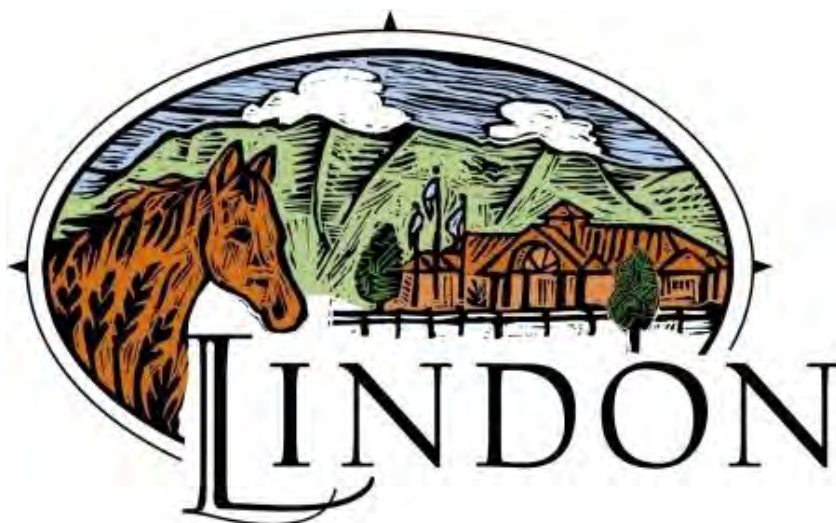


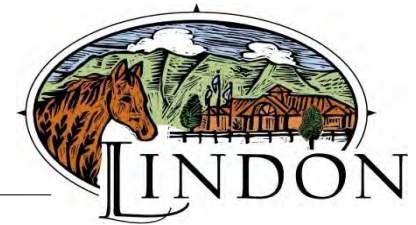
Lindon City Council Staff Report



Prepared by Lindon City
Administration

October 2, 2023

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting at **5:15 pm on Monday, October 2, 2023** 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: Van Broderick
Pledge of Allegiance: By invitation

(Review times are estimates only)

1. **Call to Order / Roll Call** *(2 minutes)*
2. **Presentations and Announcements** *(5 minutes)*
 - a) Comments / Announcements from Mayor and Council members.
3. **Open Session for Public Comment** *(For items not listed on the agenda)* *(10 minutes)*
4. **Council Reports** *(20 minutes)*
5. **Administrator's Report** *(5 minutes)*
6. **Approval of Minutes** — The minutes of the regular City Council meeting of September 18, 2023 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. There were no consent agenda items presented for approval.* *(5 minutes)*
8. **Recess to Lindon City Redevelopment Agency Meeting (RDA)** *(40 minutes)*
9. **Review & Action (Continued) — Resolution #2023-17-R;** Intent to provide financial backstop to the Lindon City RDA for purchase of property on 700 North. *(10 minutes)*
10. **Review & Action — Bid Awards for Canal Drive and Center Street Road & Utilities Projects.** The City Council will consider for approval the bid awards for the Canal Drive and Center Street Road and Utilities Projects. *(10 minutes)*
11. **Discussion Item (Continued) — Mini Round-Abouts.** The City Engineers will present information about mini round-abouts and how they may be used to help improve traffic flow and increase pedestrian safety in certain areas of the city. *(20 minutes)*
12. **Public Hearing — Ordinance #2023-14-O; Public hearing to amend LCC 17.04.220 and LCC Title 44, Single Family Residential.** Lindon City requests ordinance changes to single-family residential zoning codes to incorporate by reference all single-family zoning districts as well as adopt and clarify single family development requirements for the Anderson Farms Planned Development, R3 Overlay, and Planned Residential Development single family zones. *(20 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 Moosman, City Recorder

Date: September 28, 2023; 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: Van Broderick

Pledge: By invitation

Item 1 – Call to Order / Roll Call

October 2, 2023 Lindon City Council meeting.

Carolyn Lundberg

Jake Hoyt

Van Broderick

Mike Vanchiere

Randi Powell

Daril Magleby

Item 2 – Presentations and Announcements

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

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

Item 4 - COUNCIL REPORTS:*(20 minutes)*

- A) MAG/MPO, COG, UIA, Utah Lake Commission, ULCT, Youth Council, Public Relations (media) – Carolyn Lundberg
- B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building, Planning Commission - Van Broderick
- C) Emergency Management/CERT, Youth Council Lead Advisor, Senior Center, Education Grants - Randi Powell
- D) Lindon Days, Tree Advisory Board, UV Chamber, Historical Commission, 2024 Centennial Celebration - Daril Magleby
- E) Planning/Zoning, Gen. Plan, Economic Dev. PG/Lindon Chamber of Commerce, Transfer Station Board - Mike Vanchiere
- F) Parks, Trails, and Recreation, Police/Fire/EMS, Utah League of Cities & Towns Alternate - Jake Hoyt

Item 5 - ADMINISTRATOR'S REPORT*(10 minutes)***Misc. Updates:**

- Next regular council meetings: October 16th & November 6th
- November 2023 newsletter assignment (due last week of October): Juan Garrido
- Fall Clean-up (city wide dumpsters), Nov 11th-20th
- Secondary Water will be turned off on or about October 15th
- Meet the Candidates Night – October 12th at 7pm; City Council Chambers
- Lindon Life Skills 101 event; Nov 8th; 7pm @ Lindon Community Center
- General Election date: November 21st
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **September 18, 2023 Regular City Council Minutes will be reviewed.**

2 The Lindon City Council regularly scheduled meeting on **Monday, September 18, 2023,**
4 **at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
Invocation: Jake Hoyt, Councilmember
10 Pledge of Allegiance: Logan Hughes

12 **PRESENT**

Carolyn Lundberg, Mayor
14 Jake Hoyt, Councilmember
Van Broderick, Councilmember
16 Randi Powell, Councilmember
Mike Vanchiere, Councilmember
18 Adam Cowie, City Administrator
Brian Haws, City Attorney
20 Mike Florence, Community Development Dir.
Mary Barnes, Associate Planner
22 Kathryn Moosman, City Recorder

EXCUSED

Daril Magleby, Councilmember

24 1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

26 2. **Presentations and Announcements:**

- 28 a) Oath of Office Ceremony: Officer Tanner Hughes was given the oath of
office by the city recorder. Chief Brower introduced Officer Tanner and his
30 fiancé. The Mayor and Council welcomed Officer Tanner to Lindon City.
- 32 b) Comments / Announcements from Mayor and Council members.
34 Councilmember Vanchiere mentioned several months ago he was approached
about traffic issues on 2000 west and asked what the status is with the traffic
study. Mr. Cowie stated he will follow up with the city engineer on this issue.

36 3. **Open Session for Public Comment** – Mayor Lundberg called for any public
38 comments. There were no public comments.

40 4. **COUNCIL REPORTS:**

42 **Councilmember Hoyt** – Councilmember Hoyt reported he received an update from the
Chief of Police noting he appreciates the police department. Several business owners
reached out about Officer Clegg that specifically went above and beyond. The business
44 community appreciates the police department in keeping the city safe. Next Friday
Parks & Rec are having the movie in the park with pumpkins being given away. Also the

2 Spooktacular and trunk or treat is coming up. He attended the water meeting for
 4 councilmember Broderick. There is so much great institutional knowledge from board
 members there; the plans to connect to the Murdock is moving forward.

6 **Councilmember Vanchiere** – Councilmember Vanchiere reported they met with a
 8 developer regarding 700 north that brought a concept plan with a housing component. It
 is preliminary and suggestions and recommendations were made and they will come back
 10 with another version. He also reported the pickle ball net at the hollow park court has
 ripped.

12 **Councilmember Magleby** – Councilmember Magleby was absent.

14 **Councilmember Powell**– Councilmember Powell reported the 9/11 drill was so good,
 noting all the candidates came also. She gave kudos to Kelly Johnson for her
 16 preparations. We are lucky to have this drill in our city. The food drive went very well
 also at the community center. The Youth Council helped with the food drive and they
 18 did a great job helping out. Next week the youth council will have a meeting to hold an
 election for their body. The education grants are coming up and they will be working on
 20 those. The Holy Cow Boutique starts tomorrow at the community center. She noted
 when she called the non-emergency line over the weekend, Parks and Rec took care of
 22 some broken lights at the park.

24 **Councilmember Broderick** – Councilmember Broderick reported he attended the
 engineers meeting and the next meeting will be held tomorrow.

26 **Mayor Lundberg** – Mayor Lundberg reported on the great newsletter article this month.
 28 She noted the food drive was better than expected. She also thanked Adam for the
 suggestion and the community really responded. She reminded the council that the parc
 30 tax renewal is coming up on the ballot in November and to share and educate the
 community as we need all the support we can get. The cemetery building is coming along
 32 great and nearly done.

34 **Administrator's Report:** Mr. Cowie reported on the following items.

36 **Misc. Updates:**

- 38 • Next regular council meetings: September 18th & October 2nd
- October 2023 newsletter assignment (due last week of September): Adam Cowie
- 40 • Fall Clean-up (city wide dumpsters), November 11th-20th
- Meet the Candidates questions for discussion
- 42 • Meet the Candidate Night – October 12th at 7pm; City Council Chambers
- Lindon Life Skills 101 event; Nov 8th; 7pm at Lindon Community Center
- General Election date: November 21st
- 44 • Misc. Items.

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6. **Approval of Minutes** – The minutes of the regular City Council meeting of July 17, 2023 will be reviewed.

COUNCILMEMBER POWELL TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 17, 2023 AS PRESENTED. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER POWELL AYE
COUNCILMEMBER VANCHIERE AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **Consent Agenda Items** – The following Consent Agenda item was presented for approval.

a) Resolution #2023-14-R; Surplus equipment disposal.

COUNCILMEMBER HOYT TO APPROVE THE CONSENT AGENDA ITEM AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER POWELL AYE
COUNCILMEMBER VANCHIERE AYE

THE MOTION CARRIED UNANIMOUSLY.

CURRENT BUSINESS

8. **Review & Action — Police Department Vehicle Lease; Resolution #2023-15-R.** The police department requests City Council approval of Resolution #2023-15-R allowing the Mayor and Staff to execute a lease agreement for 16 new police vehicles. Zions Bank is facilitating the loan for the lease and requires a resolution of support prior to preparing final lease documents. An estimated amount for the purchase was incorporated into and approved as part of the FY2023-24 budget. The final/actual purchase amount will be amended as part of the October 2023 budget amendment.

Adam Cowie, City Administrator led this agenda item by stating by stating this resolution will allow the Mayor and Staff to move forward to lease 16 new police vehicles. He noted the prior vehicles were purchased as they were extending into the third year of that lease, so instead of paying a higher interest rate, they purchased them with

2 General Fund balance, and then will sell them in the surplus. He then explained why they
4 only keep the vehicles for two years, presenting the increase of payment on the third year.

6 Following some additional discussion, the Council was in agreement to approve
the Police Department Vehicle Lease; Resolution #2023-15-R allowing the Mayor and
Staff to execute a lease agreement for 16 new police vehicles as presented by staff.

8 Mayor Lundberg called for any further discussion or comments from the Council.
Hearing none she called for a motion.

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12 COUNCILMEMBER VANCHIERE MOVED TO APPROVE RESOLUTION
#2023-15-R APPROVING THE POLICE DEPARTMENT VEHICLE LEASE WITH
14 ZIONS BANK AS PRESENTED. COUNCILMEMBER POWELL SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 16 COUNCILMEMBER HOYT AYE
 - 16 COUNCILMEMBER BRODERICK AYE
 - 16 COUNCILMEMBER POWELL AYE
 - 18 COUNCILMEMBER VANCHIERE AYE
- 20 THE MOTION CARRIED UNANIMOUSLY

22 **9. Public Hearing — Ordinance #2023-12-O; Kia Sign Ordinance Amendment.**

24 The Council will review a recommendation by the Lindon City Planning
Commission for approval of Ordinance #2023-12-O for an amendment to the city
sign code to allow pole signs in the Planned Commercial-1 (PC-1) zone.

26 COUNCILMEMBER POWELL MOVED TO OPEN THE PUBLIC HEARING.
28 COUNCILMEMBER VANCHIERE SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

30 Mike Florence, Community Development Director led this agenda item by stating
32 the new Doug Smith Kia is under construction at 499 S. Lindon Park Drive next to The
Home Depot. The new dealership received site plan approval from the planning
34 commission on March 14, 2023. The dealership is petitioning the planning commission
and city council for an amendment to the city sign code to allow pole signs in the Planned
36 Commercial-1 (PC-1) zone. Doug Smith Kia would like to install a pole sign that is 152
square feet. The Hyundai and Lexus dealerships as well as Discount Tire have pole signs
38 along I-15. Pole signs are only permitted along I-15 in the T-Travel Influence District (T-
Zone). The allowable size for each pole sign is 250 square feet. The T–Travel influence
40 district is an overlaid district which is applied to the land extending for five hundred
(500) feet in either direction from the center of the freeway right of way.

42 Lindon City worked with Doug Smith Kia to recruit them to move their business
to Lindon City. The Lindon City Redevelopment Agency also worked with the dealership
on a tax incentive as part of their relocation. City staff feels like it would be a good idea
44 to allow pole signs for the businesses in the PC-1 zone because many of these businesses
in this area are many of the top sales tax producers for the city. It is anticipated that Doug

2 Smith Kia will be included as one of the top sales tax producers when they open next
year.

4 He noted there are 6 commercial properties in the PC-1 zone. Those include
Murdock Hyundai, Larry H. Miller Lexus, Doug Smith Kia, The Home Depot, Discount
6 Tire and Les Schwab Tire. Of those six businesses Murdock Hyundai, Larry H. Miller
Lexus and Discount Ture have pole signs along the interstate. The T-zone allows signs to
8 have a maximum square footage of 250 square feet and maximum height of 35’ or 25’
feet above the I-15 grade level at a point perpendicular to the sign, whichever is greater.
10 Doug Smith Kia is proposing a 35’ tall sign with a maximum square footage of 152
square feet. The city council should evaluate the appropriate square footage of the sign to
12 ensure that it will not detract from the area.

Mr. Florence then presented the Ordinance Proposal followed by some general
14 discussion.

Mayor Lundberg called for any further public comments. Hearing none she called
16 for a motion to close the public hearing.

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

22 Following some addition discussion, the Council was in agreement to approve for
approval of Ordinance #2023-12-O for an amendment to the city sign code to allow pole
24 signs in the Planned Commercial-1 (PC-1) zone as presented by staff.

Mayor Lundberg called for any further discussion or comments from the Council.
26 Hearing none she called for a motion.

28 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE #2023-12-
O AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION.
30 THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE
32 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER POWELL AYE
34 COUNCILMEMBER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY

36 **8. Public Hearing — Ordinance #2023-18-O; Setback Ordinance Amendment.**

38 The Council will review a recommendation by the Lindon City Planning
Commission for approval of Ordinance #2023-18-O to amend the side yard
40 setback requirement that is contiguous to a street for the R1-12 Zone.

