Lindon City Council
Staff Report

Prepared by Lindon City Administration

May 2, 2022

Notice of Meeting of the *Lindon City Council*

The Lindon City Council will hold a meeting beginning at **5:15 p.m. on Monday, May 2, 2022** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

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

REGULAR SESSION – **5:15 P.M.** - Conducting: Carolyn Lundberg, Mayor
Invocation: Randi Powell
Pledge of Allegiance: By invitation

(Review times are estimates only)

1. **Call to Order / Roll Call** *(2 minutes)*

2. **Presentations and Announcements** *(20 minutes)*
   a) Comments / Announcements from Mayor and Council members.
   b) Employee Recognition Awards: Lindon Police Sgt. Matt Barlow and will be recognized.
   c) The Council will recognize and receive information from educators who received the 2021-22 Education Grants from Lindon City.

3. **Open Session for Public Comment** *(For items not listed on the agenda)* *(10 minutes)*

4. **Council Reports** *(10 minutes)*

5. **Administrator's Report** *(5 minutes)*

6. **Approval of Minutes:** The minutes of the regular City Council meeting of April 18, 2022, will be reviewed. *(5 minutes)*

7. **Consent Agenda —** (*Items do not require public comment or discussion and can all be approved by a single motion.* The following consent agenda items were presented for approval. *(5 minutes)*
   a) CUWCD grant agreement for secondary water meter installation.
   b) Resolution #2022-8-R; Appointment of Mayor Lundberg to the Utah Lake Authority Governing Board

8. **Review and Action — Center Street Improvements.** The Council will review and consider for approval various possible public improvements on Center Street. *(40 minutes)*

9. **Review & Action — Memorandum of Understanding**. The Council will review and consider entering into a Memorandum of Understanding with Mike Miller to begin negotiating a potential development agreement for a mixed-use housing & commercial project on 700 North. (*15 minutes*)

10. **Review & Action —Public Hearing for a Recommendation to the Lindon City Council to amend Title 17.46.100 – Accessory Apartment Map; Ordinance #2022-4-O.** Lindon City requests adoption to amend Section 17.46.100 to update the accessory apartment map to include recent zone changes and new restricted areas for accessory apartments. *(15 minutes)*

Adjourn

All or a portion of 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 Kathryn Moosman, City Recorder at 801-300-8437, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:
I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (http://pmn.utah.gov) and City (www.lindoncity.org) websites.
Posted by: /s/ Kathryn A. Moosman, City Recorder
Date: April 28, 2022; Time: 5:00 p.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

Meetings are typically broadcast live at www.youtube.com/user/LindonCity

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor

Invocation: Randi Powell
Pledge: By invitation

Item 1 – Call to Order / Roll Call

May 2, 2022 Lindon City Council meeting.

Carolyn Lundberg - Mayor
Van Broderick
Jake Hoyt
Mike Vanchiere
Randi Powell
Daril Magleby
Staff present: _____

Item 2 – Presentations and Announcements

a) Comments / Announcements from Mayor and Council members.

b) Employee Recognition Awards: Lindon Police Sgt. Matt Barlow and will be recognized.

c) The Council will recognize and receive information from educators who received the 2021-22 Education Grants from Lindon City.

Item 3 – Open Session for Public Comment *(For items not on the agenda - 10 minutes)*

Item 4 - COUNCIL REPORTS: *(10 minutes)*

A) MAG/MPO, COG, UIA, Utah Lake Commission, ULCT, Mayors Youth Council, Public Relations (media) – Carolyn Lundberg
B) Public Works/Engineering, Irrigation Co. Rep./Board member, Cemetery, Facilities/Buildings/Building Div. - Van Broderick
C) Mayor's Youth Council Advisor, Administration Rep., Senior Center Rep., Education Grants, CERT - Randi Powell
D) Planning Commission/Board of Adjustments, Lindon Days, Tree Advisory Board - Daril Magleby
E) Planning/Zoning, Gen. Plan, Economic Dev. PG/Lindon Chamber of Commerce, Transfer Station Board - Mike Vanchiere
F) Parks, Trails, and Rec., Police/Fire/EMS, Emergency Mgmt., Utah League of Cities & Towns Alternate - Jake Hoyt

Item 5 - ADMINISTRATOR'S REPORT *(10 minutes)*

Misc. Updates:

- Next regular council meetings: May 16th & June 6th
- June 2022 newsletter assignment (due last week of May): Juan Garrido
- Aquatics Center - New slide ribbon cutting on May 28th, Time: Noon
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **April 18, 2022 Regular City Council Minutes will be reviewed.**

MINUTES WILL BE SENT SEPARATELY

Item 7 – Consent Agenda – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion, or may discuss individual items as needed and act on them separately.

The following consent agenda items were presented for approval.

a) CUWCD grant agreement for secondary water meter installation

b) Resolution #2022-8-R; Appointment of Mayor Lundberg to the Utah Lake Authority Governing Board

MEMORANDUM OF AGREEMENT BETWEEN THE CENTRAL UTAH WATER CONSERVANCY DISTRICT AND LINDON CITY

This Agreement, made and entered into this ____ day of May 2022 between Lindon City 100 North State Street, Lindon, Utah 84042, and the Central Utah Water Conservancy District, 1426 E. 750 N. Ste 400, Orem, Utah 84097, hereinafter referred to as the (District).

WHEREAS, in compliance with the Utah State Legislature's mandate that all governmental entities providing secondary water services install meters on all secondary water connections within their boundaries prior to 2030, Lindon City has prepared the Lindon City Secondary Meter Installation Project.

WHEREAS, recognizing the improvements in water distribution and water use efficiencies that will be achieved through the implementation of this project, Lindon City is interested in implementing the Lindon City Secondary Meter Installation Project as soon as possible.

WHEREAS, the District is interested in providing grant funds for the Lindon City Secondary Meter Installation Project improving water efficiency and reducing over consumption.

WHEREAS, the project work will be conducted during the period of **April, 2022, to November 30, 2024**

WHEREAS, the project will provide new secondary water meters to users within Lindon City.

WHEREAS, the purpose of the project is to install approximately 2,800 secondary water meters.

WHEREAS, the goal for the installation of secondary water meters is to reduce water use and improve irrigation by providing Lindon City customers water use information as to how much water is needed to keep a healthy lawn, and expecting to achieve an estimated 20% or 900 acre-feet per year water savings.

WHEREAS, reduction in municipal secondary water use is expected to improve reliability within the secondary system and ensure a stable future supply.

A. THE DISTRICT AGREES TO THE FOLLOWING:

1. To provide funding assistance in the form of a grant, not to exceed **$400,000.00,** to Lindon City for the project entitled "**Lindon City Irrigation**

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Secondary Meter Installation Project". Funding is set at a maximum of 25% of total estimated cost and calculated based on costs outlined in "Attachment A, Cost Estimate/Proposal".

2. The funds will be obligated and billed on a quarterly basis, as they are approved by the District and commensurate with actual costs incurred by Lindon City. The invoice form shall be approved by the District and contain itemized costs and describe in detail the services performed (Materials, Salaries, Travel, or Supplies) and a copy of any Direct Expenses incurred through the project. Any expenses incurred prior to June 30 must be invoiced to the District prior to July 15 of the same calendar year.

3. Review Reports required by this agreement prepared and submitted by Lindon City to the District to collect relevant water savings data and monitor Lindon Cities progress in meeting water conservation goals.

B. <u>LINDON CITY AGREES TO THE FOLLOWING:</u>

1. To communicate with the District informally as to work progress and provide brief project updates.

2. Lindon City shall provide at a minimum monthly interval secondary water consumption information to all water users. Provided information shall include either the percent or volume of normal irrigation for the billing or information period, or the percent or volume remaining of the users contracted amount. Visual elements such as easily identifiable graphs of use should also be present to help convey water use information. This information may be included as part of billing statements.

3. Lindon City shall prepare and deliver to the District an Annual Report. This report is intended to assist the District in detailing the savings related to secondary metering.

    a. For the first five (5) years of the project, beginning in 2023, an Annual Report detailing:

        i. Current year secondary water use data and total water use from 2017 to the present reporting data. This should be detailed in both graph form and plain text.
        ii. Future projections and goals for water conservation tied to the meter installation.
        iii. Total cost for the project and ongoing costs related to the meter installation.

    b. The Annual Report shall be submitted to the District by January 1st of each year until 2028

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c. All reports and associated documents shall become the property of the District upon delivery.

4. Provide the District with reasonable access upon request water use data.

C. <u>THE DISTRICT AND LINDON CITY AGREE:</u>

1. That the terms of this Agreement can be renegotiated at the request of either party.

2. That either party may terminate this Agreement by giving ninety (90) days written notice to the other party. Any costs incurred prior to the date of termination shall be paid on a 50-50% basis by District and Lindon City notwithstanding the Districts obligation shall not exceed the $400,000.00 of the grant funds.

4. All notices, requests, demands, and other communications required or allowed by this agreement shall be in writing and shall be given by personal delivery or by certified mail, with return receipt requested, to the following addresses or to such other addresses as the parties may designate in writing:

   <u>If to District, to:</u>
   Central Utah Water Conservancy District
   Attn: Rick Maloy
   1426 E 750 N Ste. 400
   Orem, Utah 84097'

   <u>If to Lindon City, to:</u>
   Lindon City
   Attn: Juan Garrido and Adam Cowie
   100 North State Street,
   Lindon, Utah 84042

5. All of the grants, covenants, terms, provisions, and conditions in this agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties.

