



Master Plan and Capital Facilities Plan

PARKS, TRAILS AND RECREATION

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EXECUTIVE SUMMARY

Introduction

The Lindon Parks, Trails and Recreation Master Plan and Capital Facilities Plan contains the inventory of existing parks, trails and recreational facilities and the plan for future improvements. It classifies improvements as project or system improvements and serves as the basis for the establishment of impact fees.

Level of Service

While a planning process attempts to predict what those needs, desires, and lifestyles of the community will be, it must be flexible enough to accommodate the actual needs, desires and lifestyle of the community in the future. In order to afford this flexibility the level of service for parks, trails and recreational facilities is established on the basis of dollars per capita.

Only land acquired and improvements constructed with Lindon City funds for system improvements are included in the level of service for impact fee considerations.

Existing Conditions

The 2007 population of Lindon is estimated by Lindon City to be 10,130. The level of service for impact fee purposes is \$1,532.99/resident. The Lindon City Parks and Trails Master Plan Map is contained in Figure 1 on page 11.

Future Conditions

For the purposes of capital facilities planning and impact fee calculation, we are using a maximum population of 15,000.

The cost of future park improvements is estimated to be \$12,612,678. Figure 2, Lindon City Parks Improvements, on page 21, graphically shows where the parks improvements are located and their prioritization.

The cost of future trail improvements is estimated to be \$21,992,996. Figure 3, Lindon City Trail Projects, on page 24, graphically shows where the trails projects are located and their prioritization.

The cost of the planned Lindon Heritage Center is estimated to be \$16,900,000.

Conclusion

The Lindon Parks, Trails and Recreation Master Plan and Capital Facilities Plan will provide for the orderly acquisition of land and construction of recreational improvements, as well as serve as the basis of the impact fee analysis. It will require periodic updating as conditions change.

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1 - INTRODUCTION

Parks, trails and recreational facilities provide a variety of recreational opportunities intended to meet many needs of the community. This document contains the inventory of existing parks, trails and recreational facilities, and the plan for future improvements. It also estimates the cost of future facilities, and considers funding sources that may be used to construct them, including impact fees.

Classification of Parks and Trails

Parks in Lindon are separated into three main classifications: community parks, neighborhood parks and trail head facilities. Each of these facilities is defined on page 32 of the 2006 Lindon City General Plan. A copy of the definitions follows:

Community Parks concentrate a broad range of recreational activities for major portions of the City. Community parks typically contain ‘destination’ amenities such as pavilions, ball fields, rodeo arenas, tennis courts, etc. and are usually 4 acres or larger in size. Community Parks should be located so as to promote accessibility from the entire community, but should be designed so as to not have adverse impacts to residential areas (i.e., lighting, noise, etc.).

Neighborhood Parks provide basic recreational opportunities, such as grassy areas, picnic, and playground facilities that are easily accessible to local residents.

Trail Head Facilities should provide year round water and trail access for trail users. Some parking locations at trail heads should be considered. Also, after considering the surroundings and proposed use of the facilities, amenities such as benches, location markers, drinking fountains, or a small restroom may be provided.

Trails in Lindon are categorized as regional trails, local trails or US Forest Service Trails. Regional trails generally span communities, and connect to other regional trails. Local trails generally connect the places people live and work to destinations such as regional trails (the Bonneville Shoreline Trail, the Great Western Trail, the Utah Lake Trail, Lindon’s Foothill Trail and the Lindon Heritage Trail), recreational facilities, schools, public facilities, retail establishments, etc. They may also provide looped routes that provide opportunities for exercise and enjoyment not necessarily associated with a destination. Several US Forest Service trails exist in the foothill areas of Lindon.

Recreational Facility

There are currently no public aquatic or indoor recreation facilities in Lindon. Lindon City has been considering a recreation facility for several years. A 2007 Dan Jones & Associates poll revealed that over 51% of Lindon residents feel that there is “definitely” a need for community recreation facilities in Lindon, with an additional 26% responding that they feel there is “probably” a need for such a facility. Similar percentages of survey respondents support building a recreation facility in Lindon. Information gathered from residents has revealed interest in swimming facilities, indoor exercise facilities, classrooms and a gathering place for residents.

Lindon City is in the conceptual planning stages of a recreation facility, the Lindon Heritage Center. The current concept includes construction of an aquatics center, a recreation center and a senior citizen and cultural arts center. The aquatics center and the recreation center would be on the upper Lindon City Park property. The senior citizen and cultural arts center would be in the building currently used as a church building on the corner of Main Street and 60 North Street. Lindon City and the Church of Jesus Christ of Latter-Day Saints have had discussions about Lindon City purchasing the property.

Lindon City estimates that the aquatics center would cost approximately \$8,500,000, the recreation center would cost approximately \$7,500,000, and the purchase and remodel of the site for the senior citizen and cultural arts center would cost approximately \$900,000. The total cost is estimated to be \$16,900,000.

Appendix A contains information showing the conceptual location of the parts of the Lindon Heritage Center and provides more information about the current concepts.

Project Improvements vs. System Improvements Criteria

Parks, trails and recreational facilities are be categorized according to their function as either project improvements or system improvements.

Project Improvements include facilities that benefit a small area and are generally of little benefit to the community as a whole. These facilities include private facilities that limit access to the general public, public facilities to which the general public does not have access, and public facilities that serve isolated or individual subdivisions or residential areas. This type of facility often lacks size, amenities, parking and connectivity to other system improvements. Project improvements are often placed within the community as an amenity to a particular subdivision, possibly related to receiving increased density considerations. Project improvements cannot be funded through impact fees, receive credit for costs against impact fees, or be considered in the impact fee level of service.

System improvements are intended to benefit the community as a whole and are allowed to be funded through impact fees. These types of facilities include improvements that are accessible to the general public and provide access,

amenities, parking/connectivity and adequate facilities to meet needs throughout the City. Often these facilities are located outside the specific development and are regional in nature.

When park, trail or recreational facilities are provided as part of a land development for which there are density bonus considerations associated with dedication of land for or improvement of parks, trails or recreational facilities (even when they would otherwise meet the definition of system improvements), such dedication of land or improvements cannot also be used as a credit against impact fees.

This Master Plan & Capital Facilities Plan identifies the parks, trails and recreational facilities determined to be needed by the community. When land and improvements are dedicated to the public as part of a development, if they aren't in this plan, they aren't eligible for impact fee credits.

In the case of parks, except as noted in the preceding paragraph, a facility is defined as a system improvement if it contains (or is planned to contain in the Lindon Parks, Trails and Recreation Master Plan) two of the three following elements:

1. It is at least 4 acres in size
2. It contains 8 general amenity credits from the list below and adequate off-street parking:
 - a. Permanent restroom facilities (1 credit per facility)
 - b. Pavilions (1 credit each pavilion 936 SF or larger)
 - c. Picnic tables (outside of pavilions) (1 credit for 12 tables; max credit: 1)
 - d. Playgrounds (1 credit per 900 SF; max credit: 2)
 - e. Exercise equipment (1 credit if facilities are present)
 - f. Tennis or basketball courts (1 credit per court; max credit: 2)
 - g. Soccer fields (1 credit per field)
 - h. Baseball/softball diamonds (1 credit per diamond)
 - i. Sand volleyball pits (1 credit for 1800 SF; max credit: 1)
 - j. Riding arena (1 credit for ½ acre minimum arena; max credit: 1)
 - k. Lighted jogging path (1 credit per 1320 LF of path; max credit: 2)
 - l. Regional trail access (1 credit per trail; max credits: 2)
3. It provides one of the specified unique functions listed below:
 - a. The park is adjacent to and provides access to the foothills or Dry Canyon
 - b. The park includes recreational access to a naturally flowing watercourse that flows more or less continuously or to Utah Lake
 - c. The park is a linear park along a regional trail; to qualify as a linear park, the park land must be at least 50 feet wide, it must be at least ½ mile long, and it must be at least 4 acres in size.
 - d. Other specific unique functions approved on a case-by-case basis by the Lindon City Council.

Note that there is not a direct correlation between the designation of community parks (referred to in the General Plan) and system improvements.

Trailheads are a special subset of parks. System improvements are defined separately for trailhead parks. A trailhead park that is at least 2 acres in size, has off-street parking, and provides direct access to the foothills or Dry Canyon is defined as a system improvement.

Parks that do not meet the definition of system improvements as described above are project improvements.

In the case of trails, the trails shown on the Lindon City Parks and Trails Master Plan Map comprise the system improvements in Lindon; this map contains the location, as well as the width and surface type standards for each trail. Trails not shown on the map are project improvements.

The planned Lindon Heritage Center will be a system improvement. Privately owned recreational facilities are project improvements.

Lindon City reserves the right to allow impact fee credits or make other similar arrangements in specific cases in which the City determines that land/improvements associated with a development function as system improvements.

