed that is a good approach, and also suggested looking
at what it would take with a public utility fee to generate \$40,000 per year. Mr. Cowie
36 stated that we would need to come up with a revenue source to make up the difference
between the \$180,000 and the \$235,000; that is what a utility fee could pay at the \$1.70
38 to \$2.15 range. If we look at a utility fee paying for the entire amount it would be closer
to five dollars; if we are not supplementing and also depending if the \$180,000 is
40 available. Mr. Cowie stated that he will put it on paper and bring back some additional
information.

42 Mayor Acerson commented that some of the decisions that need to be made are if
we can rely on the current bond or bond for more money or make up the difference with
44 some kind of utility fee. Councilmember Powell suggested doing a straw poll on the three
alternatives at the next meeting. Mr. Cowie asked the Council if they want him to move
46 forward sooner rather than wait for two years. Councilmember Powell stated that she
would like to see us take advantage of the low rates and not wait till it goes up. She re-

2 iterated that this is a contractual need we need to fulfill and we have been elected to
 4 represent the public and this has been narrowed down into something that is manageable.

6 Councilmember Hoyt commented that it comes down to the contract, which, in
 8 his opinion, is not a good contract that was entered into with the wool pulled over our
 10 eyes; he also has a hard time selling it to his neighbors. He added that he realizes we have
 12 come a long way and he is not totally against this as he sees the merit of everything that
 has been done and the need for a new fire station and public safety is paramount in his
 opinion; he would like to see it done without an increase and would like to see a sell of
 assets. Councilmember Powell commented that it is our responsibility to educate the
 public to help them understand what we are proposing as this is what we have been sworn
 to do.

14 Mr. Cowie asked the Council for direction, if they want him to move forward in 6
 16 or 8 months or wait 2 years. Councilmember Bean expressed his opinion that he is ready
 18 to move forward sooner rather than later with some additional numbers, and if we have to
 20 decide what kind of bond it is (if we are going to use a bond) he would not want to use a
 22 property tax bond although it is a more stable source. Councilmember Powell and
 24 Councilmember Lundberg echoed that statement. Councilmember Lundberg commented
 26 that there is a relationship with Orem and we need to keep the good faith going as there
 28 are other things on the table and we don't want to be an unreliable partner. This has been
 30 pared down and at some point Lindon is going to need this because the population is
 32 going to take a big increase and we need to be forward thinking. We have taken a fiscally
 34 conservative approach to this and she is ready to move forward with a one to two dollar
 per month fee to our residents which is being very reasonable; because our residents
 indicated in the survey this is in their top two priority issues.

36 Mr. Cowie concluded that he will bring back some updated numbers, different
 38 scenarios with different fee amounts, how those fees can be funded, work on the utility
 fee option, and updated timeline (if we want to escalate that after some public open
 houses, mailers, etc.). Mayor Acerson suggested identifying some potential trigger time
 frames that would also be advantageous. Councilmember Hoyt mentioned adding the
 utilization of sale of assets to the list. Mr. Cowie stated he will check into that issue also.
 Councilmember Broderick asked the Council if they are open to adjusting the Parc Tax
 revenue (percentages) to help offset other general fund expenditures to free up more in
 general funds. Following some discussion the Council was in agreement to review and
 have more discussion regarding adjusting Parc Tax percentages.

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

40 **10. COUNCIL REPORTS:**

42 **Councilmember Powell** – Councilmember Powell reported that she attended the Little
 44 Miss Lindon pageant adding that it was a very enjoyable event and went very well. She
 also mentioned her concerns about the Easter Egg Hunt and the change of venue
 questioning if banners or other advertising avenues should be used to ensure that
 everyone is aware of the change.

46 **Councilmember Bean** – Councilmember Bean mentioned that there is still a vacant
 48 Planning Commission seat and to contact him with any suggestions.

2 **Chief Cullimore** – Chief Cullimore reported that the Utah Division of Wildlife
Resources took care of the recent deer issue.

4

6 **Councilmember Hoyt** – Councilmember Hoyt mentioned that he brought up at the
recent budget meeting about entering into some type of agreement or contract with
Brandon Fugal regarding 700 North and asked what the Council’s thoughts are about this
8 and if it is even something to consider. He noted there are 61 acres under contract and
Mr. Fugal talked about momentum stating that he feels that he could bring in a player to
10 700 North. Councilmember Hoyt stated that he will forward the email to the Council for
their consideration. Following discussion the Council agreed they would like more
12 information including the costs involved and agreed to explore this option further.

14 **Councilmember Broderick** – Councilmember Broderick inquired about the final
adjustments on the plans for the cemetery building. Mr. Cowie stated he will follow up
16 on that issue with Don Peterson and Phil Brown and get back to him.

18 **Councilmember Lundberg** – Councilmember Lundberg reported that she also attended
the Little Miss Lindon pageant with Mayor Acerson and Councilmember Powell and it
20 was a great event. She commented that she was amazed at how much they do as a
program and expressed that they provide a great service to the city. She expressed that it
22 is great that the Council gave funding back to them.

24 **Mayor Acerson** – Mayor Acerson reported that he had the honor of announcing the new
Miss Pleasant Grove Queen at the recent pageant, noting that 4 of the 5 finalists at the
26 pageant were Lindon girls. Mayor Acerson noted that they are very appreciative of the
contribution to the scholarship fund. Mayor Acerson also mentioned that he will
28 distribute the Jazz tickets tonight. He also reported that they are still interviewing for the
vacant Utah Lake Director position, noting they have picked 15 finalists with 7
30 interviews held yesterday and the remainder of the interviews will be held tomorrow and
then they will pick the 2 or 3 top candidates. He noted they are all highly qualified
32 candidates.

34 **Administrator’s Report:**

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

36

Misc. Updates:

38

- March City newsletter.
- 2015 Lindon Days Grand Marshal – be thinking of potential individuals or
40 couples to select.
- Project Tracking List was reviewed.
- 2008 Series Sales Tax refunding bonds: Public Placement Option = NPV savings
42 of ~\$364k. Moving forward with bond counsel, etc. with anticipated pricing of
44 bonds near end of April with closing on May 7th.
- UTOPIA – RUS settlement legal fund reimbursement \$9,176
- 46 • Legislative Updates.

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. Concept Review — Lakeview Court Townhomes, ~520/530 S. 400 W. (20 minutes)

Chris Knapp requests feedback on a proposal to adopt a PUD ordinance that would allow construction of townhomes (5 units) at 520/530 South 400 West in the General Commercial (CG) zone.

See attached information from the Planning Department.

Concept Review — Lakeview Court Townhomes, approx. 520/530 South 400 West

Chris Knapp requests feedback on a proposal to adopt a PUD ordinance that would allow construction of townhomes (5 units) at 520/530 South 400 West in the General Commercial (CG) zone.

<p>Applicant: Chris Knapp Presenting Staff: Jordan Cullimore</p> <p>Type of Decision: None Council Action Required: No</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none"> 1. This is a concept review to receive feedback from the City Council regarding the applicant’s proposal. <p><u>MOTION</u> No motion necessary.</p>
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OVERVIEW

A detailed description of the applicant’s proposal and a concept site plan are included in attachment 3.

MOTION

No motion necessary.

ATTACHMENTS

1. Aerial of land involved in the concept review with zoning
2. Photos of the existing lots
3. Applicant’s concept site plan (3 alternative layouts) & elevations

Attachment 1

523

R&B

500

400 WEST

600 South

R1-20

470 SOUTH

CG



551

551

595

425

369

347

343

325

311

303

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308

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301

289

277

489

1785

1773

1761

1036

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1717

1693

1681

1663

1770 NORTH

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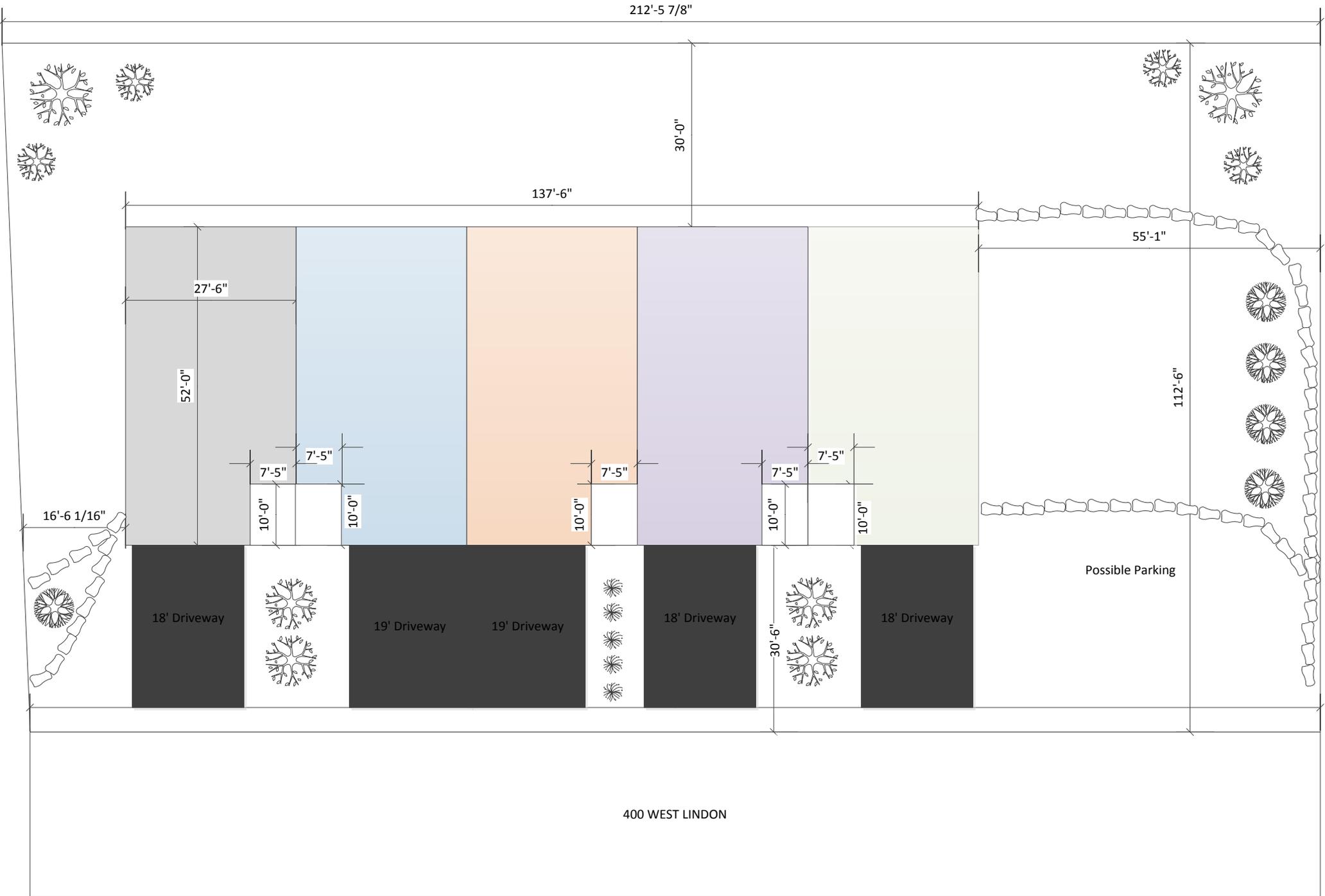


100 Feet

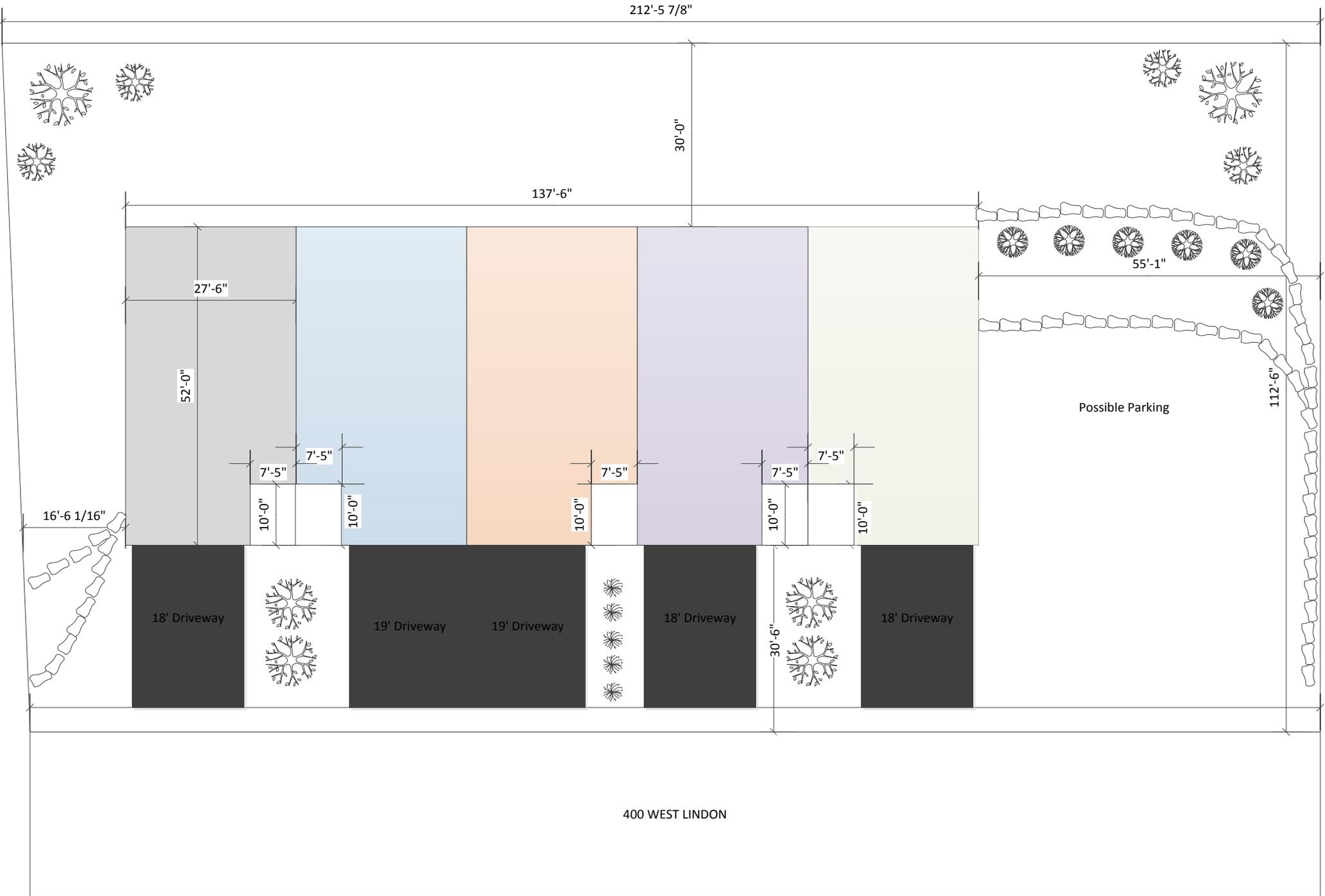


Legend	
— Contour Values (Meters)	■ Utah County Buildings (Footprints)
□ Proposed Footprint (7124 Sq. Ft.)	□ Proposed Lots

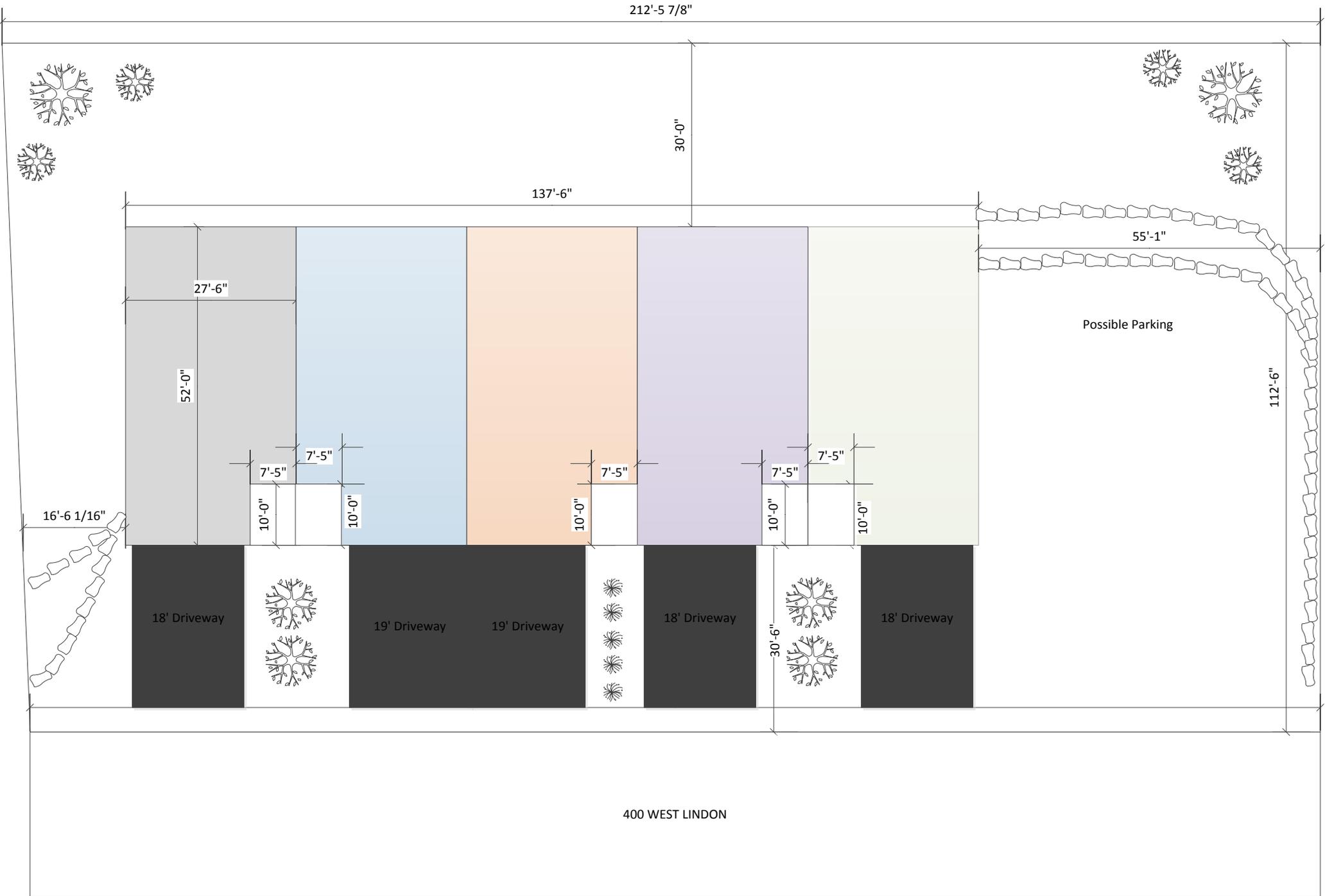
Parcel ID
170160144, 12037.57 sq. ft
170160143, 11626.39 sq. ft
23663.96 Total Sq. Ft.
Proposed 7124 sq. ft. footprint



400 WEST LONDON



400 WEST LONDON



400 WEST LONDON



7. Review & Action — 2015 Development Manual Updates*(5 minutes)*

The City Council will review and take action on updates made to the 2015 Lindon City Land Development Policies, Standard Specifications and Drawings manual (Development Manual). The Development Review Committee (DRC) recommends approval and ratification of the changes.

The Development Manual is updated annually or as needed. Changes can be made by the DRC and updates are then ratified annually by the City Council. See attached information from the Planning Department highlighting the most significant changes.

Sample Motion: I move to ratify changes to the 2015 Lindon City Land Development Policies, Standard Specifications and Drawings manual (Development Manual) as recommended by the Development Review Committee.

Summary of the More Significant April 2015 Revisions

Chapter 2 Planning and Zoning

Division 1 Land Development Process

- Section 1.09 added to describe requirement to add seal coat to asphalt on new roads

Division 2 Submittal Requirements

Section 2.01 Drawing Standards

- Electronic submittals are required for all applications

Division 4 Planning and Zoning Forms, Applications, and Schedules

- The Title Company Letter was removed

Chapter 4 Standard Specifications

- Added requirement to document pavement design to verify the City receives high quality asphalt in order to get more life out of new roads

Division 18 Street Lighting

- The contractor is responsible for installation of street lights rather than the City.
- LED street lights are now required on new installations

Appendix B

- Flow charts updated to illustrate the change that a SWPPP isn't required for finalization of plans, but is required before a Preconstruction Meeting.

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

This item was continued from the March 17, 2015 Council meeting. 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

This item was continued from the March 17, 2015 Council Meeting. 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> <p>1. Whether it is in the public interest to approve the proposed amendment.</p> <p><u>MOTION</u> I move to (<i>approve, deny, continue</i>) ordinance amendment 2015-5-O (<i>as presented, with changes</i>).</p>
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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.

The Council considered the amendment at the March 17, 2015 City Council meeting and requested that purpose language be included to give further guidance to developers regarding site design. Proposed language includes reference to the Commercial Design Guidelines (Attachment 2).

Please see the attached ordinance (Attachment 1).

Chapter 17.48 COMMERCIAL ZONES

- 17.48.010 General provisions~~-~~
- 17.48.020 Zone ~~development~~area and dimensional standards
- 17.48.025 700 North Commercial Corridor District Plans
- 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>

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<u>Street side yard setback (corner lot)</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>	<u>30'</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

Purpose: The purpose of this section is to ensure that the 700 North Commercial Corridor is developed cohesively. In addition to the planning requirements identified below for individual districts, it is intended that each district will develop in context and with consideration of adjacent districts to create a consistent and coherent development corridor. To accomplish this goal, the following principles are encouraged:

- A. Transportation networks should be interconnected within and between districts. Networks should provide multiple routes to and from destinations, and should consider pedestrian, bicycle, and vehicle users.
- B. Development should include high quality architectural treatments and amenities that create a desirable, comfortable, and consistent experience. Development design should include gathering places and thoroughfares that include continuous tree cover, ample sidewalks, appropriate street furniture and lighting, and supportive building frontages.
- C. The General Plan identifies district 15 and the surrounding area, which includes districts 11 through 16, as a future transit node. These districts should be designed and developed to be transit-ready by placing a special emphasis on pedestrian orientation. Design and amenities in these districts should create a pleasant pedestrian experience.
- D. All Development along the 700 North Commercial Corridor should comply with the Lindon City Commercial Design Guidelines. For further guidance on implementing the principles identified above, consult section II on streetscape considerations, section III on site design, and section V on architectural character.

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.

LINDON CITY CODE

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 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.

LINDON CITY CODE

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.
 - 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 site 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;

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- 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.
- 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.

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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.

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

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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
 - 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.

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- 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 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 sue 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

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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.
- 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'

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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)

1.2 Intent of Guidelines

This guideline is intended to be applied to all areas zoned General Commercial (CG). The Lindon City commercial areas, consisting primarily of the State Street and 700 North corridors, are dynamic areas and are progressing forward. The object of these guidelines is to guide future development that will enhance the character of Lindon City.

In order to respect and reference their heritage, Lindon has chosen to draw primarily upon the historical building types and styles of the town for new commercial structures. See figure 2. City officials and residents also find craftsmen and alpine type construction very appealing.

Fig. 2 Historical residence.



Input from the public, city staff, and elected officials has led to the establishment of guiding principles to promote appropriate development standards (See figure 3) that will create a vibrant commercial corridor as well as small commercial districts that respect and enhances the heritage of the community's identity. Although Lindon does not have a historic town center, there is a desire to create that kind of small town Main Street district or gathering place in Lindon.