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

2 Mr. Florence also led this agenda item by stating John Bodine lives at 44 N. 1200
4 E. and has made an application to petition the planning commission and city council to
6 amend the side yard setback requirement that is contiguous to a street for the R1-12 Zone.
8 R1-12 and R1-20 corner properties are required to have a 30' front setback and a 30' side
yard setback that is contiguous to a street. The proposed amendment by the applicant is to
decrease the side yard setback that is contiguous to a street from 30' to 25'. The purpose
of the ordinance amendment is to accommodate a garage addition for the existing home.

10 This petition came about because Mr. Bodine submitted a building permit
12 application for a new garage attached to his existing home. The site plan that was
14 submitted with the building plans identified a 30' side yard street setback from the
16 proposed garage to the property line and was approved per meeting city setback
18 requirements. However, when the building inspector went out for the footing inspection,
he noticed that that the setback was only 17'. In researching the issue, the architect who
drew the site plan measured the property line at the wrong location. The Canberra
development does vary from other developments in the city due to having park strips
and a meandering sidewalk. Therefore, the property line is behind the park strip.

20 Different options were evaluated to see if there were any alternatives to amending
22 the city code. The city and property owner evaluated moving the property line, but this
24 would have decreased the city right-of-way which was not an option. A variance was also
26 evaluated but since the issue is self-imposed the owner does not meet the criteria for a
variance. The property owner is proposing to decrease the size of his garage which could
be accommodated if the city approves the ordinance setback amendment.

28 Mr. Florence let the council know that the planning commission recommended
30 approval for this ordinance amendment on September 12, 2023 but also recommended
32 that the city council consider decreasing the setback further to 20' where there is not an
34 entry garage. For a side entry garage, they recommended the 25' setback so vehicles
would not be overhanging the sidewalk. The commission also discussed that the R1-12
zone already has a smaller square footage, and adding three 30' setbacks on a corner lot
can make it difficult for homeowners to use their property, add onto their house, remodel,
etc.

36 The applicants, the Bodine's were invited forward at this time. They let the
38 commission know they had already poured the footing on this, and if this were adjusted,
they would make proper changes.

40 Councilmember Vanchiere inquired about the impact and how many lots this
42 could affect. Mr. Florence stated that the staff has evaluated the impact that this
44 ordinance amendment would have on the R1-12 zones. He then presented a map showing
all corner lot properties that would be affected which are 171 lots. However, there are
only 4 lots left on which homes can be constructed. The ordinance would provide
additional flexibility to existing homeowners if they are looking to add an addition onto

2 their home. There are several R1-12 properties with very large corner side yards
4 contiguous to a street that could additionally benefit from this amendment.

6 Councilmember Powell inquired about the 20' if it wasn't for a garage, if this
8 would allow this. Mr. Florence stated there would need to be a building permit, which the
city could deny if it weren't for a garage.

10 Public comment from Lincoln Jacobs, stating he is one of the corner lots
12 discussed earlier. He then asked the council about their views on this in terms of
14 aesthetics and safety. Councilmember Powell commented she would have to have a
bigger reason for pushing it to 20', noting Lindon is known for the extra elbow room. She
noted she wouldn't want to change the atmosphere in the East side to feel more like West
side. She then noted 25' is the most she would be willing to go.

16 Councilmember Vanchiere stated that if 25' works and it doesn't cause to much
18 issue, what does that do for the applicant. Mr. Bodine stated the 25' works, he would love
the extra 5 feet, but the 20' does work. A change in 25' would give 14.5 feet from side of
home and a 10 ft garage door. Councilmember Vanchiere stated he is in favor of 20'.

20 Mayor Lundberg asked if the council wanted to look at a broader application in
22 the R1-12 zone. Councilmember Hoyt stated he is open to looking at it. However, he is
also comfortable moving forward right now, but would want more information to move
24 to 20'. Planning Commissioner Thompson was present and explained the planning
commissions stand on this.

26 Mayor Lundberg called for any further public comments. Hearing none she called
28 for a motion to close the public hearing.

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

34 Following some additional discussion, the Council was in agreement to approve
36 Ordinance #2023-18-O approving the Setback Ordinance Amendment as presented by
staff.

38 Mayor Lundberg called for any further discussion or comments from the Council.
Hearing none she called for a motion.

40 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE #2023-18-
42 O AS PRESENTED. COUNCILMEMBER VANCHIERE SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

44 COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER POWELL AYE

2 COUNCILMEMBER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY

4

6 **9. Public Hearing — Ordinance #2023-15-O; Mark Weldon Zone Change.** The
Council will review a recommendation by the Lindon City Planning Commission
for approval of Ordinance #2023-15-O to change the Zoning Map designation of
8 the subject property from Commercial General-A8 (CG-A8) to Mixed
Commercial (MC).

10

COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
12 HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

14

Mary Barnes, Associate Planner led this agenda item by noting the applicant Mr.
16 Mark Weldon is present for this discussion. Mr. Weldon is requesting the change the
Zoning Map designation of the subject property from Commercial General-A8 (CG-A8)
18 to Mixed Commercial (MC). He wants to build a new 58,644 sq ft flex office/warehouse
building at this location. The current zoning, CG-A8, is for commercial, retail, office, and
20 service uses and does not allow a flex office/warehouse.

22 Ms. Barnes gave a brief history stating that before 2014, most of this area was
zoned CG-A8. In 2015, the property at 730 N. 2800 W. was rezoned to Mixed
24 Commercial to accommodate the development of a flex office/warehouse project. In
2017, the property at 675 N. 2800 W. was rezoned to Mixed Commercial to construct
26 another flex office/warehouse project known as Mountain Tech North 3. During the
original zone change in 2017, a concept plan was shown of the subject property. During
28 the site plan approval of Mountain Tech North 3, the applicant later presented a plan that
showed two 4,800 sq ft restaurant/retail buildings on the property. At that time, the
30 planning commission approved the site plan with the restaurant buildings. In the ensuing
years, these retail buildings were never built, and a parking lot was constructed. Recently,
32 the applicant has told city staff that retail would not work in this location due to the
following reasons:

- 34 • A retail center has already been established on the other side of I-15,
- 36 • The proximity of this site to the Timpanogos Special Service District facility
(sewer plant) and the sewer smells that come from the facility.
- 38 • A new office/warehouse building helps existing tenants stay in Lindon and
expand.
- 40 • Office/warehouse is going in to the west in American Fork

Ms. Barnes then pointed out the important aspect of this request, with the future
42 arterial Vineyard Connector Road that is planned to run to the southwest of this property.
With 600 N connecting I-15 and the Vineyard Connector. Commercial in this area could
44 be valuable in the future. This road starts in Vineyard then runs through Lindon,
eventually looping to connect with Pioneer Crossing in Lehi. It's intended to carry

2 commuters more efficiently through the area. Construction on the segment from the
 existing Vineyard Connector to 1600 N in Orem commenced in February 2023
 4 This arterial could bring unprecedented opportunity to the small 600 N corridor, which
 would be the closest connection from I-15 to the future Vineyard Connector. Therefore,
 6 the uses on this street need to be carefully planned to ensure that the use on this property
 will meet the future.

8
 10 Ms. Barnes went on to say the current General Plan designation for this area is
 flex-commercial stating: These areas provide an attractive setting for a wide range of
 12 commercial retail, office, wholesale, and service uses. They should be developed as part
 of a well-planned, campus-like setting, and they should have clear and consistent urban
 14 design, streetscape, architectural, and site design standards to ensure a unified and high-
 quality appearance. The general plan vision for this area is for something that is a high-
 quality product, while also tying in that wide range of commercial retail and service uses.

16
 18 She noted the applicant has provided a concept rendering of the proposed building
 and presented it to the council. Currently, the subject property is a parking lot with 319
 20 parking stalls. The proposed building for this property is a 58,644 sq ft office/warehouse
 building, extremely similar to Mountain Tech North 3. It would be a 38 ft tall building
 with 4 semi-truck loading bays. Mountain Tech North 3 is required to have 218 stalls, but
 22 only has 133 stalls on the property. This was allowed due to a note on the plat that states
 that parking areas on Lot 4 (the subject property) were to be for the benefit of both lots.
 24 The extra 85 stalls that would have been required for Mountain Tech North 3 were
 located on the subject property through this shared parking note on the plat. The proposed
 26 new building would require 117 stalls minimum, and the applicant wants to provide 94
 stalls. For the existing and proposed building the parking code would require 335 stalls
 28 minimum. City staff does not have all square footage details on the proposed building to
 give an accurate count. The applicant is proposing a total of 232 stalls for both buildings,
 30 138 stalls for the existing building and 94 stalls for the proposed building. While any
 parking reductions would need to be provided at the site plan process, this is something
 32 that the City Council should still consider with the zone change. If the zone change is
 approved, the developer could request a parking reduction for both buildings during the
 34 site plan approval process.

36 The developer also owns surrounding properties which could be used for shared
 parking but that would need to be considered at site plan approval and language would
 38 need to be recorded on the properties for shared parking allowances. Lindon's current
 shared parking code states that the shared parking spaces need to be within 350' of the
 40 building or use and should have a safe and convenient pedestrian connection. An analysis
 must be provided to show that the peak parking times of both properties occur at different
 42 times, and the area will be large enough for the anticipated demands of both uses.

44 Mr. Barnes stated that on August 22, 2023, a majority of the planning commission
 recommended approval for this zone change noting that some planning commissioners

2 stated that a building matching the surrounding buildings would be a good fit for the area.
3 Some commission members voiced that it was strange to put commercial amongst all the
4 industrial in that area, and that retail would be difficult. She then stated the discussion
5 then centered on if the proposed building would be a good fit of the area in the future.
6 While there could be issues with a retail/commercial use at the moment, it's highly
7 possible that a retail/commercial use will be well-suited in the area when the Vineyard
8 Connector comes through. Six out of seven commissioners voted to recommend
9 approval, and one commissioner voted against that recommendation. The reason stated
10 was that a retail/commercial use was previously promised in 2017, and while there is not
11 a lot going on with the Vineyard Connector right now, the future will bring new
12 opportunities to the area.

14 Ms. Barnes stated that city staff believes that this zone change request needs to be
15 evaluated carefully. Although retail may not be booming at the moment, when the
16 Vineyard Connector is constructed, this becomes a more important intersection and
17 corridor for Lindon. Approving this zone change could mean possibly losing the
18 commercial potential in this area. Currently, there are tens of thousands of square footage
19 of office and warehouse on this side of the Pleasant Grove interchange. This could be the
20 only intersection where retail could be constructed. An idea that staff has mentioned to
21 the applicant is to possibly make the southwest corner of the building a little more retail
22 commercial look. This is the corner that is the closest to the Vineyard
23 Connector. That way, commuters on the Vineyard Connector will be able to see what is
24 hopefully a more commercial looking building, instead of another large, industrial
25 warehouse. Finally, the general plan does call for a mix of uses in this area. Staff believes
26 that this property would be Lindon's last change for retail uses in this area.

28 Ms. Barnes then presented the following to the council: 1) Surrounding Area
29 Zoning Map, 2) Ordinance amending the zoning, 3) Proposed Mountain Tech North 4 Site
30 Plan and Elevations, 4) Original site plan from first re-zone, showing an office, 5)
31 Approved site plan from 2017, showing two retail/restaurant buildings and parking
32 surplus, 6) Mountain Tech 1,2 site plan showing parking surplus, 7) Subdivision plat,
33 2023 street master plan, 8) 2017 Planning commission meeting minutes – Site Plan
34 Approval, and 9) 2023 Planning commission meeting minutes – Zone Change
35 Recommendation

36 Ms. Barnes then turned the time over to the applicant for comment. Mark Weldon
37 began with saying that WICP has invested millions of dollars in the Lindon community,
38 and if they had more land in Lindon they would continue to do so. Mr. Weldon stated
39 WICP has provided thousands of jobs with great tenants that come to their properties.
40 They take pride in active management approach and care for the property. He noted they
41 have the pleasure and pain of paying over 2 million dollars in property taxes each year.

42 He then let the council know that due to covid there have been changes in
43 businesses stating that right now they have 720 unused parking spaces, in which he plans
44

2 on bringing solar charging to that area, which will bring a retail to that area. He stated
4 that they have tried to put retail restaurants there but there has been a lot of push back.

6 Mr. Weldon noted that this office warehouse will never be an office, it will be a
8 warehouse. He let the council know of potential tenants, and the potential retail of it,
10 along with his planned use of screen walls. He stated he doesn't see the inner connector
12 happening anytime soon, due to funding with UDOT. He stated his plans also for part of
the building for indoor pickleball courts, tennis courts and recreational area for use
among the tenets at a discount. He then addressed the topic of parking, and his plan to do
EV-solar, which would bring in a retail aspect with revenue to the city.

14 Public comment from Delana stating that the biggest pushback of retail is the
smell of sewer, and the issues that could bring to retail in that area.

16 Councilmember Powell stated her biggest concerns and with parking and location
18 of the truck bays. She voiced she has high concern with parking, stating she understands
they have adjacent parking lots that could be used, however having someone who is
physically challenge not having close parking could cause issue.

20 Mayor Lundberg asked the council how they feel about the zone change from
22 commercial to mixed commercial.

24 Councilmember Hoyt stated that the applicant has built some beautiful buildings
and he loves what he has done down there. He then stated that in reference to property
26 taxes, Lindon only gets 10.6% of that, and Lindon has not raised that once since Mr.
Weldon began building in Lindon. Councilmember Hoyt then asked for staff input on
28 Lindon Connector outlook. Mr. Florence stated he sees it at 8-10 years out and noted it
has been extended through Vineyard. Mr. Florence did note he has not spoken to UDOT
30 on it and wants to make sure that the council evaluates this item this carefully.

32 Councilmember Hoyt noted he worries about the opportunity cost stating that
recently he and the mayor talked with a major retailer about coming to Lindon and the
34 700 N area. That retailer stated they aren't eyeing the 700 N area; they instead have their
eyes on the area in discussion close to the Vineyard Connector. Mr. Weldon then voiced
36 his views on the corridor, and the issues with the sewer plant smell again. He let the
council know of the things he has done for his tenants to mitigate the smell in those
38 buildings.

40 Mr. Weldon then continued to let the council know more on the parking situation,
and how right now they are at a 7:1 ratio on that. He then proceeded to talk about the
42 issues with the imminent domain in that area for the corridor, and why he doesn't see the
corridor happening anytime soon. Mayor Lundberg stated that there is already in the
44 works for smell mitigation at the sewer plant in the next 2 to 4 years. She then stated

2 phase 1 has already started on the corridor, but as stated earlier there is no exact date for
4 that happening.