Determination of Project Improvements vs. System Improvements for Parks

Table 1, below, illustrates the determination of project vs. system improvements for trailhead parks in Lindon according to the established criteria.

Table 1. Determination of Project vs. System Improvements for Trail Head Parks

Determination of Project vs. System Improvements for Trailheads (Based on Planned Improvements)							
				CRITERIA FOR TRAILHEADS			RESULTS
							Type (must meet all criteria)
#	Name	Location	Type (in General Plan)	Size (2+ acres)	Off-Street Parking	Foothill or Dry Canyon Access	System or Project Improvement
1	Dry Canyon Trail Head	Mouth of Dry Canyon	Trail Head	Yes	Yes	Yes	System
2	Foothill Trail Nature Park	1200 East 140 North	Trail Head	Yes	Yes	Yes	System
3	Equestrian Park	1200 East 140 North	Trail Head	No	Yes	Yes	Project

Table 2, following page, illustrates the determination of project vs. system improvements for parks in Lindon according to the established criteria.

Table 2. Determination of Project vs. System Improvements for Parks

Determination of Project vs. System Improvements for Parks (Based on Planned Improvements)																											
				CRITERIA FOR PARKS																				RESULTS			
				Size		General Amenities														Provides Specified Unique Function				Type			
				(4+ acres)		(8 required, plus parking)														(any one)				(2 of 3 Credits to be system improvement))			
#	Name	Location	Type (in General Plan)	Size (Acres)	Credit	Restrooms	Pavilions	Picnic Tables	Playgrounds	Exercise Equipment	Tennis or Basketball Courts	Soccer Fields	Ball Diamonds	Sand Volleyball	Riding Arena	Lighted Paths	Regional Trail Access	Off-Street Parking	No. of Amenities	Credit	Foothills Access or Dry Canyon Access	Water Course Access	Linear Park along a Regional Trail	Credit	No. of Credits	System or Project Improvements	
4	Keeneland Park	1150 East 100 North	Community	4.00	✓	1	3		2		2					1	1	Yes	10	✓						2	System
5	Canal Bridge Park	140 North 800 East	Neighborhood	1.26						1							1	No	2							0	Project
6	Panorama Park	900 East 140 North	Neighborhood	1.17					1		1							No	2							0	Project
7	Water Tank Park	250 North 835 East	Neighborhood	1.44														No								0	Project
8	Squaw Hollow Debris Basin Park	500 North 800 East	Neighborhood	2.67			1		1									Yes	2							0	Project
9	Pioneer Park	500 East 150 South	Community	4.30	✓	1	2		1		2	1				1		Yes	8	✓						2	System
10	Hollow Park	300 East 400 North	Community	4.46	✓	1	2		1		2			1		1		Yes	8	✓						2	System
11	Orchard Park	600 North Main Street	Community	4.00	✓	1	2		2		2					1		Yes	8	✓						2	System
12	City Center Park	200 North State Street	Community	19.62	✓	1	2		1	1			2		1		1	Yes	9	✓						2	System
13	Creekside Park	100 South 600 West	Community	2.00		1	1		1		1							No	4			1		✓	1	Project	
14	Pheasant Brook Park	800 West 300 North	Community	15.02	✓	2	3		2		2		4	1		2		Yes	16	✓						2	System
15	Willow Wood Park	800 West 600 North	Community	18.11	✓	1	3	1	2				4			2		Yes	13	✓						2	System
16	Geneva Resort Park	600 South 2000 West	Community	17.63	✓	2	2	1	2	1			1		1	2	1	Yes	13	✓		1		✓	3	System	
17	Meadow Park	1700 West 500 North	Community	4.16	✓		1		2									Yes	3			1		✓	2	System	
18	Hillside Park	350 North 1200 East	Community	31.66	✓												1	No	1		1			✓	2	System	
19	Murdock Canal Park	Along Murdock Canal	Community	19.36	✓												1	No	1				1	✓	2	System	

2 - LEVEL OF SERVICE

Basis of Level of Service

Level of service is a term used to describe the degree to which a service is provided to users. The community plans to provide facilities that meet or exceed the established level of service.

As noted on page 34 of the 2006 Lindon City General Plan, under the heading of *Park and Recreation Guidelines*, “the City should plan for four (4) acres of parks and trails for every 1000 residents”.

Parks, trails and other recreational facilities serve related functions—they are intended to help meet public recreation, leisure activity, exercise, sports, gathering and cultural needs. The facilities provided should be suited to the needs, desires and lifestyles of the community. While a planning process attempts to predict what those needs, desires, and lifestyles of the community will be, it must be flexible enough to accommodate the actual needs, desires and lifestyle of the community in the future.

In order to afford this flexibility the level of service can be described on the basis of dollars per capita. This provides a unit of measurement that allows parks, trails and recreational facilities to be treated as a whole. It allows us to plan for a certain dollar level of investment that can be used to provide the facilities that are in demand at the time funding is available, rather than being constrained to provide pre-determined facilities whether or not they are in demand in the future.

Parks, Trails and Recreation Level of Service in Lindon

Two different level of service terms are used in this document. They are defined as follows.

Functional Level of Service is based on the acreage of all land used as parks, trails and recreation, regardless of how the land was acquired or who paid for the improvements. This is the level of service from the point of view of users of the system, since land and improvements are equally serviceable regardless of how the land was acquired or who paid for the improvements.

Impact Fee Level of Service is the measure of level of service calculated for the purpose of impact fees; it is established based on land purchased and paid for by Lindon City and improvements paid for by Lindon City. Land purchased or improvements paid for using federal grants are not included in the calculation of the impact fee level of service.

The impact fee level of service is lower than the functional level of service because some land has been donated and some improvements have been paid for using federal grants.

In order to identify costs that can be included in the impact fee level of service, tables in this document showing value of land and improvements include a separate column for impact fee eligible costs, which does not include the value of land or improvements paid for with federal funds.

In both the case of functional level of service and impact fee level of service, there will be an established threshold of performance, or an established level of service. The goal is to meet or exceed that threshold. There will be an existing level of service in both cases as well, which at any given time will likely be higher or lower than the established level of service.

The established functional level of service in Lindon is a minimum of 4 acres of parks, trails and recreation facilities for every 1000 residents, as suggested in the General Plan. As will be shown in this document, Lindon easily exceeds this level, so there will be little discussion of this measure of level of service.

The impact fee level of service in Lindon is a dollar value of land and improvements per resident of Lindon. It will be established at the level that currently exists. It is expected that Lindon City will use general funds to supplement impact fees in the construction of parks, trails and recreational facilities. By so doing, it is expected that the established impact fee level of service will increase over time. Furthermore, inflation will cause the established impact fee level of service to increase over time as well.

Since much of this document will relate to the impact fee level of service, this document will use “level of service” to mean the impact fee level of service. This document will use “functional level of service” when referring to the functional level of service.

3 - EXISTING CONDITIONS

Existing Zoning and Population Estimate

Parks, trails and recreational facilities are related to the population of the community. The 2007 population of Lindon is estimated by Lindon City to be 10,130. The basis of the current population estimate is described in the memorandum from Adam Cowie found in Appendix B. For reference, the current zoning map is included in Appendix C.

Existing Parks, Trails and Recreation Facilities Inventory

Inventories of the existing park and trail facilities are shown on the following pages. Table 3 shows existing park facilities. Table 4 shows existing trail facilities (note that they are all defined as system improvements). No other recreational facilities currently exist.