Figure 3: Community input.



New structures should affect the area in a positive manner, signifying continued growth, and not be detrimental through use of inappropriate massing, scale, or materials. These guidelines utilize approaches that intend to encourage a sense of place and a sustainability of the area. The guidelines are not meant to preclude making exception in the case of innovative design, and modifications to the guidelines are allowed at the discretion of the Planning Commission and the City Council.

Each of the three subsections in the document provides guidance for various design aspects of building in the Lindon City Commercial District:

- Streetscape
- Site Design
- Architectural Character

Photographs, drawings, and diagrams included in each section illustrate desirable characteristics that describe the general intent of these guidelines. Strict adherence to the standards may require some flexibility depending on specific site conditions. Such flexibility, however, should not be contrary to the general intent for each section, as described.

Several useful tools to assist the city and developers are included in the appendices, including a color palette of Utah-based earth tones, a glossary of architectural terms, and a building materials guide.

II. Streetscape

2.1 General Intent / Introduction

Streets are important public spaces that contribute to the character and identity of a commercial area. The intent of streetscape guidelines is to create a collective streetscape of buildings, landscaping, and other site design elements that identify the commercial zones of Lindon City as

a cohesive commercial district, rather than a conglomeration of individual commercial structures. The overall streetscape design will be visually attractive, as well as safe and comfortable.

2.2 Layout & Spatial Form

The general pattern of buildings should help define streets as public open spaces. The following guidelines can be used to enhance spatial definition of the commercial area. Special consideration should be given to further enhance the streetscape and public amenities of key intersections, such as State Street and 400 North, and future key intersections along 700 North. The use of a special overlay district may be used to implement a special streetscape enhancement approach.

- Buildings located on corner lots should orient to both streets. In order to define these corner pad sites, a setback of 20-50 feet is recommended on both street-facing facades as far as sites permit.
- Orient and align the street-facing façade of buildings to the street to help define and shape the street.
- Orient primary entrances to streets and other public spaces, such as plazas, courtyards, and pathways, that have higher levels of pedestrian activity.
- Where possible, maintain and restore contributing historic buildings to conserve historic character in the Commercial District.
- Consolidate driveways and entrances to minimize the amount of breaks, maximize safety and support the continuity of the streetscape design.
- Locate a landscaped parking strip between street and walkway to provide a buffer from traffic. Parking strips are recommended be a minimum of 6 feet wide. A width of 10 feet may be allowed to accommodate a meandering style of walkway/sidewalk.



Fig. 4 When possible use landscaping to maintain a buffer between sidewalks and parking lots.

2.3 Amenities (Trees, Landscaping, Furnishings)

- The use of amenities, such as street trees and planter boxes, are important to an overall streetscape design and can greatly help define a wider street. A consistent landscape and amenity design and theme along the length of a street or block can strengthen the association of unrelated buildings.
- In addition to street trees, other landscaping such as lawn, shrubs, or ground covers provide a buffer between people and cars, as well as providing seasonal colors. Proper maintenance is essential to keep the benefits of these areas continuous.



Fig. 5 Planter boxes/pots add to the color and attractiveness of the streetscape.

- Where a landscaping strip does not exist, install planter boxes and/or plant trees along sidewalk.
- Hanging baskets or large pots are also encouraged to enhance the façade and provide color and create a more pedestrian friendly atmosphere.
- Coordinated street furnishings, such as fencing, trash receptacles, bollards, bicycle racks, and seating, can be an important component in creating a unified, attractive look to a commercial streetscape. Maintenance, safety, and durability are the main considerations regarding choice and placement of furnishings.



Fig. 6 Planters, benches, parking strips, pots, and trees create an attractive commercial streetscape.

2.3.1 Trees

Street trees can be a critical element in defining the edges of a street. To realize the effect, the correct type of street trees must be installed in a well-designed manner and well maintained over time. Refer to the [“Lindon City Tree Planting Guide”](#) for detailed information on selecting trees for a site.

- Provide a parking strip of street trees between street and walkway, with trees spaced a minimum of every 30 feet. Trees should be placed a minimum of 40 feet from street corners to allow visibility at intersections.
- Select trees and other plant materials based on appearance, hardiness, and appropriateness to site location, solar orientation, and climate. Low-water, low maintenance, and adaptable varieties are desirable. Consult water conservation programs and the Lindon City Tree Planting Guide for recommendations of appropriate tree varieties.
- Keep the choice of street tree(s) consistent for each corridor. Establish a pattern or design that will continue the length of the corridor for greatest effect in defining the space.
- Select trees that will provide a large canopy while maintaining a suitable height to keep unobstructed passage of vehicles and pedestrians.

Fig. 7 Trees with a large canopy provide shade and help to define a specific corridor.



- Space trees appropriately from each other and from buildings and other structures to allow for full canopy growth.
- Street trees should have a consistent, continued spacing without omissions. Design driveways, lamp poles, and other elements around the spacing of the trees.
- Careful consideration should be given when selecting the type and location of trees in front of businesses so as to not obstruct business signage or building identification (See fig. 8).
- Street trees planted along the 700 North corridor shall be specified by the City. Type and location of the required trees can be obtained at the Planning Dept.



Fig. 8 Trees should be appropriately spaced and located so as not to overly obstruct the view of buildings, signage, or entryways (as shown above).

2.3.2 Landscaping, Pedestrian paving, & Entry Markers

- Landscaping along streets, easements, and public corridors should be consistent to reinforce the overall identity of the commercial district.
- All landscaped areas should be regularly maintained in a neat and orderly appearance as appropriate to the plant types. Leaves, clippings, and other debris should be immediately cleared when accumulation occurs.
- A parking strip of lawn may be most appropriate in streetscapes with a large area between the sidewalk and the street, or where a low pedestrian volume exists. Turf should be used in areas where there is a minimum of 4 feet available, in order to accommodate irrigation systems and mowing.
- Pavers and stamped or colored concrete are desired effects around pedestrian foot traffic areas.
- Parking strips should use a system that is permeable, in order to sustain and enhance the survival of street trees.
- Acceptable paving materials include brick, flagstone, or concrete pavers. Colored, scored, or stamped concrete may be considered.
- Identifying a beginning and end of a corridor or district can enhance the definition of the street. Use well-designed entry monuments, statues, or other means to mark the entrance into the Commercial District of Lindon City.
- Use district gateway markers throughout the commercial zone to define the district. The scale of the markers should relate to the street width and size



Fig. 9 A planted median is a desirable way to define the streetscape, especially on wider streets.



Fig 10 Marked entrances define commercial districts.

of buildings nearby. Markers should be effective both for the pedestrian and vehicular traffic (See fig. 10).

2.4 Paths & Walkways

Paths and walkways are used to provide proper separation of pedestrian and vehicular movement in a manner that encourages pedestrian activity, comfort, and safety. Paths and walks within the commercial areas are encouraged to be linked in some way to the overall trail system of Lindon City.

- Crosswalks should be of a paving material different from the rest of the street or drive to emphasize their location and increase the safety of pedestrians.
- Walkways and sidewalks should be separated from travel lanes by either on-street parking or landscape treatments.



Fig. 11 Pedestrian corridors should be marked by landscaping and other treatments. Corridors provide access between buildings and parking areas. Delineating crosswalks using a different paving material or painted stripes enhances pedestrian safety and the overall streetscape.

- Walkway widths will vary depending on intensity of adjacent uses. Recommended minimum requirements are 10 feet for primary walkways in high pedestrian traffic areas (i.e., stores, restaurants, etc.), and 4 feet for secondary walkways in lower traffic areas (i.e., service oriented businesses, public buildings, etc.). All high traffic walkways shall have a minimum of 6' unobstructed walking space (with respect to overhanging of parked vehicles, landscaping, seating, etc.).
- Use wider sidewalks or patios to create additional space for more intensive sidewalk uses such as outdoor dining, rather than greatly encumbering the sidewalk for such uses.
- Provide overhead weather and sun protection, such as canopies, awnings, balconies, or other overhangs, at building entrances.
- Provide pedestrian circulation and access to buildings adjacent to pedestrian corridors.
- Periodically interrupt large blocks and development parcels exceeding 200 feet in length periodically with pedestrian paths, alleys, or driveways. These routes should be provided with appropriate lighting and amenities such as landscaping and seating.
- Develop pedestrian corridors to connect activity centers and blocks throughout the business district and to surrounding residential neighborhoods. This promotes foot traffic and creates a more vibrant commercial district.
- Use walkways between neighboring developments to enhance the flow of pedestrians.

- Where on-street parking is not practical, other types of buffering such as landscaping, street trees, seating, etc., should be used to improve perception of pedestrian safety.
- Articulate and enhance pedestrian ways with furnishings, waste and recycle bins, lighting, paving materials, public art, and landscaping.



Fig. 12 Providing open space for seating creates a more friendly and inviting environment for walking, dining, and lounging.

- Provide for proper collection and drainage of water, snow, and ice from roofs, balconies, etc., to avoid standing water on walkways that may freeze and create a slipping hazard.
- Drainage grates should allow safe passage by bicycles and pedestrians, and should be designed with some redundancy to reduce the possibility of clogging by leaves and other debris.

2.5 Lighting & Fencing

Coordinate streetscape lighting is required throughout the Commercial District, including type of light source, style of poles and fixtures. Lighting styles should be harmonious and complement the architectural and landscape features of the district.

2.5.1 Street Lighting

Street lighting is an important component of the overall character of a commercial district, as well as improving the quality and safety of the street. Street lighting should be consistent throughout the district. Street lighting can also be placed in planted and paved medians.

- If on street parking is provided, street light poles should be located at least 2.5 feet from the curb to avoid contact with car doors and bumpers.
- Light poles should be placed a minimum of 100



Fig.13. Decorative lighting with hanging baskets increases safety and enhances the streetscape.

feet apart.

- Street lights are required along streets in commercial zones. The approved lighting in Lindon is the Holophane Washington Postlite Luminaire on a black post with a total height of 19'-9" (See fig. 13).
- Light fixtures used in parking areas should not exceed 25 feet in height.
- Single globe luminaries are recommended. Multiple globe luminaries may be considered for entryway points or special locations.

2.5.2 Fencing

- A white two rail fence is encouraged in all CG, MC, and PC-1-2 zones to enhance the character and consistency of the commercial area of Lindon City.
- Fences should not block access of pedestrians from the sidewalk to a commercial structure(s).
- Fencing height along public street frontages shall not exceed 36 inches.

2.5.3 Pedestrian Scale/Pathway Lighting

Pedestrian scale lighting plays an important role in the overall character of a commercial district. This type of lighting, such as lower poles and bollards, should be used along walkways, public plazas, and other pedestrian areas to illuminate and identify routes and provide safety at night.

- Align lights with street trees where possible.
- Lights should be spaced 100 feet apart to avoid excess glare and provide room for street trees and other furnishings.
- Lights should be properly located to avoid glare into second story windows.
- Single globe luminaries are recommended. Multiple globe luminaries may be considered for entryway points or special locations.



Fig. 14 Two rail white fence adds continuity and uniformity to the commercial district.



Fig. 15 Lighting adds charm to a shopping district and encourages shopping after dark.

III. Site Design

3.1 Setbacks

Front, street-facing setbacks should be compatible with the pattern of Lindon's historic structures being used in a commercial capacity, such as those located at the 400 North and State Street intersection.

- A setback of 20-50 feet is generally desirable on State Street and 700 North.
- Avoid setbacks greater than 50 feet. Buildings that are located too far back from the street generally do not contribute in a positive manner to the overall streetscape of the area.
- A maximum front setback of 50 feet with no more than one row of parking stalls is recommended to avoid a suburban atmosphere of large parking lots fronting the street. A landscaped setback should be located between the sidewalk and the parking area. For large 'big box' buildings, the city may consider increasing the maximum setback.
- Large 'big-box' stores are encouraged to locate towards the rear of a property and provide smaller pad sites closer to the primary public street. These pad sites can consist of secondary buildings with more pedestrian oriented amenities.
- Utilize the front and side setbacks to create usable public gathering spaces, such as plazas or patio/outdoor seating areas, or for landscaping or public art.
- Avoid placing parking in the front setback between building and street; the majority of parking shall be located to the side or rear of a building to maintain the connection between building and street.
- Greater setbacks may be considered for buildings that propose a public park/plaza area in

Fig. 1 Where street parking exists, wide sidewalks are desirable to provide an uninhibited walkway for pedestrians.



front of the primary, street-facing façade.

- Side and rear setbacks for structures within a commercial zone shall not be required.
- Setbacks for structures abutting residential uses or zones shall be a minimum of 40 feet.
- Corner sites shall have a recommended setback of 20-50 feet on both street facing facades in order to properly define the intersection if site permits.
- Include a minimum landscaped front setback of 20 feet along 700 N and State Street to retain a sense of openness and small, rural atmosphere. Front landscaping on side streets may include a hard-scaped public plaza, large sidewalk or outdoor patio dining area.
- For narrower side streets off of the main commercial corridors (State Street and 700 North), no minimum landscaped setback is required, but there cannot be a net loss in landscaping. This will allow for a pedestrian scale of buildings that are built closer to the sidewalk, enhancing the sense of a commercial district for an area.
- A 20' setback should be considered between the sidewalk and parking lots that are located to the side of a building.

3.2 Parking

- Surface parking should be located so as to minimize the break in streetscape character and design, yet have sufficient visibility for safety and convenience.
- The use of shade trees, landscaping, and low screen walls can help diminish the dominant and often negative visual impact of parking lots, especially near adjacent residences and parks. A minimum of 20% of the parking lot area is required to be landscaped (See fig. 2).

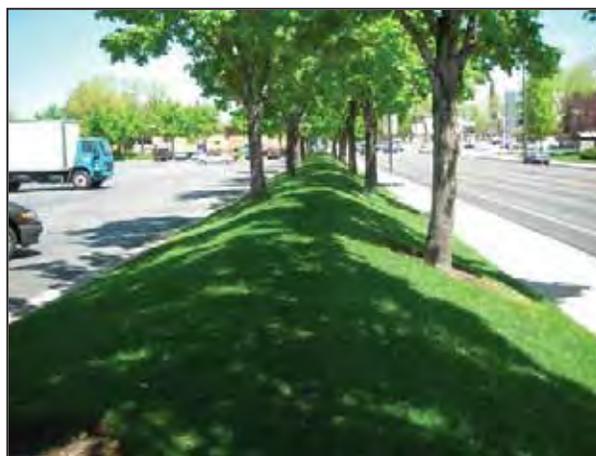


Fig. 2 Landscaping beautifies the area and conceals large parking lots as well as provides shade - thus cooling the urban environment.

- On-street parking provides an effective buffer for the pedestrian as well as easy access to surrounding businesses and reduces the amount of surface lot parking needed. Spaces on side streets provide a positive perception of parking availability.
- Locate the majority of surface parking to the rear of buildings. Side parking lots are allowed, but should be minimized to allow more continuity between adjacent structures. Big box buildings may require surface parking to be located in the front.

- Encourage the use of shared parking lots that provide more efficient parking patterns. Shared parking with all businesses in an area can help reduce the overall amount of surface parking needed in the commercial district.
- On-street parking may be considered where street width and traffic patterns/speed limits allow. Angled parking may be effectively utilized on side streets.
- Parking should be visible from an entrance to the building.
- Avoid access to parking from/through residential areas.
- Design primary access points to avoid traffic conflicts. Wherever possible, they should be located across from existing access drives and streets.
- Minimize the number of access points from the street by encouraging shared/common driveways for multiple buildings or a building complex.
- Encourage the use of side streets or drives for access to parking areas.
- Make parking areas visible enough to discourage crime and vandalism and utilize CPTED (Crime Prevention Through Environmental Design) principles in the design and layout of the parking (resource: <http://www.cpted-watch.com/>).
- Provide perimeter and interior islands throughout parking lots to break up hard-surfaced areas. Islands should be landscaped with shade trees that will provide a canopy as well as other lower level landscape elements and plantings (Refer to Lindon City's Tree Guide for recommended varieties).
- Interior islands should be minimum 6' to 10' in width to allow adequate drip line for trees and landscaping. This minimizes visual impact of expanses of asphalt and controls cross traffic through the lot.
- Locate parking lots back from buildings to allow for pedestrian space, such as walkways benches, and landscaping.
- Separate parking from pedestrian walkways, using landscaping elements.
- Include other amenities such as public art near or within parking areas to add visual interest.



Fig. 3 In smaller spaces, smaller varieties of trees are required as to not destroy the sidewalk or create extensive maintenance costs.



Fig. 4 This short brick fence separates the sidewalk from the parking lot and obscures the cars from the street view.



Fig. 5 Shaded on-street parking is desirable on small side streets.

3.3 Driveways & Circulation

- Encourage shared driveways, cross easements, and automobile entrances to minimize vehicle trips and conflicts between automobiles and pedestrians. Use a coordinated and shared system to access parking and delivery areas at the rear of buildings where possible.

- Walkway materials perpendicular to the drive shall continue across the drive apron to help alert drivers to possible pedestrian activity.
- Interior circulation drives should be articulated and reinforced with other site design features such as lighting standards, trees and other plantings, special paving and walkways. Include an interior circulation system that clearly defines the route to parking areas.
- Minimize conflicts between pedestrians, service vehicles, and customer vehicles through proper design and layout of the parking lot.
- Reduce traffic impacts to neighboring residential areas with appropriate landscape buffers between the uses and by proper location and design of all parking areas.
- Clearly delineate crosswalks from parking areas to surrounding businesses/residences with the use of contrasting pavers and/or striping.



Fig 6 Shaded/covered walkways are desirable, especially to promote use in extreme weather.

3.4 Site Lighting

Lighting styles within individual developments should complement the architecture and landscape design as well as the overall Commercial District streetscape lighting scheme. Avoid selecting different types of lighting for individual developments.

3.4.1 Building Lighting

- Lighting may be used to highlight and articulate building facades.
- Building facades should be lit primarily at street level.
- Above the first floor, light should only be used to selectively highlight unique building features without lighting the entire structure.



Fig. 7 Lighting enhances architectural characteristics.

3.4.2 Landscape Lighting

- Lighting can be used to accent and highlight plantings and landscaping elements.
- Direct accent lighting upward into trees to achieve appropriate light levels and pleasant accent effects. This provides for a low intensity that offers dramatic illumination of nearby pedestrian areas.
- Reserve special architectural lighting for individual plaza areas to emphasize focal points.

3.4.3 Lighting Levels

- Lighting levels should be sufficient to produce a safe, visible nighttime environment, without producing excess light and glare.
- Lighting levels should not be less than 0.5 footcandles at 5 feet above the ground plane, with an average of approximately 3 footcandles at 5 feet above the ground plane throughout parking areas and pedestrian walks.
- Consider ambient lighting from indoors when determining lighting levels.
- Outdoor building lights and pole lights should not produce obtrusive off-site glare. Use full or partial cut-off fixtures that eliminate direct light pollution.

3.5 Signage

- The signs covered in this section cover mainly pedestrian oriented signs. Refer to Title 18 of the Lindon City Code for more details.
- Signs should be used sparingly to provide information, identify businesses, and assist pedestrians and drivers with way-finding. Signs should be compatible with structures and storefronts, and should be simple and straightforward to avoid visual clutter.
- Signs should be located closest to the ground floor of buildings, where pedestrians and drivers most easily see them. Signs should be easy to read.

3.5.1 Commercial Signs

- A variety of shapes, sizes, and materials are possible for most signs. Sign materials and colors should be complementary to the materials, colors and architecture of the related structure. Excessively bright colors should be avoided.
- Simplicity in design, style, and shape is preferred over complex or fancy signs.
- Signs should be large enough to be visible and read with ease, yet not dominate the structure or streetscape by an overly large scale.
- Fully backlit signs are not recommended. Individual backlit or neon letters, or front- or side-lit signs are preferred. Lighting fixtures for signs should be consistent with the architecture and lighting scheme for the building/development.
- Signage or wording is not permitted on any part of awnings.
- Sign materials should be of high quality, durable materials that will maintain their beauty and appearance for many years. Consider the use of materials such as bronze, brass and copper, that patina naturally, are suitable.
- Signs on historic structures should be designed and attached in such a way that they do not damage or destroy elements of the building.



Fig. 9 Signs can add architectural character and be used to enhance the streetscape.



Fig. 10 Bright colored signs that distract from the façade are not desirable.



- Signs within a development should have a common element, such as type of sign, color scheme, or lettering to provide a sense of continuity.

3.5.2 Sign Types and Location

Some of the types of signs recommended may be appropriate for use as a primary sign for a business entity. Others may be more appropriate for use as a secondary or pedestrian-scale sign that is better seen while walking by or through a development.

Monument signs

- A free-standing, two-sided sign, generally placed in the front setback area between the building and the street
- Appropriate at entry drives or paths for building complexes, and may include identification for multiple businesses.
- Suitable for use with historic structures to avoid unnecessary damage to the structure, which often can occur with sign installation.



Fig. 11 Monument signs are the most desirable sign type.

Blade/Bracket Mounted signs

- A two-sided sign, usually mounted by a metal bracket and projecting from a building's façade. Blade/bracket signs do not conform to the current code but may be considered as part of a pedestrian orientated development.
- Can be well suited for both pedestrians and drivers, since they can be viewed from far down a sidewalk or street depending on the size/scale.
- Can also be located on the corner of a building where they can be visible from two directions.
- Often shaped to mimic an architectural element of the building to reinforce the style of the building.
- Simple mounting brackets should be used, so as not to detract from the sign itself.



Fig. 12 Bracket signs should be moderately sized, simple, and easy to read.

Signboards/Flush Mounted signs

- Usually a long, narrow panel, located just above the main entrance on a storefront. Sometimes, individual lettering is used directly on the building instead of attached to a signboard panel.
- Generally most suitable as a pedestrian-scale sign, or at an intersection, where signs can be viewed most easily at oblique angles.



Pedestrian-scale, artistic pole signs

Fig. 13 Small pole signs may be permitted in pedestrian-oriented developments.

- Pedestrian-scale artistic pole signs are not allowed under current code but may be considered in a pedestrian-oriented development.
- Usually a wooden or metal pole with an extended arm to attach a hanging signboard that is catered to pedestrian traffic.
- Height should be such that the hanging signboard does not interfere with pedestrian traffic. Generally, height does not exceed 8 to 10 feet.
- Suitable at the front of a yard or plaza where businesses may be set back from the street or are not visible.
- Suitable for use with historic structures to avoid unnecessary damage to the structure, which often can occur with sign installation.

Window and Door Signs

- Simple lettering or motifs that are placed on storefront display windows, glass panels of entry doors, or upper floor windows.
- Traditionally, these were painted signs, but the same look may be achieved through the application of thin, vinyl appliques; another alternative is to hang a sign placed on clear glass or acrylic in the window or door.

Plaques

- Wall mounted plaques located near an entry or recessed vestibule; often used to direct patrons to upper level offices or businesses.

Wayfinding Signs

- Directional signs should be low, highly visible, and integrated with other graphic and design systems throughout the district. Directional signage for cars and people on the street should be consistent with any signage within the interior of a development.
- Locate signs to avoid blocking important views for pedestrians or drivers.
- Larger retail developments or complexes may include a single monument at public drive entries noting the names of businesses within the complex.
- Each building within a complex or development should have a legible address sign, visible both day and night. Numbers should be a minimum of 8" high.



Fig. 14 Reader board signs are adaptable and can be used in many different ways to display information and advertisements.

V. Architectural Character

5.1 General Intent / Introduction

The character of Lindon City should be positively conveyed through the appropriate use of massing, form, and materials in new commercial structures. In this chapter, general guidelines for all development are presented first, followed by guidelines specific for each recommended building form.