6 Councilmember Vanchiere discussed opportunity costs not only for the city but
8 for landowner also. He also noted he would love to see it got retail, but voiced concern
10 for the market right now. He then touched base on the parking situation, stating there are
12 a lot of parking spots now, but what could happen in the future if those buildings fill up
14 and parking then becomes an issue. Mr. Weldon stated he voluntarily built a parking deck
on current property, that if parking became an issue in the future, he would build another
parking deck. Councilmember Vanchiere stated he wants to see something that could go
with the property if down the road it was sold, something that allows for parking does not
become an issue in that instance.

16 Mayor Lundberg asked Mr. Weldon what his plans are if warehouse demand
18 softens, could this building have flexibility to convert to retail uses. She voiced that she
20 sees this area having a good retail ability when Utah City goes in. Mr. Weldon voiced his
view, and how he plans to keep that area going with use of the buildings in the future if
warehouse demand slows.

22 Mayor Lundberg called for any further public comments. Hearing none she called
for a motion to close the public hearing.

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

28 Following some additional discussion, Mayor Lundberg called for a motion.

30 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
32 2023-15-O TO AMEND THE LINDON CITY ZONING MAP FROM COMMERCIAL
GENERAL A8 (CG-A8) TO MIXED COMMERCIAL (MC) AT 625 N 2800 W
34 (PARCEL NUMBER 67:013:0004) AS PRESENTED. COUNCILMEMBER
VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

36 COUNCILMEMBER HOYT NAY
38 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER POWELL NAY
COUNCILMEMBER VANCHIERE AYE
40 THE MOTION TIED WITH 2 AYES AND 2 NAYS

42 At this time, Mayor Lundberg stated rather than place her vote right now to break
44 the tie, she directed the council to have more discussion with the option presented by Mr.
Florence to continue this item.

2 Councilmember Hoyt stated he has always been for slower growth for the right
things. He stated that everything down there has been pieced out already, and this is
4 almost the last piece out there for retail. He feels with the Vinyard Connector, this is still
a prime retail location within the next 10 years.

6 Councilmember Powell voiced that she loves what the applicant produces and
8 what he has done down there. She, however, still feels this location is a prime retail
location and does not want to be short sighted with this. She feels there is a need for us to
10 preserve a commercial component down there and would like to hold steady to what the
zone currently is.

12 Mayor Lundberg stated she has worked in public service for 12 years. She looked
14 at the original intent of this corner and stated an appreciation of what the applicant has
brought to the community. However, looking at the General Plan and the intent of the
16 General Plan, she is asking how we can allow this corner to have other opportunities
besides just warehouse. She then asked staff if there is room for more of a commercial
18 feel on the frontage with conditional use. Mr. Florence stated if the zone is changed to
mixed commercial it will follow the mixed commercial design standards. Mr. Sumsion,
20 in presence repressing the applicant interjected stating that perhaps approve zone change
with conditions to be met that meet staff standards. Mr. Haws, City Attorney voiced his
22 concern with imposing conditions on a zone change stating the city would have to come
up with a different zone. He noted that trying to do this tonight would be problematic.

24 Mr. Weldon addressed the council letting them know the property next to them in
26 American Fork is zones for industrial, so that property could be full of warehouses that
don't look like what he has done. He then went on to explain the needs of this tenants and
28 what works best for them, stating he is wanting to build here to give more opportunities
for his tenants, and potentially longer commitments.

30 Mayor Lundberg began by declaring a potential conflict of interest with Mr.
32 Sumsion. Mr. Haws stated that by voicing conflict and it being in the past she has met
requirements. She then went on to state that she appreciates Mr. Weldon and what he has
34 brought to Lindon. Mayor Lundberg then stated she looks at long game and recognizes
opportunity cost. In the past places that didn't seem like an opportunity, eventually
36 became something that worked out great. She went on to state she appreciates the
applicant providing an area for tenants to keep them in Lindon. However, the design
38 presented seems to have too much of a warehouse feeling, and there are Commercial
standards for a reason, so it can pivot with new retail in future. Mayor Lundberg then
40 stated she feels interchange will happen sooner, due to the growth around the area and
she would like that area to still be available to be used for commercial use. She then
42 asked Mr. Weldon if there would be a potential path, where there would be a win-win for
both sides down the road.

44

2 Mr. Weldon went on to explain the solar parking vision, and the potential to have a
 4 small coffee shop or something along those lines for those who use the charging stations,
 could go use that retail area. He then stated he would love to work with staff to design
 something different to fulfil those requirements for potential retail.

6
 8 Mayor Lundberg stated she would like to see whatever comes to that location to
 be used commercially. That is the intent of a commercial zone and she noted she would
 like to look a potential hybrid option with a commercial and warehouse. Mr. Florence
 10 stated he would have to do a development agreement. Mr. Sumsion proposed we tablet
 his discussion for 2 weeks to get a general visual the council can review.

12
 14 Mayor Lundberg called for any further discussion or comments from the Council.
 Hearing none she called for a motion.

16 COUNCILMEMBER BRODERICK MOVED TO CONTINUE ORDINANCE
 2023-15-O TO AMEND THE LINDON CITY ZONING MAP FROM COMMERCIAL
 18 GENERAL A8 (CG-A8) TO MIXED COMMERCIAL (MC) AT 625 N 2800 W
 (PARCEL NUMBER 67:013:0004) AS PRESENTED. COUNCILMEMBER
 20 VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS
 FOLLOWS:

22 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
24 COUNCILMEMBER POWELL	NAY
COUNCILMEMBER VANCHIERE	AYE
26 THE MOTION CARRIED 3 TO 1	

28 **10. Review & Action — Ordinance #2023-19-O; Avalon Zone Change.** The
 Council will review a recommendation by the Lindon City Planning Commission
 30 for approval of Ordinance #2023-19-O to add a Senior Housing Facility Overlay
 (SHFO) over the existing Commercial General (CG) zone of the subject property.

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

36
 38 Mary Barnes opened this agenda item by stating that the applicant, Craig Nielson,
 for this zone change owns the existing Avalon Apartments and is proposing to extend the
 SHFO directly north to the subject property. If the zone change is approved by City
 40 Council, the applicant will move forward with a site plan and conditional use permit
 application for a 3-story, 30- unit senior housing apartment building on the subject
 42 property. This new building would have only 1-bedroom units.

44 Ms. Barnes noted that the planning commission unanimously recommended
 approval on September 12, 2023, after considerable discussion. Some of the main

2 concerns from the planning commission with this zone change were as follows: Losing
 4 the opportunity for commercial on that property, the density, and access onto State St,
 specifically having to do with the danger of State St.

6 This new project would be an extension of the Avalon Senior Apartments, which
 8 is directly to the south. In the past, Ms. Barnes noted that staff had received many
 10 development inquiries regarding this property and what type of uses are permitted. Many
 12 of the requested uses were not permitted in the CG zone, including used car dealerships,
 14 storage, a landscaping storage yard, indoor sports, a construction storage yard, etc. Other
 16 requests for strip malls, restaurants, or other permitted uses have always fallen through
 18 due to the configuration and slope on the site. The site slopes down towards the Lindon
 Heritage trail to the west, which can make it difficult for any building to be seen from
 State St. Additionally, it has multiple easements on it, such as a 5-17' trail easement on
 the north and west sides of the property, and a 10' drainage easement on the south side of
 the property. Ms. Barnes then presented the following requirements with the SHFO code
 as follows:

Requirement	Provided	Compliant?
Project acreage shall be a minimum of 2.5 acres but not larger than 5 acres.	With the possible addition of 183 N State St, the overall Avalon Apartments project could become 4.02 acres.	Yes, pending zone change approval.
Front Setback: 40' Side or rear yard setback when adjacent to a non-residential zone: 20'	The building would meet both setbacks.	Yes
A minimum of thirty percent (30%) of each project shall be maintained in permanent landscaped open space. The Commercial General zone's landscaping code must also be met (17.48.030).	The current concept plan shows 40% of the lot in permanent landscaped open space. Staff will work with the applicant on an official landscaping plan that follows the requirements in 17.48.030 if this zone change is approved.	Yes, pending zone change approval and landscaping plan review.
Seven foot (7') high, site obscuring fencing shall be installed along the perimeter of the property, regardless of whether it abuts existing residential or commercial properties or uses.	A note calling out a 7' fence along the perimeter of the property has been added to the concept plan.	Yes

<p>The facility shall provide off-street parking at a ratio of 1.10 parking stalls per dwelling unit. Parking lot landscaping must also be provided as required in Chapter 17.18.</p>	<p>30*1.1=33 required parking stalls. 34 parking stalls have been provided on the concept plan.</p> <p>Staff will work with the applicant on an official landscaping plan that follows the requirements in 17.18.085 if this zone change is approved.</p>	<p>Yes, pending zone change approval and landscaping plan review.</p>
<p>The Senior Housing Facility Overlay may have a maximum density of 30 dwelling units per acre if full-time on-site management is present and one (1) indoor and one (1) outdoor common area/recreation space is provided within the facility.</p>	<p>Full-time on-site management will be present in the proposed building, and there will be at least 1 outdoor and 1 indoor common area</p>	<p>Yes</p>
<p>The maximum primary building height shall be the same as found within the underlying zone. CG’s maximum building height is 48’</p>	<p>This will be a 3-story building, and staff will ensure that the height of the building will stay under 48 ft.</p>	
<p>Minimum dwelling unit size shall be 700 square feet.</p>	<p>Each dwelling unit is currently proposed to be 800 sq ft.</p>	<p>Yes</p>
<p>Architectural design must meet the Commercial Design Standards.</p>	<p>The design of this building is expected to be completely similar to the existing buildings, with the exception of 1 less story. The existing buildings do currently meet the commercial design standards.</p>	<p>Yes, pending zone change approval and a review of the completed renderings.</p>

2

Applicant Craig Nielson noted his is present with architect Eric Miner & Lanelle Furgeson an employee at Avalon. Lanelle Furgeson presented to the council what they have done to limit concerns that have been an issue in the past. She then explained the process that they have for the moving in process works. Mayor Lundberg voiced concern with the parking situation, and stated she would like to see less units, to allow for more parking.

4

6

8

10

Mr. Nielson let the council know of the current parking situation, and that they are aware of things they can do to help remedy this issue. Commissioner Thompson addressed the council to inform them on his position on this item. He finds this high

12

2 density to be unique in the fact it is a 55 plus density, has no impact on the schools, and
4 very little impact on police, stating that is why he strongly supported this agenda item.

6 Following some general discussion Mayor Lundberg called for any further public
8 comments. Hearing none she called for a motion to close the public hearing.

8 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC
10 HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL PRESENT
12 VOTED IN FAVOR. THE MOTION CARRIED.

12 Councilmember Hoyt brought up the topic of the height of this new building,
14 voicing concern for it seeming to tower over State Street. Eric Miner presented the design
16 of the building and how it won't have that impact on State Street due to placement on the
18 lot on the east side. Following some additional discussion regarding this subject, the
Council was in agreement to approve Ordinance #2023-19-O for the Avalon Zone
Change to add a Senior Housing Facility Overlay (SHFO) over the existing Commercial
General (CG) zone of the subject property as presented by staff.

20 Mayor Lundberg called for any further discussion or comments from the Council.
22 Hearing none she called for a motion.

22 COUNCILMEMBER VANCHIERE MOVED TO APPROVE ORDINANCE
24 #2023-19-O FOR THE AVALON ZONE CHANGE AS PRESENTED.
26 COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:
28 COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
30 COUNCILMEMBER POWELL AYE
COUNCILMEMBER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY

32 **11. Public Hearing — Ordinance #2023-13-O; Lindon Village Ordinance**

34 **Amendment.** The Council will review a recommendation by the Lindon City
36 Planning Commission for denial of Ordinance #2023-13-O. Michael Coutlee
38 represents the property owners on the north side of 700 N. and has made an
ordinance amendment application to petition the City to allow residential as a
permitted use in the Lindon Village zone.

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

44 Mr. Florence led this agenda item by stating that Mr. Michael Coutlee is in
attendance representing this item. The applicant has provided a concept plan showing 102

2 condominiums, 80 townhomes and future commercial lots. Mr. Florence noted the
applicant has not identified any commercial tenants or potential uses. He then presented
4 the reasoning the Planning Commission did not recommend approval of this item. Since
the planning commission meeting the applicant has reached out to city staff about the
6 idea of discussing the potential of a Memorandum of Understanding with the city council
to try and agree on development principles for the site.

8
10 Mr. Coutlee presented to the Council the vision the developer has for this area. He
stated he would love some feedback from the Council on this property, and stated the
12 issues they are having. He noted they have been working on this for 6 years and would
like to have more opportunities for a mixed use.

14 Following some general discussion Mayor Lundberg called for any further public
comments. Hearing none she called for a motion to close the public hearing.

16
18 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC
HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

20
22 Councilmember Powell stated that if there was a north and south side, those 2
different sections would make her more open to this. She loves the community feel
within commercial and wants to make sure that the quality will be there. She then voiced
24 her appreciation for Mr. Coutlees perseverance and efforts with this project.

26 Councilmember Hoyt stated that the council is more open to residential in this
area. He noted the needle has moved, they were once against residential, but they are now
28 more open to it in the right terms.

30 Mayor Lundberg stated there may be a path moving forward and encouraged the
applicant to keep working with Mr. Florence. Following some additional discussion, the
32 Council was in agreement to deny Ordinance #2023-13-O approving the Lindon Village
Ordinance Amendment as presented by staff.

34
36 Mayor Lundberg called for any further discussion or comments from the Council.
Hearing none she called for a motion.

38 COUNCILMEMBER HOYT MOVED TO REJECT ORDINANCE #2023-13-O;
LINDON VILLAGE ORDINANCE AMENDMENT AND ENCOURAGE APPLICANT
40 TO WORK WITH MR. FLORENCE AS PRESENTED. COUNCILMEMBER HOYT
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

42 COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
44 COUNCILMEMBER POWELL AYE
COUNCILMEMBER VANCHIERE AYE

2 THE MOTION CARRIED UNANIMOUSLY

4 **12. Discussion Item — Mini Round-Abouts.** The City Engineers will present
 6 information about mini round-abouts and how they may be used to help improve
 traffic flow and increase pedestrian safety in certain areas of the city.

8 City Engineer Trent Andrus led this agenda item by stating they have previously
 10 gone through some iterations on Center Street and since that time learned about mini
 round-abouts. He then presented more about mini round-abouts and how they may be a
 12 potential option for areas in the city. He then presented the pros and cons of mini round-
 abouts and bulb outs.

14 Following some additional discussion, the Council was in agreement there is
 16 some interest in mini round-abouts, but they would like to have more information.

18 Mayor Lundberg called for any further discussion or comments from the Council.
 Hearing none she moved on to the next agenda item.

20 **13. Public Hearing — Resolution #2023-16-R; FY2023-24 Fee Schedule Updates.**
 22 The Council will review and consider proposed amendments to the FY2023-24
 fee schedule.

24 COUNCILMEMBER VANCHIERE MOVED TO OPEN THE PUBLIC
 HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL PRESENT
 26 VOTED IN FAVOR. THE MOTION CARRIED.