LINDON PARKS, TRAILS AND RECREATION MASTER PLAN AND CAPITAL FACILITIES PLAN

Table 3. Existing Park Facilities

#	Name	Location	Type (in General Plan)	Type (System or Project Improvement)	Owned Land (acres)	Description	Value	Impact Fee Eligible Value *
1	Dry Canyon Trail Head	Mouth of Dry Canyon	Trail Head	System	None - Owned by the USFS	Gravel parking area	\$30,000	\$30,000 ⁴
2	Foothill Trail Nature Park	1200 East 140 North	Trail Head	System	6.53	Land	\$299,075	\$299,075 ²
3	Equestrian Park	1200 East 140 North	Trail Head	Project	1.25	Land, gravel parking area	\$71,734	N/A ¹
4	Keeneland Park	1150 East 100 North	Community	System		none ~ future park		
5	Canal Bridge Park	140 North 800 East	Neighborhood	Project	1.26	Land, some landscaping, fencing	\$192,861	N/A ¹
6	Panorama Park	900 East 140 North	Neighborhood	Project	1.17	Land, landscaping, playground, basketball court	\$246,558	N/A ¹
7	Water Tank Park	250 North 835 East	Neighborhood	Project	1.44	Land, landscaping	\$269,756	N/A ¹
8	Squaw Hollow Debris Basin Park	500 North 800 East	Neighborhood	Project	2.67	Land, landscaping, playground, walking path, parking	\$568,356	N/A ¹
9	Pioneer Park	500 East 150 South	Community	System	4.30	Land, landscaping, small pavillion, restrooms, playground, fencing, soccer field, lighted path, drinking fountain, parking	\$1,123,024	\$1,123,024 ^{3,4}
10	Hollow Park	300 East 400 North	Community	System	4.46	Land, landscaping, small pavillion, restrooms, lighted path, parking	\$1,080,643	\$1,080,643 ^{3,4}
11	Orchard Park	600 North Main Street	Community	System	4.00	Land	\$550,000	\$550,000 ³
12	City Center Park	200 North State Street	Community	System	18.64	Land, landscaping, large pavillion, restrooms, playground, riding arena, ball fields, drinking fountain, parking	\$3,783,374	\$3,783,374 ^{3,4}
13	Creekside Park	100 South 600 West	Community	Project	2.00	Land, landscaping, small pavillion, restrooms, picnic area, playground, fencing	\$508,919	N/A ¹
14	Pheasant Brook Park	800 West 300 North	Community	System	9.88	Land, landscaping, pavilion, restrooms, fencing, lighted path, parking	\$2,065,347	\$2,065,347 ^{3,4}
15	Willow Wood Park	800 West 600 North	Community	System		none ~ future park		
16	Geneva Resort Park	600 South 2000 West	Community	System	17.63	Land	\$2,424,603	\$2,424,603 ^{3,4}
17	Meadow Park	1700 West 500 North	Community	System	4.16	Land	\$762,270	N/A ¹
18	Hillside Park	350 North 1200 East	Community	System	31.66	Land, hiking trails, native vegetation	\$1,451,083	\$1,451,083 ²
19	Murdock Canal Park	Along Murdock Canal	Community	System		none ~ future park		
			Total:		111.04		\$15,427,604	\$12,807,150

* Determination of impact fee eligible values follow these criteria:

- Only land, easements and improvements associated with parks deemed system improvements are eligible
- Land and easements acquired through purchase by the City or given to the City for a system improvement is eligible
- Improvements paid for by the City or by others for a system improvement is eligible
- Land, easements or improvements paid for by federal grants are not eligible

¹ No impact fee eligible value because the park is not a system improvement

² This includes the value of land with development potential limited by the Lindon City Hillside Overlay Zone

³ This includes the value of land considered developable

⁴ This includes the value of existing improvements

Table 4. Existing Trail Facilities

Location	Type	Description	Value	Impact Fee Eligible Value *
700 North, in area of Noah's Center Subdivision Plat A	Local	1054' of 6' wide concrete	\$168,640	\$0 ^{1,2}
700 North, in area of Walker Oil Subdivision Plat A	Local	491' of 6' wide concrete	\$98,200	\$0 ^{1,2}
700 North, in area of Lindon Walmart Subdivision Plat A	Local	491' of 6' wide concrete	\$78,560	\$0 ^{1,2}
1700 West, east side, within Creekside Meadows Subdivision	Local	2061' of 6' wide concrete	\$412,200	\$0 ^{1,4}
800 West, east side, from 200 South to about 250 South	Local	325' of 4' wide concrete	\$53,625	\$53,625 ^{3,6}
400 West, east side, from 40 South to 200 South	Local	1263' of 6' wide concrete	\$252,600	\$0 ^{1,4}
200 South, north side, from 400 West to about 200 West	Local	1296' of 4' wide concrete	\$213,840	\$213,840 ^{3,5,6}
Gillman Lane, west side, in area of Gillman Farms Subdivision Plat A	Local	463' of 10' asphalt	\$90,285	\$25,465 ^{1,3}
600 North, north side, 75 West to Main Street	Local	580' of 4' wide concrete	\$95,700	\$0 ^{1,2}
200 North, from about 600 East to Canal Drive	Local	406' of 6' wide asphalt and 6' wide gravel	\$136,010	\$136,010 ^{3,5}
Canal Drive, from 200 North to about 100 North	Local	382' of 6' wide asphalt	\$68,760	\$68,760 ⁵
Lindon Heritage Trail, Canal Drive to 1200 East	Regional	4077' of 8' wide asphalt and 8' wide gravel	\$1,406,565	\$1,406,565 ^{3,5}
South of 200 South, 800 West to about 600 West	Local	1694' of 6' wide asphalt	\$338,800	\$338,800 ^{3,5,6}
Foothill Trail - McKinley Drive, about 20 South to about 200 South	Regional	1694' of 6' wide asphalt	\$478,970	\$478,970 ^{3,5}
Existing right-of-way on future trails		see Appendix D	\$6,532,060	Not included ⁷
Total:			\$10,424,815	\$2,722,035

* Determination of impact fee eligible values follow these criteria:

- Land, easements and improvements that would have been required of developers even if the trail were not required at the location in question are not eligible
- Land and easements acquired through purchase by the City or given to the City for a system improvement are eligible
- Improvements paid for by the City or by others for a system improvement is eligible
- The incremental cost difference between the improvements usually required of development and those constructed as part of a system trail improvement are eligible
- Land, easements or improvements paid for by federal grants are not eligible

¹ Trail is on an easement or land that is part of the usual dedication required of developments

² Trail consists of improvements that are part of the usual improvements required of developments

³ Includes value of existing improvements

⁴ Includes the difference in value of the usual 4' sidewalk and the 6' concrete trail that was constructed

⁵ Trail is on land owned by Lindon City

⁶ Trail was part of an SID; improvements were indirectly paid for from General Funds

⁷ Existing right-of-way on future trails is mostly along existing streets; how the right-of-way was acquired has not been determined. Since including these areas would likely result in an impact fee that is much higher than the City wants to assess, these costs have not been included in the impact fee eligible values.

Tabulations showing the basis of estimated facility value or future costs are shown in Appendix D.

The Lindon City Parks and Trails Master Plan Map is shown on the following page. It shows existing and planned parks and trails.

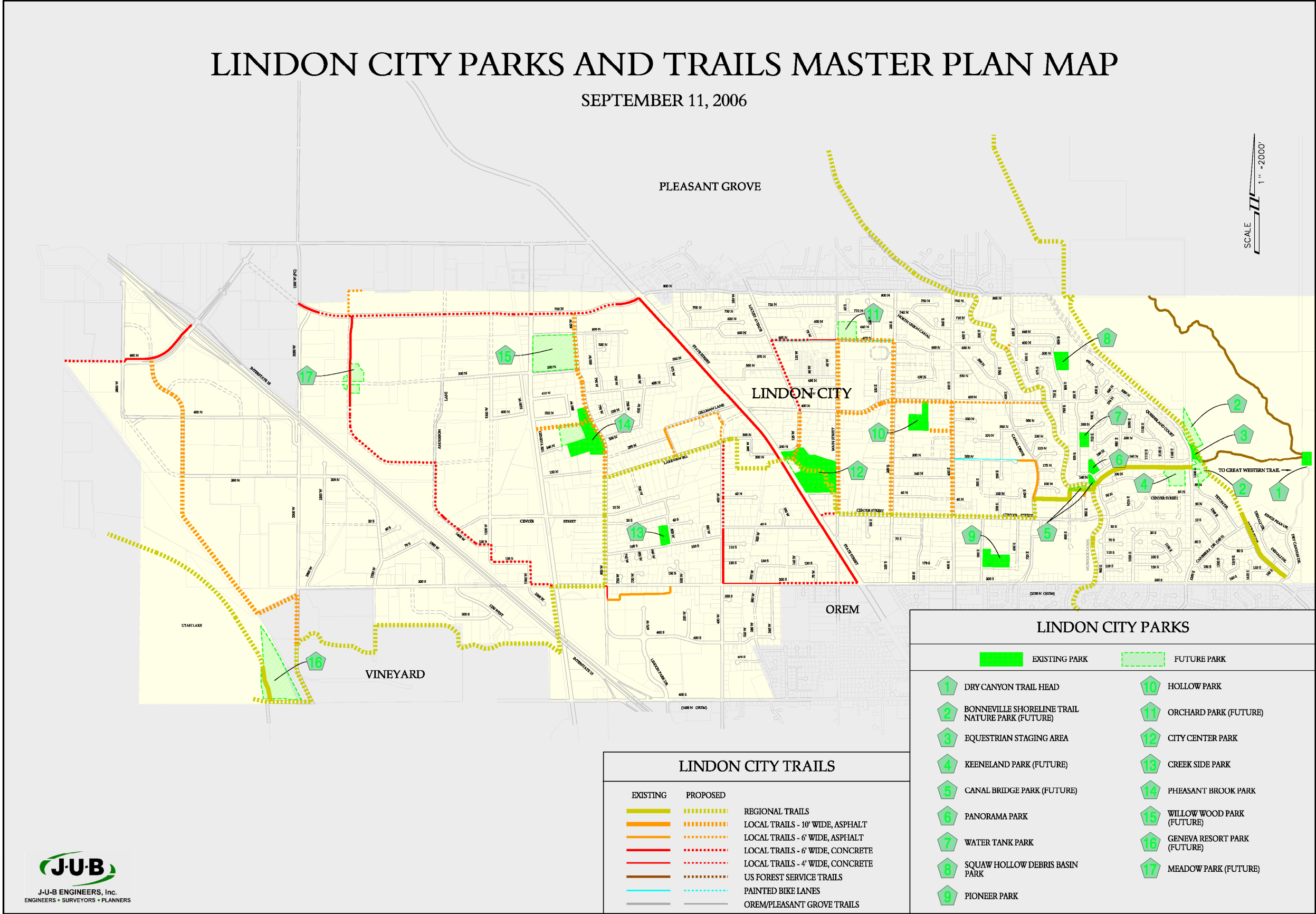


Figure 1. Lindon City Parks and Trails Master Plan Map

Existing Level of Service

As previously noted, the functional level of service is based on acres of parks and trails per 1000 residents. There are 111.04 acres of parks, trails and recreation property in Lindon, and 10,130 residents, so the existing functional level of service is 10.96 acres/1000 residents. The existing functional level of service easily exceeds the established functional level of service of 4 acres/1000 residents.