6. This agreement, including all attachments, constitutes the entire agreement of the parties and supersedes all prior understandings, representations, or agreements of the parties regarding the subject matter in this document.

7. The District and Lindon City each represent and warrant that it has the authority to enter into this agreement. In addition, each individual executing this agreement does hereby represent and warrant that he or she has been duly authorized to sign this agreement in the capacity and for the entities shown.

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the last date written below.

LINDON CITY

By: _____ Date: _____

Title:

By: _____ Date: _____

Title:

CENTRAL UTAH WATER CONSERVANCY DISTRICT

By: _____ Date: _____
Gene Shawcroft, P.E.
Title: General Manager/CEO

By: _____ Date: _____
Rick Maloy
Title: Water Conservation Manager

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Attachment A –

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RESOLUTION NO. 2022-8-R

A RESOLUTION APPOINTING THE MAYOR AND/OR MEMBERS OF THE CITY COUNCIL OF THE CITY OF LINDON, UTAH, TO THE UTAH LAKE AUTHORITY GOVERNING BOARD.

WHEREAS, Section 11-65-101 of the Utah Code creates the Utah Lake Authority.

WHERAS, Section 11-65-301 of the Utah Code requires the formation of a governing board which shall manage and conduct the business and affairs of the lake authority and shall determine all questions of lake authority policy.

WHEREAS, Section 11-65-302 of the Utah Code details the number and representation of the 15 Utah Lake governing board appointments.

WHEREAS, Lindon City is included in the list of Utah Lake Authority member organizations in Section 11-65-302 of the Utah Code.

WHEREAS, The City Council of the City of Lindon has determined that it would be in the best interest of the community to have the mayor, councilmember or staff participation on certain boards, committees, and entities.

WHEREAS, the Mayor to the City of Lindon, Utah, has been appointed by the City Council to serve on the Utah Lake Commission governing board in the past.

NOW THEREFORE, the City Council of the City of Lindon, Utah, resolves and consents to the approval of the Mayor's assignment of Mayor Carolyn O. Lundberg, or in her absence, the then currently serving Mayor pro tem of Lindon City, to serve on the Utah Lake Authority governing board in accordance with the details provided in Section 11-65 of the Utah Code.

PASSED AND APPROVED this 2nd day of May, 2022.

By: _____
Carolyn O. Lundberg, Mayor

Attest:

_____
Kathryn A. Moosman
City Recorder

DEPOSITED in the office of the City Recorder this 2nd day of May, 2022

8. **Review and Action — Center Street Improvements.** The Council will review and consider for approval various possible public improvements on Center Street. *(40 minutes)*

   Sample Motion: I move to approve the Center Street improvements (as presented, with changes).

Center Street - Beautification Options
Engineers Preliminary Opinion of Costs
4/8/2022

	Qty	Est. Cost	Selected Cost	Notes
TOTAL			**$1,843,554**	
Base Improvements			$1,843,554	
Medians				*Not evaluated due to numerous utility relocations required*
Street lights				
☐ 300' Spacing (per City standards)	14	$196,000	$0	12 on south side, 2 on north
Hanging baskets attached to street lights				
☐ Hanging basket (two baskets per pole)	14	$7,000	$0	Ongoing annual plant replacement
☐ PI connection w/ meter	14	$28,000	$0	If no City PI connection in area
☐ Hand watered (equipment and crew)		$12,098	$0	Ongoing annual maintenance costs
Bulb-outs - choose ONE option				
☐ Concrete flatwork - plain	13	$88,030	$0	
☐ Concrete flatwork - stamped and colored	13	$98,430	$0	
☐ Rock mulch	13	$56,830	$0	
☐ Xeriscape (w/ PI connections)	13	$94,530	$0	
South side				
Planter Strip - choose ONE option				
☐ 8' wide - Rock Mulch		$137,787	$0	*South side only due to street width restrictions - narrows asphalt width from 44' to 36'*
☐ 8' wide - Xeriscape (w/ PI connections)		$202,875	$0	*South side only due to street width restrictions - narrows asphalt width from 44' to 36'*
☐ 4' wide - Rock Mulch		$127,833	$0	4' Planter Strips on each side narrows asphalt width from 44' to 36' (2x 11' travel lanes & 2x 7' parking)
☐ 4' wide - Xeriscape (w/ PI connections)		$160,359	$0	4' Planter Strips on each side narrows asphalt width from 44' to 36' (2x 11' travel lanes & 2x 7' parking)
Trees within planter strip - Choose ONE option				
☐ 100' Spacing	42	$21,000	$0	Driveways may affect location / spacing and number
☐ 50' Spacing	85	$42,500	$0	Driveways may affect location / spacing and number
Hanging baskets attached to new pole (two baskets per pole)				Must also consider watering and maintenance costs
☐ 300 ft spacing	14	$14,000	$0	
☐ 200 ft spacing	22	$22,000	$0	
☐ 100 ft spacing	44	$44,000	$0	
☐ 50 ft spacing	88	$88,000	$0	

North side					
Planter Strip - choose ONE option					
☐ 4' wide - Rock Mulch			$302,360	$0	4' Planter Strips on each side narrows asphalt width from 44' to 36' (2x 11' travel lanes & 2x 7' parking)
☐ 4' wide - Xeriscape (w/ PI connections)			$333,167	$0	4' Planter Strips on each side narrows asphalt width from 44' to 36' (2x 11' travel lanes & 2x 7' parking)
Trees within planter strip - Choose ONE option					
☐ 100' Spacing		43	$21,500	$0	Driveways may affect location / spacing and number
☐ 50' Spacing		88	$44,000	$0	Driveways may affect location / spacing and number
Hanging baskets attached to new pole (two baskets per pole)					Must also consider watering and maintenance costs
☐ 300	ft spacing	14	$14,000	$0	
☐ 200	ft spacing	22	$22,000	$0	
☐ 100	ft spacing	44	$44,000	$0	
☐ 50	ft spacing	89	$89,000	$0	

Center Street - South Side Street Improvements
Engineers Preliminary Opinion of Costs
5-Apr-22