28 Adam Cowie, City Administrator led this agenda item by stating this is item is for
 30 an update to the FY2023-24 Fee Schedule Updates. He noted it is just a housekeeping
 item and is straightforward.

32 Following some discussion, the council was in agreement to approve Resolution
 2023-116-R approving the fee schedule updates as presented by staff.

34 Mayor Lundberg called for any further public comments. Hearing none she called
 36 for a motion to close the public hearing.

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

42 Mayor Lundberg called for any further discussion or comments from the Council.
 44 Hearing none she called for a motion.

2 COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2023-
16-R APPROVING THE FY2023-24 FEE SCHEDULE UPDATES AS PRESENTED.
4 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

- 6 COUNCILMEMBER HOYT AYE
- COUNCILMEMBER BRODERICK AYE
- 8 COUNCILMEMBER POWELL AYE
- COUNCILMEMBER VANCHIERE AYE

10 THE MOTION CARRIED UNANIMOUSLY

12 **14. Recess to Lindon City Redevelopment Agency Meeting (RDA)**

14 COUNCILMEMBER POWELL MOVED TO RECESS THE LINDON CITY
COUNCIL MEETING AND CONVENE AS THE LINDON CITY RDA.
16 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

- 18 COUNCILMEMBER VANCHIERE AYE
- COUNCILMEMBER POWELL AYE
- 20 COUNCILMEMBER BRODERICK AYE
- COUNCILMEMBER HOYT AYE

22 THE MOTION CARRIED UNANIMOUSLY.

24 BOARDMEMBER POWELL MOVED TO ADJOURN THE LINDON RDA
MEETING AND RECONVENE THE LINDON CITY COUNCIL MEETING.
26 BOARDMEMBER VANCHIERE SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

- 28 BOARDMEMBER POWELL AYE
- BOARDMEMBER VANCHIERE AYE
- 30 BOARDMEMBER BRODERICK AYE
- BOARDMEMBER HOYT AYE

32 THE MOTION CARRIED UNANIMOUSLY.

34 **15. Review & Action — Resolution #2023-17-R;** Intent to provide financial
backstop to the Lindon City RDA for purchase of property on 700 North.

36 Adam Cowie, City Administrator stated due to some technical difficulties and to
38 the lengthy hour of the meeting this item will be continued to the next meeting. Mayor
Lundberg stated that is will also be better to continue in order to have a full quorum
40 present.

42 Mayor Lundberg called for any further public comments. Hearing none she called
for a motion to close the public hearing.

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

6 Following some addition discussion, the Council was in agreement to continue
Resolution #2023-17-R approving the intent to provide financial backstop to the Lindon
8 City RDA for purchase of property on 700 North as presented by staff.

10 Mayor Lundberg called for any further discussion or comments from the Council.
Hearing none she called for a motion.

12 COUNCILMEMBER POWELL MOVED TO CONTINUE RESOLUTION
#2023-17-R APPROVING THE INTENT TO PROVIDE FINANCIAL BACKSTOP TO
14 THE LINDON CITY RDA FOR PURCHASE OF PROPERTY ON 700 NORTH AS IN
ORDER TO HAVE A FULL COUNCIL PRESENT. COUNCILMEMBER
16 VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

- 18 COUNCILMEMBER HOYT AYE
- COUNCILMEMBER BRODERICK AYE
- 20 COUNCILMEMBER POWELL AYE
- COUNCILMEMBER VANCHIERE AYE

22 THE MOTION CARRIED UNANIMOUSLY

24 Mayor Lundberg called for any further discussion or comments from the Council.
Hearing none she called for a motion to adjourn.

26 **Adjourn –**

28 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
30 AT 9:45 PM. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32 Approved – October 2, 2023

34
36 _____
Kathryn A. Moosman, City Recorder

38
40
42 _____
Carolyn Lundberg Mayor

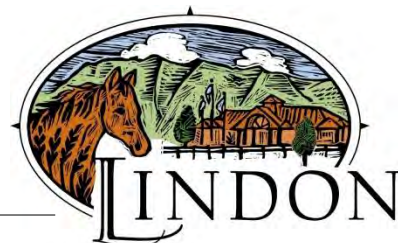
Item 7 – Consent Agenda – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion, or may discuss individual items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

There were no consent agenda items presented for approval.

8. Recess to Lindon City Redevelopment Agency Meeting (RDA)*(30 minutes)*

Sample Motion: I move to recess the Lindon City Council meeting and convene as the Lindon City RDA.

Call Lindon City RDA to order, then review RDA minutes & agenda items.



Notice of Meeting of the Lindon City Redevelopment Agency

The Lindon City Redevelopment Agency will hold a meeting beginning at **5:15 p.m. on Monday, October 2, 2023** 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:



Conducting: Carolyn Lundberg, Mayor

- 1. **Call to Order / Roll Call** *(Review times are estimates only)*
(5 minutes)
- 2. **Approval of RDA minutes from September 18, 2023** *(5 minutes)*
- 3. **Review & Action (continued item): RDA Resolution #2023-4-R; intent to purchase real property on 700 North for economic development purposes.** *(40 minutes)*

Adjourn and reconvene the Lindon City Council meeting.

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

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Kathy Moosman at 801-300-8437, giving at least 24 hours notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three 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, MMC

Date: September 28, 2023; Time: 5:00 p.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Justice Court, Lindon Public Works, Lindon Senior Center

The Lindon City Redevelopment Agency held a meeting on **Monday, September 18, 2023** beginning at approximately 9:25 pm in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

Conducting: Carolyn O. Lundberg, Chairman

PRESENT

Carolyn Lundberg, Chairman
Van Broderick, Boardmember
Jake Hoyt, Boardmember
Randi Powell, Boardmember
Mike Vanchiere, Boardmember
Adam Cowie, Executive Secretary
Kathy Moosman, Recorder

ABSENT

Daril Magleby, Boardmember

COUNCILMEMBER HOYT MOVED TO RECESS THE MEETING OF THE LINDON CITY COUNCIL AND CONVENE THE MEETING OF THE LINDON CITY REDEVELOPMENT AGENCY AT 9:27 P.M. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

1. Call to Order/Roll Call

Chairman Lundberg	Aye
Boardmember Hoyt	Aye
Boardmember Powell	Aye
Boardmember Broderick	Aye
Boardmember Vanchiere	Aye

2. Review of Minutes – The minutes of the RDA meeting of June 5, 2023 were reviewed.

BOARDMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE LINDON CITY RDA MEETING OF JUNE 5, 2023 AS PRESENTED. BOARDMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

BOARDMEMBER HOYT	AYE
BOARDMEMBER BRODERICK	AYE
BOARDMEMBER VANCHIERE	AYE
BOARDMEMBER POWELL	AYE

THE MOTION CARRIED UNANIMOUSLY.

CURRENT BUSINESS –

1. Review & Action: RDA Resolution #2023-4-R; Intent to purchase real property on 700 North for economic development purposes. *(10 minutes)*

Adam Cowie, Executive Secretary addressed the Board at this time. He stated due to technical difficulties with the presentation this item will be continued to the next meeting.

Chairman Lundberg agreed to continue item and to also have a full quorum present for the discussion.

Chairman Lundberg called for any further comments or discussion from the board. Hearing no further comments, she called for a motion.

BOARDMEMBER HOYT MOVED TO CONTINUE RESOLUTION #2023-3-RDA AMENDING THE FY2023 RDA BUDGET AND ADOPTING THE FY2024 RDA FINAL BUDGET AS PRESENTED. BOARDMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

BOARDMEMBER HOYT	AYE
BOARDMEMBER VANCHIERE	AYE
BOARDMEMBER BRODERICK	AYE
BOARDMEMBER POWELL	AYE

THE MOTION CARRIED UNANIMOUSLY.

ADJOURN -

BOARDMEMBER HOYT MOVED TO ADJOURN THE MEETING OF THE LINDON CITY RDA AND RE-CONVENE THE MEETING OF THE LINDON CITY COUNCIL AT 9:40 P.M. BOARDMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 2, 2023

Adam Cowie, Executive Secretary

Carolyn O. Lundberg, Chairman

(See RDA agenda)

Review & Action — RDA Resolution #2023-4-R; intent to purchase real property on 700 North for economic development purposes. *(30 minutes)*

See attached Resolution and documents that include information on the intent to purchase real property on 700 North for economic development purposes.

Financial purchase options with interest rates as of 9/19/2023 have been included in the staff report. Also included are the 700 North CDA Project Area Plan and the 2023 Annual RDA Report. These documents outline the purpose and intent of the 700 North CDA and the most recent financial status of the CDA. Purchase of property for economic development purposes is a possible use of CDA funds as contemplated in the Project Area Plan. Staff will review sections of information from these documents in the presentation of this item.

As the City Council/RDA Board is aware, the City entered into a development agreement with Ivory Homes in 2016 to reserve this commercial property for 5 years in hopes of seeing a commercial development occur on the land. No developer or tenant for the property ever materialized and the developer is permitted to move forward with residential uses on the property. The City approached Ivory Homes earlier this year to see if they would be willing to sell the property in order to preserve opportunity for a deeper/larger commercial development. The city obtained an appraisal of the property and Ivory is amenable to the sale per the appraised value of \$12.91 per sq/ft.

If the Council/RDA Board determines that purchasing the property is in the best interest of the RDA and the city, staff recommends the 15-yr direct placement option (private purchase that allows pre-payment of the bond like what was done with the financing for the Public Safety Building). This would equate to an annual payment of approximately \$450k and total debt service of approximately \$6.9 million (principal & interest). While the administrative staff feels that the RDA and City can tolerably pay the annual debt service, it should be noted that this purchase will be allocating future CDA and General Fund revenues to debt service. These dollars will not be available for other city needs until the debt is fully paid.

In FY2022, about \$160k in tax increment revenue was generated within the CDA, which is not sufficient on its own to cover anticipated annual debt service costs for purchase of this property, nor is the entire 700 North CDA Project Area projected to receive enough tax increment funds over the life of the CDA to cover the total cost of this land purchase. Therefore, the RDA will need to rely upon Lindon City acting as a financial backstop, pledging sales tax revenues for the majority of the annual debt payment. If tax increment revenues are greater than anticipated, the RDA can repay the city for its contributions made prior to the 700 North CDA's expiration in 2039.

There have been prior discussions regarding the need to jointly work with the Anderson family as they own the parcel to the north of the subject property, which also has frontage on 700 North. City staff and the Anderson's have crafted the attached Memorandum of Understanding (MOU) to jointly work together to market and develop the contiguous commercial properties in such a way as to be mutually beneficial. The Anderson family has reviewed and indicated willingness to sign the MOU. The

Council/Board should note that the MOU is a non-binding agreement and does not transfer to any future owner of the Anderson’s property.

While the city has received many inquiries and proposals over the years for developments along the 700 North corridor, future development of the property is speculative in nature as, at this time, there is no developer or business waiting in the wings to build on this property. It is the hope of the RDA and City that, by securing this commercial property, the increased depth from 700 North can be used to attract and/or incentivize a high-quality development to the location and thus spur greater economic growth within the 700 North area.

A calendar of events has been attached to show the process of securing financing if the Council/RDA Board chooses to approve the intent to purchase the property. Approval of additional resolutions and actions will be required with final closing on the property anticipated in late-November.

Sample Motion: I move to (approve, continue, deny) Resolution #2023-4-RDA approving the intent to purchase real property on 700 North for economic development purposes.

Sample Motion: I move to adjourn the Lindon RDA meeting and reconvene the Lindon City Council meeting.

LINDON CITY REDEVELOPMENT AGENCY RESOLUTION 2023-4-RDA

A RESOLUTION OF THE LINDON CITY REDEVELOPMENT AGENCY (THE AGENCY) APPROVING INTENT TO PURCHASE APPROXIMATELY EIGHT ACRES OF COMMERCIAL PROPERTY WITHIN THE 700 NORTH COMMUNITY DEVELOPMENT AREA (CDA) FOR ECONOMIC DEVELOPMENT PURPOSES AND ENTERING INTO FUTURE AGREEMENT WITH LINDON CITY (THE CITY) TO ACT AS A FINANCIAL BACKSTOP OF SAID PURCHASE.

WHEREAS, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 et seq. (2000), and continues to operate under the provisions of its extant successor statute, the Community Development and Renewal Agencies Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City’s General Plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

WHEREAS, in 2013 the Agency created the 700 North Community Development Project Area (the “Project Area”), through the adoption of the 700 North Community Development Project Area Plan (the “Project Area Plan”), located within the City, for the purpose of encouraging development activities through the payment of certain public infrastructure, land assembly, and other uses that directly benefit the Project Area and foster economic development with the Project Area; and

WHEREAS, after careful analysis and consideration of relevant information, the Agency desires to purchase approximately eight acres of real property within the Project Area for the purpose of land assembly and to encourage development activities in conformance with the Project Area Plan; and

WHEREAS, the Agency desires to enter into future agreements with the City to assist with financing of the property purchase through a pledge of City sales tax revenues; and

WHEREAS, the City is amenable to the purchase of property by the RDA and finds that such action will benefit the RDA and the City.

THEREFORE, BE IT RESOLVED BY THE LINDON CITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby approves intent to purchase approximately eight acres of commercial land within the 700 North CDA for land assembly and economic development purposes.

Section 2. The Agency is hereby authorized to pursue and secure financing for the land purchase.

Section 3. The Agency is hereby authorized to enter into future agreements with the City for financial assistance purposes associated with the land purchase.

Section 4. The Chair of the Agency is authorized to execute necessary Agreements on behalf of the Agency to facilitate purposes listed above, subject to approval of future resolutions or RDA / Lindon City Council actions as required by law.

Section 5. This Resolution shall be effective as of the date of adoption.

PASSED and ADOPTED by the Board of the Lindon City Redevelopment Agency this 2nd day of October, 2023.

Carolyn O. Lundberg, RDA Chair

ATTEST:

Adam M. Cowie, Executive Secretary

{Seal}

BOARD MEMBERS VOTING "AYE"

BOARD MEMBERS VOTING "NAY"

The following presentation was prepared by, and will be presented by, Mayor Lundberg.

Why would Lindon City invest in land for a downtown project?
Has this been done before? Does it work?



Value of a City Downtown

Study conducted by the International
Downtown Association

Key benefits:

- Economy
- Vibrancy
- Identity
- Resilience



Economy

“The density of economic activity, downtown investment provides a higher level of return per dollar invested than other parts of the city... Downtowns represent economic opportunity and have a built environment that supports future growth. The mix of uses, coupled with ample commercial real estate, positions both downtown and its city for continued office, job, and residential growth.”

- **Downtown size averages 3% of total land area but brings;**
- 17% of the citywide property tax revenue
- 43% of hotel tax revenue
- 12% of sales tax revenue
- 12% of the citywide assessed land value
- 25% of total employment
- 38% of the city’s office space.