The impact fee level of service is the impact fee eligible dollar value of parks, trails and recreation land and improvements per resident of Lindon. The impact fee eligible value of existing parks, trails and recreation facilities in Lindon is \$15,529,185, and there are 10,130 residents, so the existing impact fee level of service is \$1,532.99/resident.

The established impact fee level of service is being set to match the existing impact fee level of service at this time, so the established impact fee level of service is \$1,532.99/resident.

Existing Deficiency

Since the existing functional level of service exceeds the established functional level of service, there are no deficiencies from a functional standpoint.

Since the established impact fee level of service is set at the existing impact fee level of service, there are no existing deficiencies from an impact fee standpoint.

4 - FUTURE CONDITIONS

General Land Use Plan and Future Population Projections

The General Land Use Plan contained in Lindon City's 2006 General Plan is found in Appendix E. Future population projections are a function of the land uses contained in it. The General Plan states that "Total-build-out population estimates for Lindon City show a maximum population of about 15,000 to 17,000 people". For the purposes of capital facilities planning and impact fee calculation, we are using a maximum population of 15,000 people. This number may change if more property on the west side of Lindon receives the R3 zoning designation or some other zoning that allows residential development.

Future Parks, Trails and Recreation Demand

Lindon City intends to use general funds and impact fees to acquire land for and construct additional parks, trails and recreational facilities. As other funding sources are available, they may be used as well.

Impact fees will be used to maintain a level of service equivalent to the established level of service. General funds or other funding sources will be used to provide facilities above and beyond the established level of service. In this way, the needs of existing and future residents will be met, and will be done so to a level even better than they are currently met.

Future Projects

Table 5, below, shows future park improvements.

Table 5. Future Park Improvements

#	Name	Location	Type (in General Plan)	Type (System or Project Improvement)	Add'l Land (acres)	Description	Cost	Impact Fee Eligible Cost
1	Dry Canyon Trail Head	Mouth of Dry Canyon	Trail Head	System	2.43	Land, small pavillion, picnic area, playground, drinking fountain, asphalt parking	\$339,375	N/A
2	Foothill Trail Nature Park	1200 East 140 North	Trail Head	System		Trees/shrubs, 2 small pavillions, restrooms, picnic areas, playground, drinking fountain, paved parking	\$172,725	\$172,725
3	Equestrian Staging Area	1200 East 140 North	Trail Head	Project		Drinking fountain, gravel parking	\$9,250	N/A
4	Keeneland Park	1150 East 100 North	Community	System	4.00	Land, landscaping, trees/shrubs, small pavillions (2), large pavillion, restrooms, picnic areas, playground, tennis/basketball courts, lighted jogging path, drinking fountain, paved parking	\$1,199,127	\$1,199,127
5	Canal Bridge Park	140 North 800 East	Neighborhood	Project		Trees/shrubs, picnic areas, playground, exercise equipment, drinking fountain	\$98,330	N/A
6	Panorama Park	900 East 140 North	Neighborhood	Project		Picnic areas, drinking fountain	\$6,000	N/A
7	Water Tank Park	250 North 835 East	Neighborhood	Project		Picnic areas, drinking fountain	\$6,500	N/A
8	Squaw Hollow Debris Basin Park	500 North 800 East	Neighborhood	Project		Landscaping, trees/shrubs, small pavillions (2), picnic areas, playground, drinking fountain, paved parking	\$52,307	N/A
9	Pioneer Park	500 East 150 South	Community	System		Small pavillion, tennis/basketball courts	\$87,640	\$87,640
10	Hollow Park	300 East 400 North	Community	System		Landscaping, trees/shrubs, small pavillions (2), large pavillion, restrooms, picnic areas, playground, tennis/basketball courts, sand volleyball, lighted walking path, drinking fountain	\$182,706	\$182,706
11	Orchard Park	600 North Main Street	Community	System		Landscaping, trees/shrubs, small pavillions (2), large pavillion, restrooms, picnic areas, playground, tennis/basketball courts, lighted walking path, drinking fountain, paved parking	\$608,940	\$608,940
12	City Center Park	200 North State Street	Community	System	0.98	Land, trees/shrubs, playground, exercise equipment, ball field improvements	\$516,829	\$516,829
13	Creek Side Park	100 South 600 West	Community	Project		Trees/shrubs, tennis/basketball court, walking path, drinking fountain	\$37,400	N/A
14	Pheasant Brook Park	800 West 300 North	Community	System	5.14	Land, landscaping, trees/shrubs, small pavillion, large pavillions (2), restrooms, picnic areas, playground, tennis/basketball courts, ball fields (4 - with fencing, lighting and building), sand volleyball, drinking fountains	\$1,956,439	\$1,956,439

Table 5. Future Park Improvements (continued)

#	Name	Location	Type (in General Plan)	Type (System or Project Improvement)	Add'l Land (acres)	Description	Cost	Impact Fee Eligible Cost
15	Willow Wood Park	800 West 600 North	Community	System	18.11	Land, landscaping, trees/shrubs, restrooms, picnic areas, ball fields (4 - with fencing, lighting and building), lighted walking path, drinking fountains, paved parking	\$4,799,936	\$4,799,936
16	Geneva Resort Park	600 South 2000 West	Community	System		Landscaping, trees/shrubs, large pavillions (2), restrooms, picnic areas, playground, exercise equipment, equestrian riding area, ball field (with fencing and lighting), drinking fountain, paved parking	\$1,789,230	\$1,789,230
17	Meadow Park	1700 West 500 North	Community	System		Landscaping, picnic areas, small pavillion, drinking fountain, paved parking	\$209,200	\$209,200
18	Hillside Park	350 North 1200 East	Community	System		picnic areas, drinking fountain, nature path	\$11,000	\$11,000
19	Murdock Canal Park	Along Murdock Canal	Community	System		Landscaping, picnic areas, drinking fountains, exercise equipment	\$529,744	\$529,744
					30.67	Total:	\$12,612,678	\$12,063,516

Table 6, below, shows future trail improvements.

Table 6. Future Trail Improvements

Trail Code	Location	Type	Description	Cost	Impact-Fee-Eligible Cost
L-A	Off-street & 2000 West, abt 400 South to abt 250 South (at RR tracks)	Local	2117' of 10' wide asphalt	\$335,090	\$335,090
L-B	Off-street (along RR tracks), abt 250 South to 200 North	Local	3761' of 10' wide asphalt	\$338,490	\$338,490
L-C	2500 West, 200 North to 600 North	Local	2950' of 10' wide asphalt	\$649,000	\$36,558 ¹
L-D	Off-street (west from Pheasant Brook Park), 800 West to Geneva Road	Local	1270' of 10' wide asphalt	\$114,300	\$114,300
L-E	800 West, Lakeview Road to Pheasant Brook Park	Local	1421' of 10' wide asphalt	\$312,620	\$312,620
L-F	800 West, Pheasant Brook Park to 700 North	Local	2502' of 10' wide asphalt	\$550,440	\$302,742 ¹
L-G	135 West, City Center Park to 400 North	Local	1154' of 10' wide asphalt	\$207,720	\$207,720
L-H	Main Street, Center Street to 400 North	Local	2325' of 10' wide asphalt	\$511,500	\$511,500
L-I	400 North, Main Street to 200 East	Local	1313' of 10' wide asphalt	\$288,860	\$288,860
L-J	600 North, Main Street to 200 East	Local	1280' of 10' wide asphalt	\$230,400	\$230,400
L-K	200 East, Center Street to 400 North	Local	2616' of 10' wide asphalt	\$575,520	\$575,520
L-L	200 East, 400 North to 600 North	Local	1388' of 10' wide asphalt	\$305,360	\$305,360
L-M	400 North, 200 East to 400 East	Local	1357' of 10' wide asphalt	\$298,540	\$223,905 ¹
L-N	abt 300 North, Hollow Park to 400 East	Local	535' of 10' wide asphalt	\$48,150	\$48,150
L-O	400 East, Center Street to abt 300 North	Local	1950' of 10' wide asphalt	\$429,000	\$386,100 ¹
L-P	400 East, abt 300 North to 400 North	Local	663' of 10' wide asphalt	\$145,860	\$116,688 ¹
L-Q	600 North, abt 3100 West to 2800 West	Local	1342' of 6' wide concrete	\$295,240	\$0 ¹
L-S	Off-street (Proctor Ditch), 700 North to Pleasant Grove boundary	Local	925' of 6' wide asphalt	\$64,750	\$32,375 ²
L-U	700 North, abt 1900 West to abt 700 West	Local	13840' of 6' wide concrete	\$968,800	\$0 ¹
L-W	1700 West/180 North, 500 North to 1400 West	Local	3395' of 6' wide concrete	\$746,900	\$159,565 ¹
L-X	1400 West, 180 North to Lower Ditch	Local	1345' of 6' wide concrete	\$295,900	\$63,215 ¹
L-Y	1400 West/135 South, Lower Ditch to 200 South	Local	3559' of 6' wide concrete	\$732,620	\$732,620
L-Z	Gillman Lane, Lakeview Road to abt 400 West	Local	1489' of 6' wide asphalt	\$268,020	\$134,010 ¹