New commercial development should be sensitive and complementary to the heritage of Lindon City yet be balanced with present objectives to encourage development diversity and establish a vibrant commercial area.

The architectural guidelines are designed to promote development that is compatible and complementary to the historic built environment of Lindon. However, direct imitation of historic architectural styles and specific details is not recommended, but historical design principles should be incorporated into the design.

Rhythms and proportions of existing buildings should be identified and incorporated into new construction. These include such things as window to wall or solid-void ratio, bay division, proportion of openings, entrance and porch projections, and site coverage.

Exterior surfaces should be compatible with those of historic structures or the collective character of Lindon in regard to scale, type, size, finish, texture, and color. Finishes should complement the existing scheme of Lindon's historic structures. Roof form and style should be similar to or replicate those found in historic buildings and be appropriate for the selected building form.

Contemporary design and architectural expression that follows the basic principles of the guidelines is appropriate. The guidelines are not meant to preclude making exception in the case of innovative design.



Fig. 1 Massing of a building can be broken up by the variation of depth, texture, and color.



Fig. 2 Pitched roofs and rustic architectural features are preferred design characteristics that are consistent with the historic character of Lindon.

5.2 General Guidelines

5.2.1 Massing and Orientation

- Utilizing appropriate massing and orientation can allow new development to complement the heritage of Lindon. New structures should use massing and orientation similar to that of historic structures. Building placement and orientation should also reinforce the connection to primary and secondary streets, contributing in a positive manner to the streetscape of the commercial area.



Fig. 3 Even very large buildings can be broken up into smaller sections and avoid large blank walls.

- Small, individual developments are preferred. Several small developments contribute a greater degree of diversity than a few large developments.
- Where large buildings are unavoidable, they should be located at the rear of a development parcel or staggered with adjacent developments, with smaller individual developments along the street to preserve a consistent streetfront.
- Breaking up large buildings with multiple bays is required, and each façade should provide a meaningful purpose such as individual entrances to the larger building. On large buildings the façade should be broken up every 30' to 40' with color, change of building materials, depth, height, or other architectural characteristics. On smaller buildings, the break in façade should be every 15' to 25'. Appropriate detailing, scale, and proportion area elements that can be addressed through facade design.
- Orient buildings to the main street, either parallel to the street or at a maximum angle of 45 degrees. If a building is on a corner lot, it may have a corner orientation. This is not to preclude entrances or façade detailing to other orientations, such as a side parking lot.



Fig. 4 Artistic design & architectural features can decrease the impact of 'big-box' size and massing.

- The perceived width of buildings should be consistent with smaller developments. Divide wider buildings into modules to convey a sense of more traditional construction, yet

remain true to the interior layout/programming of the building. This is especially recommended for a series of adjacent businesses built in one development.

- Use courts and atria to help vary the mass of buildings with large floor plates and introduce natural light to the interior.
- Provide for depth and variation in a façade through the use of different colors, materials, and other details.
- Avoid flat looking walls/facades and large, boxy buildings. Break up the flat front effect by introducing projecting elements such as wings, porticos, bay windows, awnings, recessed balconies and/or alcoves. Staggered bays will also contribute to a greater definition of a façade. Specific guidelines for different building forms are given in the recommended building forms section of this chapter.
- Give the greatest consideration in terms of design emphasis and detailing to the street facing façade (or façades if a corner site). Clusters of buildings in a single planned development may utilize common or compatible building forms and/or architectural styles, with a secondary emphasis on the internal relationships of buildings around a shared parking facility, interior court, landscaped yard, or plaza.
- Buildings on corner sites shall orient to both streets. These buildings are encouraged to have an entrance situated at or near the corner.
- Use sculpture, fountains, monuments, and landscape to enhance the three-dimensional quality of outdoor spaces.



Fig. 5 Color changes & variation in material and depth are good tools to break up the massing of a building.

5.2.2 Height

Building heights shall comply with the limits as established in the city code for the underlying zone. Building heights of one to three stories are considered desirable and appropriate to the scale of Lindon City.

5.2.3 Mixed Use Housing

Since Lindon strives to create an attractive & vibrant shopping district along the 700 North corridor, maintaining commercial uses on the ground floor is essential. The second and third floors of commercial buildings can be used for office space, retail and in some cases housing (if specific amenities are provided). Second and third story housing may be feasible along the 700 North corridor if additional public pedestrian amenities are provided such as open space, pocket



Fig. 6 Mixed used developments can be architecturally pleasing, satisfy housing needs, and also create vibrant shopping districts.

parks, plazas, sitting areas, extra landscaping, fountains, etc. A starting recommendation is that for every two square feet of amenities that provide a public benefit, one square foot of livable housing may be added on upper floors. This housing must be utilized as part of a mixed use development, therefore street level commercial elements are required to be part of the project. The Planning commission & City Council must approve any mixed use developments.

5.2.4 Exterior Walls and Surfaces: Building Materials

- Materials for exterior walls and surfaces should be selected based on durability, appearance, timelessness as well as compatibility with those used for the historic structures found in Lindon.



Fig. 7 Emphasis on the detailing of the street-facing façade creates a pleasing experience for the pedestrian as well as the overall character of a commercial district.

- Several notable historic buildings in Lindon are constructed of a locally quarried honeycomb limestone. The limestone was often transported then cut on the construction site, into large blocks. Most of the other notable historic buildings in Lindon are constructed of brick. To complement and be compatible with the character of Lindon, masonry building materials, such as brick, stone, and colored decorative concrete block, are highly preferred for use as the primary building material (85% or greater) of commercial development. Fenestration can also be used to count toward the 85% of the recommended building materials. Many varieties and colors of brick or stone are available and acceptable for use. While use of the same historic honeycomb limestone is not feasible, other masonry materials, such as decorative concrete block and other types of stone may be formed and used in a manner similar to the limestone. Other materials may be considered for use as a primary building material, based on review by the city.
- Secondary building materials may include brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding & timbers. These materials are highly desirable over metals, plastics, vinyl, and faux siding materials including synthetic stucco-type materials.



Fig 8 Wainscoting is encouraged to break up the façade and inhibit a color or material from dominating the building façade.

- Scale, texture, detailing, and fenestration should be greatest at the ground floor, where the level of visibility and adjacency to pedestrian activity is greatest.
- Use materials in a manner that is consistent and visually true to the nature of the building material. (See Appendix A for additional materials guidelines.)
- Use primary building materials for facades that front onto public ways. Secondary building materials may be used as accents on these facades or on less visible facades.
- Use natural building breaks (such as inside corners) for changes in materials, rather than abrupt changes or changes at outside corners to avoid the appliqué look of a material.
- Avoid the use of synthetic materials.
- Innovative use of other materials may be considered.
- Consider durability and life cycle in the selection of materials.



Fig. 9 Secondary building materials (such as the timbers over this entryway) are encouraged as accents to a primary building design.

5.2.5 Texture, Colors, Finishes

- Design elements such as color and materials should reinforce the scale and character of the Commercial District and the heritage of Lindon. Avoid large areas of the same color and/or materials with no relief. Conversely, avoid the use of too many materials and/or colors, which may create busy or incongruous facades. Use materials that have a modular pattern closest to pedestrian ways to add scale, texture and visual interest.
- 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. *A color palette of Utah earth tones has been provided in the appendix for use as a reference guide to color selections in developments.*
- The use of color schemes should be compatible with the surrounding areas.
- Simplicity is encouraged regarding color. Excessive amounts of different colors should not be used. Brighter colors are recommended for use as accents only.
- The texture and finish of a structure should convey a modern, yet timeless, building.
- Vary colors and materials to break up the monotony in larger developments.



Fig. 10 Individual businesses can share a larger building but stand out by changing the color or material of the facade.

5.2.6 Windows and Doors/Fenestration

- Windows and doors make important contributions to the appearance of any building and should be of a similar design and style to the general character of Lindon's historic buildings.
- Facades that front on to public ways should contain functional windows and doors, with a balance of solids and voids.
- Windows at the ground level should generally be of clear glass, and placed at a height that relates visual connection of indoor and outdoor environments.
- Avoid blank facades with no fenestration.
- Avoid the use of dark-tinted or reflective glass windows. Where possible, awnings, balconies, eaves, arbors, landscaping, and other shading devices are effective, and can be far more visually interesting.
- Materials for framing windows shall be compatible to the primary exterior material. Aluminum or similar framing materials that do not match are discouraged.
- Consider the use of canopies or awnings on windows that directly abut pedestrian walkways to provide protection from the elements.
- Sun and glare can be controlled with awnings, canopies, balconies, trellises, foliage, and other shading devices that also protect pedestrians from inclement weather.
- The ground floor of the primary façade shall be 60% fenestration at the pedestrian level.
- A significant amount of the primary ground story façade facing public streets, easements and other right-of-way corridors should be transparent glazing, to enhance the pedestrian environment, to connect the building interior to the outside, and to provide ambient lighting at night.
- Dark and obscure glazing should not be used at the ground level, except where harsh solar conditions cannot be controlled with other devices.



Fig. 11 Arches, sills, trim, muntins, and other architectural features can enhance windows.



Fig. 12 Architectural characteristics that do not blend in, such as these 'pasted on timbers', should be avoided.

5.2.7 Architectural Styles: Exterior Trim and Decorative Detailing

While building form is the primary identifying characteristic of a structure, architectural style, represented by the use of exterior trim and detailing, is a secondary characteristic. Different architectural styles can be used on the same basic building form. Many of the historic structures are of a vernacular architecture - smaller residences that use a scaled-down version of styles popular at the time. Thus, in general, most detail is simple in form and application, while still being attractive. This simplified approach to trim and detail should also be utilized for new construction.



Fig. 13 Covered entrances or porches create a more attractive façade.

- Use details and features that work well with the chosen primary and secondary building materials.
- Design details to be visually true and consistent with their materials of construction.
- The use of details can break up uninspiring solid surfaces and helps to avoid the box-like appearance often seen in new construction.
- Trim and details should be simple in material and design. A classic, timeless style should be used.
- Materials for trim and details shall be compatible with the primary exterior material. Detailing should be authentic with the characteristics and capabilities of the materials.
- Excessive ornamentation is not recommended.
- The use of details such as timbers, stones, and beams should be considered.
- Avoid use of pasted on details that do not reflect internal pattern of building or are not proper use of materials (see figure 12 on pg 27).
- Avoid façade appliqué as a method to modulate the façade. Exterior materials, massing, modulation, etc., should relate to the indoor function and use of the structure.



Fig. 14 Variation in rooflines, slope, and plane are very desirable for providing character to a commercial structure.

5.2.8 Roofing

Roofing is a significant design feature. The form, height, color, pattern, materials, configuration and massing of the roof contribute to the success of a structure. Roof mass and form should be consistent with the scale and proportions of the building as well as the architectural character (see Fig 14 above). Use roof materials and patterns that are appropriate to the overall character and form of the building.

- Use no more than two roof types in a single structure i.e. a primary and secondary roof type.
- Roof materials visible from the street (i.e. sloped roofs), should be harmonious in texture, color, and material with other building materials.
- Sloped roofs should be carefully designed to shed snow away from all pedestrian ways.

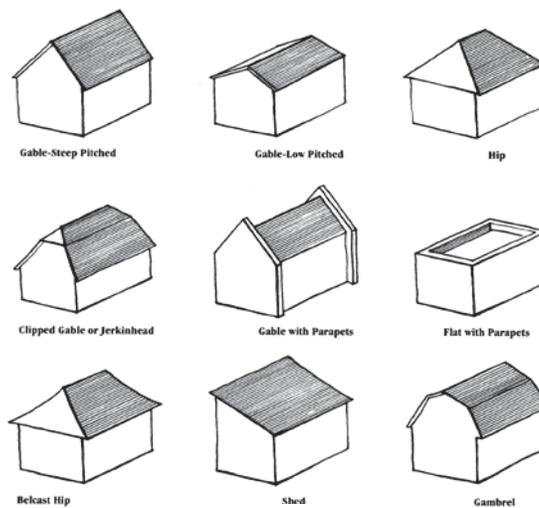


Fig. 15 Variety of roofing styles

5.2.9 Mechanical and Service Areas

Mechanical, electrical, and communications equipment such as heating and cooling units, transformers, control boxes, and antennas should not be located on primary facades.

- Rooftop mechanical units are desirable where possible, and should be screened from view with integrated architectural elements (walls, parapets, etc.).
- Meters, stacks, and service pipes should be located conveniently for service and use, but not on primary façades.
- Loading docks should be located near parking facilities, in alley ways or on side streets, and designed or screened in a way that minimizes their visual impact.

5.3 Specific Guidelines for Recommended Building Forms

The following recommended building forms for new commercial structures in Lindon are based on those common and/or similar to historic structures in Lindon, as depicted in the introduction. Some building forms have a residential basis, yet may be appropriately adapted for commercial structures.

For each building form, guidelines are given for the following elements:

1. Massing and Form
2. Height and Scale/Size
3. Roofing
4. Exterior Walls and Surfaces (Building Materials)
5. Fenestration (Windows and Doors)
6. Exterior Trim and Decorative Detailing

5.3.1 Building guidelines: Massing & Form, Height & Scale, Roofing, Exterior Walls & Surfaces, Fenestration, and Exterior Trim & Detailing.

1. Massing and Form

A. One and two-part Commercial Block

- Large plate-glass display windows shall be used to distinguish the front façade or storefront.
- The number of bays can range from one to five when building a One-part Commercial Block (Cullimore Mercantile; Walker's Service Station).
- The façade need not be symmetrical, although bays should be of the same or similar widths.
- If the structure is used for a business requiring a drive-through area (such as a bank or restaurant), use an extension of the roofline detail and supportive elements on the facade to encompass a covered drive-through area that is consistent with the building.
- A linear series of adjacent businesses may be incorporated into one block, utilizing separate bays for each business. Or, a series of adjacent blocks may be used more successfully if the size of the development would exceed five bays in width.

B. Central block with wings (Old South School)

- Use a symmetrical composition of a central block with identical wings.
- The central block will project from the wings and should be accentuated by size and/or height, as well as decoration.
- The wings will generally be lower and recessed from the central block.



Fig. 16 Two-part commercial block building.

C. Hall-Parlor/ Central Passage

- Use a symmetrical building composition, with the long side of the building being the primary façade.
- May be either three or five bays across on the front façade.
- Depth of the building should be one or two rooms deep.
- A covered front porch may be used.



Fig. 17 Gabled Ell with historic western theme and cupola.

D. Cross Wing/ Gabled Ell

- The form will have two or more wings placed at right angles to each other.
- The basic building may take the form of a “T”, “L”, or “H”
- The form/shape could be repeated or mirrored for larger structures or a connected series of stores.

E. Bungalow

- Use a square or rectangular floor plan.
- Use the form for the entire structure, rather than just a bungalow entrance on the front of a block building.
- A variety of form types may be used to create a ‘small gabled cottage’ style of building.
- Narrow end to the street with a hip or gable roof.
- Broad gabled roof that projects out over a front porch, usually with a top half story that has a centrally placed gabled or hip dormer.



Fig. 18 Bungalow with a covered entryway.

2. Height and Scale/Size

A. One and two-part Commercial Block

- Scale and Size may vary from a small building (such as the Cullimore Mercantile) to larger structures.
- Bays should generally range from 15' - 25' in width for small buildings; large buildings 30' - 40'.
- For corner buildings, articulation of the corner with additional height may be considered.
- Scale and Size may vary from a small two-story building of one or two bays to larger structures that would encompass up to five bays.



Fig. 19 Bays & entryways break up this façade.

B. Central block with wings

- Buildings may be one to three stories in height.
- The height of the central block should be higher than that of the wings.

C. Hall-Parlor/ Central Passage

- Buildings may be one, one and a half, or two stories in height.
- This building type is best suited for smaller buildings (a footprint of less than 6,250 square feet)

D. Cross Wing/ Gabled Ell

- Buildings may be one, one and a half, or two stories in height.
- A range of sizes may be accommodated with this form by utilizing additional sections of the projecting and flanking wing form.

Fig. 20 A simple building with appropriate features can create a unique appearance.



E. Bungalow

- Buildings may be one, one and a half, or two stories in height.
- This building type is recommended for smaller buildings (a footprint of less than 6,250 square feet)

3. Roofing

A. One and two-part Commercial Block

- Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building and any flat roof material. Wood or faux wood shingles, or architectural asphalt shingles are preferred.

- The flat roof can be used, but should always be used with a parapet and/or decorative cornice. Secondary roof forms, such as gabled, hip, or shed roofs may be considered for use to break up larger structures or for use on the corner of buildings situated on a corner.
- A wide range of roofing materials can be used for the flat roofs.

B. Central block with wings

- The entire structure may have flat roof with parapet or cornice detailing or the central block may be gabled with a flat roof used on the wings. For a structure that has a gabled center block and gabled wings, refer to the cross wing form in the residentially influenced building form section.

C. Hall-Parlor/ Central Passage

- A steeply pitched gable roof (8:12 to 14:12) is the preferred roof form. A hip roof may also be used.
- If a building is more than one story and dormers are used, the roof of the dormer should be of the same form as the primary roof.



Fig. 21 Possible variation of rooflines

D. Cross Wing/ Gabled Ell

- A steeply pitched gable roof (8:12 to 14:12) or a hip roof are the preferred roof forms.
- All sections of the roof should have the same height for the peak.
- If a building is more than one story and dormers are used, the roof of the dormer should be of the same form as the primary roof.

E. Bungalow

- Use a low-pitched gable or hip roof that projects out over the eaves.
- Dormers, if used, may have gable, hip, or shed roofs all work well with either primary roof form.

4. Exterior Walls and Surfaces (Building Materials)

- Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades (Refer to Appendix 6.2).
- If using Stone or Decorative Concrete Block, details such as the texture of the block and the mortar joints should be similar to that of the historic structures of Lindon (Refer to Appendix 6.2).
- All of the above, as well as Cement Stucco, Wood, Architectural Metals, colored or decorative



Fig. 22 Stucco is common but other materials should be used to enhance the appearance.

concrete, and cement board siding may be used as secondary (less than 40%) building materials, and on less visible facades.

- Foundation ribbons may be created from a material complementary to the primary building material.

5. Fenestration (Windows and Doors)

- If using muntins to create the look of paned glass, use an exterior application to create a visible shadow line, lending to an authentic look. Coordinate with an interior application of muntins.
- Avoid center pressed muntins, which lack a look of authenticity

A. One and two-part Commercial Block

- Large, transparent storefront windows are an essential component of the one-part commercial block.
- Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone.
- If storefront windows do not reach to the ground, a projecting sill should be used at the bottom.
- Transom windows should be used above storefront windows. These are often also transparent, but clear, decorative colored glass may be used to add detail to the building façade. Transoms may be either single or multi-paned.
- Awnings, if used, may be either metal or fabric. These should generally be mounted just above or below the transom windows when used on the storefront.
- Use of recessed entries that are flanked by the storefront display windows is encouraged, however flush entries may also be used (See fig. 23).
- Upper levels use more traditional windows with a vertical emphasis. These windows should be inset, with a sill and lintel, and may incorporate some simple detailing to add definition to the upper zone.
- If the building is free-standing, windows on the sides of the building should be vertical in orientation and proportional to the size of the building. These windows should be inset, with a sill and lintel. Simple window shapes should be used, although windows may be enhanced with details such as paned glass divided by muntins.
- Panes are also encouraged to add character to windows.



Fig. 23 Large open windows add to the façade



Fig. 24 Window trim and awnings add to the visual character of the fenestration.

B. Central block with wings

- Locate the main entrance to the building in central block section.
- Additional entrances are allowed in the wings.
- High, vertical windows should be used in the central block.
- The same style of windows used in the central block should be used in the wings, but usually of a smaller scale. These windows should continue around to the sides and potentially the back of the building, depending on the interior use of the structure.
- Windows should be inset, with a sill and lintel, and should incorporate some simple detailing in the molding or casing elements to add definition to the building.
- Simple window shapes should be used, although windows may be enhanced with details such as paned glass divided by muntins.

C. Hall-Parlor/ Central Passage

- Windows should be vertical in orientation and proportional to the size of the building. Windows should be inset, with a sill and lintel.
- Simple window shapes should be used, although windows may be enhanced with details such as paned glass divided by muntins, or detailing in the lintel and/or molding.
- Molding or trim around the windows can be used to enhance a simple window shape.
- Entries may be accented with a covered porch area. Roofing of the entry porch should be of the same form as the main roof.

D. Cross Wing/ Gabled Ell

- Entrances should be located in side facing/flanking wing. These entrances may be protected by a porch or awning, which will add detail to the façade.
- Windows should be vertical in orientation and proportional to the size of the building. Windows should be inset, with a sill and lintel.
- Simple window shapes should be used, although windows may be enhanced with details such as paned glass divided by muntins.
- Molding or trim around the windows can be used to enhance a simple window shape.

E. Bungalow

- Windows should be vertical in orientation and proportional to the size of the building. Windows should be inset, with a sill and lintel.
- Simple window shapes should be used. Windows and doors may be enhanced with geometric patterns, created in stained or leaded glass, or by the use of wooden muntins. These are often seen only in the top half of windows and doors.



Fig. 25 Addition of muntins, color variations, trim, sills and arches create attractive windows.



6. Exterior Trim and Decorative Detailing

- Some form of detailing or fenestration should be used every 15 to 25 feet along each side of small building (every 30'to 40' for large buildings). Windows, doors, art or architectural detailing at the first floor level are all options for a blank wall.
- Enhance buildings with usable details and accents, such as a covered porch or walkway.
- Avoid trying to incorporate multiple styles in one structure, instead use consistent, continuous detailing.
- Utilize colors, textures, and changes in building material to give definition to the façade.

A. One and two-part Commercial Block

- Use simple decorative detailing to enhance the features of building rather than using excessive decoration or pasted on details.



Fig. 26 These block form buildings have an attractive, modern, clean look achieved through detailing.

- Detailing should be focused on the primary, street-facing façade of the building.
- Utilize colors, textures, and changes in building material to give definition to a building's façade.
- Avoid trying to *excessively* break up a building's façade. Instead use consistent detailing along the façade.
- Two-part commercial blocks often incorporate more detailing than the one-part block. Simple, decorative detailing that evokes an architectural style should be used.
- Most detailing should be focused on the street-level.
- Upper level(s) feature less detailing than the street-level.

B. Central Block with Wings

- The central block portion should be further accentuated through use of detailing.
- Stylistic influences may be incorporated in both the central block and wings, with a greater emphasis on the central block.
- Detailing should be consistent on all sides of the building, although the primary, street-facing façade



Fig. 27 This older two-part block building has been restored to maintain a modern appearance.

may have a greater emphasis of detail.

C. Hall-Parlor/ Central Passage

- Use simple detailing that highlights the structural elements of the building, such as the eaves, windows, and doors.
- Use simplified versions of historic elements seen in Linton.

D. Cross Wing/ Gabled Ell

- Decoration and detailing should be consistent between the façade of the facing wing and the porch/front of the flanking wing
- Use simple detailing that highlights the structural elements of the building, such as the eaves, windows, and doors.

E. Bungalow

- Use sparse and simple detailing that highlights or exposes the structural elements of the building, such as the eaves, windows, and doors.
- Detailing should be more reserved in decoration and rely on the exposed elements, such as partially exposed framing members in the end of the roof, rather than adding on details.
- Use simplified versions of historic elements seen in Linton bungalows.



Fig. 28 Gabled Ell with historic western theme.