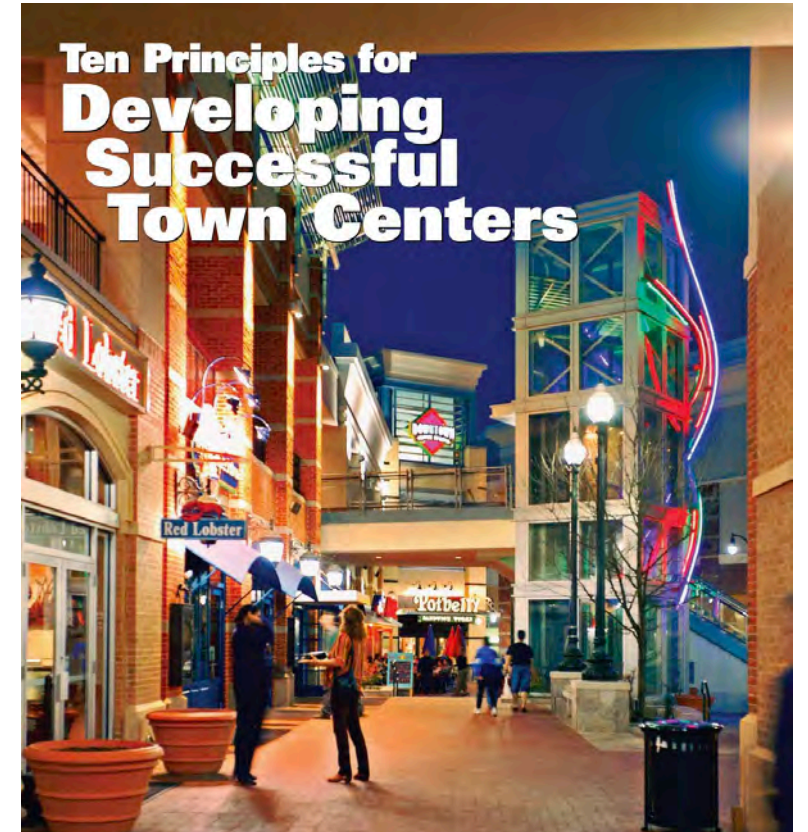
Vibrancy

Due to their higher density and expansive user base, downtowns support a variety of retail, infrastructure, and institutional uses which offer mutually reinforcing benefits to the region.

- Studied downtowns outpaced their cities in residential growth ... growing an average of 40% against the citywide average of 15%.
- Downtowns are regional shopping, nightlife, and entertainment centers. The average study downtown accounts for 12% of all citywide retail sales dollars, 32% of all hotel rooms, and **generates \$452M in retail sales per square mile** (over five times the citywide average).

Identity

Downtowns have intrinsic cultural significance, defining the region's brand by offering public assets, culture, recreation, entertainment, and participation in civic activities... downtowns provide a high quality of life that attracts employers, investment, visitors, and residents.



Whether starting with green-field or redeveloping a blighted area, the goals are the same. “The primary purpose of a newly created town center plan lies in creating an economically healthy center that will enhance the community’s quality of life. By ‘quality of life,’ we mean being part of an attractive, prosperous community where residents enjoy where they live, work, shop and play.”
– Urban Land Institute

Resilience

“The diversity and density of resources and services in downtown make it inherently better able to rebound from economic, social, and environmental shocks and stresses than other parts of the city and region. For instance, if one area of the market is in decline, the downtown can continue growing in other market areas.”

Economic development promotes economic well-being and improves the quality of life in communities by creating and retaining jobs, enhancing wealth and providing a stable tax base.

Share the Risks, Share the Rewards

Developing well-designed, successful town centers often requires merging public and private interests and resources.

Risks

- What can the market bring? Will developers and users come along with us?
- Can we take a long-view timeframe and ride economic cycles for implementation?
- Will the investment bring an ROI that justifies city's participation?
- Conversely, what will we get with no vision?

Rewards

- Jobs, additional private investment.
- Increased sales and property tax base.
- City in “Driver’s seat” to guide best and highest uses of property.
- Enhanced community amenities, infrastructure.
- Provide greater sense of connection and identity. Community building for the future.

Lindon City's 700 N Corridor



Utah County Population

2023 702,000

2060 1.33 Million



The Town Center District will be an active destination core with a vibrant mix of place-making land uses and gathering areas to create an identifiable downtown for Lindon City.

- Mixed-use development for retail, office, entertainment, cultural, and daily-needs services.
- Transportation-rich corridor with planned I-15 exit and a TOD "Core" district with fiber optic infrastructure already in place.
- Planned transit nodes including future Bus Rapid Transit (BRT) stations and light rail (Trax) corridor.

LINDON DEMOGRAPHICS

Average Household Income:	\$123,306
Average Household Size:	3.96
Owner Occupied:	76.6%
Median Age:	29.5

For more information, please visit www.lindoncity.org



The 700 N corridor in Lindon City, Utah is the last large stretch of undeveloped land in the heart of one of the fastest growing counties in the nation. *The Lindon Village* area is the gateway property to Lindon City from the I-15 freeway. The future planned additional freeway exit/on-ramp and mass transit along 700 N establishes a great opportunity for a successful transit-oriented, mixed-use development that will support a vibrant live, work, play town center.

With a future Bus Rapid Transit (BRT) line set to run through 700 N, a light rail TRAX station, and proximity to I-15, which sees daily traffic counts exceeding 200,000, this site will be a major thoroughfare for local and regional users. Abundant housing doors along with millions of square feet of office within a 2 mile radius of the site ensures a healthy demand for goods and services in this target market area.

West Valley City

Nicole Cottle – Attorney/Assistant City Manager



- Did not have a master developer, city brought in developers.
- Council bought 80 acres, funded a \$30M hotel. Total investment over \$100M.
- Property tax value is now over \$1 billion.



St. George



- \$6M city investment started in 2007
- Has attracted tourism, businesses and residents to the heart of the city's historic center that have in-turn generated tax base providing redevelopment capital and private investment.
- In 2017 attracted \$40M 'City View' multi-use downtown project.



A proposed downtown development would fill most of a city block between St. George Boulevard and Tabernacle Street, Main Street and 100 West, in St. George. PEG Development

Meridian Idaho – City staff

“We are trying to deliver destination experiences. The returns have been 1000 percent.”

- Has both a civic, historical downtown and a commercial downtown in two separate locations.
- After commercial center was huge success with CenterCal, turned to historic Downtown for 30M investment project.



Millcreek City



- 2019 City purchased 4 acres of land with no master developer.
- Invested \$20 million sales tax bond for city hall and plaza.
- Recently opened Millcreek Commons skate loop. Harmons grocery, housing, entertainment. Project is still ongoing.

Holladay



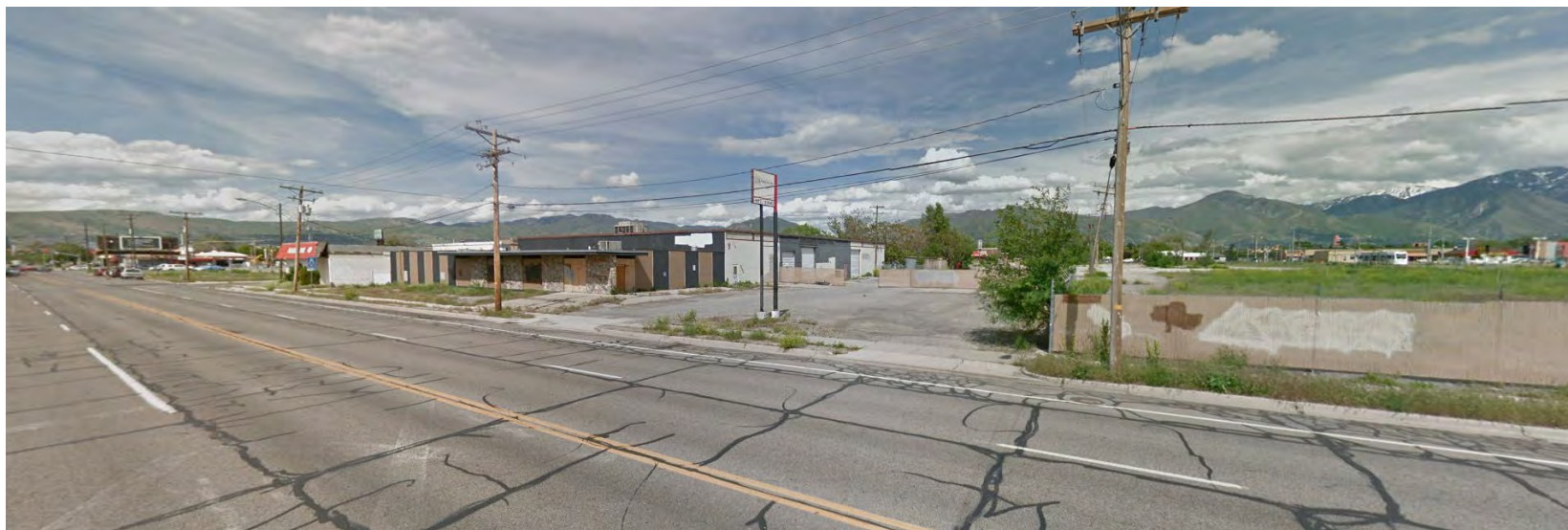
- Master plan adopted 2006, built 2014
- City purchased property and partnered with a master developer for NW corner. Built green park adjacent.
- TIF incentives
- Has had a ¼ mile to mile reinvestment effect with over 100 businesses currently.



South Salt Lake



- Started in 2009
- \$20 million sales tax bond
- City purchased 9 acres
- Attracted Winco and sold property to the Boyer Company at a reduced price that is recouped via sales tax. Private investment followed.
- Created an identifiable downtown, open space, walkable neighborhoods, arts district and new commercial development.



Troutdale, Oregon

6 sq miles. Population 16,000 – Eric Mueller, City Finance Director
“No project gets less-expensive in the future”.

- 30 years ago, city invested in Downtown creation. Paid for pocket park, bought old buildings, spent \$200K parking area.
- Acquired new property for 2.5M and spent another 3.5M to remediate before Covid. Will spend 4.5M to build riverfront trail and park amenity.
- Remaining 17 acres will be sold-off for mixed use commercial, hotel, housing.



Sandy

Kimberly Bell, Deputy Mayor – “The Cairns Master Plan is a culmination of patient planning and property acquisition to re-imagine the future of Sandy’s downtown area.”

Robert Sant, Ec. Development/RDA Deputy Director;
“HCT had a \$41,966,000 economic impact in 2022. A year after HCT opened in 2017, their annual economic impact was \$13 million, so it has grown exponentially over the last few years.”

City approved \$42.7M Bond, SL County contributed \$4.7M. City gets bonds paid back via lease payments from Hale and new property and retail tax revenue.

Councilman Jim Bradley *“We have to build the quality of life as well as basic services”*

4.1.1 GUIDING DEVELOPMENT THROUGH REGULATION AND LAND OWNERSHIP

Zoning is a tool that cities have used to guide and regulate the type of development within their borders. Sandy City will implement the vision created in this plan through the adoption of a Cairns Area Zone District and The Cairns Development Standards and Guidelines.

The city has used an additional tool to guide land development through city owned properties. The City has been a long time owner of key parcels of property in The Cairns District. The City has added to its holdings since this plan was originally adopted. Figure 401 shows the extent of City ownership in The Cairns. Sandy City can be very effective in controlling development on land that it owns. The City can clearly communicate what they will allow to be developed and make that a condition of the sale. Many of the projects that have best followed the plan have been built to city specifications on city-owned property. Figure 402 and Figure 403 identify properties now under private ownership and development that was once owned by the City.



Figure 401 - Map of Ownership



Figure 402 - Hale Center Theater



Figure 403 - The Park at City Center

Sandy City Cairns Master Plan Document;

“The Cairns vision was achievable but required public investment beyond what the current market could support through organic growth.”

4.1.2 PUBLIC IMPROVEMENTS

Some of what will visually define The Cairns is directly under the City's control such as plazas, parks, trails, streets, civic buildings, and other public improvements. It is important that all stakeholders (e.g. city residents, city officials, property owners, future developers, public utility companies, and others) all participate in and share a common vision for the Area. Sections 4.2 & 4.3 of this document and “The Cairns Design Standards and Guidelines” further define how to implement this vision. Included in section 4.2 is an outline of project phasing delineated by projects completed since the plan was originally adopted in 2012, projects that are currently funded or under way and projects anticipated over the long term. Section 4.3 explains how the branding of The Cairns can effectively be implemented.

The City has a financial plan projecting the timing and funding for the various public improvements in The Cairns Master Plan. This financial plan can be found in the “Summary Budget” Section of the Sandy City Approved Budget Book starting with FY 2016-17. This plan details not only planned expenditures for future years but also the amount appropriated by the City Council for FY 2016-17. The plan will be updated annually and published in subsequent budget books.

4.1.3 DEVELOPMENT INCENTIVES

RCLCO was hired as a consultant to prepare a market study of The Cairns Area, which was presented to the City Council in April 2013. RCLCO concluded that **The Cairns vision was achievable but required public investment beyond what the current market could support through organic growth. Strategic incentives could result in development that would not only exceed the current market but would increase the market potential for even further development. As growth progressed, the market would eventually support all elements of The Cairns vision. The City is open to strategic incentives but only to the extent that the incentives would result in development not currently supported by the market and would in turn increase the market in a way that would make future development possible with fewer or no incentives.**

4.1.4 BRANDING AND MARKETING

Branding and communicating the common vision can create the excitement and commitment to implement the plan. The Cairns brand is an important part of this process. The Cairns brand emerged from a detailed study that happened in 2014, two years after the initial adoption of this plan. Section 4.3 herein has further information about the branding and marketing plan as well as an overview of the landmarks, gateways, wayfinding, and other elements which help define The Cairns brand.

4.2 IMPLEMENTATION OF THE PLAN

The key components, as mentioned in chapter 3, will need to be implemented in order to achieve the overall vision of The Cairns. Previous sections discussed some of the implementation methods and tools the City intends to use to achieve this vision.

The following are the implementations steps that were recently completed, are currently underway, or are to be completed within the next 2 years (phase 1), planned for the near future (2 to 10 years) (phase 2) and those that will be achieved in the long term (10 to 25 years) (phase 3).

4.2.1 TRAFFIC ENHANCEMENTS

See Figure 404 for specific locations of these conceptual improvements. These preliminary conceptual plans are subject to change by UDOT, Sandy City, and UTA.

.1 PHASE 1 IMPROVEMENTS

The main components of the Phase 1 plan which are being implemented are described below.

- .a MONROE STREET EXTENSION (TOWNE RIDGE PARKWAY TO MALL RING ROAD)
This project consisted of 3 phases and is now completed. It included an extension and expansion of Monroe Street from Towne Ridge Parkway through to the Mall Ring Road.