Table 6. Future Trail Improvements (continue)

Trail Code	Location	Type	Description	Cost	Impact-Fee-Eligible Cost
L-AA	400 West, Gillman Lane to Lakeview Road	Local	735' of 6' wide asphalt	\$149,700	\$0 ¹
L-AB	400 West, 40 South to 400 North	Local	2020' of 6' wide concrete	\$444,400	\$380,330 ¹
L-AC	200 South, 200 West to 70 West	Local	875' of 6' wide concrete	\$192,500	\$52,717 ¹
L-AD	200 South, 70 West to State Street	Local	923' of 6' wide concrete	\$203,060	\$55,665 ¹
L-AE	Center Street, State Street to Main Street	Local	357' of 6' wide asphalt	\$78,540	\$78,540
L-AF	Locust Avenue, 400 North to 600 North	Local	1764' of 6' wide concrete	\$388,080	\$388,080
L-AG	600 North, Locust Avenue to abt 90 West	Local	878' of 6' wide concrete	\$158,040	\$6,146 ¹
L-AH	400 North, 400 East to Murdock Canal	Local	2125' of 6' wide asphalt	\$467,500	\$467,500
L-AI	Off-street (near 650 East), 600 North to Murdock Canal	Local	154' of 6' wide asphalt	\$10,780	\$10,780
L-AK	Off-street, from the end of 850 East at about 100 North to Lindon Heritage Trail	Local	174' of 6' wide asphalt	\$12,180	\$12,180
L-AL	Canal Drive, at about 145 North	Local	277' of 6' wide asphalt	\$19,390	\$19,390
L-AJ	Main Street, 400 North to 600 North	Local	1669' of 10' wide asphalt	\$367,180	\$0 ¹
R-A	Jordan River Parkway, abt 500 South to abt 2800 West	Regional	4116' of 10' wide asphalt	\$370,440	\$0 ²
R-B	Lindon Heritage Trail, Jordan River Parkway to abt 400 South	Regional	2770' of 10' wide asphalt	\$1,609,400	\$112,658 ²
R-C	Lindon Heritage Trail, abt 400 South to Geneva Road	Regional	7404' of 10' wide asphalt	\$1,166,360	\$81,645 ²
R-D	Lindon Heritage Trail (Geneva Road), abt 450 South to 200 South	Regional	1544' of 10' wide asphalt	\$638,960	\$44,727 ²
R-E	Lindon Heritage Trail (200 South), Geneva Road to 800 West	Regional	1228' of 10' wide asphalt	\$770,160	\$53,911 ²
R-F	Lindon Heritage Trail (800 West), 200 South to Lakeview Road	Regional	2514' of 10' wide asphalt	\$553,080	\$553,080
R-G	Lindon Heritage Trail (Lakeview Road & City Center Park), 800 West to Main Street	Regional	6771' of 10' wide asphalt	\$2,468,780	\$246,878 ²
R-H	Lindon Heritage Trail (Center Street), Main Street to Canal Drive	Regional	5510' of 10' wide asphalt	\$1,212,200	\$121,220 ²
R-I	Murdock Canal Trail, 200 South to 800 North	Regional	9056' of 10' wide asphalt	\$1,141,056	\$228,211 ²
R-J	Lower Bonneville Shoreline Trail, abt 140 South to 140 North	Regional	1503' of 10' wide asphalt	\$135,270	\$9,469 ²
R-K	Lower Bonneville Shoreline Trail, 140 North to 800 North	Regional	5254' of 10' wide asphalt	\$722,860	\$50,600 ²
			Total:	\$21,992,996	\$8,429,516

¹ Part or all of the costs of this project are expected to be paid by land developers

² Part or all of the costs of this project are expected to be paid by other public agencies

Future Projects Priorities

The tables and figures on this and the following pages show prioritized park and trail improvements. In each case the parks and trails are classified as near term (1-10 years), medium term (11-20 years) or far term (21-30 years). Lindon City staff and officials assigned the classifications based on perceived priority of each facility.

Table 7, Prioritized Park Improvements shows the prioritized list of parks improvements in Lindon.

Figure 2, Lindon City Parks Improvements graphically shows where the parks improvements are located.

Table 8, Prioritized Trail Projects shows the prioritized list of trails projects in Lindon.

Figure 3, Lindon City Trail Projects graphically shows where the trails projects are located.

Table 7. Prioritized Parks Improvements

#	Name	Location	Type (in General Plan)	Type (System or Project Improvement)	Add'l Land (acres)	Description	Cost	Impact Fee Eligible Cost
NEAR TERM: 1 - 10 YEARS								
7	Water Tank Park	250 North 835 East	Neighborhood	Project		Picnic areas, drinking fountain	\$6,500	N/A
8	Squaw Hollow Debris Basin Park	500 North 800 East	Neighborhood	Project		Landscaping, trees/shrubs, small pavilions (2), picnic areas, playground, drinking fountain, paved parking	\$52,307	N/A
9	Pioneer Park	500 East 150 South	Community	System		Small pavillion, tennis/basketball courts	\$87,640	\$87,640
12	City Center Park	200 North State Street	Community	System	0.98	Land, trees/shrubs, playground, exercise equipment, ball field improvements	\$516,829	\$516,829
13	Creek Side Park	100 South 600 West	Community	Project		Trees/shrubs, tennis/basketball court, walking path, drinking fountain	\$37,400	N/A
17	Meadow Park	1700 West 500 North	Community	System		Landscaping, picnic areas, small pavillion, drinking fountain, paved parking	\$209,200	\$209,200
10	Hollow Park	300 East 400 North	Community	System		Landscaping, trees/shrubs, small pavilions (2), large pavillion, restrooms, picnic areas, playground, tennis/basketball courts, sand volleyball, lighted walking path, drinking fountain	\$182,706	\$182,706
11	Orchard Park	600 North Main Street	Community	System		Landscaping, trees/shrubs, small pavilions (2), large pavillion, restrooms, picnic areas, playground, tennis/basketball courts, lighted walking path, drinking fountain, paved parking	\$608,940	\$608,940

LINDON PARKS, TRAILS AND RECREATION MASTER PLAN AND CAPITAL FACILITIES PLAN

Table 7. Prioritized Parks Improvements (continued)