9. Discussion Item — New Fire Station / City Center Upgrades: Timeline & Funding (60 minutes)

The City Council will review the timeline for design & construction of the future fire station and will discuss 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 interlocal agreement 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, 2018.*

Police Department facilities within the current City Center were also constructed as temporary facilities that are inadequate for long-term use with evidence storage space, office facilities, and safety deficiencies that need to be addressed. A combined Fire/Police Public Safety Building has been contemplated, however it appears most cost efficient to construct a standalone fire station and remodel the existing City Center in order to accommodate Police Department needs. This would also resolve other needs at the City Center building, such as installation of an elevator.

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 have been evaluated and presented to the City Council since 2013. This study and additional research has provided a basis for estimated costs of various options for future public safety facilities needed by the City.

It appears the City can potentially take advantage of low interest rates for new construction if the process is accelerated to complete the construction ASAP instead of waiting for the 2018 deadline to construct a new fire station. An updated draft timeline for construction and potential capital expenditures is attached. 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:

- A newspaper article and minutes from 2008 meetings regarding the change from PG to Orem fire/ems/dispatch services are attached to help give an understanding of past decisions which led to the Lindon/Orem service relationship.
- Funding options appear very feasible under current sales tax revenues. However, additional revenues may be needed in slower economic times. Funding through a Public Safety Utility Fee has been contemplated. See legal memo separately provided to City Council members from City Attorney, Brian Haws, regarding a utility fee option. It appears feasible to carry out and the most stable method of funding that is also transparent and limited in scope.
- Next steps = more public involvement:
 - Open house to inform & gather input; get the word out to the citizens
 - Prepare RFP for Architect selection. See DRAFT timeline at bottom of next page

Sample Motion: No motion needed for discussion item.

Fire Station & Police Building Remodel: Why? What do we get?

- 2007 – PG provided full-time Police/Dispatch, part-time Fire/EMS (~\$1.27 Million/yr)
- 2008 – Lindon starts own Police Dept; contracts w/Orem for Dispatch/Fire/EMS
 - ½ City Center basement finished for temporary Police Station. Future police/fire facility considered.
- 2008 Lindon/Orem interlocal agreement:
 - Lindon gets full-time services with limited upfront capital costs (new building); North Orem gets better coverage / lower response times
 - Reduced Lindon Fire/EMS response times (~12 minutes to less than 3 minutes)
 - Lindon pays 90% of mid-point salary/benefits for 12 firefighters & 3 dispatchers. Orem pays costs for Fire Captain (making 5-man crews)
 - Lindon gets full access/resources to Orem’s Fire/EMS/Dispatch services, training, equipment
 - Orem assumes total liability for Fire/EMS/Dispatch services
 - Both parties agreed current facilities were not adequate for long-term use; Lindon given 10 years to build new station. Lindon owns building; Orem provides equipment and staffing

Updated Tentative Budget

Most cost-effective options:

- | | |
|--|------------------------------|
| A. Standalone 3-bay fire station (~10,000 sq/ft) | \$2.5 to \$3.0 Million |
| B. Police / City Center Bldg remodel | <u>\$500k to \$700k</u> |
| | <i>Total: \$3M to \$3.7M</i> |

Estimated Annual Bond Payments (assumes bonding in Sept 2015 w/ 0.2% rate increase)

Bond amount Annual Payment

- \$2.5 M = \$170,539
- \$3.0 M = \$204,011
- \$3.5 M = \$237,421

Annual O&M costs ~\$22,000/yr

Possible Funding:

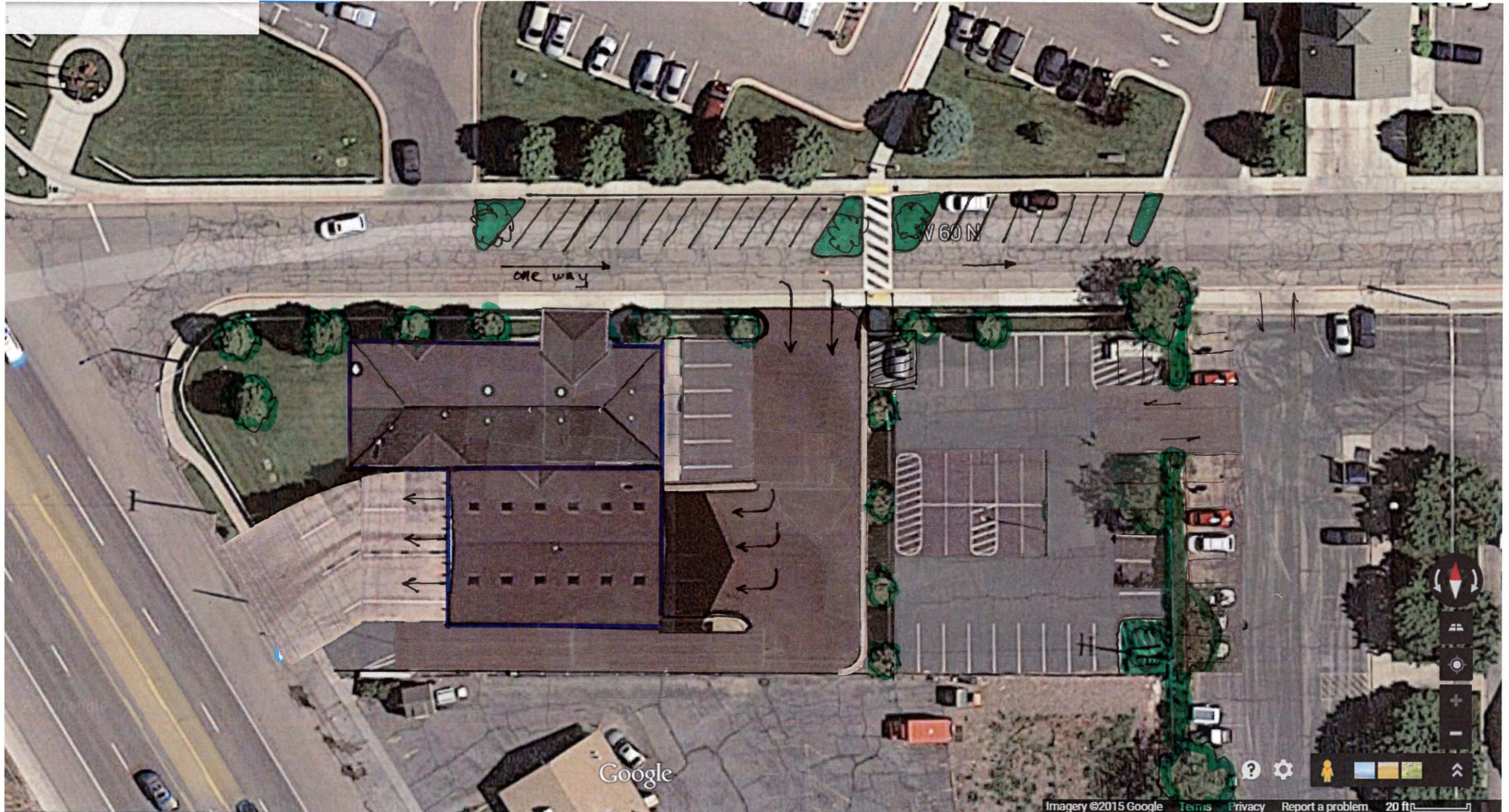
- | | |
|---|-------------------------------------|
| • Retired flow rider bond (sale tax rev): | \$180,000/yr |
| • 2015 sales tax bond refunding annual savings: | ~\$20,000/yr (depends on refunding) |
| • State Street RDA (restricted funds / non-building costs): | up to ~\$1.5 Million |

Other possible funding sources:

- Public Safety Utility Fee: \$2.00/mo x 2,700 accounts = \$5,400 x 12 = \$64,800/yr
- Public Safety Impact Fee: ~\$500k to \$900k over 20 years
- Rent current fire house: ~\$10,000/yr
- Sell Tithing Office: \$120k
- Reallocate PARC funds to offset Parks/Rec O&M from General Fund and/or utilize PARC funds to offset some site improvements and parking costs
- Sell other public properties:
 - Rental houses: \$150k x 3 = \$450k
 - Geneva Resort Park property: 15 acres x \$4.00sq/ft = \$2.6 Million

DRAFT Timeline:

Public involvement (inform, gather info)	2 Months	(April-May 2015)
Architect Selection	1 ½ Months	(May-June)
Additional Public involvement (inform, final decision)	1 Month	(June-July)
Design & Securing of Finances (bond)	5 Months	(July-Nov)
Contractor Selection & Bid Award	1 ½ Months	(Dec-Jan 2016)
Construction	10 Months	(Feb-Oct 2016)
Contingency & Move-in	2 Months	(Nov-Dec 2016)



Fire Station
Draft Concept
Plan 4/07/2015



Project Budget Estimate

March 16, 2015

Construct Stand Alone 3 Bay Fire Station

	Area	Unit Cost		Comment	
Construction Costs	Separate Fire Station	10,500 S.F.	\$185.00 /S.F.	\$1,942,500	
	Fire Station Site Work	45,000 S.F.	\$6.00 /S.F.	\$270,000	
	Estimated Construction Cost			\$2,212,500	2013 Dollars
	Additional Site Development	45,000 S.F.	\$6.00 /S.F.	\$270,000	Includes Realignment of 25 North
	Contingency		10%	\$221,250	
	Inflation to Start of Construction	1 Yrs.	4%	\$97,350	
	Adjusted Construction Cost			\$2,801,100	2015 Dollars
Project Soft Costs	Allowance A/E Fees		6.00%	\$168,066	
	Furnishings and Equipment	4,000 S.F.	\$18.00 /S.F.	\$72,000	
	Allowance FF&E Design Fees		8.00%	\$5,760	
	Itemized Building Systems				
	Phone Systems/Call Down System	10,500 S.F.	\$1.25 /S.F.	\$13,125	Allowance
	Data/IT Cabling	10,500 S.F.	\$1.00 /S.F.	\$10,500	Allowance
	Other Project Costs				
	Site Suvey			\$5,000	Allowance
	Geotechnical Study			\$5,000	Allowance
	Phase 1 Environmntal Assessment			\$2,500	Allowance
	System Commissioning		0.00%	\$0	If Pursuing USGBC LEED Designation
	Owner Provided Construction Phase Testing		0.25%	\$7,003	
	Land Acquisition Costs	750 S.F.	\$10.00 /S.F.	\$7,500	Assumed Cost/S.F.
	Bond/Finance Charges			\$0	
	Legal Fees			\$0	
	Moving Costs			\$0	
Total Estimated Project Costs				\$3,097,554	



22 March 2015

Mr. Adam Cowie
 Lindon City Administrator
 100 North State Street
 Lindon, Utah 84042

Re: Remodel Estimated Pricing – Lindon City Office Building

Dear Adam,

Thank you for contacting Curtis Miner Architecture to discuss the possible remodel of the existing Lindon City office building. You asked me to tour the building with you then provide preliminary construction and design cost estimates for the work you are considering.

Based on the building tour and our conversation, remodel projects will range from simple (small reconfiguration, repaint, new finishes, etc.) to extensive (remove all existing construction and rebuild within the existing building shell). Of course construction costs for this range of work will vary widely, but here are some ranges you can use for preliminary budgeting purposes*:

Simple Remodel: \$30- \$50 per SF
 Extensive Remodel: \$70 - \$140 per SF

These budget numbers may simply be multiplied by the areas of the spaces you intent to remodel based on the complexity of the remodel. For example, the reconfiguration of the offices on the north end of the main level would cost about \$45 per SF. Multiplied by 500 SF to account for all offices affected the cost for that portion of the work would be approximately \$22,500. Of the projects we discussed, I would assign the following preliminary budget amounts:

Office Reconfiguration – North End, Main Level:	\$45 per SF
Remove / Repurpose Work Room – North End, Main Level:	\$35 per SF
Reconfigure / Relocate Court Office – Main Level:	\$40 per SF
Relocate Community Development to Main Level:	\$80 per SF
Add Conference Room at Main Level:	\$100 per SF
Reconfigure Police Office – Lower Level:	\$45 per SF
Remove Community Development and Replace with Police Department – Lower Level:	\$140 per SF

Other items you mentioned with their anticipated costs include:

Two-Stop Elevator:	\$50,000
External Sally Port Building:	\$50,000

Design fees for a project of this type will generally range between 7% and 10% of the total construction value depending on complexity, scope of service, engineering consultants involved, etc. I expect that building permits and fees would be waived by the city. Financing and real estate professional costs are the other common expenses on a private project of this type.

I believe this information will provide the framework you need to calculate a number of redesign options to discuss with city leadership. If there is any additional information we can provide, please don't hesitate to contact me at my office.

Sincerely,



Curtis N. Miner, AIA, NCARB
Principal Architect

**Note: general construction cost estimates are based on historical data and should not be taken as final or precise construction cost data. Ultimate responsibility for construction costs rests with the owner and / or the owner's general contractor.*

LINDON CITY, UTAH COUNTY, UTAH
Sales Tax Revenue Bonds, Series 2015

Summary of Bond Structuring Options

Dated 09/15/2015 | Delivered 09/15/2015

<i>Assumptions</i>	Bond Structuring Scenarios		
	Scenario #1	Scenario #2	Scenario #3
Par Amount of Bonds:	\$ 2,395,000	\$ 2,865,000	\$ 3,335,000
Security	Sales Tax Revenue	Sales Tax Revenue	Sales Tax Revenue
Amount for Project Construction	\$ 2,500,000	\$ 3,000,000	\$ 3,500,000
Underwriter's Discount	\$3.50	\$3.50	\$3.50
Rating:	AA-	AA-	AA-
Amortization:	20 yrs., Level D/S	20 yrs., Level D/S	20 yrs., Level D/S
Scale:	GKB "AA-" 3/24/15 Scale	GKB "AA-" 3/24/15 Scale	GKB "AA-" 3/24/15 Scale
Insurance:	No	No	No
Debt Service Reserve Fund:	Surety	Surety	Surety
TIC:	2.93%	2.93%	2.93%
Avg. Annual Debt Service:	\$ 170,539	\$ 204,011	\$ 237,421
Sale Type:	Public - Negotiated	Public - Negotiated	Public - Negotiated
<i>Sources and Uses</i>			
Par Amount of Bonds	\$ 2,395,000	\$ 2,865,000	\$ 3,335,000
Reoffering Premium	\$ 186,673	\$ 222,894	\$ 260,019
Total Sources	\$ 2,581,673	\$ 3,087,894	\$ 3,595,019
Total Underwriter's Discount (0.450%)	\$ 8,383	\$ 10,028	\$ 11,673
Costs of Issuance	\$ 66,675	\$ 69,025	\$ 71,375
Debt Service Reserve Surety	\$ 6,055	\$ 7,198	\$ 8,400
Deposit to Project Construction Fund	\$ 2,500,000	\$ 3,000,000	\$ 3,500,000
Rounding Amount	\$ 561	\$ 1,643	\$ 3,572
Total Uses	\$ 2,581,673	\$ 3,087,894	\$ 3,595,019



Lindon City, Utah
Debt Service Coverage Table

Sales Tax Coverage													
Historic Sales Tax Receipts							Budgeted	Projected Sales Tax Receipts					
Fiscal Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Sales Tax Revenue	\$ 2,543,777	\$ 2,346,215	\$ 2,485,202	\$ 2,770,958	\$ 2,989,353	\$ 3,193,638	\$ 3,200,000	\$ 3,200,000	\$ 3,200,000	\$ 3,200,000	\$ 3,200,000	\$ 3,200,000	\$ 3,200,000
Debt Service													
2005 Bonds	265,863	266,538	265,988	266,250	266,288	266,100	266,688	266,013	266,113	265,950	266,525	266,800	266,775
2008 Bonds	-	662,628	659,291	660,291	660,916	661,166	661,041	327,700	326,100	329,000	326,400	-	-
2009 Bonds	-	-	191,700	177,485	177,354	176,991	177,376	-	-	-	-	-	-
2015 Ref. Bonds*	-	-	-	-	-	-	-	303,994	303,800	302,900	302,000	632,750	633,100
Total Debt Service	\$ 265,863	\$ 929,166	\$ 1,116,979	\$ 1,104,026	\$ 1,104,558	\$ 1,104,257	\$ 1,105,105	\$ 897,707	\$ 896,013	\$ 897,850	\$ 894,925	\$ 899,550	\$ 899,875
Coverage Ratio	9.57	2.53	2.22	2.51	2.71	2.89	2.90	3.56	3.57	3.56	3.58	3.56	3.56

Ser. 2015 Refunding Bond based on "AA-" scale supplied by G.K. Baum

Sales Tax Revenue Growth Rate: 0%

D/S under \$2,500,000 Scenario	-	168,169	169,600	172,800	170,900	169,000	171,150
Coverage Ratio	2.90	3.00	3.00	2.99	3.00	2.99	2.99

D/S under \$3,000,000 Scenario	-	204,511	205,050	202,850	205,650	203,350	204,900
Coverage Ratio	2.90	2.90	2.91	2.91	2.91	2.90	2.90

D/S under \$3,500,000 Scenario	-	236,031	235,850	238,350	235,750	238,150	239,100
Coverage Ratio	2.90	2.82	2.83	2.82	2.83	2.81	2.81



LINDON CITY, UTAH COUNTY, UTAH
Sales Tax Revenue Bonds, Series 2015

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Debt Service Schedule

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Scenario #1

\$2,395,000

LINDON CITY, UTAH COUNTY, UTAH

Sales Tax Revenue Bonds, Series 2015

(Fire Station Project, 20-Year Amort., \$2,500,000 Const. Cost)

Sources & Uses

Dated 09/15/2015 | Delivered 09/15/2015

Sources Of Funds

Par Amount of Bonds	\$2,395,000.00
Reoffering Premium	186,673.15
Total Sources	\$2,581,673.15

Uses Of Funds

Total Underwriter's Discount (0.350%)	8,382.50
Costs of Issuance	66,675.00
Surety Fee	6,055.00
Deposit to Project Construction Fund	2,500,000.00
Rounding Amount	560.65
Total Uses	\$2,581,673.15



Scenario #1

\$2,395,000

LINDON CITY, UTAH COUNTY, UTAH

Sales Tax Revenue Bonds, Series 2015

(Fire Station Project, 20-Year Amort., \$2,500,000 Const. Cost)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/15/2015	-	-	-	-	-
12/01/2015	-	-	17,268.89	17,268.89	-
06/01/2016	110,000.00	2.000%	40,900.00	150,900.00	168,168.89
12/01/2016	-	-	39,800.00	39,800.00	-
06/01/2017	90,000.00	2.000%	39,800.00	129,800.00	169,600.00
12/01/2017	-	-	38,900.00	38,900.00	-
06/01/2018	95,000.00	2.000%	38,900.00	133,900.00	172,800.00
12/01/2018	-	-	37,950.00	37,950.00	-
06/01/2019	95,000.00	2.000%	37,950.00	132,950.00	170,900.00
12/01/2019	-	-	37,000.00	37,000.00	-
06/01/2020	95,000.00	3.000%	37,000.00	132,000.00	169,000.00
12/01/2020	-	-	35,575.00	35,575.00	-
06/01/2021	100,000.00	3.000%	35,575.00	135,575.00	171,150.00
12/01/2021	-	-	34,075.00	34,075.00	-
06/01/2022	100,000.00	3.000%	34,075.00	134,075.00	168,150.00
12/01/2022	-	-	32,575.00	32,575.00	-
06/01/2023	105,000.00	3.000%	32,575.00	137,575.00	170,150.00
12/01/2023	-	-	31,000.00	31,000.00	-
06/01/2024	110,000.00	3.000%	31,000.00	141,000.00	172,000.00
12/01/2024	-	-	29,350.00	29,350.00	-
06/01/2025	110,000.00	3.000%	29,350.00	139,350.00	168,700.00
12/01/2025	-	-	27,700.00	27,700.00	-
06/01/2026	115,000.00	4.000%	27,700.00	142,700.00	170,400.00
12/01/2026	-	-	25,400.00	25,400.00	-
06/01/2027	120,000.00	4.000%	25,400.00	145,400.00	170,800.00
12/01/2027	-	-	23,000.00	23,000.00	-
06/01/2028	125,000.00	4.000%	23,000.00	148,000.00	171,000.00
12/01/2028	-	-	20,500.00	20,500.00	-
06/01/2029	130,000.00	4.000%	20,500.00	150,500.00	171,000.00
12/01/2029	-	-	17,900.00	17,900.00	-
06/01/2030	135,000.00	4.000%	17,900.00	152,900.00	170,800.00
12/01/2030	-	-	15,200.00	15,200.00	-
06/01/2031	140,000.00	4.000%	15,200.00	155,200.00	170,400.00
12/01/2031	-	-	12,400.00	12,400.00	-
06/01/2032	145,000.00	4.000%	12,400.00	157,400.00	169,800.00
12/01/2032	-	-	9,500.00	9,500.00	-
06/01/2033	150,000.00	4.000%	9,500.00	159,500.00	169,000.00
12/01/2033	-	-	6,500.00	6,500.00	-
06/01/2034	160,000.00	4.000%	6,500.00	166,500.00	173,000.00
12/01/2034	-	-	3,300.00	3,300.00	-
06/01/2035	165,000.00	4.000%	3,300.00	168,300.00	171,600.00
Total	\$2,395,000.00	-	\$1,013,418.89	\$3,408,418.89	-

Yield Statistics

Bond Year Dollars	\$26,888.11
Average Life	11.227 Years
Average Coupon	3.7690222%
Net Interest Cost (NIC)	3.1059387%
True Interest Cost (TIC)	2.9296427%
Bond Yield for Arbitrage Purposes	2.5793974%
All Inclusive Cost (AIC)	3.2486013%

IRS Form 8038

Net Interest Cost	2.8258889%
Weighted Average Maturity	11.332 Years

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Scenario #2

\$2,865,000

LINDON CITY, UTAH COUNTY, UTAH

Sales Tax Revenue Bonds, Series 2015

(Fire Station Project, 20-Year Amort., \$3,000,000 Const. Cost)

Sources & Uses

Dated 09/15/2015 | Delivered 09/15/2015

Sources Of Funds

Par Amount of Bonds	\$2,865,000.00
Reoffering Premium	222,893.50
Total Sources	\$3,087,893.50

Uses Of Funds

Total Underwriter's Discount (0.350%)	10,027.50
Costs of Issuance	69,025.00
Surety Fee	7,197.75
Deposit to Project Construction Fund	3,000,000.00
Rounding Amount	1,643.25
Total Uses	\$3,087,893.50