- .b BEETDIGGER BOULEVARD EXTENSION (SEGO LILY DRIVE TO 10600 SOUTH)
In conjunction with development in the East Village, a north/south minor collector street is needed to adequately service the Area. This road is to be extended from its existing terminus at the UTA Bus Loop near the Civic Center TRAX station and extend to the existing stub street west of the LDS Chapel on 10600 South.

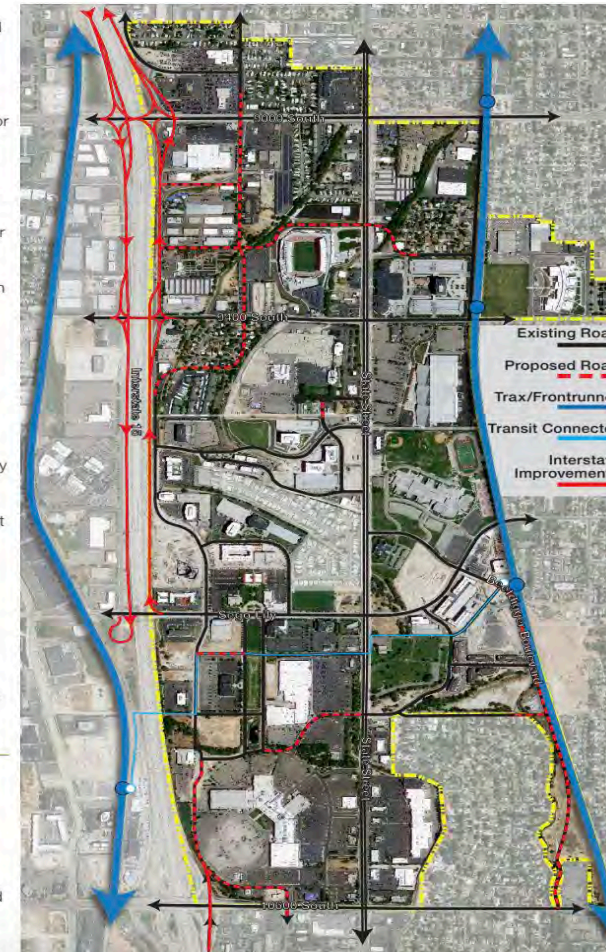
- .c 10600 SOUTH STREET NORTHBOUND SLIP RAMP
UDOT has studied and created a plan to allow Northbound traffic to exit at 10600 South and continue under the freeway interchange and outlet onto the extension of Monroe, near the Shops at South Town.

- .d RE-ROUTED MONROE STREET
Phase 6 of this project includes a new routing of Monroe Street and widening improvement of some existing roadway sections from 9000 South Street to 9400.

.2 PHASE 2 IMPROVEMENTS

The main components of the Phase 2 plan being discussed are as follows:

- .a AUTO MALL DRIVE INTERSECTION
An upgraded intersection at 10600 South Street and Automall Drive providing increased access to and from The Shops at South



Heber City

Matt Brower, City Manager - “Great things don’t come by happenstance. Our experience is that the private sector is looking for a city to lead and then private dollars follow, especially when they are part of the vision and planning. Our downtown plan and investment has galvanized and excited businesses and other stakeholders to make it happen together.”

- Purchasing ½ of entire commercial block
- Spending 1.1M to create pedestrian Plaza in combination with current city center park.
- Using CRA fund to incentivize higher quality development
- Re-routing highway with bypass



Shaker Heights, Ohio

Mayor David Weiss – “This is the ‘Living Room’ of our community”

Making ‘Downtown’ Shaker Heights From Scratch.

- Started with main collector road which city contributed 2.2M.
- Followed with 6.2M grant for the project, which is currently on-track being repaid mostly by the new income tax generated by the project.



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Todd Gurney, MAI
Tyler Gurney

April 20, 2023

Lindon City
Attn: Adam Cowie
100 North State Street
Lindon, Utah 84042

**RE: 8.71 Acres Zoned LVC
Appx. 650 N. Anderson Boulevard
Lindon, Utah 84042
Ivory Land Corporation**

Dear Adam:

At your request, I have performed an appraisal analysis of the above-referenced property. The subject is zoned LVC Lindon Village Commercial. The subject is a portion of parcels 14-063-0119 and 14-063-0116 on Utah County records. No legal description was provided, but the subject is identified in the Aerial View and other exhibits of this report. Adequate water shares for development are assumed to be included.

The appraisal purpose is to provide an estimate of current as-is market value. The property rights appraised are fee simple. Based on the results of my analysis, I estimate the current as-is market value of the subject property, as of the effective appraisal date (April 10, 2023), to be \$12.91 *per sq. ft.*, or the following rounded total:

\$4,900,000

**** FOUR MILLION NINE HUNDRED THOUSAND DOLLARS ****

This value is contingent upon the Extraordinary Assumptions on pages 9-10 of this report.

Based on my research and analysis, I have concluded that the estimated exposure time to achieve the value estimated herein is approximately six months. The probable marketing time is up to six months as well.

Please find attached the documentation and supportive exhibits that comprise the appraisal report. The appraisal report was prepared in accordance with the Code of Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. This is an *Appraisal Report*.

Please advise if I can be of any further assistance.

Respectfully submitted,

TODD GURNEY, MAI

Utah State Certified General Appraiser
Certificate 5487768-CG00 Expires 7-31-24

File 28623

Attachments:

Narrative Summary Report	4
Location Map	31
Lindon Zone Map	32
Aerial View	33
Parcel Map	34
Concept Site Plan	35
Current Subject Photos	36
Flood Zone Map	43
Appraisal Engagement	44
Appraiser License	46
Appraiser Qualifications	47

**MEMORANDUM OF UNDERSTANDING
BETWEEN LINDON CITY AND BOYD ANDERSON AND SONS COMPANY INC**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made this ____ day of _____, 2023, between **LINDON CITY**, a Utah municipal corporation and **BOYD ANDERSON AND SONS COMPANY INC**, a Utah Corporation.

RECITALS

WHEREAS, Boyd Anderson and Sons Company Inc is the owner of certain real property located at approximately 700 North and Anderson Boulevard, in Lindon City, which is identified in Exhibit A, and which is actively being marketed for development; and

WHEREAS, when Ivory Land Corporation purchased its property from Boyd Anderson and Sons Company Inc, it agreed to reserve approximately eight acres, identified in Exhibit B, for a period of 5 years to hold for the purpose of commercial development, but for various reasons the property was never developed for a commercial use; and

WHEREAS, the reservation period has now expired and Ivory Land Corporation is not interested in marketing the parcel for commercial development, but may be willing to sell the parcel to Lindon City and the City is considering purchasing said property; and

WHEREAS, Lindon City expressly recognizes and acknowledges the rights and authority of Boyd Anderson and Sons Company Inc, as the sole owner of the north parcel identified in Exhibit A, to sell, hold, or develop this property as it, in its sole discretion, deems to be in its best interest, but hopes to work together to market a larger parcel that may be suitable to a wider range of commercial uses and development than may be suitable for two separate parcels; and

WHEREAS, the parties hope and believe that developing the identified property as one coordinated development area, may benefit both parties by providing a larger, deeper parcel of property which may attract larger commercial tenants and provide better development opportunities for both parcels.

THEREFORE, THE PARTIES JOINTLY AGREE AS FOLLOWS:

1. If Lindon City purchases the approximately eight acres of property from Ivory Land Corporation, that Lindon City and Boyd Anderson and Sons Company Inc. agree to work collaboratively and in good faith to develop the properties in a coordinated manner as one development area and/or to work together to market and develop the properties to benefit of both

parties and to make both properties more marketable. This agreement to work together includes a duty to consult and coordinate regarding marketing/development planning, but each party shall be responsible for the costs, expenses and obligations they incur for their own marketing/development services and nothing herein shall be interpreted to obligate either party to share in the costs and expenses of the other party without their express written consent.

2. Should the good faith efforts of the parties fail to result in a coordinated development, the parties expressly agree and recognize that each party shall retain full authority and control of their respective properties, including the right to market, sell and develop their real property as they, in their sole discretion, may deem to be in their best interests. The parties agree this Memorandum of Understanding is an expression of a hope and desire to work together to market a larger development area, but does not, in and of itself, create a joint venture, partnership, or development agreement, without the execution of a separate express written agreement to that affect.

3. The parties will, in good faith, collaboratively coordinate development designs and layouts to include uses, building placement, parking, vehicular and pedestrian access, and open space.

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 pursuant to State law. The parties further acknowledge that Utah State law prohibits the Lindon City Council from contractual obligating itself to enact or pass any specific legislation or ordinance in the future and nothing in this Memorandum of Understanding shall be interpreted or understood as requiring Lindon City to enact any ordinance or statute as part of this agreement.

5. The Agreement may be terminated by either party upon 10 days written notice. In the event that this Agreement is terminated each party shall retain their respective property rights unencumbered by any obligation to the other party, unless otherwise contained in and controlled by a separate written agreement executed by the parties after the date of this memorandum.

IN WITNESS WHEREOF, Lindon City and Boyd Anderson and Sons Company Inc have executed this Memorandum of Understanding on the dates set forth below.

BOYD ANDERSON AND SONS COMPANY INC.