#	Name	Location	Type (in General Plan)	Type (System or Project Improvement)	Add'l Land (acres)	Description	Cost	Impact Fee Eligible Cost
NEAR TERM: 1 - 10 YEARS (Continued)								
14	Pheasant Brook Park	800 West 300 North	Community	System	5.14	Land, landscaping, trees/shrubs, small pavillion, large pavillions (2), restrooms, picnic areas, playground, tennis/basketball courts, ball fields (4 - with fencing, lighting and building), sand volleyball, drinking fountains	\$1,956,439	\$1,956,439
19	Murdock Canal Park	Along Murdock Canal	Community	System		Landscaping, picnic areas, drinking fountains, exercise equipment	\$529,744	\$529,744
Subtotals:					6.12		\$4,187,705	\$4,091,498
MEDIUM TERM: 11 - 20 YEARS								
1	Dry Canyon Trail Head	Mouth of Dry Canyon	Trail Head	System	2.43	Land, small pavillion, picnic area, playground, drinking fountain, asphalt parking	\$339,375	N/A
2	Foothill Trail Nature Park	1200 East 140 North	Trail Head	System		Trees/shrubs, 2 small pavillions, restrooms, picnic areas, playground, drinking fountain, paved parking	\$172,725	\$172,725
3	Equestrian Staging Area	1200 East 140 North	Trail Head	Project		Drinking fountain, gravel parking	\$9,250	N/A
5	Canal Bridge Park	140 North 800 East	Neighborhood	Project		Trees/shrubs, picnic areas, playground, exercise equipment,	\$98,330	N/A
6	Panorama Park	900 East 140 North	Neighborhood	Project		Picnic areas, drinking fountain	\$6,000	N/A
16	Geneva Resort Park	600 South 2000 West	Community	System		Landscaping, trees/shrubs, large pavillions (2), restrooms, picnic areas, playground, exercise equipment, equestrian riding area, ball field (with fencing and lighting), drinking fountain, paved parking	\$1,789,230	\$1,789,230
18	Hillside Park	350 North 1200 East	Community	System		picnic areas, drinking fountain, nature path	\$11,000	\$11,000
Subtotals:					2.43		\$2,425,910	\$1,972,955
FAR TERM: 21 - 30 YEARS								
4	Keeneland Park	1150 East 100 North	Community	System	4.00	Land, landscaping, trees/shrubs, small pavillions (2), large pavillion, restrooms, picnic areas, playground, tennis/basketball courts, lighted jogging path, drinking fountain, paved parking	\$1,199,127	\$1,199,127
15	Willow Wood Park	800 West 600 North	Community	System	18.11	Land, landscaping, trees/shrubs, restrooms, picnic areas, ball fields (4 - with fencing, lighting and building), lighted walking path, drinking fountains, paved parking)	\$4,799,936	\$4,799,936
Subtotals:					22.11		\$5,999,063	\$5,999,063
Totals:					30.67		\$12,612,678	\$12,063,516

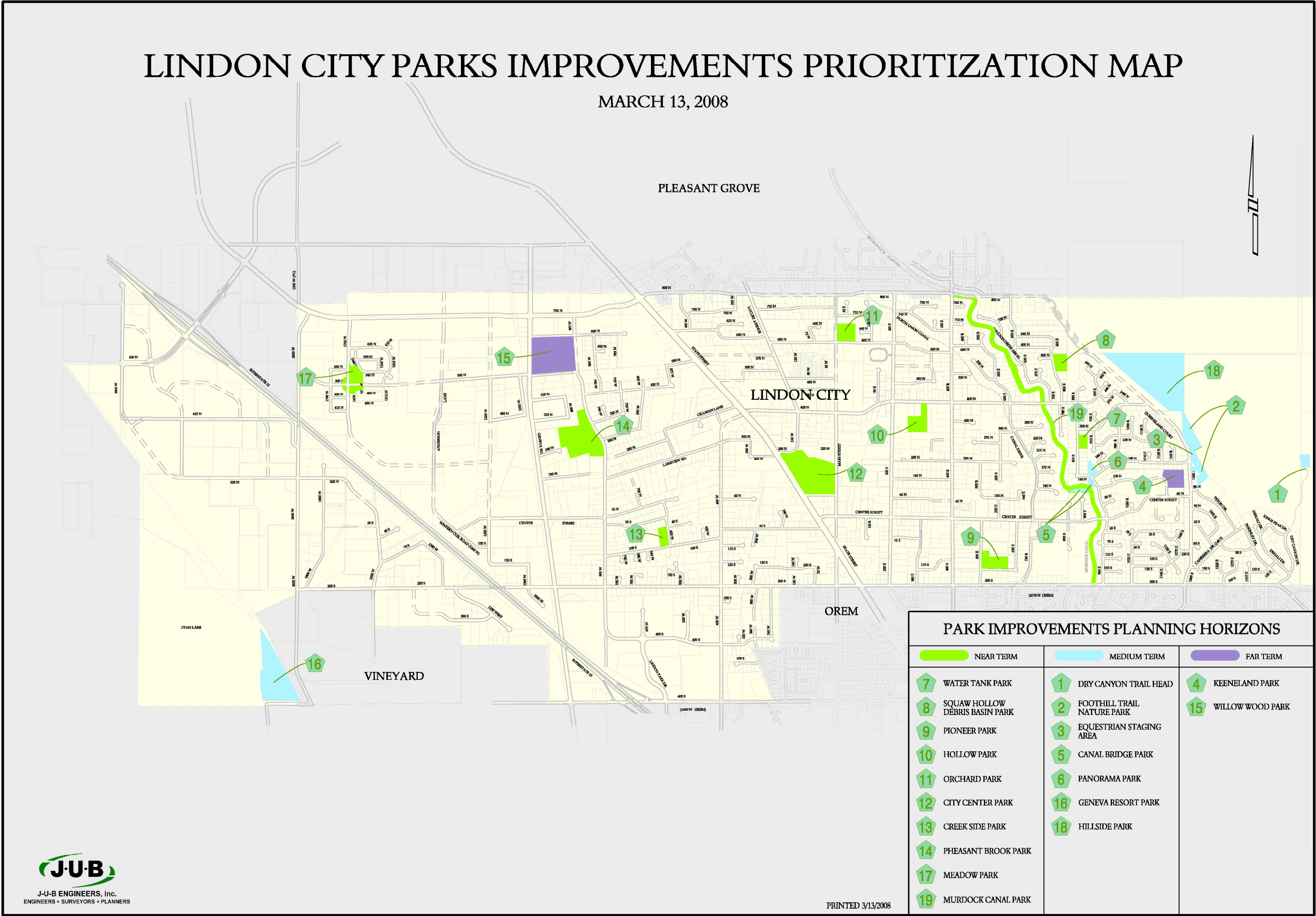


Figure 2. Lindon City Parks Improvements Prioritization

Table 8. Prioritized Trail Projects

Trail Code	Location	Type	Description	Cost	Impact-Fee-Eligible Cost
NEAR TERM: 0 - 10 YEARS					
R-G	Lindon Heritage Trail (Lakeview Road & City Center Park), 800 West to Main Street	Regional	6771' of 10' wide asphalt	\$2,468,780	\$246,878 ²
R-H	Lindon Heritage Trail (Center Street), Main Street to Canal Drive	Regional	5510' of 10' wide asphalt	\$1,212,200	\$121,220 ²
L-AC	200 South, 200 West to 70 West	Local	875' of 6' wide concrete	\$192,500	\$52,717 ¹
L-K	200 East, Center Street to 400 North	Local	2616' of 10' wide asphalt	\$575,520	\$575,520
L-M	400 North, 200 East to 400 East	Local	1357' of 10' wide asphalt	\$298,540	\$223,905 ¹
L-AH	400 North, 400 East to Murdock Canal	Local	2125' of 6' wide asphalt	\$467,500	\$467,500
L-I	400 North, Main Street to 200 East	Local	1313' of 10' wide asphalt	\$288,860	\$288,860
L-E	800 West, Lakeview Road to Pheasant Brook Park	Local	1421' of 10' wide asphalt	\$312,620	\$312,620
R-F	Lindon Heritage Trail (800 West), 200 South to Lakeview Road	Regional	2514' of 10' wide asphalt	\$553,080	\$553,080
L-L	200 East, 400 North to 600 North	Local	1388' of 10' wide asphalt	\$305,360	\$305,360
L-AI	Off-street (near 650 East), 600 North to Murdock Canal	Local	154' of 6' wide asphalt	\$10,780	\$10,780
L-AK	Off-street, from the end of 850 East at about 100 North to Lindon Heritage Trail	Local	174' of 6' wide asphalt	\$12,180	\$12,180
L-AL	Canal Drive, at about 145 North	Local	277' of 6' wide asphalt	\$19,390	\$19,390
Subtotals:				\$6,717,310	\$3,190,010
NEAR TERM: 0 - 10 YEARS (not in prioritized order)					
R-A	Jordan River Parkway, abt 500 South to abt 2800 West	Regional	4116' of 10' wide asphalt	\$370,440	\$0 ²
R-I	Murdock Canal Trail, 200 South to 800 North	Regional	9056' of 10' wide asphalt	\$1,141,056	\$228,211 ²
R-J	Lower Bonneville Shoreline Trail, abt 140 South to 140 North	Regional	1503' of 10' wide asphalt	\$135,270	\$9,469 ²
R-K	Lower Bonneville Shoreline Trail, 140 North to 800 North	Regional	5254' of 10' wide asphalt	\$722,860	\$50,600 ²
Subtotals:				\$2,369,626	\$288,280
MEDIUM TERM: 10 - 20 YEARS (not in prioritized order)					
R-B	Lindon Heritage Trail, Jordan River Parkway to abt 400 South	Regional	2770' of 10' wide asphalt	\$1,609,400	\$112,658 ²
R-C	Lindon Heritage Trail, abt 400 South to Geneva Road	Regional	7404' of 10' wide asphalt	\$1,166,360	\$81,645 ²
R-D	Lindon Heritage Trail (Geneva Road), abt 450 South to 200 South	Regional	1544' of 10' wide asphalt	\$638,960	\$44,727 ²
R-E	Lindon Heritage Trail (200 South), Geneva Road to 800 West	Regional	1228' of 10' wide asphalt	\$770,160	\$53,911 ²
L-C	2500 West, 200 North to 600 North	Local	2950' of 10' wide asphalt	\$649,000	\$36,558 ¹