					Street Segment	State to Main		Main to 100 E		100 E to 200 E		200 E to 400 E		400 E to 500 E		500 E to 630 E		630 E to 725 E		725 E to 800 E		800 E to 850 E		850 E to 900 E	
					From Street	State		Main		100 E		200 E		400 E		500 E		630 E		725 E		800 E		850 E		900 E	
					To Street	Main		100 E		200 E		400 E		500 E		630 E		725 E		800 E		850 E		900 E	
					LTAP ID	263		407		299		268		63		96		54		352		187		406	
					RSL	12		8		10		8		6		6		8		8		6		10	
					Street Class	Major Collector		Major Collector		Major Collector		Major Collector		Major Collector		Major Collector		Major Collector		Minor Collector		Minor Collector		Minor Collector	
Item	**Units**	**Unit Cost**	**Total Qty**	**Total Cost**		**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**
STREET IMPROVEMENTS																									
Curb & Gutter	LF	$20.00	2,866	$57,320		0	$0	603	$12,060	247	$4,940	316	$6,320	397	$7,940	682	$13,640	337	$6,740	284	$5,680	0	$0	0	$0
4' Sidewalk	LF	$22.00	2,866	$63,052		0	$0	603	$13,266	247	$5,434	316	$6,952	397	$8,734	682	$15,004	337	$7,414	284	$6,248	0	$0	0	$0
ADA Ramp	EA	$2,000.00	12	$24,000		1	$2,000	2	$4,000	2	$4,000	2	$4,000	1	$2,000	1	$2,000	2	$4,000	1	$2,000	0	$0	0	$0
Driveway	EA	$2,500.00	19	$47,500		0	$0	3	$7,500	1	$2,500	1	$2,500	3	$7,500	6	$15,000	2	$5,000	3	$7,500	0	$0	0	$0
Sawcut Asphalt	LF	$1.50	3,295	$4,943		32	$48	660	$990	247	$371	316	$474	480	$720	838	$1,257	397	$596	325	$488	0	$0	0	$0
Remove and Replace Asphalt	SF	$2.00	1,197	$2,394		60	$120	0	$0	494	$988	0	$0	0	$0	0	$0	0	$0	643	$1,286	0	$0	0	$0
Pavement (Full Depth Section)	SF	$4.00	32,161	$128,644		0	$0	7662	$30,648	76	$304	632	$2,528	7305	$29,220	12310	$49,240	4176	$16,704	0	$0	0	$0	0	$0
Right-of-way Acquisition	SF	$6.00	6,712	$40,272		0	$0	5028	$30,168	1632	$9,792	0	$0	52	$312	0	$0		$0	0	$0	0	$0	0	$0
Sub-total Before Contingencies				*$368,125*			*$2,168*		*$98,632*		*$28,329*		*$22,774*		*$56,426*		*$96,141*		*$40,454*		*$23,202*		*$0*		*$0*
General Contingency	25%			$92,031			$542		$24,658		$7,082		$5,694		$14,107		$24,035		$10,113		$5,800		$0		$0
Drainage Contingency	15%			$55,219			$325		$14,795		$4,249		$3,416		$8,464		$14,421		$6,068		$3,480		$0		$0
Engineering Contingency	15%			$55,219			$325		$14,795		$4,249		$3,416		$8,464		$14,421		$6,068		$3,480		$0		$0
Sub-total Street Improvements				***$570,593***			***$3,360***		***$152,880***		***$43,909***		***$35,300***		***$87,460***		***$149,019***		***$62,703***		***$35,962***		***$0***		***$0***
PAVEMENT TREATMENT																									
Microsurface	SF	$0.50	290,856	$145,428		18877	$9,439	33522	$16,761	26932	$13,466	64830	$32,415	30339	$15,170	37586	$18,793	25426	$12,713	21698	$10,849	16506	$8,253	15140	$7,570
HMA (leveling) & Overlay	SF	$2.82	162,150	$457,263		2782	$7,845	25860	$72,925	26362	$74,341	64198	$181,038		$0		$0	21250	$59,925	21698	$61,188		$0		$0
Rotomill & Overlay	SF	$2.82	59,839	$168,746			$0		$0		$0		$0	23034	$64,956	25276	$71,278		$0		$0	11529	$32,512		$0
Sub-total Pavement Treatment				***$771,437***			***$17,284***		***$89,686***		***$87,807***		***$213,453***		***$80,125***		***$90,071***		***$72,638***		***$72,037***		***$40,765***		***$7,570***
UTILITIES																									
Power Pole Relocation	EA	$20,000.00	2	$40,000		0	$0	0	$0	0	$0	0	$0	1	$20,000	1	$20,000	0	$0	0	$0	0	$0	0	$0
Steel Water Line Replacement	LF	$200.00	1,320	$264,000		0	$0	660	$132,000	660	$132,000	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0
Sub-total Utilities				***$304.000***			***$0***		***$132.000***		***$132.000***		***$0***		***$20.000***		***$20.000***		***$0***		***$0***		***$0***		***$0***
2020 Cost Total				**$1,646,030**			**$20,644**		**$374,566**		**$263,716**		**$248,753**		**$187,586**		**$259,090**		**$135,341**		**$108,000**		**$40,765**		**$7,570**
Inflation Increase	12%			$197,524			$2,477		$44,948		$31,646		$29,850		$22,510		$31,091		$16,241		$12,960		$4,892		$908
2022 Cost Total				**$1,843,554**			**$23,121**		**$419,514**		**$295,362**		**$278,603**		**$210,096**		**$290,181**		**$151,582**		**$120,960**		**$45,657**		**$8,478**
ADDITIONAL ENHANCEMENTS																									
Street Lights			**14**	**$196,000**																					
South Side Streetlights - 300' Spacing	EA	$14,000.00	12	$168,000		1		2		2		4		1		1		1							
North Side Streetlights - 300' Spacing	EA	$14,000.00	2	$28,000												1		1							
Bulb-outs			**13**																						
Removal and Full Construction	EA		9			1		1		1		4		1				1							
Partial Construction	EA		4			1		1		1				1											
South side																									
Trees within planter																									
Block Length			4,404			304		602		480		1321		527		735		435							
100' Spacing	EA	$500.00	42	$21,000		3		6		4		13		5		7		4							
50' Spacing	EA	$500.00	85	$42,500		6		12		9		26		10		14		8							
8' Planter	**8**	**CONST Planter Width**																							
Remove existing curb and gutter	LF	$12.00	1,841	$22,092		300				234		1006		137		56		108							
Remove existing asphalt	SF	$1.00	19,751	$19,751		2400		1255		3848		10576		808		0		864							
Remove exising driveway (concrete flatwork)	SF	$4.00	1,792	$7,168		352				72		1248		120		0		0							
Curb and gutter	LF	$28.00	1,832	$51,296		304				234		1006		130		50		108							
Driveway (concrete flatwork)	SF	$8.00	9,624	$76,992		1056		864		432		3744		1272		1776		480							
Asphalt savings	SF	$6.94	16,038	-$111,368		0		4278		0		0		3176		5888		2696							
PI connection w/ meter	EA	$2,000.00	7	$14,000		1		1		1		1		1		1		1							
Sub-Total (less landscape cover)				*$79,931*																					
Planter landscape area	SF		28,928			1728		4240		3560		8080		3368		4704		3248							
Planter cover options:																									
Rock Mulch	SF	$2.00	28,928	$57,856																					
Xeriscape	SF	$4.25	28,928	$122,944																					
8' Planter Total Cost:																									
Rock Mulch Total				$137,787																					
Xeriscape Total				$202,875																					

Center Street - South Side Street Improvements
Engineers Preliminary Opinion of Costs
5-Apr-22

				Street Segment	**State to Main**		**Main to 100 E**		**100 E to 200 E**		**200 E to 400 E**		**400 E to 500 E**		**500 E to 630 E**		**630 E to 725 E**		**725 E to 800 E**		**800 E to 850 E**		**850 E to 900 E**	
				From Street	State		Main		100 E		200 E		400 E		500 E		630 E		725 E		800 E		850 E	
				To Street	Main		100 E		200 E		400 E		500 E		630 E		725 E		800 E		850 E		900 E	
				LTAP ID	263		407		299		268		63		96		54		352		187		406	
				RSL	12		8		10		8		6		6		8		8		6		10	
				Street Class	Major Collector		Major Collector		Major Collector		Major Collector		Major Collector		Major Collector		Major Collector		Minor Collector		Minor Collector		Minor Collector	
Item	**Units**	**Unit Cost**	**Total Qty**	**Total Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**	**Qty**	**Cost**
4' Planter	**4**	**CONST Planter Width**																						
Remove existing curb and gutter	LF	$12.00	1,829	$21,948	300				234		1006		137		44		108							
Remove existing asphalt	SF	$1.00	9,776	$9,776	1200		528		1924		5288		404		0		432							
Remove exising driveway (concrete flatwork)	SF	$4.00	1,792	$7,168	352				72		1248		120		0		0							
Curb and gutter	LF	$28.00	1,824	$51,072	302				234		1006		130		44		108							
Driveway (concrete flatwork)	SF	$8.00	6,416	$51,328	704		576		288		2496		848		1184		320							
Asphalt savings	SF	$6.94	8,118	-$56,371	0		2238		0		0		1588		2944		1348							
PI connection w/ meter	EA	$2,000.00	7	$14,000	1		1		1		1		1		1		1							
Sub-Total (less landscape cover)				*$98,921*																				
Planter landscape area	SF		14,456		856		2120		1780		4040		1684		2352		1624							
Planter cover options:																								
Rock Mulch	SF	$2.00	14,456	$28,912																				
Xeriscape	SF	$4.25	14,456	$61,438																				
4' Planter Total Cost:																								
Rock Mulch Total				$127,833																				
Xeriscape Total				$160,359																				
North side							**Main to 200 E**						**400 E to 550 E**		**550 E to 700 E**									
Trees within planter																								
Block Length			4,471		321		1156				1311		973		710									
100' Spacing	EA	$500.00	43	$21,500	3		11				13		9		7									
50' Spacing	EA	$500.00	88	$44,000	6		23				26		19		14									
4' Planter	**4**	**CONST Planter Width**																						
Remove existing curb and gutter	LF	$12.00	4,474	$53,688	324		1156				1311		973		710									
Remove existing asphalt	SF	$1.00	17,896	$17,896	1296		4624				5244		3892		2840									
Remove exising driveway (concrete flatwork)	SF	$4.00	2,874	$11,496	232		576				704		686		676									
Curb and gutter	LF	$28.00	4,474	$125,272	324		1156				1311		973		710									
Driveway (concrete flatwork)	SF	$8.00	7,078	$56,624	464		1416				2112		1626		1460									
Asphalt savings	SF	$6.94	-	$0	0		0				0		0		0									
PI connection w/ meter	EA	$2,000.00	5	$10,000	1		1				1		1		1									
Sub-Total (less landscape cover)				*$274,976*																				
Planter landscape area	SF		13,692		1064		3784				3836		2952		2056									
Planter cover options:																								
Rock Mulch	SF	$2.00	13,692	$27,384																				
Xeriscape	SF	$4.25	13,692	$58,191																				
4' Planter Total Cost:																								
Rock Mulch Total				$302,360																				
Xeriscape Total				$333,167																				

Bulb-outs

4/5/2022

Removal and Full Construction

(additional cost to base cost)

Bulb-out - Plain Concrete

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	40	$480
Remove existing concrete flatwork	SF	$4.00	150	$600
Remove existing asphalt	SF	$1.00	150	$150
ADA ramp	EA	$2,000.00	1	$2,000
Curb and gutter	LF	$28.00	60	$1,680
Concrete flatwork - plain	SF	$8.00	400	$3,200
				$8,110

Bulb-out - Stamped and colored

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	40	$480
Remove existing concrete flatwork	SF	$4.00	150	$600
Remove existing asphalt	SF	$1.00	150	$150
ADA ramp	EA	$2,000.00	1	$2,000
Curb and gutter	LF	$28.00	60	$1,680
Concrete flatwork - stamped and colored	SF	$10.00	400	$4,000
				$8,910