LINDON CITY

Ron Anderson
President

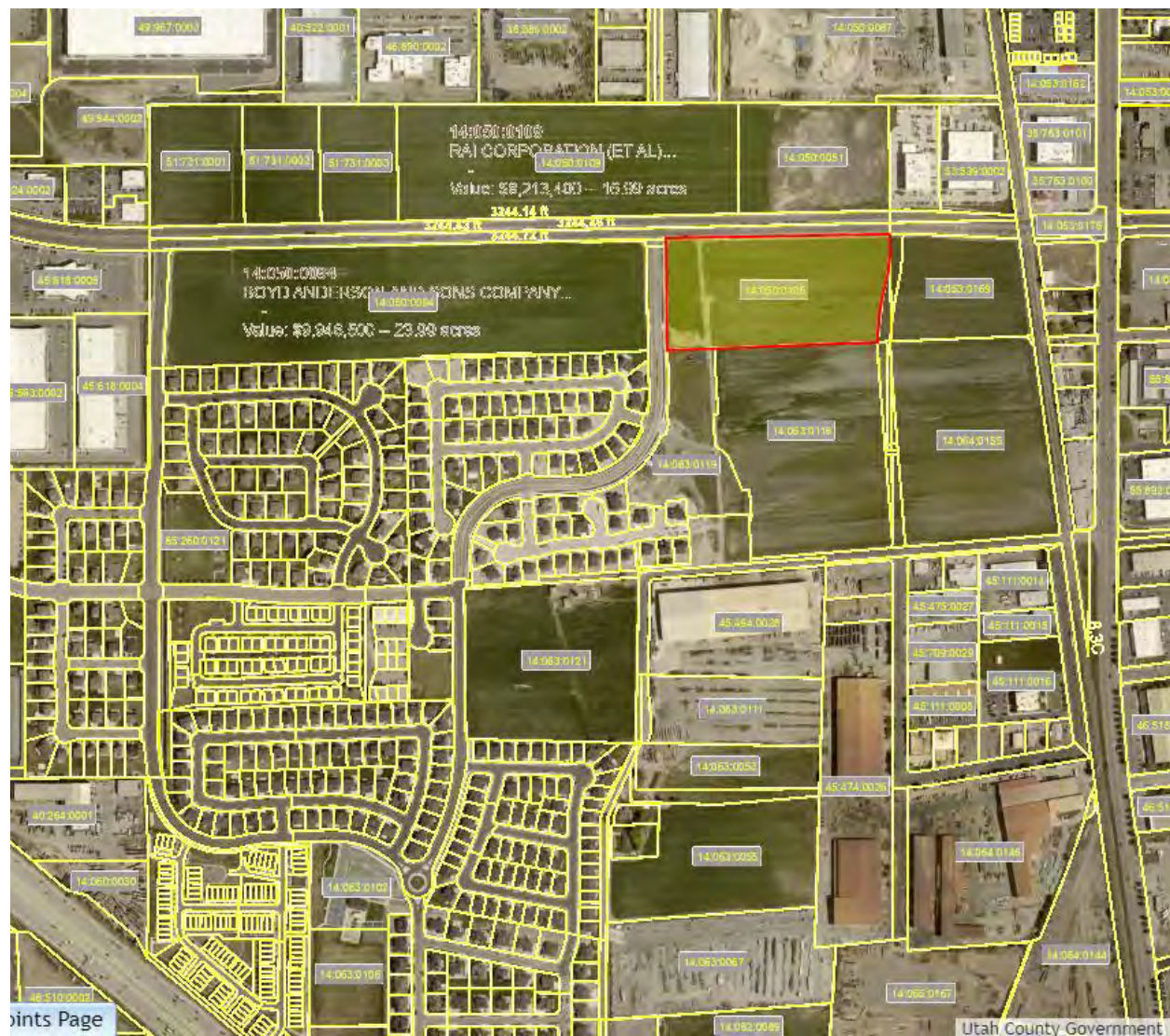
Carolyn Lundberg
Lindon City Mayor

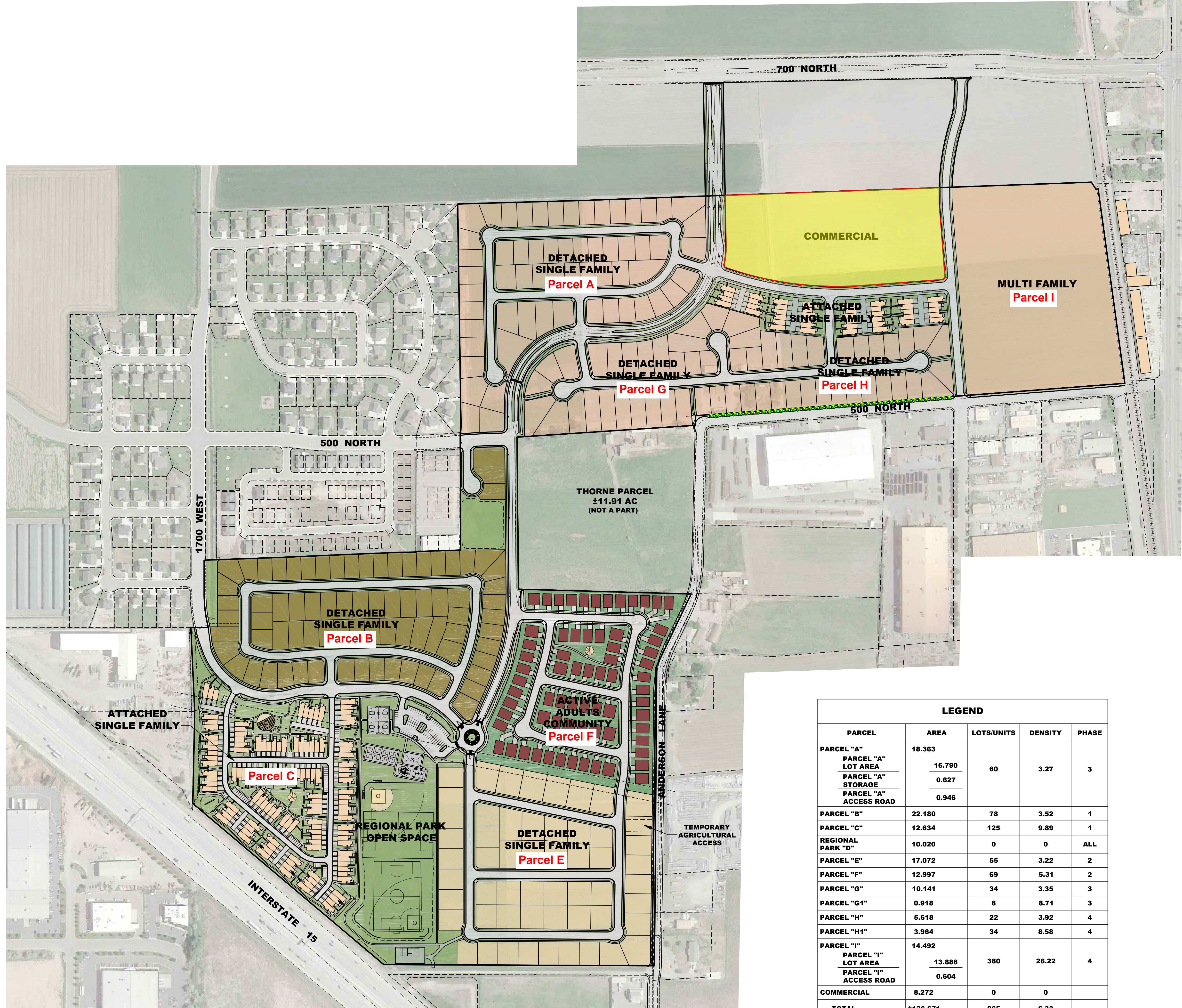
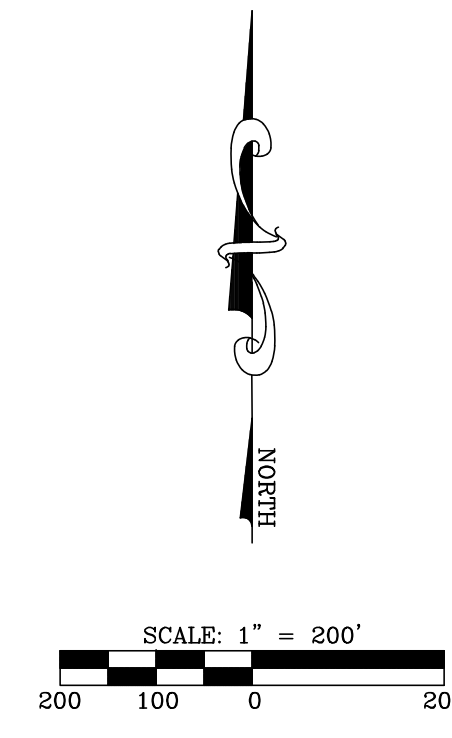
Mayor's Signature Attested:

Kathryn Moosman
Lindon City Recorder

DRAFT

Exhibit A





LEGEND				
PARCEL	AREA	LOTS/UNITS	DENSITY	PHASE
PARCEL "A"	18.363			
PARCEL "A" LOT AREA	16.790	60	3.27	3
PARCEL "A" STORAGE	0.627			
PARCEL "A" ACCESS ROAD	0.946			
PARCEL "B"	22.180	78	3.52	1
PARCEL "C"	12.634	125	9.89	1
REGIONAL PARK "D"	10.020	0	0	ALL
PARCEL "E"	17.072	55	3.22	2
PARCEL "F"	12.997	69	5.31	2
PARCEL "G"	10.141	34	3.35	3
PARCEL "G1"	0.918	8	8.71	3
PARCEL "H"	5.618	22	3.92	4
PARCEL "H1"	3.964	34	8.58	4
PARCEL "I"	14.492			
PARCEL "I" LOT AREA	13.888	380	26.22	4
PARCEL "I" ACCESS ROAD	0.604			
COMMERCIAL	8.272	0	0	
TOTAL	±136.671	865	6.33	



3340 NORTH CENTER STREET
LEHI, UT. 84043
(801) 407-6800

ANDERSON FARMS
LONDON, UTAH
EXHIBIT B - PROPERTY CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:
2013-1845
DRAWN BY:
BLS
CHECKED BY:
GDM
SCALE:
1" = 200'
DATE:
5/2/2016

B

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT B-FOR DEV AGREEMENTS 4/22/2016 12:49 PM

Lindon 700 North Community Development Area (CDA)

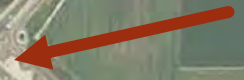
Possible Property Purchase

Staff Report



700 North – Past City Investments

- 2000-01, ~\$1 M for PG/Lindon Interchange
 - 2002-03, ~\$600k for Phase 1 between State & Geneva
- 



2003



2004

Image © 2023 Maxar Technologies

Go

700 North – Past City Investments

- 2000-01, ~\$1 M for PG/Lindon Interchange
- 2002-03, ~\$600k for Phase 1 between State & Geneva

- 2005-06, 700 N. Phase 2 road construction (Geneva Rd to 2000 West)
 - \$4.7 M (\$4.11 M from General Fund)
 - \$212k each year from 2005 to 2018 (paid off early using proceeds from sale of Geneva Park property)



2006

Image © 2023 Maxar Technologies

Google

Imagery Date: 7/31/2006 40°20'45.37" N 111°44'57.38" W elev 4515 ft eye alt

1985

700 North CDA – Background

- ▶ 700 N. CDA Project Area Plan adopted in Sept 2013
 - ▶ 2018 = 20-year CDA for tax increment collection is triggered
 - ▶ 2021 = Two-year extension of CDA allowed due to COVID economic impact. CDA now expires December 31, 2039
- ▶ CDA Area Map: ~ 282 acres

700 North CDA

► CDA Primary Purpose:

► Assist w/ Public Infrastructure Costs within CDA (80%)

► Streets, sidewalks, curb/gutter, utilities, streetlights, etc.

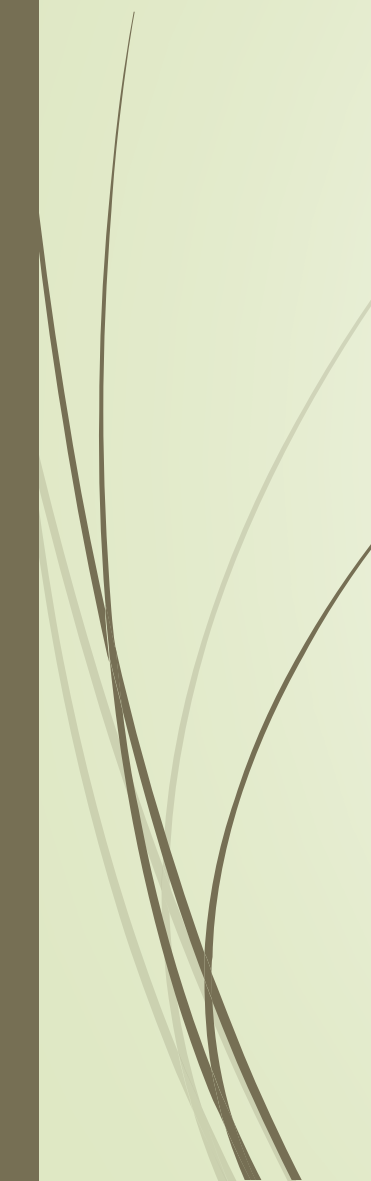
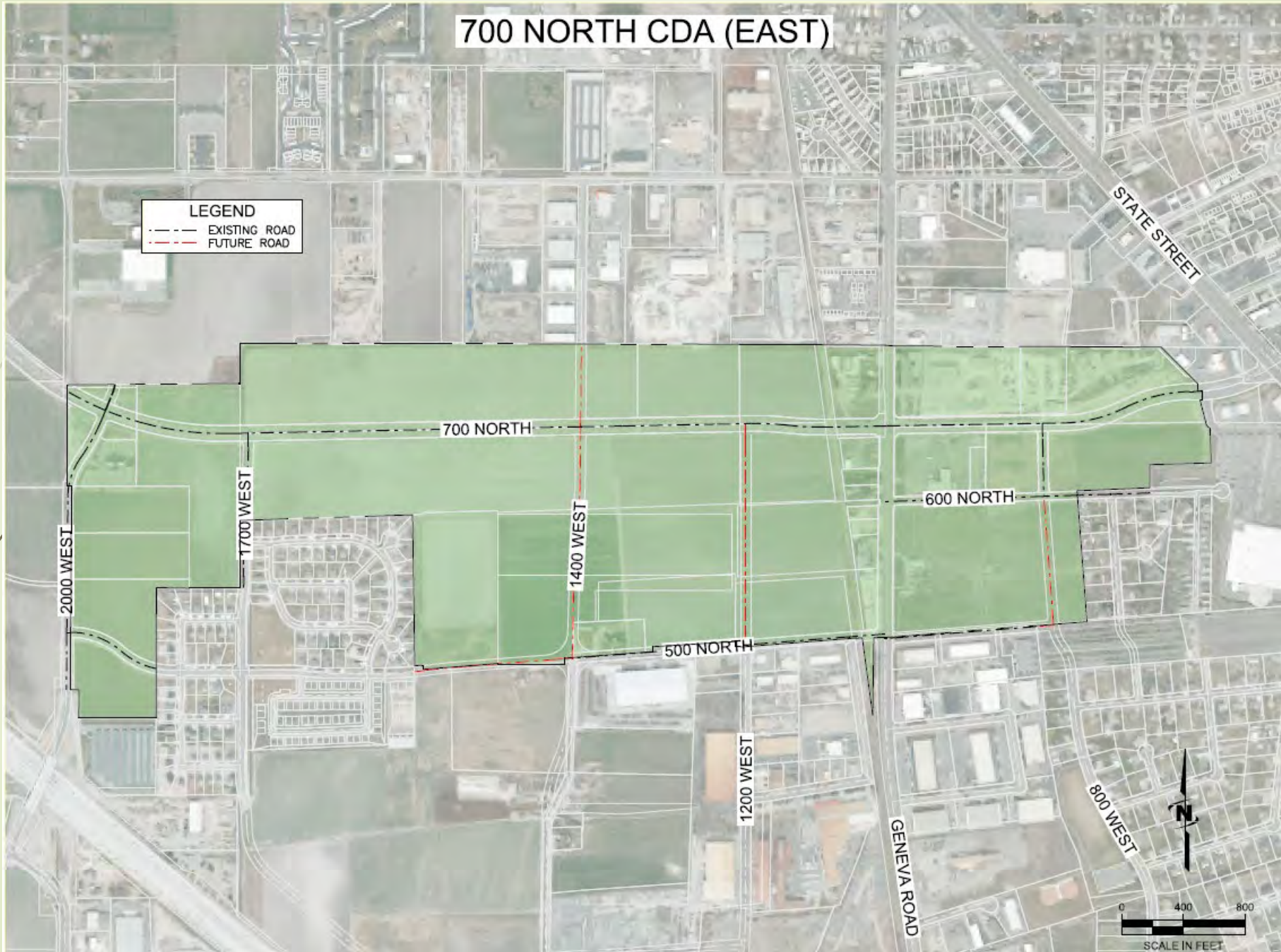
► 2013, JUB Engineers estimated \$21M of infrastructure costs within CDA

► Other purposes / uses of funds (2013 Project Area Plan):

In general, tax incentives may be offered to achieve the community development goals and objectives of this Plan, specifically to:

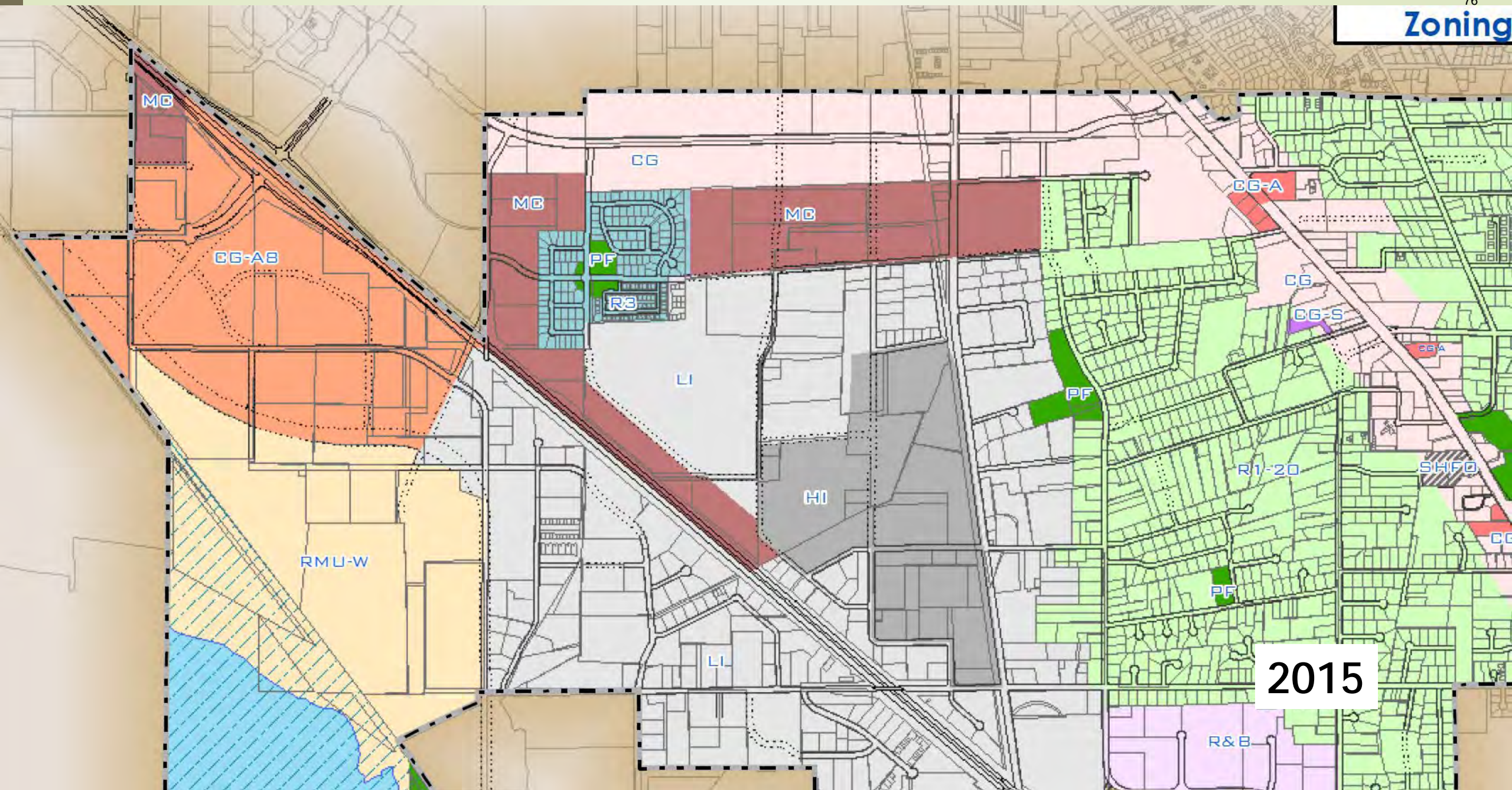
- Foster and accelerate economic development;
- Stimulate job development;
- Promote the use of transit and the walkability of the area;
- Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- Promote an urban environment where residents can live, work, and play;
- Assist with property acquisition and/or land assembly; and
- Provide attractive development for high-quality commercial/industrial tenants.