¹ Part or all of the costs of this project are expected to be paid by land developers

² Part or all of the costs of this project are expected to be paid by other public agencies

Table 8. Prioritized Trail Projects (continued)

Trail Code	Location	Type	Description	Cost	Impact-Fee-Eligible Cost
L-F	800 West, Pheasant Brook Park to 700 North	Local	2502' of 10' wide asphalt	\$550,440	\$302,742 ¹
L-G	135 West, City Center Park to 400 North	Local	1154' of 10' wide asphalt	\$207,720	\$207,720
L-H	Main Street, Center Street to 400 North	Local	2325' of 10' wide asphalt	\$511,500	\$511,500
L-N	abt 300 North, Hollow Park to 400 East	Local	535' of 10' wide asphalt	\$48,150	\$48,150
L-O	400 East, Center Street to abt 300 North	Local	1950' of 10' wide asphalt	\$429,000	\$386,100 ¹
L-P	400 East, abt 300 North to 400 North	Local	663' of 10' wide asphalt	\$145,860	\$116,688 ¹
L-Q	600 North, abt 3100 West to 2800 West	Local	1342' of 6' wide concrete	\$295,240	\$0 ¹
L-U	700 North, abt 1900 West to abt 700 West	Local	13840' of 6' wide concrete	\$968,800	\$0 ¹
L-AD	200 South, 70 West to State Street	Local	923' of 6' wide concrete	\$203,060	\$55,665 ¹
L-AE	Center Street, State Street to Main Street	Local	357' of 6' wide asphalt	\$78,540	\$78,540
L-AF	Locust Avenue, 400 North to 600 North	Local	1764' of 6' wide concrete	\$388,080	\$388,080
L-AG	600 North, Locust Avenue to abt 90 West	Local	878' of 6' wide concrete	\$158,040	\$6,146 ¹
Subtotals:				\$8,818,310	\$2,430,831
FAR TERM: 20 - 30 YEARS (not in prioritized order)					
L-A	Off-street & 2000 West, abt 400 South to abt 250 South (at RR tracks)	Local	2117' of 10' wide asphalt	\$335,090	\$335,090
L-B	Off-street (along RR tracks), abt 250 South to 200 North	Local	3761' of 10' wide asphalt	\$338,490	\$338,490
L-D	Off-street (west from Pheasant Brook Park), 800 West to Geneva Road	Local	1270' of 10' wide asphalt	\$114,300	\$114,300
L-J	600 North, Main Street to 200 East	Local	1280' of 10' wide asphalt	\$230,400	\$230,400
L-S	Off-street (Proctor Ditch), 700 North to Pleasant Grove boundary	Local	925' of 6' wide asphalt	\$64,750	\$32,375 ²
L-W	1700 West/180 North, 500 North to 1400 West	Local	3395' of 6' wide concrete	\$746,900	\$159,565 ¹
L-X	1400 West, 180 North to Lower Ditch	Local	1345' of 6' wide concrete	\$295,900	\$63,215 ¹
L-Y	1400 West/135 South, Lower Ditch to 200 South	Local	3559' of 6' wide concrete	\$732,620	\$732,620
L-Z	Gillman Lane, Lakeview Road to abt 400 West	Local	1489' of 6' wide asphalt	\$268,020	\$134,010 ¹
L-AA	400 West, Gillman Lane to Lakeview Road	Local	735' of 6' wide asphalt	\$149,700	\$0 ¹
L-AB	400 West, 40 South to 400 North	Local	2020' of 6' wide concrete	\$444,400	\$380,330 ¹
L-AJ	Main Street, 400 North to 600 North	Local	1669' of 10' wide asphalt	\$367,180	\$0 ¹
Subtotals:				\$4,087,750	\$2,520,395
Totals:				\$21,992,996	\$8,429,516

¹ Part or all of the costs of this project are expected to be paid by land developers

² Part or all of the costs of this project are expected to be paid by other public agencies

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This plan is a long-range plan, and is not fiscally constrained. Since the timing of impact fee collections is a function of the rate of land development, which is unpredictable, the timing of improvements is subject to the availability of funding.

As developers subdivide land, they are required to improve streets on which the lots in their development have frontage. The cost of street construction or street widening is normally part of the cost of development, and is borne by the developer. There may be cases in which a master-planned trail identified as a system improvement is planned along such a street. When this happens, the developer is eligible to for reimbursement for the additional cost of constructing the trail, rather than a sidewalk, if there is any additional cost. The narrower the roadway that is associated with trails must be taken into account when determining if there is any additional cost associated with trail construction. The reimbursement may be in the form of a cash payment or a credit against impact fees. The City has discretion to select the form of reimbursement used in each case.

When land for a master-planned park identified as a system improvement is dedicated and/or improved in accordance with this Plan by a developer, the developer is eligible for reimbursement for the cost of the land and improvements. The reimbursement may be in the form of a cash payment or a credit against impact fees. The City has discretion to select the form of reimbursement used in each case.

As noted in the discussion of project improvements versus system improvements in the Introduction of this document, when park, trail or recreational facilities are provided as part of a land development for which there are density bonus considerations associated with dedication of land for or improvement of parks, trails or recreational facilities (even when they would otherwise meet the definition of system improvements), such dedication of land or improvements cannot also be used as a credit against impact fees.

If land dedicated for a park or improvements constructed in a park serve a required purpose for the development (such as a detention basin), only the portion of the land and cost of improvements beyond that needed by the development are eligible for reimbursement.

Note that parks and trails that are project improvements are not eligible for reimbursement.

5 - CONCLUSIONS

The Lindon Parks, Trails and Recreation Master Plan and Capital Facilities Plan is intended to serve several purposes:

1. Provide for the orderly and efficient preservation and acquisition of land for future recreational facilities for the residents of Lindon City.
2. Serve as a guide for the expenditure of public funds for recreational facilities in Lindon City.
3. Be the foundation for an impact fees analysis.

There are several possible sources of funding for the improvements identified in this plan. They include impact fees, general funds, bonds, grant monies, contributions, and possible a future RAP tax.

The identification of improvements in this plan and their classification as near term, medium term and far term is an attempt to predict the future desires of the public. As time passes the public may be interested in different amenities than identified in the plan. Changes in planned land use or population projections may also affect the improvements contained in the plan. The timing of funding availability may affect the timing of construction of improvements. These factors illustrate the need to periodically update the plan to reflect changed conditions. The use of a level of service based on dollars-per-capita allows changes to meet future needs without compromising the integrity of the impact fee analysis.

As funds are obtained, recreational improvements constructed, and the plan modified to meet the needs of residents in the future, Lindon City will continue to provide for the recreational and enjoyment of the residents.

APPENDIX A - RECREATION FACILITIES PLANNING INFORMATION

The Lindon Heritage Center is a planned recreational facility planned near the Lindon City Offices. The arrangement of facilities is in the conceptual stage of planning. The current concept is for an aquatics center, a recreation center and a senior citizens and cultural arts center. The concept for each facility is described below:

Aquatics Center

- 6 lane lap pool
- Recreation pool
- Lazy river
- Slides
- Zero entry leisure pool
- Locker rooms
- Concessions
- Party room
- Parking

Recreation Center

- Basketball court
- Raised track
- Weight lifting area
- Cardio fitness area
- Parking

Senior Citizens and Cultural Arts Center

This would be in the building currently owned by the Church of Jesus Christ of Latter-Day Saints at 60 North Main Street. It has the following existing facilities:

- Basketball court
- Stage
- Kitchen facilities
- Meeting rooms
- Parking

The concept is to remodel the facility to add the following:

- Remodel the chapel for recitals, or possibly as a music academy
- Add a cardio fitness area
- Modify parking

At the time each facility is designed, more detailed consideration will be given to the amenities to be included, which may differ somewhat from the current thinking.

The graphic on the following page illustrates the conceptual layout of facilities in the area of the City Center.