Bulb-out - Rock mulch

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	40	$480
Remove existing concrete flatwork	SF	$4.00	150	$600
Remove existing asphalt	SF	$1.00	150	$150
ADA ramp	EA	$2,000.00	1	$2,000
Curb and gutter	LF	$28.00	60	$1,680
Rock mulch	SF	$2.00	400	$800
				$5,710

Bulb-out - Xeriscape w/ PI connection

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	40	$480
Remove existing concrete flatwork	SF	$4.00	150	$600
Remove existing asphalt	SF	$1.00	150	$150
ADA ramp	EA	$2,000.00	1	$2,000
Curb and gutter	LF	$28.00	60	$1,680
Xeriscape	SF	$4.25	400	$1,700
PI connection w/meter	EA	$2,000.00	1	$2,000
				$8,610

Bulb-out - Turf Sod w/ PI connection

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	40	$480
Remove existing concrete flatwork	SF	$4.00	150	$600
Remove existing asphalt	SF	$1.00	150	$150
ADA ramp	EA	$2,000.00	1	$2,000
Curb and gutter	LF	$28.00	60	$1,680
Turf Sod	SF	$5.00	400	$2,000
PI connection w/meter	EA	$2,000.00	1	$2,000
				$8,910

Partial Construction

(additional cost to base cost - presumes no existing improvements)

Bulb-out - Plain Concrete

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	-	$0
Remove existing concrete flatwork	SF	$4.00	-	$0
Remove existing asphalt	SF	$1.00	-	$0
ADA ramp	EA	$2,000.00	-	$0
Curb and gutter	LF	$28.00	20	$560
Concrete flatwork - plain	SF	$8.00	400	$3,200
				$3,760

Bulb-out - Stamped and colored

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	-	$0
Remove existing concrete flatwork	SF	$4.00	-	$0
Remove existing asphalt	SF	$1.00	-	$0
ADA ramp	EA	$2,000.00	-	$0
Curb and gutter	LF	$28.00	20	$560
Concrete flatwork - stamped and colored	SF	$10.00	400	$4,000
				$4,560

Bulb-out - Rock mulch

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	-	$0
Remove existing concrete flatwork	SF	$4.00	-	$0
Remove existing asphalt	SF	$1.00	-	$0
ADA ramp	EA	$2,000.00	-	$0
Curb and gutter	LF	$28.00	20	$560
Rock mulch	SF	$2.00	400	$800
				$1,360

Bulb-out - Xeriscape w/ PI connection

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	-	$0
Remove existing concrete flatwork	SF	$4.00	-	$0
Remove existing asphalt	SF	$1.00	-	$0
ADA ramp	EA	$2,000.00	-	$0
Curb and gutter	LF	$28.00	20	$560
Xeriscape	SF	$4.25	400	$1,700
PI connection w/meter	EA	$2,000.00	1	$2,000
				$4,260

Bulb-out - Turf Sod w/ PI connection

Item	Units	Unit Cost	Qty	Cost
Remove existing curb and gutter	LF	$12.00	-	$0
Remove existing concrete flatwork	SF	$4.00	-	$0
Remove existing asphalt	SF	$1.00	-	$0
ADA ramp	EA	$2,000.00	-	$0
Curb and gutter	LF	$28.00	20	$560
Turf Sod	SF	$5.00	400	$2,000
PI connection w/meter	EA	$2,000.00	1	$2,000
				$4,560

	Removal and Full Construction		Partial Construction			
Bulb-out Type	**Qty**	**Unit Cost**	**Qty**	**Unit Cost**	**Total**	**Amount**
Concrete flatwork - plain	9	$8,110	4	$3,760	13	$88,030.00
Concrete flatwork - stamped and colored	9	$8,910	4	$4,560	13	$98,430.00
Rock mulch	9	$5,710	4	$1,360	13	$56,830.00
Xeriscape (with PI connection)	9	$8,610	4	$4,260	13	$94,530.00
Turf Sod (with PI connection)	9	$8,910	4	$4,560	13	$98,430.00

Hanging Baskets

4/8/2022

Hanging Basket - attached to street light

Item	Units	Unit Cost	Qty	Cost	
Hardware to connect to light pole	EA	$200.00	1	$200	
Basket	EA	$75.00	2	$150	
Plants	EA	$75.00	2	$150	Annual Cost
		TOTAL		**$500**	

Hanging Basket - attached to new pole

Item	Units	Unit Cost	Qty	Cost	
Hardware to connect to light pole	EA	$200.00	1	$200	
Basket	EA	$75.00	2	$150	
Plants	EA	$75.00	2	$150	Annual Cost
New pole	EA	$500.00	1	$500	
		TOTAL		**$1,000**	

Manual Watering of Hanging Baskets

Item	Units	Unit Cost	Qty	Cost	
Large, industrial sprayer tank	EA	$5,000.00	1	$5,000	
Seasonal employee	EA	$7,098.00	1	$7,098	Annual cost
		TOTAL		**$12,098**	

Wage / hour	hours / day	days / week	weeks / year	Annual Wages
$13	3	7	26	$7,098

Unit Costs

4/5/2022

Item	Units	Unit Cost
Remove existing asphalt	SF	$1.00
Remove existing curb and gutter	LF	$12.00
Remove existing concrete flatwork	SF	$4.00
Concrete flatwork - plain	SF	$8.00
Concrete flatwork - stamped and colored	SF	$10.00
Curb and gutter	LF	$28.00
ADA ramp	EA	$2,000.00
Rock mulch	SF	$2.00
Xeriscape	SF	$4.25
Turf Sod	SF	$5.00
Trees	EA	$500.00
PI connection w/meter	EA	$2,000.00
Street light (Esplanade)	EA	$14,000.00

Center Street

Beautification Options

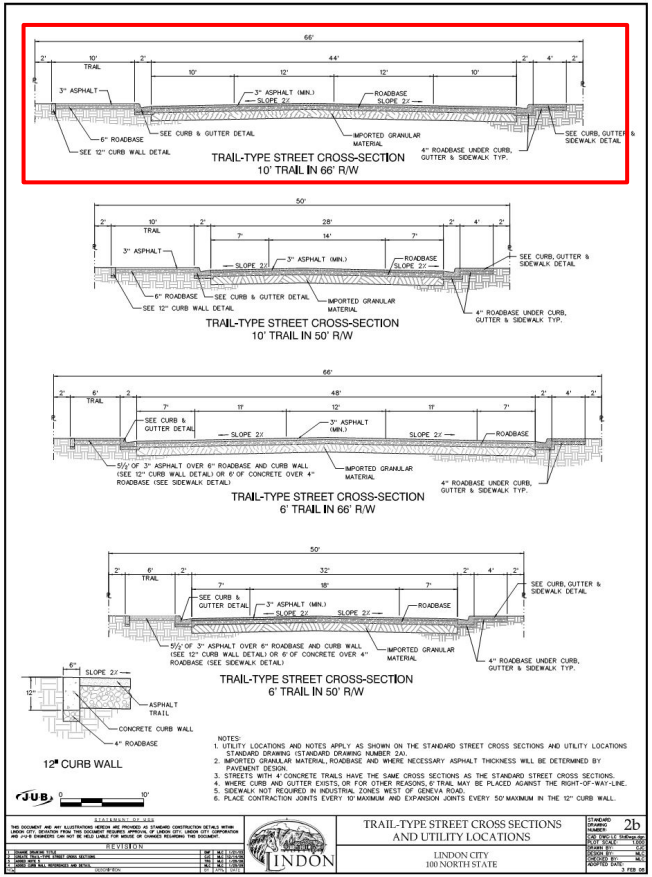
Lindon City Council Meeting
18 April 2022

Base Improvements

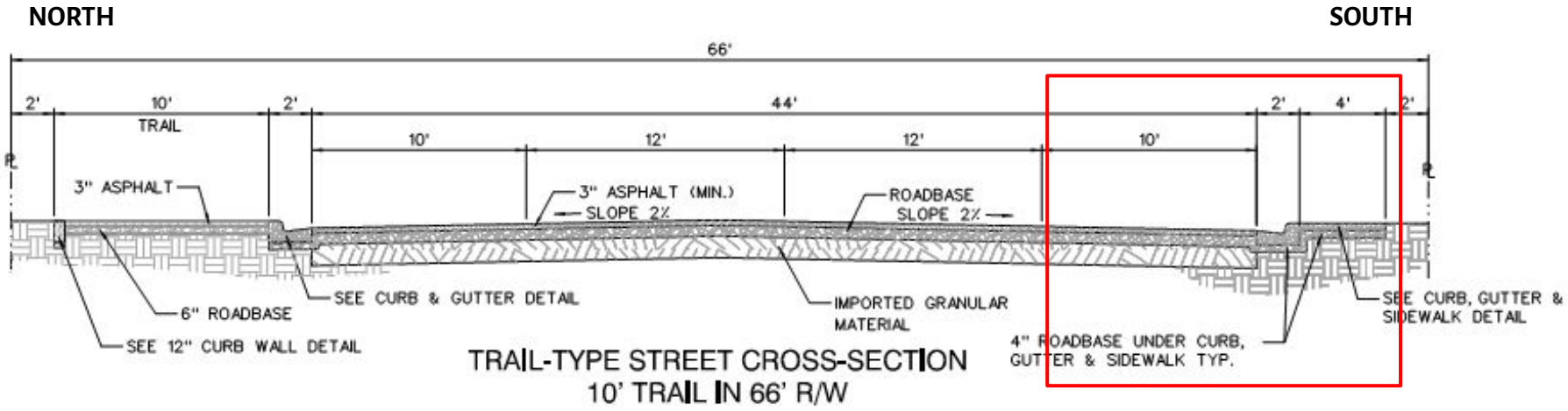
North Side - Complete

South Side - Install, where missing:

- Curb and gutter
- 4’ Sidewalk
- Pavement



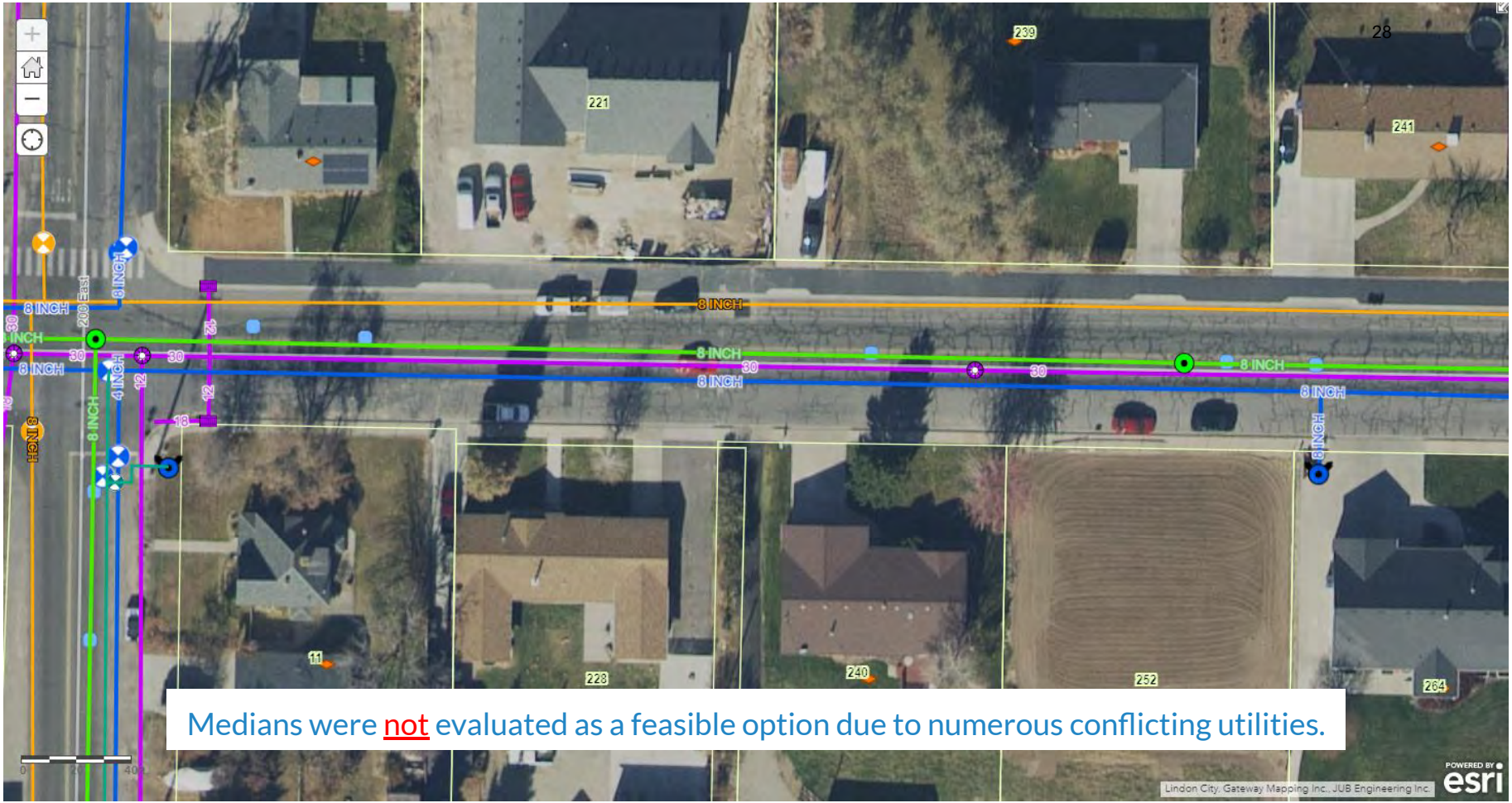
Lindon Standard Trail-type Street Cross Sections



Missing portions of these improvements

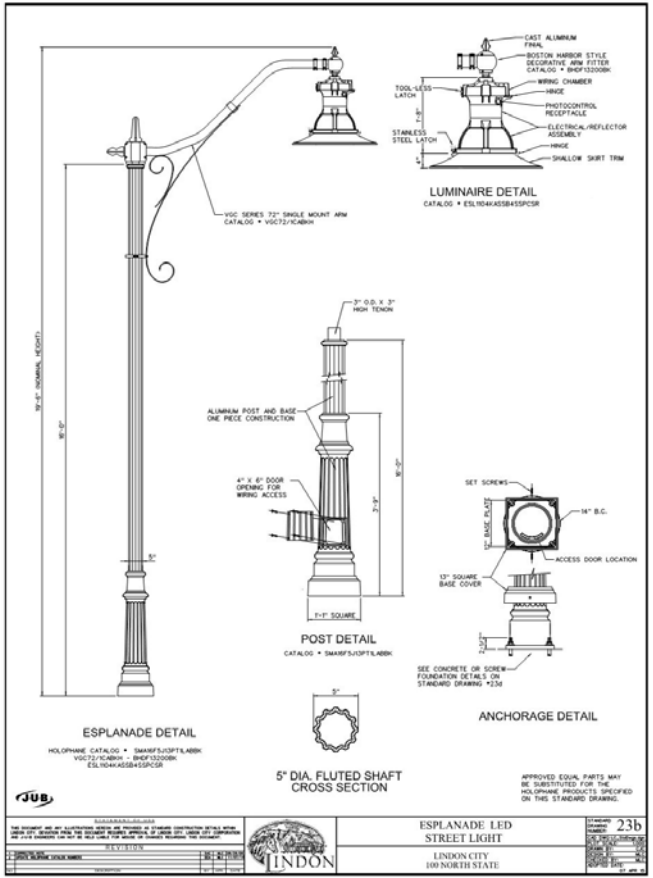
Lindon Standard 10’ Trail in 66’ R/W Cross Section

Medians



Medians were not evaluated as a feasible option due to numerous conflicting utilities.

Street Lights



Esplanade Street Lights:

- One per intersection
- Along all collector streets
- Midblock (when block length exceeds 650 feet)

City street light standards applicable to Center Street

Hanging Baskets on Street Lights

Esplanade street light with hanging baskets

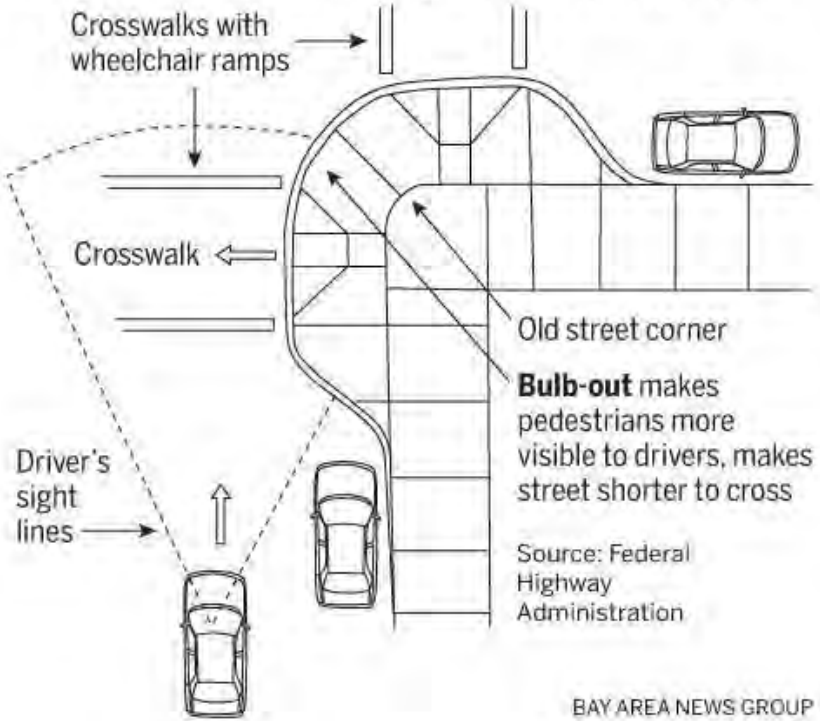
Annual plant replacement of hanging baskets