Scenario #2

\$2,865,000

LINDON CITY, UTAH COUNTY, UTAH

Sales Tax Revenue Bonds, Series 2015

(Fire Station Project, 20-Year Amort., \$3,000,000 Const. Cost)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/15/2015	-	-	-	-	-
12/01/2015	-	-	20,636.11	20,636.11	-
06/01/2016	135,000.00	2.000%	48,875.00	183,875.00	204,511.11
12/01/2016	-	-	47,525.00	47,525.00	-
06/01/2017	110,000.00	2.000%	47,525.00	157,525.00	205,050.00
12/01/2017	-	-	46,425.00	46,425.00	-
06/01/2018	110,000.00	2.000%	46,425.00	156,425.00	202,850.00
12/01/2018	-	-	45,325.00	45,325.00	-
06/01/2019	115,000.00	2.000%	45,325.00	160,325.00	205,650.00
12/01/2019	-	-	44,175.00	44,175.00	-
06/01/2020	115,000.00	3.000%	44,175.00	159,175.00	203,350.00
12/01/2020	-	-	42,450.00	42,450.00	-
06/01/2021	120,000.00	3.000%	42,450.00	162,450.00	204,900.00
12/01/2021	-	-	40,650.00	40,650.00	-
06/01/2022	120,000.00	3.000%	40,650.00	160,650.00	201,300.00
12/01/2022	-	-	38,850.00	38,850.00	-
06/01/2023	125,000.00	3.000%	38,850.00	163,850.00	202,700.00
12/01/2023	-	-	36,975.00	36,975.00	-
06/01/2024	130,000.00	3.000%	36,975.00	166,975.00	203,950.00
12/01/2024	-	-	35,025.00	35,025.00	-
06/01/2025	135,000.00	3.000%	35,025.00	170,025.00	205,050.00
12/01/2025	-	-	33,000.00	33,000.00	-
06/01/2026	135,000.00	4.000%	33,000.00	168,000.00	201,000.00
12/01/2026	-	-	30,300.00	30,300.00	-
06/01/2027	145,000.00	4.000%	30,300.00	175,300.00	205,600.00
12/01/2027	-	-	27,400.00	27,400.00	-
06/01/2028	150,000.00	4.000%	27,400.00	177,400.00	204,800.00
12/01/2028	-	-	24,400.00	24,400.00	-
06/01/2029	155,000.00	4.000%	24,400.00	179,400.00	203,800.00
12/01/2029	-	-	21,300.00	21,300.00	-
06/01/2030	160,000.00	4.000%	21,300.00	181,300.00	202,600.00
12/01/2030	-	-	18,100.00	18,100.00	-
06/01/2031	165,000.00	4.000%	18,100.00	183,100.00	201,200.00
12/01/2031	-	-	14,800.00	14,800.00	-
06/01/2032	175,000.00	4.000%	14,800.00	189,800.00	204,600.00
12/01/2032	-	-	11,300.00	11,300.00	-
06/01/2033	180,000.00	4.000%	11,300.00	191,300.00	202,600.00
12/01/2033	-	-	7,700.00	7,700.00	-
06/01/2034	190,000.00	4.000%	7,700.00	197,700.00	205,400.00
12/01/2034	-	-	3,900.00	3,900.00	-
06/01/2035	195,000.00	4.000%	3,900.00	198,900.00	202,800.00
Total	\$2,865,000.00	-	\$1,208,711.11	\$4,073,711.11	-

Yield Statistics

Bond Year Dollars	\$32,082.33
Average Life	11.198 Years
Average Coupon	3.7675287%
Net Interest Cost (NIC)	3.1040296%
True Interest Cost (TIC)	2.9278157%
Bond Yield for Arbitrage Purposes	2.5776355%
All Inclusive Cost (AIC)	3.2071611%

IRS Form 8038

Net Interest Cost	2.8241495%
Weighted Average Maturity	11.304 Years

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Scenario #3

\$3,335,000

LINDON CITY, UTAH COUNTY, UTAH

Sales Tax Revenue Bonds, Series 2015

(Fire Station Project, 20-Year Amort., \$3,500,000 Const. Cost)

Sources & Uses

Dated 09/15/2015 | Delivered 09/15/2015

Sources Of Funds

Par Amount of Bonds	\$3,335,000.00
Reoffering Premium	260,019.00
Total Sources	\$3,595,019.00

Uses Of Funds

Total Underwriter's Discount (0.350%)	11,672.50
Costs of Issuance	71,375.00
Surety Fee	8,400.00
Deposit to Project Construction Fund	3,500,000.00
Rounding Amount	3,571.50
Total Uses	\$3,595,019.00



Scenario #3

\$3,335,000

LINDON CITY, UTAH COUNTY, UTAH

Sales Tax Revenue Bonds, Series 2015

(Fire Station Project, 20-Year Amort., \$3,500,000 Const. Cost)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/15/2015	-	-	-	-	-
12/01/2015	-	-	24,056.11	24,056.11	-
06/01/2016	155,000.00	2.000%	56,975.00	211,975.00	236,031.11
12/01/2016	-	-	55,425.00	55,425.00	-
06/01/2017	125,000.00	2.000%	55,425.00	180,425.00	235,850.00
12/01/2017	-	-	54,175.00	54,175.00	-
06/01/2018	130,000.00	2.000%	54,175.00	184,175.00	238,350.00
12/01/2018	-	-	52,875.00	52,875.00	-
06/01/2019	130,000.00	2.000%	52,875.00	182,875.00	235,750.00
12/01/2019	-	-	51,575.00	51,575.00	-
06/01/2020	135,000.00	3.000%	51,575.00	186,575.00	238,150.00
12/01/2020	-	-	49,550.00	49,550.00	-
06/01/2021	140,000.00	3.000%	49,550.00	189,550.00	239,100.00
12/01/2021	-	-	47,450.00	47,450.00	-
06/01/2022	140,000.00	3.000%	47,450.00	187,450.00	234,900.00
12/01/2022	-	-	45,350.00	45,350.00	-
06/01/2023	145,000.00	3.000%	45,350.00	190,350.00	235,700.00
12/01/2023	-	-	43,175.00	43,175.00	-
06/01/2024	150,000.00	3.000%	43,175.00	193,175.00	236,350.00
12/01/2024	-	-	40,925.00	40,925.00	-
06/01/2025	155,000.00	3.000%	40,925.00	195,925.00	236,850.00
12/01/2025	-	-	38,600.00	38,600.00	-
06/01/2026	160,000.00	4.000%	38,600.00	198,600.00	237,200.00
12/01/2026	-	-	35,400.00	35,400.00	-
06/01/2027	165,000.00	4.000%	35,400.00	200,400.00	235,800.00
12/01/2027	-	-	32,100.00	32,100.00	-
06/01/2028	175,000.00	4.000%	32,100.00	207,100.00	239,200.00
12/01/2028	-	-	28,600.00	28,600.00	-
06/01/2029	180,000.00	4.000%	28,600.00	208,600.00	237,200.00
12/01/2029	-	-	25,000.00	25,000.00	-
06/01/2030	190,000.00	4.000%	25,000.00	215,000.00	240,000.00
12/01/2030	-	-	21,200.00	21,200.00	-
06/01/2031	195,000.00	4.000%	21,200.00	216,200.00	237,400.00
12/01/2031	-	-	17,300.00	17,300.00	-
06/01/2032	205,000.00	4.000%	17,300.00	222,300.00	239,600.00
12/01/2032	-	-	13,200.00	13,200.00	-
06/01/2033	210,000.00	4.000%	13,200.00	223,200.00	236,400.00
12/01/2033	-	-	9,000.00	9,000.00	-
06/01/2034	220,000.00	4.000%	9,000.00	229,000.00	238,000.00
12/01/2034	-	-	4,600.00	4,600.00	-
06/01/2035	230,000.00	4.000%	4,600.00	234,600.00	239,200.00
Total	\$3,335,000.00	-	\$1,412,031.11	\$4,747,031.11	-

Yield Statistics

Bond Year Dollars	\$37,456.56
Average Life	11.231 Years
Average Coupon	3.7697837%
Net Interest Cost (NIC)	3.1067582%
True Interest Cost (TIC)	2.9304645%
Bond Yield for Arbitrage Purposes	2.5800089%
All Inclusive Cost (AIC)	3.1805216%

IRS Form 8038

Net Interest Cost	2.8266310%
Weighted Average Maturity	11.337 Years

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PUBLIC SAFETY OPTIONS INFORMATION SHEET

June 12, 2007

The Mayor and City Council felt that some additional information could be helpful in the discussion tonight which could help clarify a few matters. This handout is prepared for that purpose.

WHY IS LINDON CITY CONSIDERING A CHANGE IN PUBLIC SAFETY SERVICES?

The city has been pleased with the service given to Lindon by the individual police and fire/EMS personnel over the years. This inquiry was begun when Lindon was informed by Pleasant Grove officials in a meeting on March 15, 2007 that Pleasant Grove would no longer be contracting police services outside their boundaries. This was due to the fact that Pleasant Grove could not provide the documentation on service levels and costs to Lindon which Lindon had been requesting for several years. Lindon officials feel keenly the fiduciary responsibility to their citizens to know what the city is receiving for its annual assessment. In addition, Lindon City now has a well-funded tax base and a growing population base which makes it more possible to consider a change in these services. Pleasant Grove officials indicated that Fire/EMS services could still be provided for an interim period under current conditions.

Lindon officials then began its due diligence and a serious review of other options for public safety services. Criteria were established such as minimum service levels, a willingness to approach policing services from a community perspective, and same costs better service or less costs same service. Subsequent to the review, Pleasant Grove officials have indicated a willingness to provide both police and fire/EMS services to Lindon City under current conditions. However, solicitations for proposals from other agencies and the option of creating of Lindon's own police department were underway.

Therefore, four options for police services and two options for fire/EMS services are being considered. Proposals for police services have been received from the Utah County Sheriff, the City of Orem, and Pleasant Grove City. An option of creating Lindon's own police department is also included. For fire/EMS services, proposals have been received from the City of Orem and Pleasant Grove City. Lindon did not consider the option of creating its own fire/EMS department at this time due to the extensive costs of capital equipment and personnel.

WILL A CHANGE COST ME MORE IN TAXES?

Under any scenario, no increase in taxes will occur. The city will be able to support the costs through its existing tax base and planned expenditures in the proposed budget.

IF A CHANGE OCCURS, WHEN WILL IT BE IMPLEMENTED?

If the city decides a change is warranted, the current agreement with Pleasant Grove provides for a six month notice. Therefore, no change will take place before January 1, 2008.

Orem, Lindon sharing resources



JULY 16, 2008 11:00 PM • REVA BOWEN - NORTH COUNTY STAFF

A marriage of city resources between Orem and Lindon looks to be in a "honeymoon" phase.

The two municipalities recently agreed to a partnership that will provide full-time fire coverage plus emergency medical and dispatch services to Lindon, and more comprehensive service coverage in Orem, north of 1600 North.

Orem public safety director Mike Larsen said that the contract with Lindon has Lindon paying \$1.2 million annually to Orem, allowing the department to hire 12 firefighters to staff Fire Station No. 5, located in Lindon, and three dispatchers. Lindon provides the buildings -- the station and an adjacent house used as living quarters for the firefighters.

Orem furnishes a supervisor for each crew of four, making a five-person crew.

There are three shifts, providing 24-hour coverage. Orem also supplies equipment. Those staffing the station are considered Orem

employees, and follow the city's procedures, Larsen said.

"It's a good deal for both cities," Larsen explained. "Lindon does not have to pay the costs of a full fire department, and we do not have to build a building ... Lindon gets full-time fire coverage, and this gives us coverage in an area we were stretching to cover."

The fire station was one of the stops on a field trip taken July 11 by Orem mayor Jerry Washburn, members of the City Council, and some of the city's department heads and executive staff.

Lindon mayor Jim Dain and city manager Ott Dameron were on hand to greet the Orem delegation, who then toured the site.

"I'm happy to be here," stated Tracy Christensen, one of the firefighter/paramedics on duty at the time. "We have had nothing but good response from people. There is a group of early-morning walkers who pass by and tell us how glad they are that we are here."

The Lindon City Council held an Open House on **Thursday, March 27, 2008**, beginning at 6:00 p.m. in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

Conducting: James A. Dain, Mayor

PRESENT

ABSENT

- James A. Dain, Mayor
- Eric Anthony, Councilmember
- H. Toby Bath, Councilmember
- Lindsey Bayless, Councilmember
- Bruce Carpenter, Councilmember
- Jerald I. Hatch, Councilmember
- Ott H. Dameron, City Administrator
- Cody Cullimore, Chief of Police
- Debra Cullimore, City Recorder

ALSO PRESENT

- Mike Larsen, Orem City Director of Public Safety
- Scott Gurney, Orem City Fire Division Captain
- Marc Sanderson, Pleasant Grove Fire Chief

The meeting began at 6:05 p.m.

Discussion of Dispatch, Fire and Emergency Medical Services in Lindon City. *City officials and staff will present information regarding options for Dispatch, Fire, and Emergency Medical Services in Lindon City. Residents are invited to attend and ask questions or provide comments on various options.*

Mayor Dain welcomed all those present in the audience. He noted that this Open House was publicized as well as possible given the short time frame necessary to take action regarding this important decision. He explained that this meeting is for discussion and informational purposes only, and to allow residents an opportunity to comment on options. He clarified that it will be necessary for the Council to take final action at the April 1, 2008 City Council meeting to accommodate the budget process of all cities affected by the decision.

Mayor Dain explained to residents that the investigation into alternatives to provide these services to Lindon residents is not based on a lack of service from Pleasant Grove Fire and EMS personnel, nor is it politically motivated. He observed that it may be possible to increase the current level of service from a part time department through the current contract with Pleasant Grove to a full time department with full time staffing and response capabilities from Lindon City facilities through a partnership with Orem City. He expressed appreciation to Pleasant Grove City and Orem City for their professionalism and cooperation during the investigative process

2 Mayor Dain invited Mr. Dameron to present information regarding proposals
3 from both cities. Mr. Dameron explained that during investigation last year regarding
4 creation of the Lindon City Police Department, several residents expressed a desire to
5 create a Lindon City Fire Department as well. Following two residential fires which
6 occurred in Lindon during the past year, additional questions were raised as to the
adequacy of current fire service in Lindon.

8 Mr. Dameron went on to explain that during the process of creating a budget for
9 the Police Department, Chief Cullimore contacted Pleasant Grove to determine the cost
10 for dispatch services during the coming year. Due to the proposed cost from Pleasant
11 Grove, Chief Cullimore was directed to solicit a bid from the Utah County Sheriff's
12 Office as well. Following discussion with Pleasant Grove officials regarding dispatch
13 services at a Quarterly Coordination Meeting, it was determined that Fire and Emergency
14 Medical Services would not be provided by Pleasant Grove if dispatch services were not
included. Pleasant Grove officials felt that having emergency services dispatched by an
outside agency could degrade response times.

16 Following the discussion at Quarterly Coordination Meeting, Chief Cullimore was
17 asked to contact Orem City Department of Public Safety regarding the possibility of all
18 three services being provided by Orem City. During discussion with Orem Director of
19 Public Safety, Mike Larsen, and other Orem staff, Orem expressed an interest in a
20 partnership to provide these services in Lindon from the existing Lindon City Fire Station
21 facility located east of the City Center. Orem representatives realized that there would
22 also be a benefit to Orem residents living in the north east section of Orem, particularly
23 during the remodeling of the existing Orem Station #2. Mr. Dameron clarified that the
24 proposal from Orem City includes a fully staffed fire department operating out of Lindon
facilities 24 hours a day, 7 days a week.

26 Mr. Dameron went on to review details of proposals submitted by Orem City and
27 Pleasant Grove City. The proposal submitted by Orem City includes full time staffing of
28 the Lindon City Fire station, with firefighters using the existing residence owned by the
29 City located adjacent to the fire station as living quarters. A fire engine and an
30 ambulance, along with other associated equipment, would be housed at the fire station,
31 and Lindon would have full access to all additional equipment and services of the Orem
32 City Fire Department. Dispatch services would also be provided as part of the
33 agreement. The total cost of full time dispatch, fire and emergency medical services
34 through Orem City would be approximately \$1,177,000.

36 The proposal from Pleasant Grove included the use of the Lindon City fire station
37 and living quarters, along with the responsibility for Lindon City to hire the necessary
38 personnel and lease the necessary equipment, and for Pleasant Grove to provide
39 administrative oversight of the services. The total cost of fire and emergency medical
40 services through Pleasant Grove was submitted at \$1,674,382, with an additional
\$225,000 to \$275,000 for dispatch services.

42 Mr. Dameron noted that Lindon City will pay approximately an additional
43 \$90,000 annually to the provider of dispatch services in the form of 911 fees collected
44 through the City. This amount can be applied to the proposed cost already submitted by
Orem City. These 911 fees would be paid to Pleasant Grove in addition to the quoted
cost of services, increasing the Pleasant Grove bid by that amount.

Mr. Dameron reviewed the cost to continue with the current level of service provided by Pleasant Grove City for part time fire and emergency medical services and dispatch services. The current proposal submitted by Pleasant Grove to remain status quo includes \$450,000 to \$500,000 for fire and emergency medical services, an additional \$83,000 for fire marshal services, and \$135,000 to \$185,000 for dispatch services. The \$90,000 in 911 fees would be paid in addition to the quoted price, for a total cost for status quo services of \$758,000 to \$858,000.

Mr. Dameron noted that Pleasant Grove officials have expressed that they will support and respect the decision made by Lindon City, whether services continue to be provided by Pleasant Grove or whether Lindon determines that the proper course of action would be to partner with Orem City to provide these essential services. Mr. Dameron also presented a map outlining the location of manned fire stations in the area. The map showed a gap in coverage in the Lindon area, which would be remedied by full time response from the existing Lindon fire station. Mr. Dameron observed that a full time response from the Lindon fire station would be expected to increase safety for Lindon residents, and significantly reduce response time for emergency calls. He noted that there may also be an opportunity for a decrease in homeowners insurance policy rates based on proximity to an active fire station.

Mayor Dain invited comments from residents present at the meeting. Shauna Beegly commented that the Pleasant Grove proposal provides an opportunity for Lindon to acquire equipment and assets. She also felt that this decision should be postponed to allow additional opportunity for residents to provide input. Ms. Beegly stated that Lindon owes some respect to Pleasant Grove for their loyalty to the community of Lindon. Mayor Dain commented that while eventual ownership of equipment may be advantageous, the most important immediate goal is to have a manned fire station which can effectively respond to the needs of the community.

Richard Willis noted that the proposal submitted by Pleasant Grove includes an additional charge for fire marshal services. He inquired as to whether the proposed cost through Orem included fire marshal services. Director Larsen confirmed that the Orem proposal includes fire marshal services for the current year, but that adjustments may be made in the future.

Doug Christensen stated that he is happy to see the possibility of full time service within the City. He commented that there is an obvious gap in service based on the location of active fire stations. He inquired as to whether there had been any investigation into the possibility of creation of a fire district which would include Lindon and Pleasant Grove as partners. Councilmember Bath explained that a feasibility study regarding creation of a fire district was completed approximately two years ago. Pleasant Grove officials have communicated to Lindon that the results of the study indicate that creation of a district would not be in the best interest of Pleasant Grove and that they would not be interested in pursuing creation of fire district. Councilmember Carpenter observed the County Commission has also expressed an interest in creation of a countywide fire district at some point, but that it does not seem likely in the foreseeable future. He noted that the City Council is open to the possibility of fire district if the opportunity arises in the future.

Cheryl Gurney requested a comparison of the level of service proposed by Orem as compared to Pleasant Grove. Mayor Dain explained that the staffing level in each of

the proposals is the same. He noted that the current level of service through Pleasant Grove is based on a part time department with a core staff of full time employees.

Michelle Stewart agreed that it would be necessary to maintain dispatch, fire, and emergency medical services through the same provider to keep response to emergency calls cohesive. She felt that the decision should be delayed in order to receive additional public comment. She asserted that a decision at this time may be based on financial benefits or may be politically motivated.

Dr. Brad Bentley inquired as to whether the crew housed at the Lindon station would respond to calls outside of Lindon. Mayor Dain explained that response outside the City from the Lindon station would be necessary whether services are provided by Orem or Pleasant Grove. He clarified that neither proposal provides a department which will respond exclusively to Lindon calls.

James Porter inquired as to the time frame the Council has been considering new options for emergency services. Mayor Dain explained that what specifically drove the investigation was the need to establish dispatch services for the new police department, and the need to keep the dispatch service together with fire and emergency medical services. Chief Cullimore stated that discussion began in December. Councilmember Bayless explained that a decision must be made immediately to accommodate the budget process of all cities involved. Chief Cullimore noted that radios for the police department require programming based on the frequency of the dispatch service provider, and that in order to be operational by July 1, 2008 it is necessary to begin the programming process immediately.

Dave Lesser explained that he works for both Orem and Pleasant Grove fire departments, and that he is a Lindon resident. He observed that providing 24 hour coverage to Lindon residents is a "good thing" regardless of which city is responding. He observed that Chief Sanderson and his department have provided outstanding service to Lindon residents, but that the priority in making this decision is patient care and level of service.

An unidentified resident inquired as to whether staff from the existing Orem Station #2 would be relocated to the Lindon fire station during the remodel of the Orem station. Captain Gurney explained that a portion of the firefighters from Station #2 would be relocated to the Lindon station, with several new personnel being hired to fill additional positions. The resident asked the number of calls Orem would be expected to respond to a day in Orem from the Lindon station. Captain Gurney explained that calls for service are tracked on a city-wide basis. He stated that call volume in Orem is typically 20 – 26 calls per day. He clarified that response areas will be reevaluated, and that crews will respond to calls in both cities from the closest location. He stated that the remodeling of Station #2 is expected to take approximately six to eight months, after which additional manpower will be hired to staff the Lindon fire station.

Richard Willes asserted that the services provided by Pleasant Grove have worked well for Lindon, and that a change is not necessary in order to provide adequate service. Mayor Dain explained that while Lindon has not been dissatisfied with the level of service provided by Pleasant Grove in the past, the City Council has determined that the time has come to upgrade to full time services for Lindon residents.

Sandra Christensen asked what long terms plans are for staffing the Lindon fire station following completion of the remodeling project on the Orem station. Captain

Gurney stated that following completion of the remodel, the Lindon station will be manned with 12 full time firefighter/paramedics hired to staff the Lindon station. He explained that staffing of the Lindon station will allow the cities to work together to provide a higher level of service to both communities. Director Larsen explained that Orem is purchasing a new fire truck next month, and that the truck currently being used at Station #3 will be moved to the Lindon station. An ambulance will also be housed at the Lindon station, as well as other associated equipment necessary to provide services.

Bob Mount stated that he is excited about the opportunity for Lindon to lease equipment independently. He noted that many cities are now leasing rather than purchasing vehicles and equipment. He felt that the proposal from Pleasant Grove would be beneficial in accomplishing ownership of equipment for Lindon. Councilmember Bayless noted that the proposals from each city for full time service are not equal, as the proposal from Orem is for full time response using equipment provided by Orem. She observed that in order to make an equal comparison, it would be necessary for Pleasant Grove to submit a similar proposal for full time response using equipment provided by Pleasant Grove. Chief Sanderson explained that the proposal submitted by Pleasant Grove is based on actual cost of services generated by Lindon. He estimated that approximately \$200,000 to \$300,000 in ambulance fees would be returned to the City annually.

Lisa Anderson asked the Council to explain how the cost of full time service would be covered, and what cost there would be to residents. Mr. Dameron stated that the City will be able to cover the cost of services for the upcoming fiscal year using existing revenue sources. Mayor Dain explained that it is expected that as fiscal demands increase, there is likely to be some additional cost to residents, and that a tax increase may become necessary at some time in the future.

Mike Travis inquired as to why further discussion could not be held with residents prior to making a decision. Mayor Dain clarified that the need to make a decision immediately is a matter of timing rather than a matter of cost. He explained that the Council is making every possible effort to talk to residents about their preference prior to making a decision, but that it is necessary to program police radios and accommodate the budget process of all cities involved.

Bob Mount reiterated that the benefit to going with the Pleasant Grove proposal is the possibility of ownership of assets. He noted that the Council has expressed that there is no complaint with the quality of service provided by Pleasant Grove personnel, and that the intent is to have full time services from the Lindon station.

Dr. Bentley commented that he works in the Emergency Room at American Fork Hospital, and that he rarely sees Orem transport patients to that facility. He felt that Orem would tend to transport to Timpanogos Hospital in Orem, which may result in out of system costs for patients. Captain Gurney stated that paramedics accommodate patient requests for hospital facilities whenever possible. He explained that protocol established by the state requires that any life threatening or critical condition be transported to nearest facility, with patient requests being the second priority. If there is no patient choice, they are transported to the nearest facility.