APPENDIX B - 2007 POPULATION ESTIMATE



LINDON CITY
PLANNING DEPARTMENT

Memorandum

TO: Ott Dameron, Don Peterson, Kristen Colson, and Phil Brown

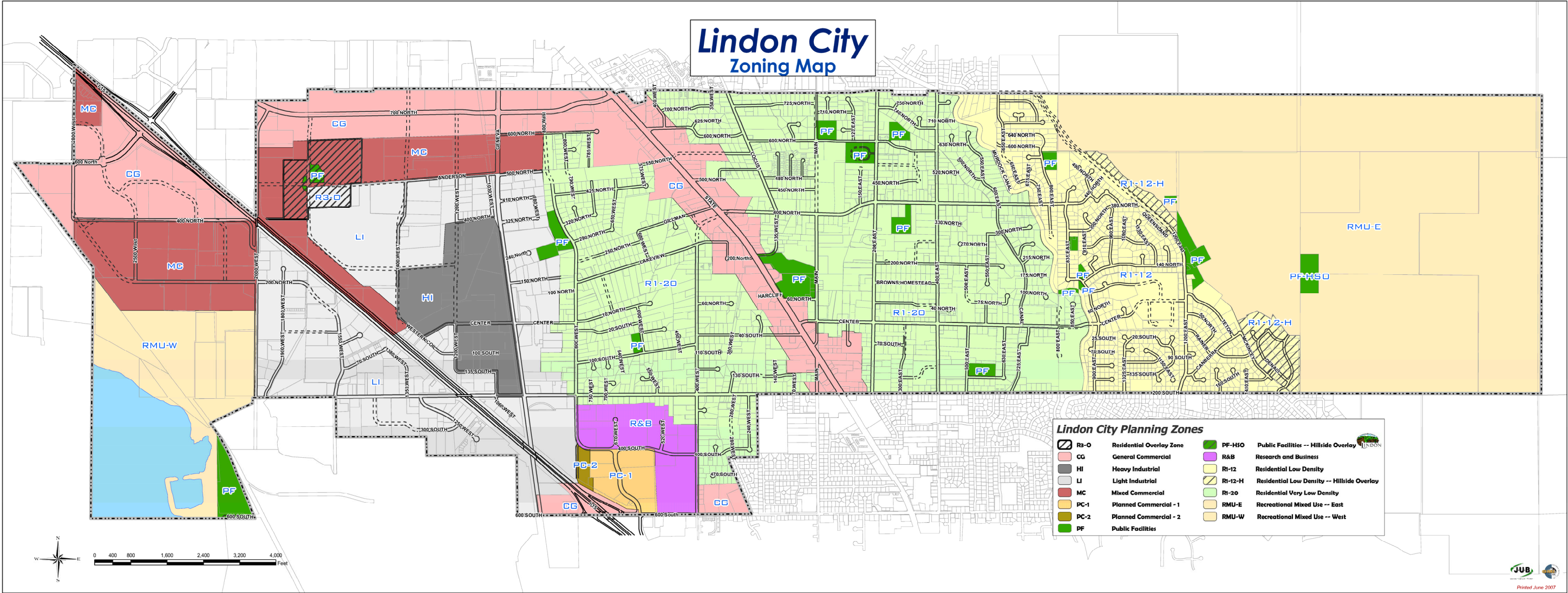
FROM: Adam Cowie

SUBJECT: Lindon population estimates for 2007

DATE: March 14, 2007

Based on previous population studies from MAG and the approved Census challenge from July of 2004, David Thurgood put together a population estimate chart for use in determining projected water connections. Based on these estimates, in 2007 Lindon has a population of approximately 10,130. David estimated a 'conservative' growth rate of 2% for the years 2006-2025. Given the potential for nearly 650 residents in the Fieldstone development which is nearing completion, I believe the City will easily pass the 11,000 mark within the next 1 ½ years.

APPENDIX C - 2007 ZONING MAP



APPENDIX D - FACILITY VALUE/COST TABULATIONS

The following figures were used to calculate the value of land and improvements for parks:

Opinion of Probable Unit Prices - Parks

Item	Unit	2007 Unit Price
Grass Areas (Hydro-seed, etc.), including topsoil	SF	\$0.55
Sprinkler System	SF	\$0.50
Trees/shrubs	EA	\$250.00
Small Pavilion (936 SF Pad)	EA	\$40,000.00
Large Pavillion (2108 SF Pad)	EA	\$90,085.00
Restrooms	EA	\$36,000.00
Picnic Area	EA	\$500.00
Benches	EA	\$500.00
Playground	SF	\$25.50
Exercise Equipment	EA	\$10,000.00
Tennis Courts	SF	\$4.50
Basketball Courts	SF	\$4.50
Riding Arena	SF	\$1.25
Fence	LF	\$22.00
Ball Fields		
Outfield	SF	\$0.52
Infield & Dugout/Foul Area	SF	\$0.25
Entry Walks	SF	\$3.00
Fence	LF	\$25.00
Building	EA	\$60,000.00
Lighting	EA	\$8,000.00
Soccer Fields	SF	\$0.52
Sand Volleyball	SF	\$4.00
8' Jogging Path	SF	\$2.25
Bollard Path Lighting - underground only	EA	\$2,000.00
Bollard Path Lighting - complete	EA	\$3,000.00
Drinking Fountain	EA	\$3,000.00
Gravel Parking	SF	\$1.00
Asphalt Parking with lighting	SF	\$5.00
Land in Residential/Commercial/Industrial Zones	Ac	\$137,500.00
Land in Undevelopable Hillside Areas	Ac	\$45,833.33
Land on Granted Public Park & Trail Easements	Ac	\$0.00

The following figures were the unit prices used to calculate the value of trail improvements:

Opinion of Probable Unit Prices - Trails

Item #	Description	Unit	Unit Price
1	Mobilization	LS	5%
2	Traffic Control	LS	5%
3	Roadway Excavation	CY	\$13.00
4	Remove existing C, G & S/W	LF	\$12.00
5	Remove existing asphalt	SF	\$1.50
6	Utility relocations	LS	\$10,000.00
7	Imported fill material	TON	\$15.00
8	Furnish, place, shape and compact untreated base course - under C&G, trail	TON	\$20.00
9	Furnish, place, shape and compact untreated base course - under roadway	TON	\$20.00
10	Furnish & place concrete curb & gutter	LF	\$15.00
11	Construct ADA compliant curb ramps	EA	\$1,500.00
12	Furnish & place concrete trail surface	SF	\$4.00
13	Furnish, place, shape and compact hot mix asphalt (3" thick) - Trail surface	SF	\$2.00
14	Furnish, place, shape and compact hot mix asphalt (3" thick) - Roadway surface	SF	\$1.50
15	Restoration of private property	LS	\$40,000.00
16	R/W acquisition	SF	
17	Preliminary Engineering	LS	10%
18	Construction Engineering	LS	10%
19	Contingency	LS	30%

Since master planned trails along streets fit within the standard right-of-way width, no land acquisition costs were included. However, where master planned trails are outside of planned roads, and in order to quantify the value of land under trails, a value of \$10/square foot was used for right-of-way.

The summary on the following page shows the opinion of probable costs that result from the use of the above unit prices for various sizes and types of trails. It also shows the cost difference between a 4 foot concrete sidewalk and various sizes/types of trails, the cost difference between no sidewalk and various sizes/types of trails, and the value of various sizes/types of trails.

Opinion of Cost to Construct Trail (per linear foot)

Trail Width & Surface	Retrofit Fully Improved Road		Widen Existing Road		Off-Road
	50' R/W	66' R/W	50' R/W	66' R/W	
4' Wide Concrete	\$0.00	\$0.00	\$187.84	\$225.62	
6' Wide Concrete	\$146.54	\$146.54	\$194.77	\$232.22	
6' Wide Asphalt	\$126.74	\$126.74	\$174.97	\$212.42	\$72.22
10' Wide Asphalt	\$169.31	\$169.31	\$175.30	\$213.08	\$94.83
No S/W or Trail			\$147.82	\$185.61	
Gravel Trail					

Cost Difference Between Improvements Listed

4' Wide Concrete		No S/W Required		Value of Existing Trails
Widen Existing Road		Widen Existing Road		
50' R/W	66' R/W	50' R/W	66' R/W	
N/A	N/A	\$40.01	\$40.01	\$82.76
\$6.93	\$6.60	\$46.94	\$46.61	\$99.00
< \$0	< \$0	\$27.14	\$26.81	\$79.20
< \$0	< \$0	\$27.47	\$27.47	\$98.37
< \$0	< \$0	N/A	N/A	\$54.80

Rounded for Use in Planning

Opinion of Cost to Construct Trail (per linear foot)

Trail Width & Surface	Retrofit Fully Improved Road		Widen Existing Road		Off-Road
	50' R/W	66' R/W	50' R/W	66' R/W	
4' Wide Concrete			\$188.00	\$226.00	
6' Wide Concrete	\$147.00	\$147.00	\$195.00	\$232.00	
6' Wide Asphalt	\$127.00	\$127.00	\$175.00	\$212.00	\$72.00
10' Wide Asphalt	\$169.00	\$169.00	\$175.00	\$213.00	\$95.00
No S/W or Trail			\$148.00	\$186.00	
Gravel Trail					

Cost Difference Between Improvements Listed

4' Wide Concrete		No S/W Required		Value of Existing Trails
Widen Existing Road		Widen Existing Road		
50' R/W	66' R/W	50' R/W	66' R/W	
		\$40.00	\$40.00	\$83.00
\$7.00	\$6.00	\$47.00	\$46.00	\$99.00
		\$27.00	\$26.00	\$79.00
		\$27.00	\$27.00	\$98.00
				\$55.00

APPENDIX E - 2006 GENERAL PLAN LAND USE MAP