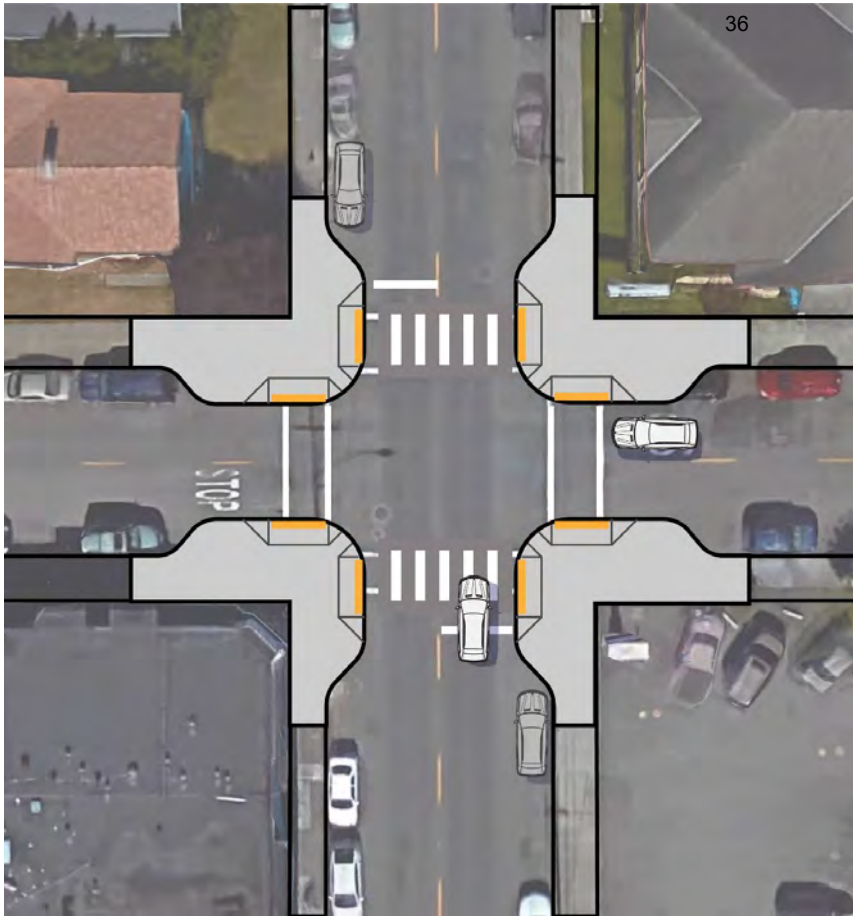
Daily watering required for hanging baskets

Bulb-outs

About the bulb-out

Road planners increasingly favor a street-corner design called a "bulb-out" that makes it safer for pedestrians to cross streets.