Tracey Beegley asked if services would be evaluated and bid on an annual basis, or if a long term agreement was being considered. Mayor Dain explained that whatever

2 decision is made by the Council, the agreement is expected to be a long term arrangement
3 between the two cities.

4 Mike Travis inquired as to whether leasing equipment through Orem would be an
5 option. Captain Gurney stated that Orem would not be opposed to Lindon leasing
6 equipment for the Lindon station, and that the cost would increase by the lease amount if
7 Lindon determines in the future that leasing equipment would be beneficial.

8 Michelle Stewart asked if it would be possible to consider creating an independent
9 Lindon City Fire Department rather than creating an agreement with an outside city.
10 Councilmember Bayless explained the Council has a responsibility to balance the budget
11 for the City, and that creation of an independent fire department would create a
12 significant fiscal impact on the community. Councilmember Anthony noted that sharing
13 of administrative costs for the fire department results in a financial benefit to both cities
14 involved in the agreement.

15 Shauna Beegly reiterated that she felt more time should be taken to allow
16 residents to comment on options for services. She noted that several Pleasant Grove
17 firefighters are current Lindon residents, and that the impact on these individuals should
18 be taken into consideration. Councilmember Bath explained that at the time the Lindon
19 Fire Station facility was completed, it was expected that Pleasant Grove Fire Department
20 would man the Lindon station and respond to Lindon calls from that location. He noted
21 that the City Council has made an effort to establish response from the Lindon facility on
22 several different occasions over the years without success. He clarified that investigation
23 into options for fire and emergency medical services came about due to the need to
24 establish dispatch services to accommodate the July 1, 2008 start date for the Police
25 Department. He stated that the Council has contacted as many residents as possible to get
26 feedback on this decision. Chief Cullimore explained that every effort had been made to
27 contact residents and inform them of this meeting. He noted that the meeting was
28 advertised on the City website, at the City offices, and that approximately 500 direct e-
29 mails were sent to Lindon residents informing them of this meeting.

30 Councilmember Anthony explained that ideally, the City would prefer to create an
31 independent fire department, but that funding is not available. Chief Cullimore explained
32 that the cost of creation of an independent dispatch center would likely be in the millions
33 of dollars, and would be cost prohibitive to the City.

34 Sharon Harward inquired as to who will respond to emergency calls in Lindon if
35 the crew from the Lindon station is already busy on another call. Mayor Dain stated that
36 Pleasant Grove and Orem have each been asked to answer six questions related to
37 emergency services prior to Lindon making a decision, and that is one of the questions.
38 Mayor Dain read each of the questions the cities were asked to respond to.

39 Mike Travis asked what potential impact there will be on Pleasant Grove fire
40 fighters who live in Orem. Chief Sanderson stated that he did not anticipate any positions
41 being lost. However, fire fighters living in Lindon would be required to sleep at the fire
42 station rather than at home when they are on call. He also noted that while manpower
43 will not be reduced, there will likely be a reduction in the number of calls per person.

44 Councilmember Anthony requested that cost calculations be clarified prior to
45 further discussion and a decision at the April 1, 2008 meeting. Mayor Dain expressed
46 appreciation to personnel from Orem and Pleasant Grove for their attendance at this

2 meeting. He thanked Lindon residents for their input, and invited their participation at
the April 1, 2008 meeting.

4 The meeting ended at 7:15 p.m.

6

Approved – April 15, 2008

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10

Debra Cullimore, City Recorder

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14

16

James A. Dain, Mayor

2 **OPEN SESSION** –

4 Mayor Dain called for comments from any resident present who wished to
comment on any issue not listed as an agenda item. There was no public comment.

6

MAYOR'S COMMENTS/REPORT –

8

10 Mayor Dain thanked Councilmember Anthony for a job well done on the annual
Easter Egg hunt which was held the previous Saturday. Councilmember Anthony
thanked Don Peterson, the Peterson family, and other City staff for their assistance in
12 making the event a success.

14 Mayor Dain noted that the United States flag which flies over the City Center
became tangled around an adjacent pole during a recent wind storm. He explained that a
boom truck was called to untangle the flag, and the situation had been corrected.

16 Mayor Dain invited residents to attend an Open House to discuss the Murdock
Canal trail project. The meeting will be held April 10, 2008 from 4 – 7 p.m. at Pleasant
18 Grove Junior High. Another meeting to discuss the Master Plan process for the Utah
Lake Commission will be held April 2nd at the Lehi Senior Center, and on April 3rd at the
20 Utah Lake Visitors Center.

22 Mayor Dain encouraged residents to participate in the “Run For The Trees!” 5k
fund raising event which will be held April 19th at 9:00 a.m. Proceeds from the race will
be used to purchase trees which will be planted in various locations in the City.

24

CONSENT AGENDA –

26

No items.

28

CURRENT BUSINESS –

30

32 1. **Review and Action** – *Fire/EMS/Dispatch Services for Lindon City.* Tonight, the
City Council will determine the future of Fire/EMS/ Dispatch services for Lindon
City. A public open house was held on Thursday, March 27, 2008 with many
34 Lindon residents attending and commenting. The City Council will hear
additional comment tonight and make a decision between services offered by
36 Pleasant Grove City or the City of Orem.

38

Orem Fire Captain, Scott Gurney, Pleasant Grove Fire Chief, Marc Sanderson,
and Pleasant Grove City Administrator, Frank Mills, were present to answer questions
40 during this discussion. Mayor Dain explained that a meeting was held on Thursday,
March 27th to discuss this issue, and that the intent of this meeting is to continue the
42 discussion, to review any new information, and to make a final decision regarding these
essential services. Mr. Dameron stated that there is no new information to discuss.
44 Mayor Dain requested that Mr. Dameron review the history of this issue.

46

Mr. Dameron explained that at the time the Council was making a decision
regarding police services last year, several residents raised the question of a full time

2 Lindon City Fire Department. He noted that the Council considered the possibility, but
that creation of an independent fire department would be an expensive proposition. He
4 observed that following two residential fires last year, the question of fire service was
again raised by residents.

6 Mr. Dameron explained that as Chief Cullimore began creating a budget for the
new police department, he contacted Pleasant Grove to obtain figures for dispatch costs.
There was some confusion regarding the cost for dispatch services through Pleasant
8 Grove, and a firm cost could not be provided by Pleasant Grove. At approximately this
same time, Lindon staff and officials met in a Quarterly Coordination meeting with
10 Pleasant Grove staff and officials to discuss items of common interest. During that
meeting, Pleasant Grove officials indicated that fire and emergency medical services
12 would not be provided by Pleasant Grove if dispatch services were not contracted for as
well. As a result of this conversation, Lindon began to investigate other possible
14 providers for these services. A bid for dispatch services was obtained from Utah County,
but fire and emergency medical services are not available through the County. Mr.
16 Dameron noted that the dispatch function is a critical component of response times for
emergency responders.

18 Mr. Dameron went on to explain that Chief Cullimore was asked to investigate
the possibility of working with Orem City to provide these services to Lindon residents.
20 Chief Cullimore initiated discussions with Orem regarding costs and level of service.
Preliminary discussions with Orem indicated that there was an interest in partnering with
22 Lindon to provide full time fire service in the community, as well as increase the level of
service to residents in north east Orem.

24 Mr. Dameron reviewed the proposal submitted by Orem for fire and emergency
medical services. Fire and ambulance equipment will be housed at the Lindon fire
26 station, and full time crews will respond to calls for service in Lindon from the Lindon
facility. Back up service will also be provided from the other three stations located in
28 Orem. Given the long relationship between Lindon and Pleasant Grove regarding these
services, Lindon officials felt that it would be appropriate to discuss the proposal
30 submitted by Orem with Pleasant Grove to determine if Pleasant Grove would be
interested in a similar level of service. Pleasant Grove then submitted a proposal which
32 would require that Lindon provide the facilities, vehicles, equipment and personnel for
the fire department, with Pleasant Grove providing administrative oversight of the
34 department. Mr. Dameron noted that Pleasant Grove officials have graciously stated that
they will support the decision of the Lindon City Council, regardless of the final
36 outcome.

38 Mr. Dameron went on to review the cost for services as proposed by each of the
cities. He noted that there was some confusion in figures which were presented during
the last discussion. Figures have been adjusted to provide a more accurate comparison of
40 the two proposals. Total cost for services submitted by Orem City is \$1,177,955,
including dispatch, fire and emergency medical services. Total cost for services as
42 submitted by Pleasant Grove is between \$1,559,882 and \$1,609,882, including
allowances for ambulance revenues which would be returned to the City, and the cost of
44 vehicle lease payments paid by Lindon. Mr. Dameron noted that the estimated cost to
maintain status quo, part time services through Pleasant Grove would be approximately
46 \$758,000 to \$858,000.

2 Mr. Dameron observed that benefits of a full time department responding from
 3 the Lindon fire station would be an increased level of safety for residents, decreased
 4 response times to emergency calls, and a possibility of lower homeowner's insurance
 5 rates due to the proximity of a functioning fire station.

6 Councilmember Bath inquired as to the 911 revenues of approximately \$90,000
 7 annually, and how those funds would be applied to costs. Mr. Dameron stated that the
 8 911 revenues would be applied to the total cost submitted by Orem, and that 911
 9 revenues would be paid to Pleasant Grove in addition to the cost for services.

10 Mayor Dain invited public comment from the audience. Doug Christensen stated
 11 that he appreciates the City Council's consideration of fire safety for Lindon residents.
 12 He noted that as he talked with Orem personnel following the Thursday night meeting,
 13 there was some concern as to the adequacy of Lindon facilities. He inquired as to future
 14 plans to improve the facilities. Mayor Dain stated that some immediate improvements
 15 will be completed on the residence, as well as potential improvements to the door width
 16 on the fire station. He noted that there has been some discussion regarding construction
 17 of new public safety facilities to be built in the next five years on the property owned by
 18 the City to the south of the City Center. Mayor Dain clarified that the existing facilities
 19 in Lindon will be temporary facilities, and that any necessary improvements will be made
 20 to the facilities.

21 Tad Rabin noted that Pleasant Grove was asked at the last meeting to respond to a
 22 question regarding the possibility of a staffing the Lindon fire facilities using existing
 23 paid part time firefighters. Mayor Dain stated that Pleasant Grove has indicated that
 24 staffing the Lindon fire station using existing staff would not be an option. Chief
 25 Sanderson clarified that it would not be feasible to project costs not knowing the specific
 26 services which are being requested by Lindon.

27 Michelle Stewart inquired as to whether this decision would be based solely on
 28 budget issues, and if so, would the cost for services through Orem increase next year.
 29 Councilmember Bayless explained that costs for any service are expected to increase
 30 each year regardless of who is providing the service. She noted that the cost of living
 31 typically increases each year, and that the Council would be surprised if the cost of
 32 services did not increase annually. Ms. Stewart observed that there is a benefit to Orem
 33 in using the Lindon facilities to improve service to the northeast section of Orem, and
 34 house staff from Orem Station #2 while that facility is being remodeled. She inquired as
 35 to whether the cost for services is expected to increase significantly following completion
 36 of the remodel of the Orem facilities. Councilmember Carpenter stated that the Council
 37 is confident that Orem will act honorably, and will not take advantage of Lindon.
 38 Councilmember Anthony observed that Lindon is fortunate to have a close working
 39 relationship with both cities, and that there is an established level of trust.

40 Suzette Clark inquired as to whether full time paramedic services would be
 41 provided by both cities. Councilmember Carpenter stated that paramedic services would
 42 be provided by both cities, but that a full time response from within Lindon would be
 43 provided through the agreement with Orem City.

44 Shauna Beegly inquired as to whether rates were discounted through Orem based
 45 on use of the Lindon facility to supplement service in Orem. Mayor Dain stated that use
 46 of the Lindon facilities was taken into consideration. Ms. Beegly inquired as to whether
 crews housed at the Lindon facility would respond to calls outside Lindon. She felt that

2 Pleasant Grove fire fighters, some of whom are Lindon residents, would be loyal to
serving Lindon. Mayor Dain explained that fire fighters will respond where they are
needed, and that response to emergency calls will not be politically motivated.

4 Councilmember Anthony noted that both Pleasant Grove and Orem fire departments
employ Lindon residents, and that both departments would be equally dedicated to
6 serving residents of Lindon.

8 Councilmember Bayless stated that the City Council has received several e-mail
messages from residents who were unable to attend the meeting. Councilmember
Bayless assured those who had submitted e-mail comments that they would be included
10 in the discussion at this meeting. She read the e-mail messages, which were generally in
favor of partnering with Orem to provide a higher level of service in Lindon.

12 Dennis Moss inquired as to the projected cost of creating an independent Lindon
City fire department. Mayor Dain stated that costs for a Lindon fire department would be
14 roughly equivalent to the cost submitted by Pleasant Grove, with some additional
administrative costs. Councilmember Bayless noted that the projected call volume for
16 Lindon may not warrant a full time fire department. Mayor Dain observed that Pleasant
Grove responded to a total of 420 calls for service in Lindon last year, and that the
18 estimated call volume may not justify an independent full time department.

20 Councilmember Anthony observed that the depth of equipment available to the City
through a contract with a neighboring community is much greater than the City could
afford to provide independently. He noted that contracting with a neighboring
22 community allows Lindon to provide the best service possible for Lindon residents.

24 Mayor Dain reviewed responses submitted by both Orem and Pleasant Grove to
the six questions they were asked to respond to. Both cities indicated that crews would
respond to calls outside of Lindon City if necessary. Responses indicated that both cities
26 would spend some amount of time outside the station for training and fitness activities,
but neither indicated an exact number of hours the station would be vacant. When asked
28 about the level of service provided by each city, Orem noted that they are a larger
department with more specialized services available, including a higher response level to
30 hazmat incidents. Both cities indicated that Lindon would not be responsible to
participate in purchase of equipment which would not be used within the City. In
32 responding to the question regarding staffing of the Lindon facility using the existing
paid part time personnel in Pleasant Grove, Pleasant Grove indicated that a long term
34 contract would be necessary before this possibility could be discussed.

36 Mike Travis requested clarification on the response of Orem regarding purchase
of equipment. Captain Gurney clarified that Lindon will not be responsible to participate
in purchase of equipment which will not primarily serve Lindon. He noted that if Lindon
38 determines that purchase of equipment for the Lindon facility would be appropriate,
Orem will participate based on the commonality of the use of the equipment between the
40 cities. He explained that Lindon will participate only in purchase of equipment which is
specific to Lindon.

42 Councilmember Carpenter noted that there has been some question as to the age
of the fire truck which will be located at the Lindon station. Captain Gurney stated that
44 the truck which will be moved to the Lindon station is ten years old. He explained that
Orem uses a formula to determine when vehicles are replaced, but that replacement of

2 vehicles is ultimately determined by budget constraints and the maintenance history of
3 vehicles.

4 An unidentified resident inquired as to long term plans for fire service after a five
5 year period of an agreement. He noted that the Pleasant Grove proposal provides an
6 opportunity for Lindon to gain some assets. Mayor Dain clarified that no specific time
7 period has been discussed for an agreement with either city. Mr. Dameron explained that
8 neither proposal precludes the option for Lindon to purchase assets. Councilmember
9 Anthony noted that a great deal of equipment in addition to trucks and ambulances is
10 necessary, and that obtaining all the necessary equipment to create an independent
11 department could be excessively costly.

12 Derek Wade felt that the lease of equipment offered by Pleasant Grove would be
13 the best decision.

14 Bob Mount noted that he ran for a seat on the City Council last fall, with his
15 primary concern being public safety. Mr. Mount offered his services as a liaison between
16 Lindon and Pleasant Grove to try and come to some agreement for services. He asserted
17 that he has a good working relationship with both cities, and that combining resources
18 would allow Lindon to receive the best services possible.

19 Weston Terry stated that he is a Lindon resident, and that he works for Pleasant
20 Grove fire department. He noted that he worked for Lindon City during high school, and
21 that it has been his dream to serve the residents of Lindon. He observed that Orem will
22 provide a high level of service for Lindon residents, but noted that there have been
23 several comments that the City has been satisfied with the level of service provided by
24 Pleasant Grove. Mr. Terry felt that "if it's not broke, why fix it?" He encouraged the
25 Council to consider the impact of their decision on Pleasant Grove fire fighters.

26 Mike Travis inquired as to the call volume of Station #2 in Orem, which will be
27 temporarily housed at the Lindon fire station during remodeling of that station. Captain
28 Gurney stated that calls are not tracked by station, but that the department responds to
29 between 5 and 25 calls daily city wide. Mr. Travis felt that calls for service outside
30 Lindon would be excessive if an agreement is reached with Orem, and that Pleasant
31 Grove would be more responsive to needs in Lindon.

32 Councilmember Carpenter observed that during the remodel of Station #2,
33 resources will be shared and call volume from that station may increase. However,
34 following completion of the remodeling project in 6-8 months, the Lindon facility will be
35 fully staffed in addition to other Orem facilities. He noted that the lower cost for services
36 from Orem reflects the benefit to Orem in augmenting services in their city. Captain
37 Gurney explained that response boundaries will be realigned for other Orem stations, and
38 that the Lindon facility will not absorb all calls which would have gone to Station #2.

39 Mr. Travis felt that even with boundaries realigned, there would be a higher
40 likelihood that Orem would respond more often outside of Lindon. He felt it would be a
41 "slap in the face" to expect Pleasant Grove to respond to calls in Lindon when Orem was
42 busy with calls in Orem. Councilmember Anthony noted that it has been impressive that
43 during recent fire events in Lindon, both Pleasant Grove and Orem have responded and
44 worked cooperatively to suppress the fires.

45 Tracey Beegly inquired as to whether the \$139,000 lease payment included in the
46 Pleasant Grove proposal would be for a used vehicle or a new vehicle. Chief Sanderson
47 stated that the lease payment would be for a new fire engine and a new ambulance, as

2 well as additional equipment necessary to stock the vehicles. Mr. Beegly asked the
3 Council to characterize the service which has been provided by Pleasant Grove. Mayor
4 Dain stated that the service provided by Pleasant Grove has been the best part time
5 service you can get, but that upgrading to a full time response will significantly increase
6 the level of service to Lindon residents. Mr. Beegly encouraged the Council to consider
7 the quality of service which has been provided by Pleasant Grove.

8 Councilmember Bath explained that the Council is responsible to consider what is
9 best for the City of Lindon. He stated that in order to look at the decision objectively, it
10 is necessary to rule out emotional factors and look at the facts, including cost and benefits
11 to Lindon residents. He noted that he has allegiances to both Orem and Pleasant Grove,
12 having retired as police officer from Orem City and being involved in public safety
13 matters with Pleasant Grove for many years. He observed that there is an obvious
14 financial benefit to the proposal submitted by Orem, which also increases the level of
15 service in Lindon.

16 Shauna Harward expressed that if an agreement is reached with Orem, and they
17 are unable to respond to calls in Lindon due to high call volume in Orem, Lindon will
18 have paid for nothing, and will call Pleasant Grove to respond. Councilmember Bath
19 noted that the same possibility exists when contracting with Pleasant Grove that it will be
20 necessary on occasion to call Orem to respond to calls if Pleasant Grove is busy on other
21 calls.

22 Bob Mount inquired as to specific criteria the Council is considering when
23 weighing this decision. Councilmember Anthony observed that in business, there is
24 typically a protocol which is followed when making a decision, and then a “decision
25 maker” who ultimately makes the decision. He noted that in government, the decision
26 making process is different. He observed that each of the Councilmembers weighs and
27 evaluates the evidence individually, and then votes individually. He explained that each
28 Councilmember may not agree with other Councilmembers, and that they each try to
29 represent the voice of residents of the City. He noted that the City Council does not
30 assemble information and then work as a team, but they each evaluate all the information
31 individually and then come to a decision based on information from various sources. He
32 noted that there are a number of factors that go beyond a simple “checklist” of criteria.
33 Councilmember Carpenter pointed out that the costs and benefits of each proposal are a
34 part of this evaluation process. He noted that what the City is able to provide depends in
35 part on what they are able to afford. He agreed that the decision goes beyond a simple
36 list of objectives, and that it is not feasible to simply evaluate a list of objectives when
37 weighing the decision. Councilmember Anthony clarified that the safety of Lindon
38 residents is the primary consideration, and that any other factors take second place in his
39 mind.

40 Tricia Larsen noted that approximately twelve Lindon residents are Pleasant
41 Grove fire fighters, and that this decision may adversely affect their employment. Chief
42 Sanderson explained that he does not anticipate a reduction in personnel, but that the call
43 volume will be reduced, resulting in fewer calls each fire fighter will respond to.

44 Sandra Christensen inquired as to whether equipment is readily available for
45 lease, or whether there would be a waiting period to obtain equipment as proposed by
46 Pleasant Grove. Chief Sanderson stated that there is typically a waiting period of
approximately 8 months.

2 Sherrie Bowman expressed support for the proposal submitted by Orem. She
 4 stated that she has lived in Lindon for 15 years, and fire and emergency medical response
 6 have been a big concern. She observed that there is only a \$300,000 increase from status
 quo, part time services to full time services from within Lindon based on the Orem
 proposal. She felt that concerns regarding excessive calls outside Lindon during the
 remodeling period were not a significant problem and should not be a determining factor.

8 Shauna Beegly stated that Pleasant Grove emergency personnel have responded to
 her home on a medical call, and that the level of service provided was exceptional. She
 suggested that if this decision is based on the cost of dispatch services that Lindon
 10 continue to negotiate with Pleasant Grove to match what Orem is willing to provide and
 not change service until Lindon is prepared to establish their own department.

12 Councilmember Bayless stated that Pleasant Grove emergency personnel have
 also responded to her home on several occasions. She agreed that the service was very
 14 good, and that her family received a supportive and caring response. She pointed out that
 several Lindon residents who are also Pleasant Grove employees have spoken out at this
 16 meeting in favor of maintaining service with Pleasant Grove in order to protect their jobs.
 She observed that the proposal submitted by Pleasant Grove includes a requirement that
 18 Lindon be responsible to hire fire personnel, which will still reduce the call volume in
 Pleasant Grove. She noted that the only way to address concerns regarding individual
 20 fire fighters call volume would be to remain status quo, and that the Council has
 determined that the time has come to increase the level of service for Lindon residents.

22 Councilmember Bath noted that this investigation was initiated based on the need
 to establish dispatch services and have police radios programmed by the July 1st Police
 24 Department start date. He explained that it is necessary for the Council to come to a
 decision at this time, and that when costs and benefits of both proposals are considered,
 26 Orem appears to be the obvious choice. He commented that if the Council chooses to
 partner with Orem for services, it is not intended to take away from the service which has
 28 been provided by Pleasant Grove, but that it is time to move to full time services for
 Lindon.

30 Richard Willes suggested that additional full time positions in Lindon may be
 available to current Pleasant Grove personnel if the Pleasant Grove proposal is accepted.
 32 Councilmember Carpenter noted that Orem will be filling additional full time positions as
 well, and that the same opportunities exist in either scenario.

34 Mike Travis inquired as to the cost difference between dispatch bids from Orem
 and Pleasant Grove. Councilmember Bath stated that the difference in dispatch costs
 36 would be approximately \$100,000. Mayor Dain clarified that the quality of dispatch
 service would be comparable with both cities, and that the decision regarding dispatch
 38 would be a financial decision. He explained that the opportunity for an increased level of
 service is applicable to other emergency services.