Plain Concrete Bulb-out

Plain concrete bulb-out

Plain concrete bulb-out

Plain concrete bulb-out

Plain concrete bulb-out

Plain concrete bulb-out

Stamped Concrete Bulb-out

Stamped concrete bulb-out

Stamped concrete bulb-out

Stamped concrete bulb-out

Stamped concrete bulb-out

Rock Mulch Bulb-out

Rock Mulch bulb-out

Example of Rock Mulch

Xeriscape Bulb-out

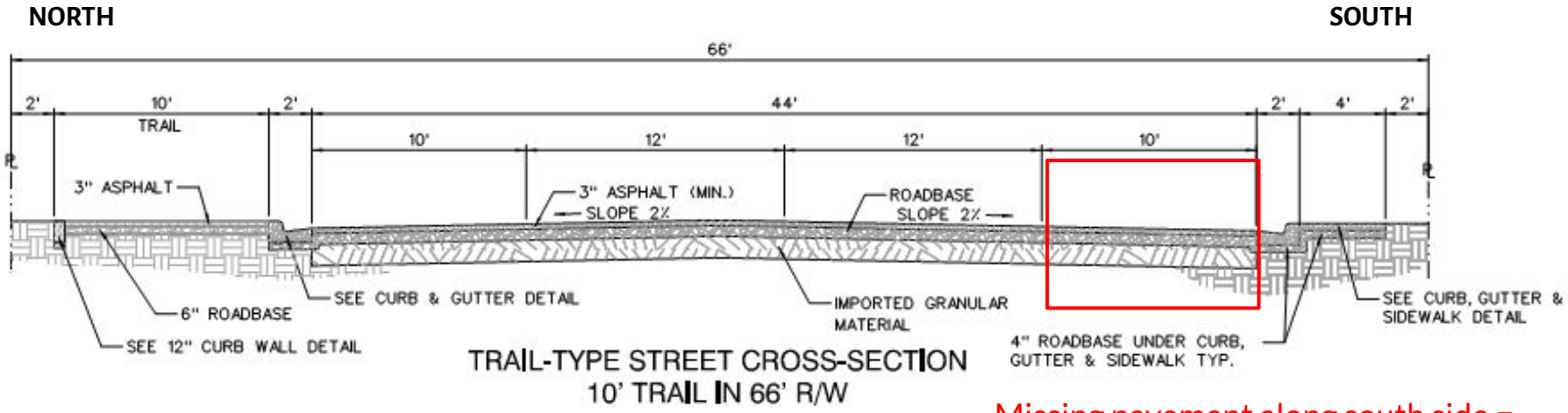
Xeriscape bulb-out

Xeriscape bulb-out

Xeriscape bulb-out

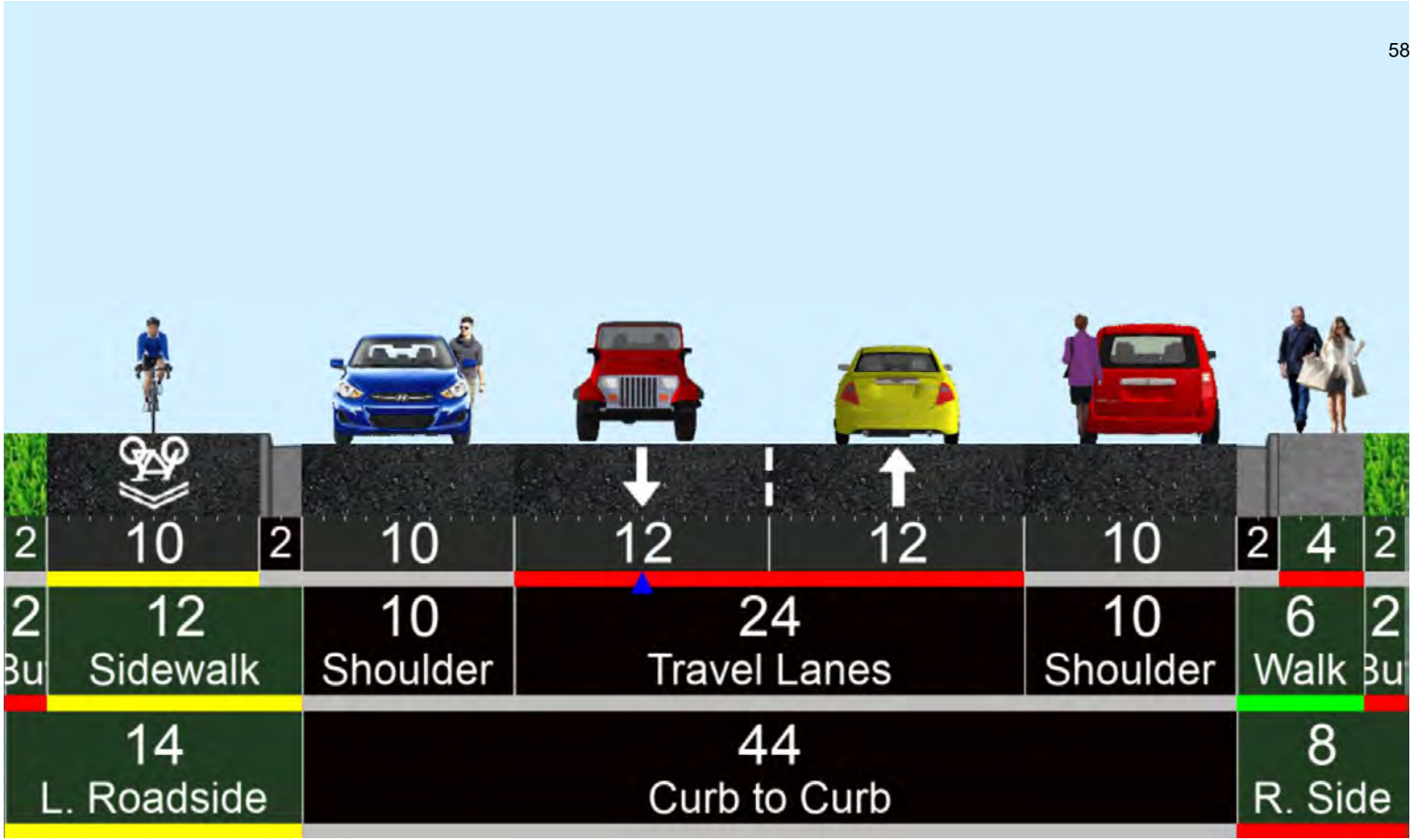
Xeriscape bulb-out

Planter Strip

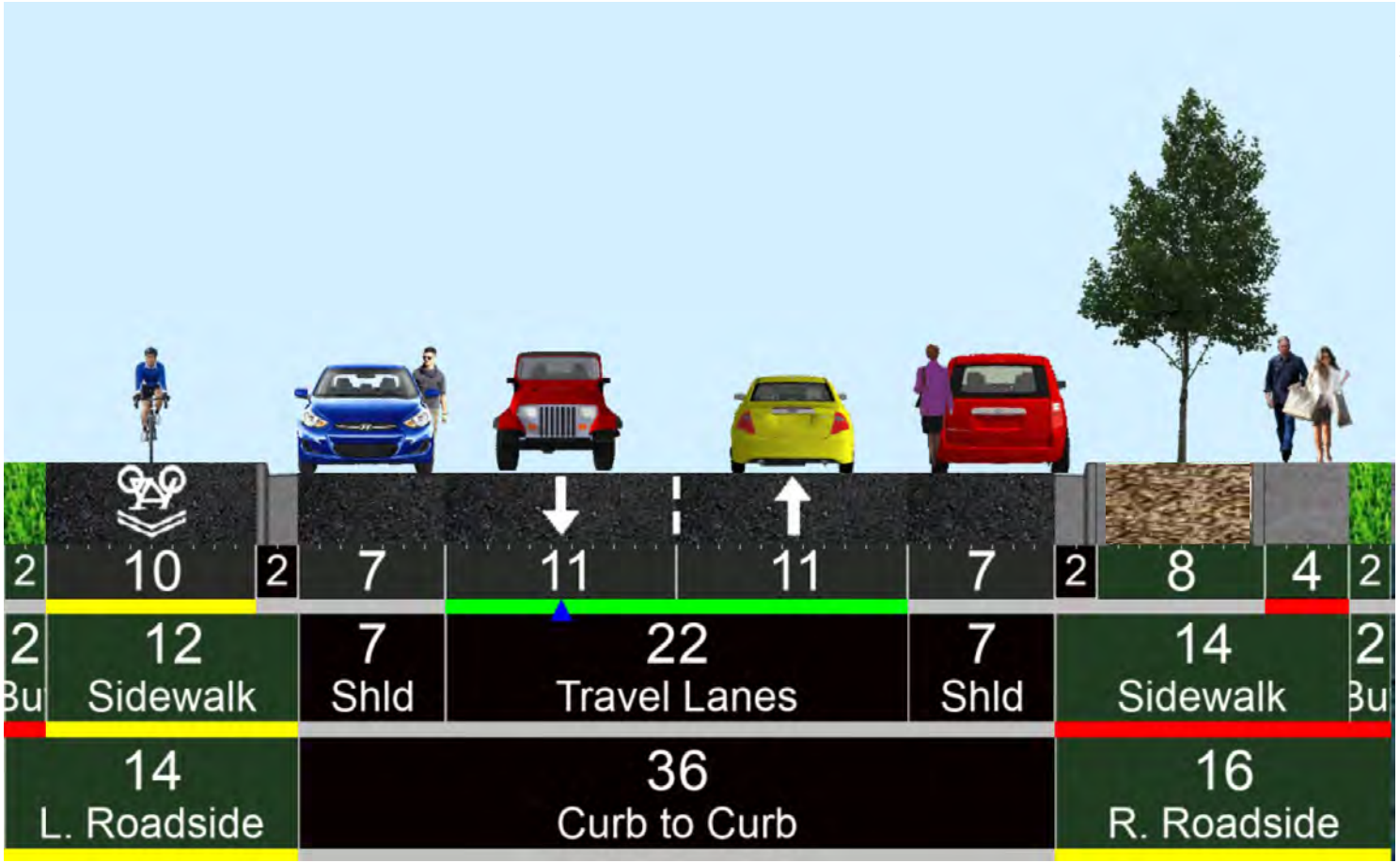


Missing pavement along south side = cost savings if planter installed along south side only vs north side

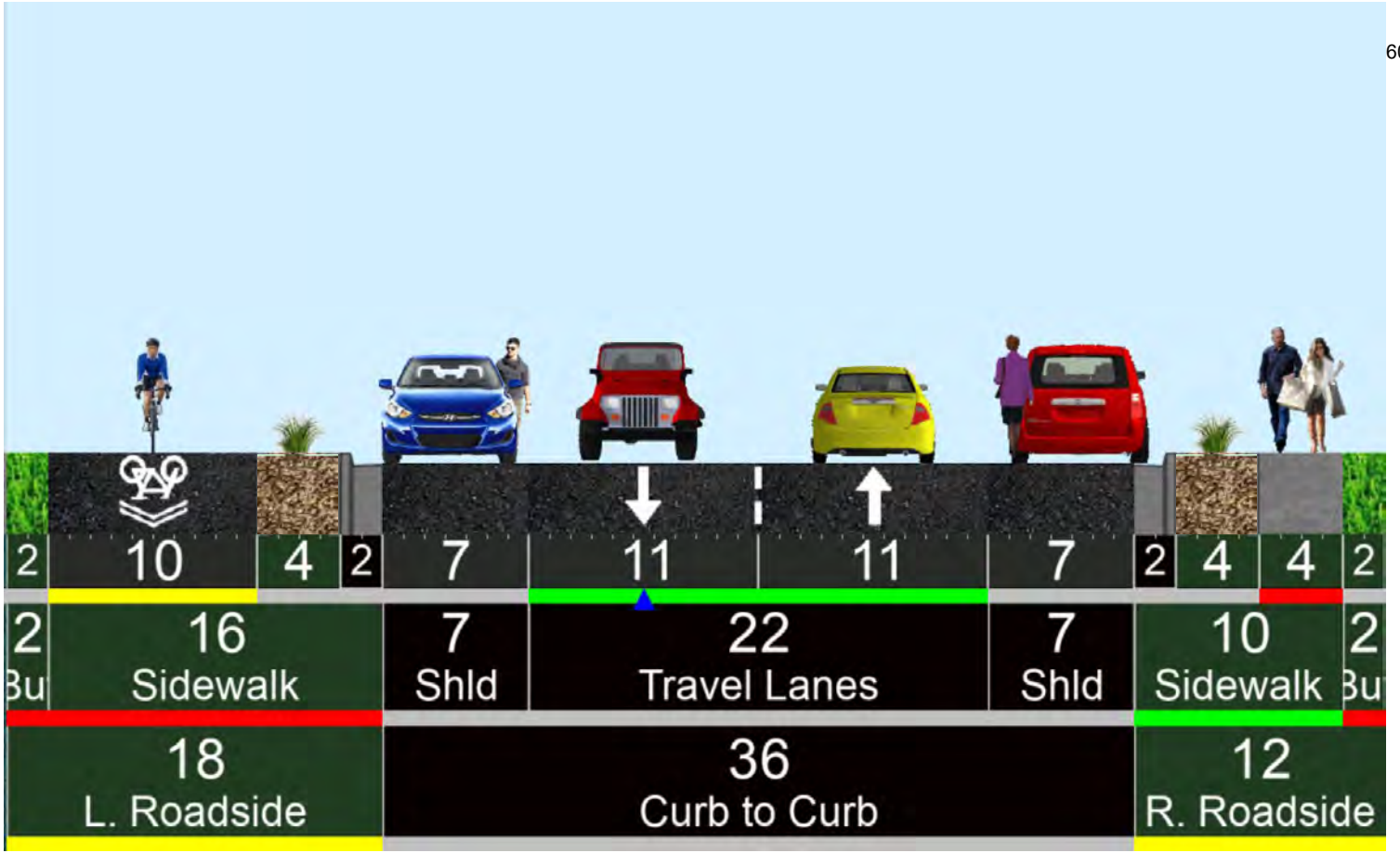
Existing Street Cross Section (44' Pavement)



Existing Street Cross Section (44’ Pavement)



8’ Planter on South Side (36’ Pavement)



4’ Planter on Both Sides (36’ Pavement)

Planter Strip Examples

UTA Front Runner Station, Provo (7’ Xeriscape Planters)

Beans and Brew Entrance, Geneva Road, Vineyard (8' Rock Mulch Planter)

Maverick, Geneva Road, Vineyard (8’ Xeriscape Planter)

Mill Road, Vineyard (8’ Xeriscape Planter)

Xeriscape planter - courtesy of utahwatersavers.com and weberbasin.com

Narrow Xeriscape Planter

Narrow Xeriscape Planter

Google “flip your strip Utah” for lots of xeriscape parkstrip ideas - utahwatersavers.com

Lots of examples of xeriscape parkstrips here:
https://www.weberbasin.com/FileUploads/DotComWebsite/ConservationClassFiles/80-1.pdf

Create Curb Appeal

(literally)

Flipped Park Strip

vs.

Lawn Park Strip

https://www.weberbasin.com/FileUploads/DotComWebsite/ConservationClassFiles/80-1.pdf

Questions?

9. **Review & Action — Memorandum of Understanding**. The Council will review and consider entering into a Memorandum of Understanding with Mike Miller to begin negotiating a potential development agreement for a mixed-use housing & commercial project on 700 North. (*15 minutes*)

   Sample Motion: I move to approve the Memo of Understanding with Mike Miller (as presented, with changes).

MEMORANDUM OF UNDERSTANDING
BETWEEN LINDON CITY AND VERTICAL DEVELOPMENT LLC
REGARDING NEGOTIATION OF A DEVELOPMENT AGREEMENT

THIS **MEMORANDUM OF UNDERSTANDING** ("MOU") is made this _____day of May, 2022, between **LINDON CITY,** a Utah municipal corporation and **VERTICAL DEVELOPMENT LLC,** a Utah limited liability company.

RECITALS

Whereas, Vertical Development LLC is in the process of acquiring the rights to certain real property located at approximately 700 North 1200 West in Lindon City and desires to develop a project on the land which would involve various types of land uses, including commercial, professional services, retail, and residential uses;

Whereas, the current zoning on the subject property would not allow for all of the uses and/or for the site plan configurations Vertical Development LLC would like to develop on the site; and

Whereas, the Lindon City Council is willing to direct City staff to expend time and resources in engaging in negotiations with Vertical Development LLC to see if the parties can come to an understanding on terms for entering into a land use development agreement that would allow the property to be developed as a multiuse site.

THEREFORE, THE PARTIES JOINTLY AGREE AS FOLLOWS:

1. The parties agree to work collaboratively and in good faith to negotiate to see if the parties can come to an agreement on the specific terms and conditions for entering into a land use development agreement for the property located on the north side of 700 North at approximately 1200 West, Lindon, Utah.
2. If such an agreement can be reached, the parties anticipate a development agreement would set forth and describe the specific rights and responsibilities of each party in amending the current zoning and in proceeding with the development of the subject property.
3. The parties both acknowledge and affirm that entering into this MOU does not create an obligation for either party to execute or approve a final development agreement if mutual terms for proceeding cannot be agreed upon.

4. The parties also agree and acknowledge that this MOU does not constitute a land use application as defined under Utah Code §10-9a-507 and does not give rise to any vested development rights in any anticipated development and that such rights will only vest upon final approval of a development agreement by the Lindon City Council.

5. The parties further acknowledge that entering this MOU does not delay or foreclose any rights Vertical Development LLC may have to submit an application to develop the subject property pursuant to current zoning and development requirements now in effect.

IN WITNESS WHEREOF, Lindon City and Vertical Development LLC have executed this Memorandum of Understanding on the dates set forth below.

VERTICAL DEVLOPMENT LLC

Michael Miller
Managing Member

LINDON CITY

Carolyn Lundberg
Lindon City Mayor

Mayor's Signature Attested:

Kathryn Moosman
Lindon City Recorder

10. **Review & Action —Public Hearing for a Recommendation to the Lindon City Council to amend Title 17.46.100 – Accessory Apartment Map; Ordinance #2022-4-O.** Lindon City requests adoption to amend Section 17.46.100 to update the accessory apartment map to include recent zone changes and new restricted areas for accessory apartments. *(15 minutes)*

    Sample Motion: I move to approve Ordinance #2022-4-O (as presented, with changes).

Ordinance Amendment – Accessory Apartment Map

Date: May 2, 2022 Applicant: Lindon City Presenting Staff: Mary Barnes Type of Decision: Legislative Council Action Required: Yes, the planning commission unanimously recommended approval to the City Council.	MOTION I move to (*approve, deny, continue*) ordinance amendment 2022-4-O (*as presented, or with changes*).

Overview:

After recent zone changes, specifically the Planned Residential Development Overlay zone change, members of the planning commission requested that the accessory apartment map be updated. This update will prohibit accessory apartments in the single-family phase of the Planned Residential Development Overlay zone located at 550 N. State St.

Lindon City Code currently prohibits accessory apartments in the Planned Residential Overlay Zone, as seen below:

17.76.030 Permitted uses and building types.

4. Accessory apartments are not permitted in the Planned Residential Development Overlay zone. (Ord. 2020-8 § 1, amended, 2020)

Therefore, this ordinance amendment simply updates the accessory apartment map to match this requirement, in response to the single-family phase at Songbird Cove.

Utah State code 10-9a-530 allows a city to prohibit ADU's in 25% of the primarily residential zone areas and on lots 6,000 square ft or less. With the addition of the 7 Songbird Cove single family lots that are above 6,000 sq ft, the percentage of total residential area excluded from accessory apartments increases to 6.36 %. This falls within the allowable 25%.

Staff Analysis:

City staff believes that this is a necessary update to the Accessory Apartment Map, to properly delineate where ADU's are prohibited in Lindon City.

Exhibits

1. Draft ordinance
2. Accessory Apartment Map

ORDINANCE NO. 2022-4-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.46.100 ACCESSORY APARTMENT ZONING ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, during the 2021 Utah Legislative session the Utah Legislature adopted House Bill 82, amending 10-9a-530. The bill requires municipalities to classify Internal Accessory Dwelling Units as permitted land uses in an area zoned primarily for residential use in primary dwellings (single family dwellings) with limited exceptions; and; and

WHEREAS, the City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the General Plan that a variety of housing types should be provided where appropriate, and innovative development patterns and building methods that will result in more affordable housing being encouraged; and

WHEREAS, on April 12, 2022 the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopted the attached ordinance; and

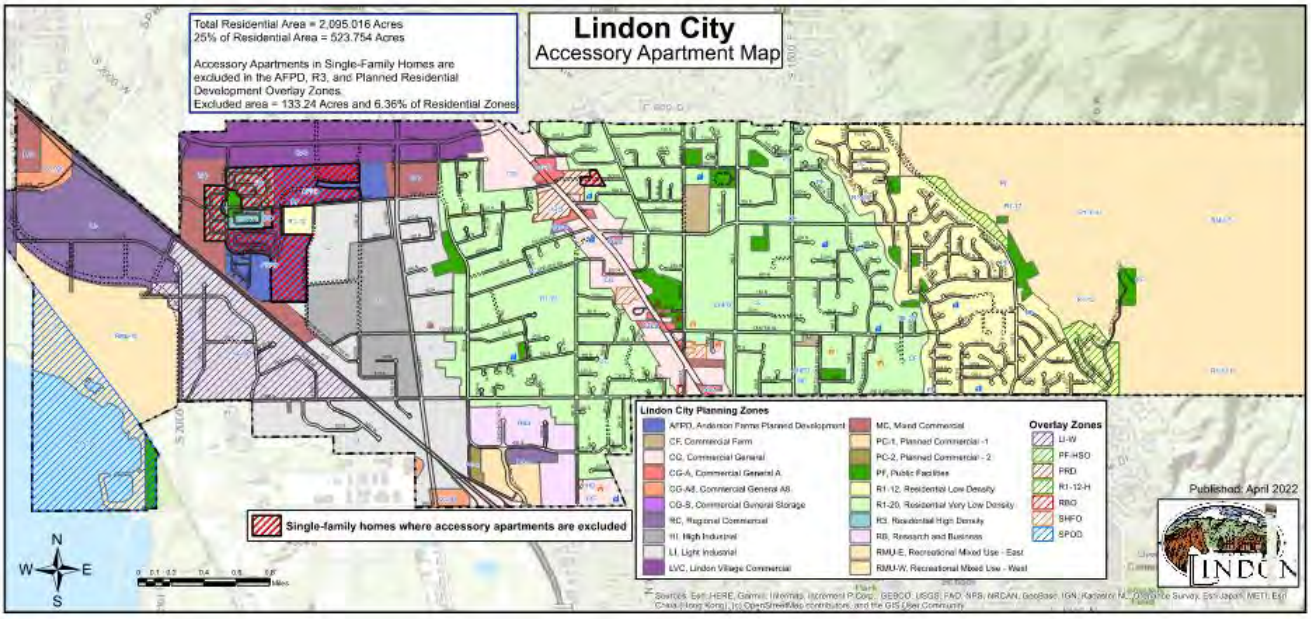
WHEREAS, the City Council held a public hearing on May 2, 2022, to consider the recommendation and the City Council received and considered all public comments that were made therein.

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

SECTION I: Amendment. Amend Lindon City Code Section 17.46.100 as follows:

17.46.100 Accessory apartments

6. Accessory Apartment Map. The below map is adopted as part of this code and is also on file with Lindon City.



SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City, Utah, this day of _____ 2022.

_____,
CAROLYN LUNDBERG
Lindon City Mayor

ATTEST:

_____,
Kathryn Moosman
City Recorder

Total Residential Area = 2,095.016 Acres
25% of Residential Area = 523.754 Acres

Accessory Apartments in Single-Family Homes are excluded in the AFPD, R3, and Planned Residential Development Overlay Zones.
Excluded area = 133.24 Acres and 6.36% of Residential Zones

Lindon City
Accessory Apartment Map

Single-family homes where accessory apartments are excluded

Lindon City Planning Zones

- AFPD, Anderson Farms Planned Development
- CF, Commercial Farm
- CG, Commercial General
- CG-A, Commercial General A
- CG-A8, Commercial General A8
- CG-S, Commercial General Storage
- RC, Regional Commercial
- HI, High Industrial
- LI, Light Industrial
- LVC, Lindon Village Commercial
- MC, Mixed Commercial
- PC-1, Planned Commercial -1
- PC-2, Planned Commercial - 2
- PF, Public Facilities
- R1-12, Residential Low Density
- R1-20, Residential Very Low Density
- R3, Residential High Density
- RB, Research and Business
- RMU-E, Recreational Mixed Use - East
- RMU-W, Recreational Mixed Use - West

Overlay Zones

- LI-W
- PF-HSO
- PRD
- R1-12-H
- RBO
- SHFO
- SPOD

N W E S

0 0.1 0.2 0.4 0.6 0.8 Miles

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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