40 Bob Mount inquired as to whether control issues, reporting, and input were a part
 of the criteria being considered by the Council. Mayor Dain observed that fire and
 42 emergency medical services are reactive services, and that personnel respond where
 needed, and that control of services is not a component of the decision. Councilmember
 44 Hatch noted that the Council is responsible to spend taxpayer dollars, and that they are
 appropriately concerned about fiscal responsibility and reporting. Mr. Mount inquired as
 46 to whether Orem will be more responsive than Pleasant Grove in the reporting process.

2 The Council stated that it is unclear what level of reporting will be provided, but they are confident that reporting would be handled in a professional and appropriate manner.

4 Sherrie Bowman inquired as to the length of the contract with either city, and whether this process would be repeated on a yearly basis. Mayor Dain explained that the Council anticipates a long term commitment with the city chosen to provide these services.

8 Doug Christensen inquired as to maintenance responsibilities for vehicles in either proposal. Councilmember Carpenter explained that under the current scenario, Orem would be responsible for maintenance of their equipment used at the Lindon station. The Pleasant Grove proposal would include new equipment which would be under warranty. Lindon would not be responsible for maintenance costs of vehicles in either scenario.

12 Michelle Stewart clarified that Pleasant Grove Fire Department is staffed full time, even though many of the positions are part time positions. Mayor Dain noted that it is a question of who will respond to an event, and in Pleasant Grove the majority of the response comes from part time, on-call personnel. Ms. Stewart asserted that Pleasant Grove Fire Department responds to fewer calls on a daily basis than Orem Fire Department, and would be more available to meet the needs of Lindon residents.

18 Weston Terry inquired as to what benefit the Council could see in housing Orem equipment at the Lindon facility as opposed to leasing equipment. Mayor Dain observed that based on call volume, a full time fire department may never be warranted in Lindon. Councilmember Anthony noted that full build-out population for Lindon is less than 20,000, and there will be limitations to what the Council is able to do given financial limitations of a small city. He noted that the retail tax base would have to increase substantially in order for the City to financially justify a full time independent fire department.

26 Scott Ash inquired as to the number of personnel which will staff the Lindon fire station. Captain Gurney stated that the Lindon station will be staffed with 12 full time fire fighters. Mr. Ash observed that up to 30 Pleasant Grove fire fighters will respond to a call, which in his opinion provides a higher level of service. Councilmember Bath observed that the main difference in the level of service would be a reduced response time from full time staffing as opposed to part time staffing from part time personnel responding from their homes to the station rather than responding directly from the station. He noted that at both fires last year, Orem and Pleasant Grove arrived at the scene at approximately the same time.

36 Dennis Moss observed that this is an emotional decision. He noted that citizens of Lindon are not dissatisfied with the current service provided by Pleasant Grove, but that he has had some concern with the lack of a staffed fire station within the City. Mr. Moss noted that he retired from Provo Fire Department, and that he has worked extensively as a fire marshal and been involved in fire service for many years. He stated that response times are a significant concern. He felt that the 10 year old truck which will be located at the Lindon station has been well maintained, and will be very capable of meeting the needs in Lindon.

44 Stan Andreason observed that both agencies have the capability to provide great service for Lindon residents. He felt that the biggest benefit to maintaining service through Pleasant Grove would be consideration of the Lindon residents who currently work for Pleasant Grove Fire Department. Councilmember Hatch observed that a

number of Lindon residents also work for Orem Fire Department, and that a number of
2 Orem fire fighters also work for Pleasant Grove on a part time basis. He explained that
loyalty to a relatively small number of Lindon residents could not be used as criteria to
4 make this important decision for the entire community.

Shauna Beegly inquired as to the possibility of further discussion with Pleasant
6 Grove regarding dispatch costs, and maintaining the current contract with Pleasant
Grove. Councilmember Bayless reiterated that this is an urgent decision based on the
8 need of the police department to establish dispatch services and have radios programmed
by the July 1st start date.

10 Mike Travis inquired as to the amount of time it will take to have radios
operational. Chief Cullimore explained that radios are programmed for the correct
12 frequency by Utah Communications Area Network (UCAN). He stated that after
discussing the logistics of radio programming, it was determined that a final agreement
14 would need to be reached no later than May 1, 2008 to allow adequate time for
programming of radios. Councilmember Hatch noted that an immediate decision is also
16 needed to accommodate the budget process of all three cities.

Dave Thomas inquired as to whether there had been an attachment aside from the
18 answers to the questions submitted by Pleasant Grove. Mayor Dain stated that no
additional information was provided by Pleasant Grove. Mr. Thomas requested that the
20 Council ask Chief Sanderson why a proposal for full time staffing of the Lindon fire
station with part time Pleasant Grove personnel was not included in the response. Chief
22 Sanderson explained that answering yes to the question may have led Pleasant Grove
down a path that wouldn't be workable, so the proposal for full time staffing using part
24 time personnel was withdrawn. Mr. Mills noted that Pleasant Grove is not currently in a
position to provide equipment for use in the Lindon station.

26 Councilmember Anthony reiterated the three choices before the Council. He
stated that the Council may choose to continue the current contract with Pleasant Grove
28 at the current level of service, they may choose to change the contract with Pleasant
Grove to include full time Lindon staff and equipment with administrative oversight from
30 Pleasant Grove, or they may choose to partner with Orem to provide full time service out
of the Lindon fire station. He noted that the general feeling of the Council at this time is
32 to move toward full time service rather than continuing with the current level of service.

Dennis Moss inquired as to the staffing plan for each of the departments to cover
34 shifts at the Lindon station during vacations and holidays for full time staff. Captain
Gurney stated that minimum staffing guidelines require a minimum of four staff members
36 at the fire station at all times. Chief Sanderson noted that Pleasant Grove has a pool of
approximately 55 part time fire fighters who could be used to fill vacancies during
38 vacations or sick days for full time staff.

Mitchell Wade noted that the Pleasant Grove proposal offers an opportunity for
40 Lindon to acquire assets and equipment, and that Orem's proposal uses Orem equipment.
Councilmember Carpenter clarified that the only way to have equipment under the
42 Pleasant Grove proposal is to lease new equipment. Under the Orem proposal, Orem is
willing to partner with Lindon to obtain new equipment in the future if Lindon
44 determines that it would be beneficial to do so.

46 Mayor Dain ended the public comment period at this time, and called for further
discussion from the Council. He noted that the Council has approached this meeting with

an open mind, but that it is now time to make a decision based on the information which has been presented.

Councilmember Carpenter commented that he is excited about the possibility of full time service, but at the same time nervous about the cost. He observed that when analyzing the costs and benefits of each proposal, there is an obvious benefit to the lower cost. He noted that while there is a potential advantage to leasing new equipment, the cost difference between the two proposals could be applied to future equipment purchase. He also noted that the City has enjoyed long term working relationships with both cities, but that he feels pushed in the direction of the lower cost for similar benefits.

Councilmember Hatch stated that he has been very pleased with the current service provided by Pleasant Grove. He noted that he has served on the City Council for nearly 20 years, and that Pleasant Grove has been a big part of what the City has accomplished. He observed that the cost of services must be a consideration when using taxpayer dollars. He also commented that Orem has offered a partnership, rather than Lindon simply renting a service from Orem.

Councilmember Bath stated that his comments during the discussion have made it known where he stands on this issue. He noted that it is difficult to take emotion out of this decision, but that residents of Lindon will realize the most significant benefit from the proposal submitted by Orem, both from a service and a financial standpoint.

Councilmember Anthony observed that it is the number one duty of the City Council to protect the residents of the City. He noted that the work of emergency personnel is important, and emotional. He stated that he is very impressed with Chief Sanderson, and that Pleasant Grove has served the needs of Lindon residents well. He expressed appreciation for the hard work and dedication of Chief Sanderson and his staff. Councilmember Anthony stated that he is impressed with the quality and integrity of both departments, and that this is a very difficult decision. He noted that the Council has received clear feedback from residents over the past few years that there is concern in the community regarding a part time fire department, and that residents feel it is time to move to full time services. He observed that this is the first time the opportunity for full time fire and emergency medical services has been possible. He stated that he has not yet come to a final decision, but that feedback during this meeting has been an important aspect in his decision making process.

Councilmember Bayless observed that the Council has known for some time that this decision was inevitable, but that the timing to make a decision has been accelerated due to the need to establish dispatch services. She agreed that safety of citizens is the most important consideration, but pointed out that budget constraints must also be considered. She observed that the City Council must find a balance between those two priorities. She expressed confidence that Orem would be professional and would provide a high level of service, but felt that there was a possibility that the response may not be as personal or caring as provided by Pleasant Grove personnel. She stated that this is one of the most difficult decisions she has made in her years on the Council, and that she has not yet decided which way to vote.

Mayor Dain called for further comments or discussion from the Council. Hearing none, he called for a motion.

COUNCILMEMBER BATH MOVED TO ACCEPT THE PROPOSAL
SUBMITTED BY THE CITY OF OREM FOR DISPATCH, FIRE, AND EMERGENCY
MEDICAL SERVICES, AND TO BEGIN PARTNERING WITH THE CITY OF OREM
EFFECTIVE JULY 1, 2008. COUNCILMEMBER HATCH SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER ANTHONY NAY
COUNCILMEMBER BATH AYE
COUNCILMEMBER BAYLESS NAY
COUNCILMEMBER CARPENTER AYE
COUNCILMEMBER HATCH AYE
THE MOTION CARRIED (3-2).

2. **Preliminary Plat** – *Johnson’s Home, Residential Subdivision, Plat “B”*. This is a request by Marion Johnson, represented by Kris Patten, for preliminary plat approval of the Johnson’s Home, Residential Subdivision, Plat “B”, two lots, in the R1-20 zone at 160 West 200 South. The Planning Commission recommended approval with conditions.

Kris Patten was present as the representative for this application. Mr. Cowie explained that this is a request by the property owner, Marion Johnson, for approval of a two lot subdivision in the R1-20 zone. The existing Johnson home will remain on lot #1, and a new parcel will be created to the east between the Westview Cottages plat and the Johnson home. The Westview Cottages development includes a private cul-de-sac which serves the R2 project. In December, Mr. Johnson submitted an ordinance change request to allow access to additional lots through private drives associated with R2 projects if specific criteria are met. The requested ordinance revisions were approved by the City provided that the lot which will be accessed through the private drive meets all requirements of a “stand alone” lot, and that the requested access is found to increase safety and/or provides other reasonable benefits to the surrounding neighborhood and community.

Mr. Cowie stated that staff feels that this request meets requirements of the ordinance, due to the location of the existing school crossing on 200 South which would conflict with an separate driveway access for the new lot. He noted that underground utilities are provided from 200 South. He noted that the requested driveway will connect to the private drive area between the two off street parking stalls associated with the R2 project.

Mr. Cowie reviewed recommendations of the Planning Commission for approval of this request as follows;

1. That an access easement be written to the satisfaction of the Lindon City Engineer allowing cross-access from Lot #2 to the Westview Cottages private driveway at 120 West. The document shall be recorded against both properties involved.
2. That documentation be submitted showing that the Johnson’s Home Lot #2 owners will participate in and be equally responsible for maintenance and/or improvements to the private driveway through the Westview Cottages site.

OREM CITY COUNCIL MEETING MINUTES: JUNE 24, 2008

The square footage of the guest house is 1,197 with a footprint of 1,240 square feet. The proposed guest house is thirteen percent of the finished floor area of the main dwelling.

Mrs. Thurston asked whether there are setbacks required with this application. Mr. Sainsbury stated there are setbacks, and they have met those requirements.

Mrs. Black **moved**, by resolution, to approve a conditional use permit to construct a guest house in the PD-18 zone. Mr. Dickerson **seconded** the motion. Those voting aye: Mrs. Black, Mr. Dickerson, Mr. Hernandez, Mrs. McCandless, Mr. Seastrand, Mrs. Thurston, and Mayor Washburn. The motion **passed** unanimously.

RESOLUTION - Interlocal Agreement - Lindon City Fire/EMS/Dispatch Services

Michael Larsen, Director of Public Safety, presented a staff recommendation that the City Council, by resolution, authorize the Mayor to sign an interlocal agreement with Lindon City for Fire, Emergency Medical, and Dispatch services.

Lindon City officials have asked Orem to provide Fire, Emergency Medical, and Dispatch services to their community. The agreement provides for how the services will be delivered, the amount Lindon will pay Orem, and the number of employees Orem will hire. The partnership between Orem and Lindon provides benefits to both communities. Lindon gains full-time fire and emergency medical protection and dispatch services for their police department. Orem receives enhanced coverage for fire and emergency medical services in north Orem.

Mr. Dickerson asked whether the employees would work for Orem or Lindon. Mr. Larsen indicated they will be Orem City employees.

Mrs. Black asked if Fire Station #5 will continue to be staffed once Fire Station #2 is remodeled. Mr. Larsen responded they will continue to staff both stations.

Mr. Seastrand inquired whether this agreement is financially beneficial for Orem. Mr. Larsen replied this is a fair agreement that is beneficial to both communities, and neither community is subsidizing the other.

Mr. Seastrand then wondered how Lindon's emergency response plan integrates with Orem's when they are sharing resources. Mr. Larsen explained they are treating this like it is one community. When additional resources are needed, they will respond from the other fire stations. The City also has a mutual aid agreement with several other communities, so they will respond when all of Orem's resources are tied up.

Mayor Washburn asked what the final goals are in terms of the fire stations. Mr. Larsen replied their biggest concern has been the lack of coverage in southwest Orem. This year they have budgeted to build Fire Station #4, which already has half of the necessary staff. The addition of Fire Stations #4 and #5 will eliminate much of their response concerns.

Mrs. Thurston inquired whether the \$49,000 salary was for entry-level firefighters. Mr. Larsen stated that is it for first year firefighters. The City will hire twelve employees; however, they will be spread to all of the other fire stations. They cannot put twelve new employees together at one station.

Mr. Seastrand **moved**, by resolution, to authorize the Mayor to sign the interlocal agreement with Lindon City for Fire, Emergency Medical, and Dispatch services. Mrs. McCandless **seconded** the motion. Those voting aye: Mrs. Black, Mr. Dickerson, Mr. Hernandez, Mrs. McCandless, Mr. Seastrand, Mrs. Thurston, and Mayor Washburn. The motion **passed** unanimously.

COMMUNICATION ITEMS

There were no communication items.

CITY MANAGER INFORMATION ITEMS

There were no information items.

ADJOURN TO CLOSED-DOOR MEETING –Personnel Issues (City Manager Evaluation)

Mr. Seastrand **moved** to adjourn to a closed-door meeting to discuss personnel issues (City Manager evaluation) pursuant to Section 52-4-205(1)(a) of the Utah Code Annotated. Mrs. Black **seconded** the motion. Those voting aye: Mrs. Black, Mr. Dickerson, Mr. Hernandez, Mrs. McCandless, Mr. Seastrand, Mrs. Thurston, and Mayor Washburn. The motion **passed** unanimously.

The meeting adjourned at 8:12 p.m.

CLOSED-DOOR SESSION – Personnel Issues (City Manager Evaluation)

A closed-door session was held at 8:20 p.m. to discuss personnel issues (City Manager evaluation) pursuant to Sections 52-4-205(1)(a) of the Utah Code Annotated. Those in attendance were Mayor Jerry C. Washburn; Councilmembers Margaret Black, Dean Dickerson, Carl Hernandez III, Karen McCandless, Mark Seastrand, and Shiree Thurston; staff member Jim Reams.

The meeting adjourned at 9:43 p.m.

Donna R. Weaver, City Recorder

Approved: June 24, 2008

10. Review & Action — Parameters resolution for sales tax revenue refunding bonds, Series 2015 (Resolution #2015-1-R) (10 minutes)

Consideration for adoption of a resolution of the City Council of Lindon City, Utah, authorizing the issuance and sale of not more than \$9,625,000 aggregate principal amount of sales tax revenue refunding bonds, Series 2015; and related matters.

See attached Resolution #2015-1-R and associated documents necessary for refunding of the Aquatic Center bonds (Series 2008 bonds). Estimated Net Present Value savings is approximately \$

Sample Motion: I move to (approve, deny) Resolution #2015-1-R authorizing the issuance and sale of not more than \$9,625,000 aggregate principal amount of sales tax revenue refunding bonds, Series 2015; and related matters.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$9,625,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE REFUNDING BONDS, SERIES 2015; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING AND APPROVING THE EXECUTION OF A SUPPLEMENTAL INDENTURE, A PRELIMINARY OFFICIAL STATEMENT, AN OFFICIAL STATEMENT, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of the Issuer desires to (a) refund all or a portion of the Issuer's currently outstanding sales tax revenue bonds (the "Refunded Bonds"), (b) fund a debt service reserve fund, if necessary, and (c) pay costs of issuance with respect to the Series 2015 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Sales Tax Revenue Refunding Bonds, Series 2015, pursuant to (a) the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Act"), (b) this resolution (the "Resolution"), and (c) a General Indenture of Trust dated as of May 1, 2005, as previously amended and supplemented (the "General Indenture"), and as further amended and supplemented by a Supplemental Indenture of Trust (the "Supplemental Indenture," and together with the General Indenture, the "Indenture"), each between the Issuer and U.S. Bank National Association, as trustee (the "Trustee"), in substantially the forms presented to the meeting at which this Resolution was adopted and which are attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity may give notice of its intent to issue such bonds and the Issuer desires to publish such notice in compliance with the Act, with the objective of creating a net benefit savings; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the "Bond Purchase Agreement") to be entered into between

the Issuer and the underwriter or the purchaser selected by the Issuer for the Series 2015 Bonds (the “Underwriter/Purchaser”) in the event that the Series 2015 Bonds are not sold pursuant to a public bid with an official notice of bond, as determined by the Designated Officers (defined below), in substantially the form attached hereto as Exhibit C; and

WHEREAS, in the event that the Designated Officers (defined below) determine that it is in the best interests of the Issuer to publicly offer all or a portion of the Series 2015 Bonds, the Issuer desires to authorize the use and distribution of one or more of a Preliminary Official Statement (the “Preliminary Official Statement”) in substantially the form attached hereto as Exhibit D, and to approve one or more of a final Official Statement (the “Official Statement”) in substantially the form as the Preliminary Official Statement, and other documents relating thereto; and

WHEREAS, in order to allow the Issuer (with the consultation and approval of the Issuer’s Financial Advisor, Lewis Young Robertson & Burningham, Inc. (the “Financial Advisor”)) flexibility in setting the pricing date of the Series 2015 Bonds to optimize debt service savings to the Issuer, the Council desires to grant to any one of the Mayor or the Mayor Pro Tem, the City Administrator or the City Finance Director (collectively, the “Designated Officers”) of the Issuer the authority to approve the Underwriter/Purchaser, final interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2015 Bonds shall be sold, to determine whether all or a portion of the Series 2015 Bonds should be sold pursuant to a private placement or a public offering (including via a negotiated underwriter or public bid), and any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”); and

WHEREAS, the Act provides for the publication of a Notice of Bonds to be Issued, and the Issuer desires to publish such a notice at this time in compliance with the Act with respect to the Series 2015 Bonds.

NOW, THEREFORE, it is hereby resolved by the City Council of Lindon City, Utah, as follows:

Section 1. For the purpose of (a) refunding the Refunded Bonds, (b) funding a deposit to a debt service reserve fund, if necessary, and (c) paying costs of issuance of the Series 2015 Bonds, the Issuer hereby authorizes the issuance of the Series 2015 Bonds which shall be designated “Lindon City, Utah Sales Tax Revenue Refunding Bonds, Series 2015” (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) in the aggregate principal amount of not to exceed \$9,625,000. The Series 2015 Bonds shall mature in not more than twenty (20) years from their date or dates, shall be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, shall bear interest at a rate or rates not to exceed 5.00% per annum, as shall be approved by the Designated Officers, all within the Parameters set forth herein. The issuance of the Series 2015 Bonds shall be subject to the final approval of Bond Counsel and to the approval of the City Attorney for the Issuer.

Section 2. The final interest rate or rates for the Series 2015 Bonds shall be set by the Designated Officers, in consultation with the Financial Advisor, at the rate or rates which, taking into account the purchase price offered by the Underwriter/Purchaser of the Series 2015 Bonds, will in the opinion of the Designated Officers and the Financial Advisor, result in the lowest cost of funding reasonably achievable given the manner of offering the Series 2015 Bonds at the time of the sale of the Series 2015 Bonds and evidenced by the execution of the Bond Purchase Agreement or acceptance of the winning bid pursuant to an official notice of bond sale.

Section 3. The Indenture and the Bond Purchase Agreement in substantially the forms presented to this meeting, with substantially similar contractual obligations as exist in the Refunded Bonds documentation, and attached hereto as Exhibits B, and C, respectively, are hereby authorized, approved, and confirmed. The Designated Officers are hereby authorized to execute and deliver the Indenture and the Bond Purchase Agreement in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officers, in consultation with the Financial Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 5 hereof. The Designated Officers are each hereby authorized to select the Underwriter/Purchaser and to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2015 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution. The execution of the Bond Purchase Agreement or acceptance of the winning bid pursuant to an official notice of bond sale by the Mayor or Mayor pro tem shall evidence the Designated Officer's approval.

Section 4. Should the Designated Officers determine to have the Series 2015 Bonds underwritten, the Issuer hereby authorizes the utilization of the Preliminary Official Statement, in the form attached hereto as Exhibit D in the marketing of the Series 2015 Bonds and hereby approves the Official Statement in substantially the same form as the Preliminary Official Statement. The Mayor or Mayor pro tem is hereby authorized to execute the Official Statement evidencing its approval by the Issuer.

Section 5. The appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Indenture, the Series 2015 Bonds, the Preliminary Official Statement, the Official Statement, the Bond Purchase Agreement or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2015 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 6. The form, terms, and provisions of the Series 2015 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor or Mayor pro

tem and City Recorder are hereby authorized and directed to execute and seal the Series 2015 Bonds and to deliver said Series 2015 Bonds to the Trustee for authentication. The signatures of the Mayor or Mayor pro tem and the City Recorder may be by facsimile or manual execution.

Section 7. The appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2015 Bonds in accordance with the provisions of the Indenture.

Section 8. Upon their issuance, the Series 2015 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2015 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2015 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 9. The appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, any reserve instrument guaranty agreements, tax compliance procedures and an escrow deposit agreement permitted by the Indenture) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 10. After the Series 2015 Bonds are delivered by the Trustee to the Underwriter/Purchaser, and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2015 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 11. In accordance with the provisions of the Act, the City Recorder shall cause the following “Notice of Bonds to be Issued” to be (i) published one (1) time in The Daily Herald, a newspaper of general circulation in the Issuer, (ii) posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and (iii) posted on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended, and shall cause a copy of this Resolution and the Indenture to be kept on file in the City Recorder’s office in Lindon, Utah, for public examination during the regular business hours of the City until at least thirty (30) days from and after the date of publication thereof. The “Notice of Bonds to be Issued” shall be in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the “Act”), that on April 7, 2015, the City Council (the “Council”) of Lindon City, Utah (the “Issuer”), adopted a resolution (the “Resolution”) in which it authorized the issuance of the Issuer’s Sales Tax Revenue Refunding Bonds, Series 2015 (the “Series 2015 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer).

PURPOSE FOR ISSUING THE SERIES 2015 BONDS

The Series 2015 Bonds will be issued for the purpose of (a) refunding all or a portion certain outstanding sales tax revenue bonds of the Issuer, (b) funding any required debt service reserve fund, and (c) paying costs of issuance of the Series 2015 Bonds.

PARAMETERS OF THE SERIES 2015 BONDS

The Issuer intends to issue its Sales Tax Revenue Refunding, Series 2015, in the aggregate principal amount of not more than Nine Million Six Hundred Twenty-Five Thousand Dollars (\$9,625,000), to mature in not more than twenty (20) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed a net effective rate of 5.0% per annum. The Series 2015 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General Indenture of Trust and a Supplemental Indenture of Trust (collectively, the “Indenture”) which were before the Council and attached to the Resolution in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Council in such form and with such changes thereto as shall be approved by the Mayor; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2015 Bonds will not exceed the maximums set forth above.

EXCISE TAXES PROPOSED TO BE PLEDGED

The Issuer proposes to pledge 100% of the sales and use tax revenues received by the Issuer pursuant to the Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2 of Utah Code Annotated 1953, as amended, to the payment of the Bonds.

A copy of the Resolution and the Indenture are on file in the office of the Lindon City Recorder, 100 North State Street, Lindon, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m., Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture (but only as it relates to the Series 2015 Bonds), or the Series 2015 Bonds, or any provision made for the security and payment of the Series 2015 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this April 7, 2015.

/s/ Kathryn Moosman
City Recorder

Section 12. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this April 7, 2015.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

I, Kathryn Moosman, the duly appointed and qualified City Recorder of Lindon City, Utah (the "City"), do hereby certify according to the records of the City Council of the City (the "City Council") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on April 7, 2015, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on April 7, 2015, and pursuant to the Resolution, there was published a Notice of Bonds to be Issued (a) one time in The Daily Herald, a newspaper having general circulation within the City, with the affidavit of such publication attached hereto upon availability, (b) on the Utah Public Notice Website created under Section 63F-1-701 Utah Code Annotated 1953, as amended and (c) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this April 7, 2015.

(SEAL)

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Kathryn Moosman, the undersigned City Recorder of Lindon City, Utah (the “City”), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the April 7, 2015, public meeting held by the City Council of the City (the “City Council”) as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on _____, 2015, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to The Daily Herald on _____, 2015, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>).

In addition, the Notice of 2015 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (a) posted on _____, at the principal office of the City Council, (b) provided to at least one newspaper of general circulation within the City on _____, and (c) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this April 7, 2015.

(SEAL)

By: _____
City Recorder

Attachments
SCHEDULE 1–NOTICE OF MEETING
SCHEDULE 2–ANNUAL MEETING SCHEDULE
(attach Proof of Publication of Notice of Bonds to be Issued)

EXHIBIT B

FORM OF INDENTURE

[See Transcript Document Nos. ___ and ___]

EXHIBIT C

FORM OF BOND PURCHASE AGREEMENT

[See Transcript Document No. ____]

EXHIBIT D

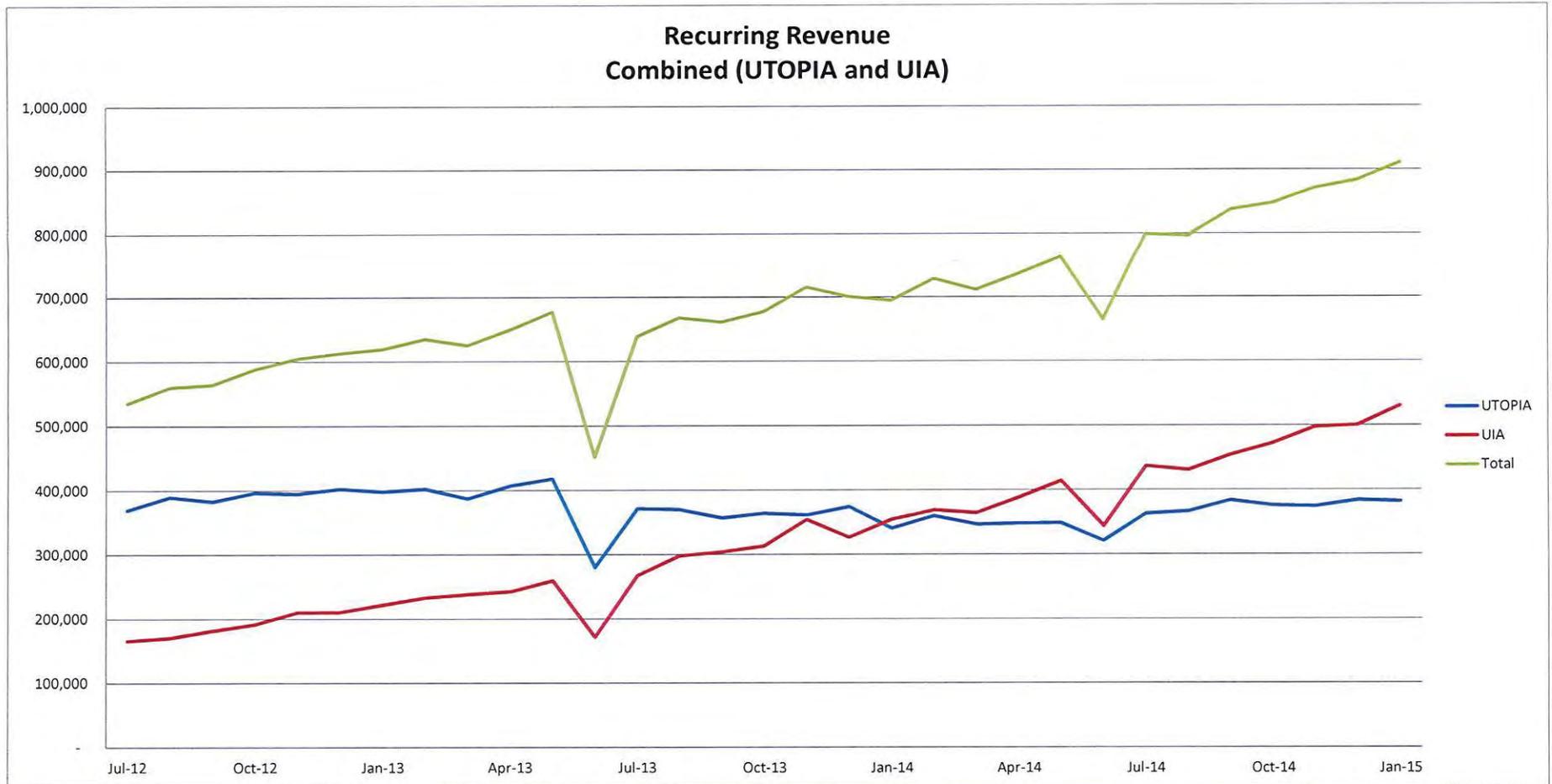
FORM OF PRELIMINARY OFFICIAL STATEMENT AND FINAL OFFICIAL
STATEMENT

[See Transcript Document No's. ____ and ____]

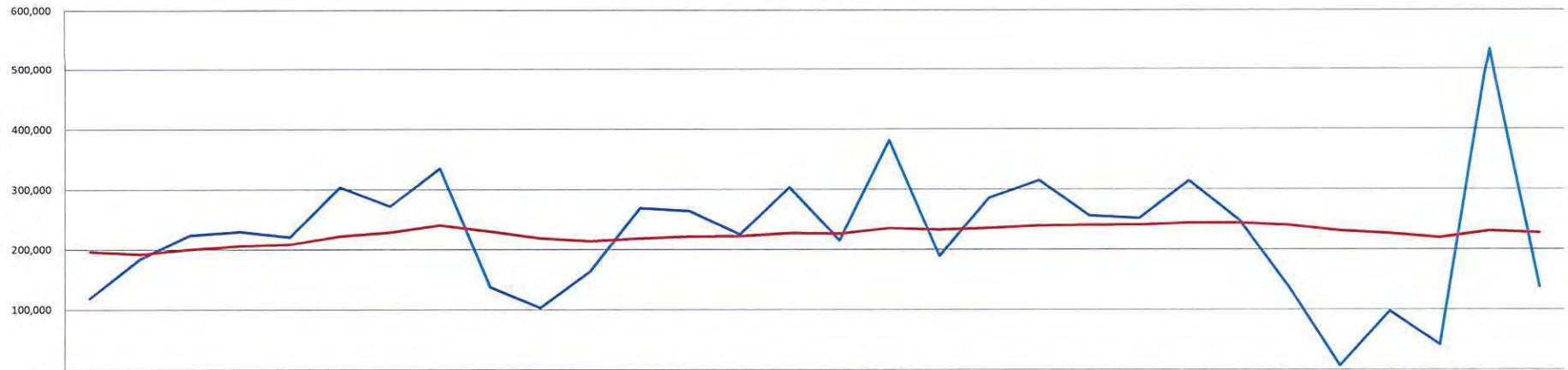
II. Discussion Item — UTOPIA / UIA: General updates*(20 minutes)*

Staff will present general updates regarding UTOPIA & UIA including current take rates and connections in Lindon City. No motions will be made.

See attached financial reports, take rates, and coverage map. General updates regarding organizational issues, OpEx payments, and financial outlook will be discussed.

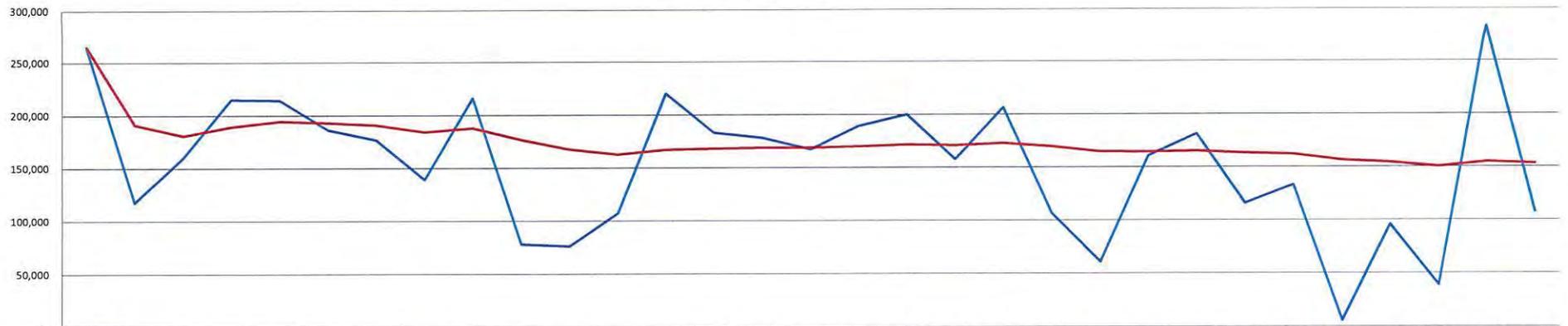


UTOPIA OPEX Shortfall



	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15
Shortfall	118,809	184,145	223,726	229,538	220,525	303,555	272,036	334,922	137,293	102,799	163,445	268,348	263,681	224,543	302,965	214,624	380,416	188,591	285,003	314,213	255,813	251,275	313,502	247,451	134,878	5,997	96,668	40,528	534,249	136,837
Rolling Average	196,103	192,117	200,019	205,923	208,357	221,957	228,217	240,073	229,795	218,250	213,683	217,888	221,159	221,384	226,483	225,786	234,376	231,966	234,618	238,408	239,200	239,725	242,799	242,985	238,827	230,203	225,434	219,058	229,565	226,573

**UTOPIA Adj OPEX Shortfall
(Excludes Litigation)**



	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15
Adj Shortfall	264,686	117,382	159,748	215,065	214,223	186,184	176,673	139,155	216,003	77,918	75,969	107,129	220,158	182,912	178,111	167,061	189,214	200,056	157,637	206,358	106,280	60,716	160,766	181,371	115,708	133,238	5,597	95,801	38,822	283,790	107,474
Adj Rolling Average	264,686	191,034	180,605	189,220	194,221	192,881	190,566	184,139	187,680	176,704	167,546	162,511	166,946	168,086	168,754	168,648	169,858	171,536	170,804	172,582	169,425	164,483	164,322	165,032	163,059	161,912	156,123	153,968	149,998	154,458	152,942

Network Build Out Overview 2 2015

Grand Total	11998	45870	26951	88962	161783	26.16%	28.35%	16.66%	54.99%
City Parcels	Active Services	Green Parcels	Yellow Parcels	Red Parcels	Parcel Total	Marketable Take Rate (Active/Green)	% of City That can Connect	% of City That Can Connect With Additional Construction	% of City That Has No Mainline
Brigham City	1320	4346	2100	378	6824	30.37%	63.69%	30.77%	5.54%
Centerville	1249	4484	1020	14	5518	27.85%	81.26%	18.48%	0.25%
Layton	537	2484	3216	19027	24727	21.62%	10.05%	13.01%	76.95%
Lindon	1237	2781	474	1807	5062	44.48%	54.94%	9.36%	35.70%
Midvale	574	3176	4832	6499	14507	18.07%	21.89%	33.31%	44.80%
Murray	2171	8711	6244	7200	22155	24.92%	39.32%	28.18%	32.50%
Orem	3094	10661	4064	15918	30643	29.02%	34.79%	13.26%	51.95%
Payson	554	2241	330	3484	6055	24.72%	37.01%	5.45%	57.54%
Perry	2	3	3	1621	1627	66.67%	0.18%	0.18%	99.63%
Tremonton	290	2282	548	333	3163	12.71%	72.15%	17.33%	10.53%
West Valley City	661	4701	4120	32681	41502	14.06%	11.33%	9.93%	78.75%
other	309								

Terms	
Active Parcels	The # of service orders placed on parcels
Green Parcels	Parcels that could connect if inquired about obtaining services
Yellow Parcels	Parcels that could connect with additional drop level construction, engineering, cabinet electronics etc.
Red Parcels	Parcels that can NOT connect due to lack of local drop, mainline backbone fiber, and cabinet electronics

Network Connects

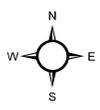
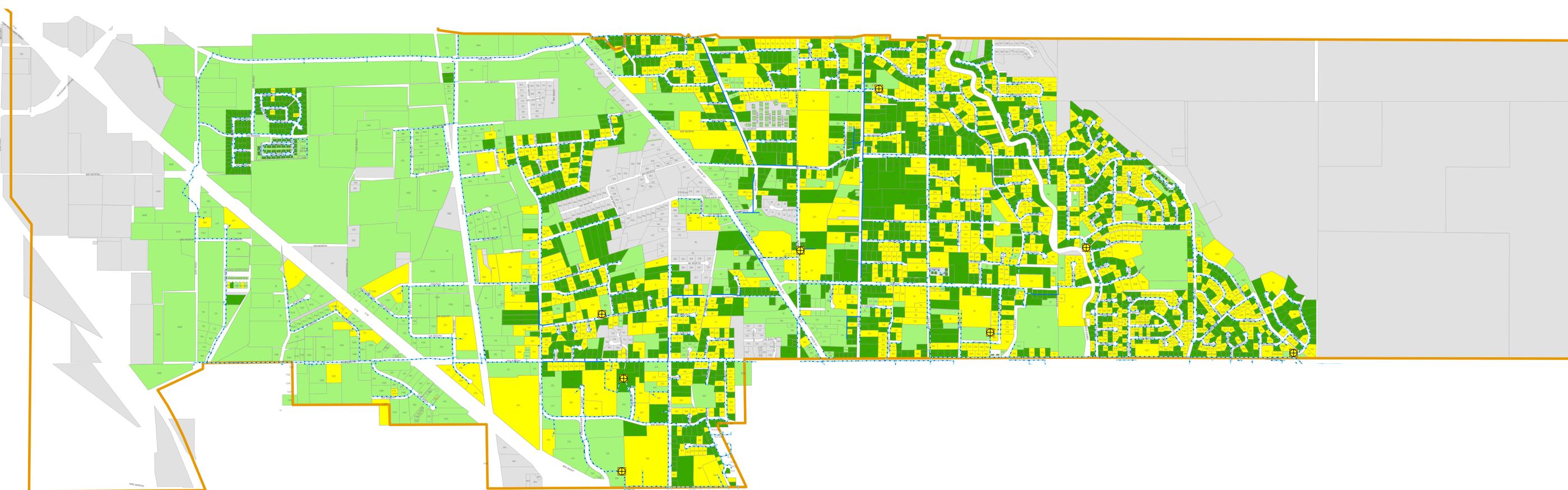
City	Total Green	Total Installed	Total Active	Total Disconnected	Installs Remaining
BRIGHAM CITY	4346	1664	1320	344	2682
CENTERVILLE	4484	1295	1249	46	3189
LAYTON	2484	768	537	231	1716
LINDON	2781	1475	1237	238	1306
MIDVALE	3176	921	574	347	2255
MURRAY	8711	3396	2171	1225	5315
OREM	10661	4944	3094	1850	5717
PAYSON	2241	1034	554	480	1207
TREMONTON	3	235	2	233	-232
WEST VALLEY CITY	2282	686	290	396	1596
Grand Total	45870	17388	11998	5390	28482

Possible Reconnects

City	Total Disconnects	Total BIZ Disconnects	Reachable - BIZ	Unreachable - BIZ	Total RES Disconnects	Reachable RES	UnReachable RES	Total Reachable (BIZ/RES)
BRIGHAM CITY	344	29	17	12	315	227	88	244
CENTERVILLE	46	6	3	3	40	25	15	28
LAYTON	231	7	4	3	224	130	94	134
LINDON	238	37	23	14	201	121	80	144
MIDVALE	347	111	60	51	236	135	101	195
MURRAY	1225	175	113	62	1050	652	398	765
OREM	1850	714	375	339	1136	734	402	1109
PAYSON	480	36	26	10	444	280	164	306
TREMONTON	233	24	7	17	209	117	92	124
WEST VALLEY CITY	396	70	44	26	326	186	140	230
Grand Total	5390	1209	672	537	4181	2607	1574	3279

Lindon Marketable Addresses

6-5-14



-  CABINETS
-  OVERHEAD
-  UNDERGROUND
-  ORDERABLE
-  AVAILABLE
-  ACTIVE CUSTOMER

12. **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 |

13. Administrator's Report:

(20 minutes)

Misc Updates:

- April City newsletter: <http://siterepository.s3.amazonaws.com/442/april15final.pdf>
- Project Tracking List – Any questions?
- 2015 Lindon Days Grand Marshal – see attached list of past Grand Marshal names.
- Fryer Park playground committee & Big-T Recreation; additional funding / budget amendment?
- Update: Public Works property trade w/Nicolson Construction
- Planning Commission member needed; Historical Commission members needed
- 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 14th @ 6pm – joint PC/CC work session: Ivory Homes/Anderson project **Mayor & Council**
- April 17th @ 6:00pm - Volunteer Appreciation Dinner **Mayor, Council members**
- April 24th (Friday afternoon) – tree sale, tree give-away
- April 24th through May 3rd – 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



M E M O R A N D U M

To: Mayor, City Council, and Adam Cowie, City Administrator
From: Kristen Colson, Finance Director
Date: April 1, 2015
Re: HB 362s6 impact on Lindon City's transportation funding

I am providing a simplified review of the potential impact for HB 362s6 on Lindon City's transportation funding. More comprehensive information will be presented at the ULCT Midyear Conference Apr 9-10.

There are two parts to the bill's tax increase. The first tax increase will go into effect January 1, 2016. The tax on fuel will increase about 5¢/gallon (from 24.5¢/gallon). This is about a 20% increase. We are estimating \$300,000 in B&C Road Funds for the 2015-2016 fiscal year. The new tax could result in an additional \$30,000 in 2016FY and \$60,000 in 2017FY.

The other tax increase, a 0.25% sale tax increase, is contingent on the county putting it on the ballot and the voters approving it. The tax increase would be split as listed below.

Table with 2 columns: Category and Percentage. Rows: Cities (0.10%), UTA (0.10%), Counties (0.05%)

As we currently understand the bill, the 0.1% sales tax for the cities will be calculated and distributed similarly to the regular sales tax: 50% will go back to the city and the other 50% will be pooled and distributed to cities based on population. Because the calculation is the same as the local option 1% sales tax, it is safe to assume that the transportation sales tax of 0.1% will be 1/10th of estimated sales tax. The new transportation sales tax could be \$320,000-\$350,000 for a full year depending on if and when it is implemented.

PARKS & REC MEMO

To: Adam Cowie
From: Heath Bateman
Date: Friday, April 03, 2015
Re: Lindon Days Issues

Lindon Days is scheduled for August 3rd through August 8th 2015. As the date is fast approaching, it is time to start thinking about a Grand Marshal for this year's festivities.

1. Council needs to choose and contact a Grand Marshal.
 - a. Last year David & Marilyn Thurgood were selected as the Grand Marshals.
2. Mayor Acerson, we need a Mayor's Message for the booklet and for the website.

The Theme we have chosen for Lindon Days which goes along with the future date visited in the 1985 blockbuster movie this year is:



The deadline for the Grand Marshal, (which includes having a picture taken as well as a bio written up) is June 1st in order to get the booklet to the printers on time.

Attached is a list of former Grand Marshals

YEAR	GRAND MARSHALS
1989	Mr. & Mrs Dean McAdams
1991	Leon & Zeona Walker
1992	Blaine & Ilene Batty
1993	Ray & Marjorie Walker
1994	Kenneth & Madge Gillman
1995	Louie Gillman and Thelma Gillman
1996	Kenneth McMillan
1997	Richard & June Cullimore
1998	Noal & Claudine Greenwood
1999	Reed & Mable Walker
2000	Darrell & Beth Frampton
2001	Robert & Shirley Matthews
2002	Garth & Eva E Gillman
2003	Charles & Ila Rodeback
2004	Master Sergeant Richard J Ovard James Anthony Montoya Captain Brent Thacker SSG Mary E Griffith HHC SSG Douglas V Olsen Brandon Kent Dupuis
2005	Larry & Linda Ellertson
2006	James A & Pamela Dain
2007	Harold & Elvie Erickson
2008	John Fugal
2009	Mark & Gainell Rogers
2010	Toby & Sandy Bath
2011	Gordon Taylor
2012	Ted & Erlene Lott
2013	Boyd & Barbara Walker
2014	David & Marilyn Thurgood
2015	???

As of April 03, 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>				
Property Line Adjustment	Mar. 2015	James Ferrin	N/A	N/A
<i>Request for property line adjustment at 596 East 200 North.</i>				
Site Plan: Timpview Business Park	Mar. 2015	Ryan Bybee	Apr. 14	N/A
<i>Request for site plan approval of an office/warehouse building at approximately 143 North 1800 West.</i>				
Concept Review: Lakeview Court Townhomes	Mar. 2015	Chris Knapp	Mar. 24	Apr. 7
<i>Townhome concept on 400 West that would require a new PUD ordinance.</i>				
Site Plan: Interstate Grating Office Addition	Mar. 2015	Rob Simons	Apr. 28	N/A
<i>5,000 sq. ft. office addition to existing site on 1820 West 200 South.</i>				
Site Plan: Joyner Business Park Lot 9	Mar. 2015	Bill West	Apr. 14	N/A
<i>Request to building a 20,000 sq. ft. office/warehouse at 947 West 500 North.</i>				
CUP: Premier Marine	Mar. 2015	Aaron Davis	Apr. 14	N/A
<i>Request for a Conditional Use Permit to operate a boat repair shop 226 South 1250 West</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 Subdivison	
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	
	Spring Gardens Senior Community		Utah Valley Mortuary Site Plan	

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) administrator@lindoncare.com	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	March 2016 Last Reviewed: 3/15	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 2016 Last Reviewed: 3/15	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 2016 Last Reviewed: 3/15	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: 43 New residential units: 6	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 34 Land Use Applications: 20	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 4			2015 Utah APA Fall Conference Committee MAG Trails Committee

Lindon City

Legend

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