700 NORTH CDA (EAST)





2013





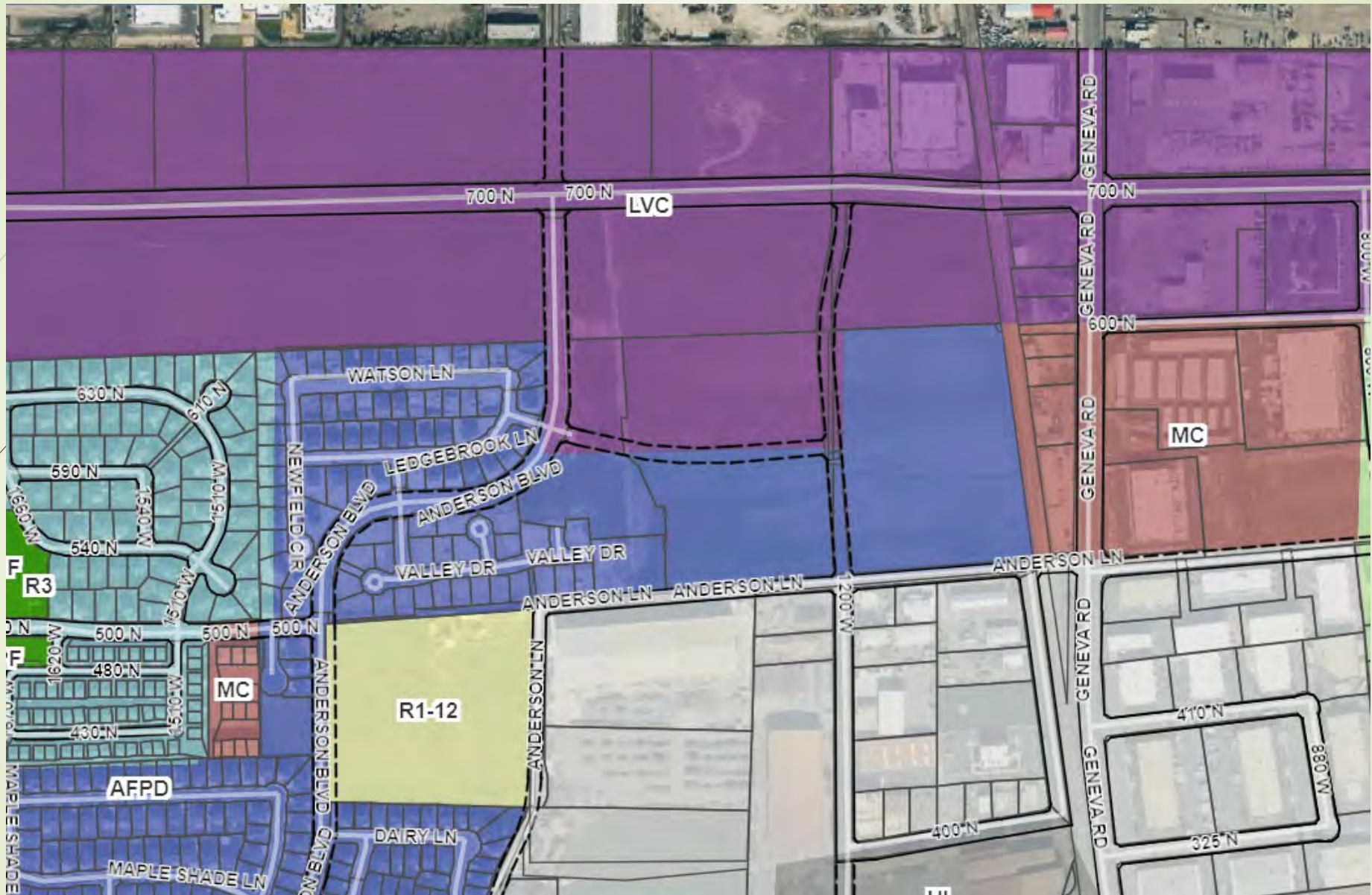
5.7 General Town Center and TOD Concept Plan

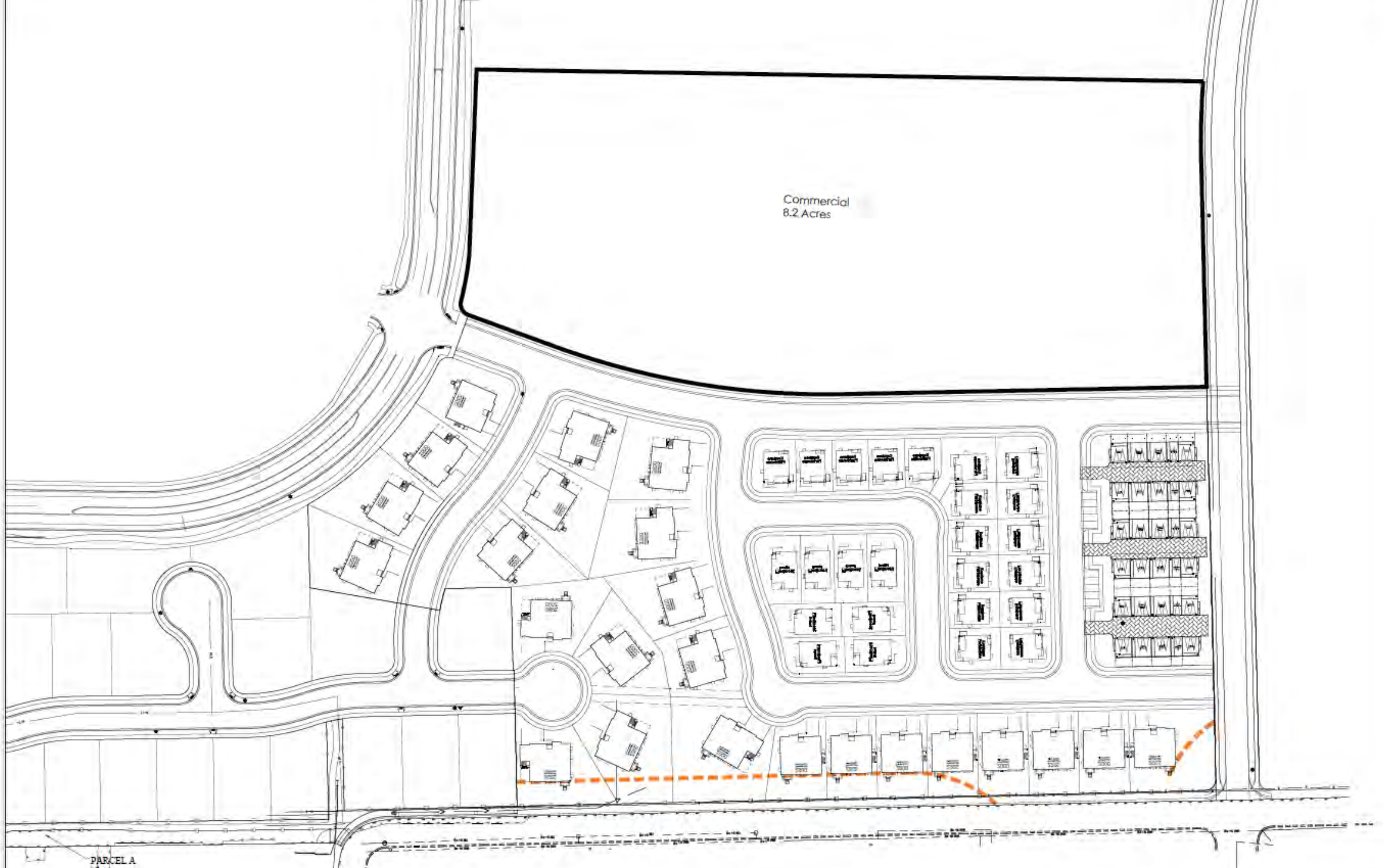
May 2021 – 700 North Small Area Master Plan

The General Concept plan is a presentation of how the site's development may evolve based on the vision, goals, and market study outlined in this document. This is a culmination of all the previous elements described in 5.1 through 5.6. The overall design of the master plan is flexible, including building size, use, and shapes. This concept plan does demonstrate the general urban design principles that should be followed, including the arrangement of streets, open spaces, buildings, and parking areas.



Optional mainstreet plan based on alternative Anderson Farm Development





700 North CDA – Financial Info

- FY2023 CDA tax increment revenues
 - \$161,960 available for development activities/fund balance
- 700 N. CDA fund balance = \$586,000 (since 2018)
- Projected available tax increment revenues over life of CDA (through 2039) = \$5,635,639

700 North CDA – Financial Info

- ▶ April 2023 appraisal of property = \$12.91 per sq/ft or \$4.9M for 8.7 acres
 - ▶ Now APPROXIMATELY 8.2 acres. **Final purchase area TBD**
 - ▶ Pay down some of purchase or save for infrastructure?
- ▶ Memorandum of Understanding (MOU) w/Anderson family to cooperate on marketing & development of both 'front & back' parcels
 - ▶ Non-binding; non-transferable



700 North CDA – Bond options

Redevelopment Agency of Lindon City, Utah

Summary and Comparison of Bond Structuring Options

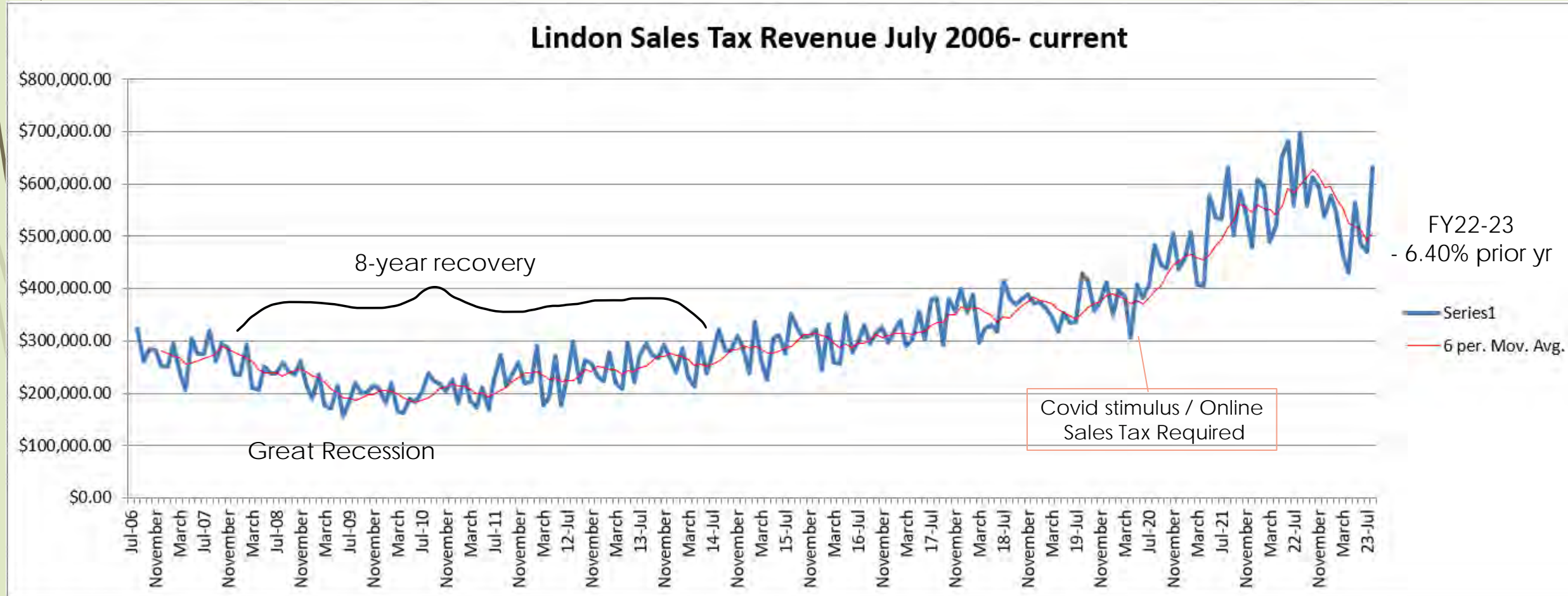
Bond Type	700 North Land Acquisition Project		
	Excise Tax & Sales Tax Revenue Bonds		
	<u>10 Years</u>	<u>15 Years</u>	<u>20 Years</u>
Bond Term			
Par Amount of Bonds	\$ 4,971,000	\$ 4,971,000	\$ 4,971,000
Project Construction Funds	4,900,616	4,900,616	4,900,616
Original Issue Premium	-	-	-
Total Available Funds	4,971,000	4,971,000	4,971,000
Cost of Issuing Bonds	70,384	70,384	70,384
Total Debt Service	6,206,943	6,899,300	7,649,850
Avg. Annual Debt Service	\$ 610,131	\$ 452,663	\$ 376,900
Final Maturity Date	Nov. 1, 2033	Nov. 1, 2038	Nov. 1, 2043
True Interest Cost (TIC%)	4.250%	4.400%	4.500%
All Inclusive Cost (AIC%)	4.536%	4.605%	4.663%

LINDON

Recent & current General Fund debt

- ▶ 2005, 700 N. road (Geneva Rd to 2000 West; road portion only)
 - ▶ \$4.11 M (principal & interest)
 - ▶ \$212,000 / yr bond payment @ 3.75% interest
 - ▶ Paid off in 2018
- ▶ 2008, Aquatic Center; *refunded (refinanced) in 2017*
 - ▶ \$10.36 M bond + interest
 - ▶ ~ \$660k / yr bond payment until 2033
- ▶ 2016, Public Safety Building
 - ▶ \$2.6 M bond + interest
 - ▶ \$178,000 / yr bond payment @ 1.09 to 1.48% interest
 - ▶ Paid off in 2021
- ▶ Additional obligations & enterprise fund debts (i.e., water rights, UTOPIA, sewer plant expansion, etc.)

Sales Tax Revenue – 2022-23 Volatility



What's next?

- Resolution of Intent to Purchase property by both RDA & City
- Additional public meetings required
 - parameters resolution; public hearing on bond
- Late-November / early-December closing

- NOTES / Questions:
 - residential units may be required as part of an incentive
 - Possible reimbursement agreements for adjacent infrastructure on south and east roadways (\$160k)
 - How to regulate post-performance after transferring land?
 - How to pay off debt when transferring the land?

\$4,971,000¹

REDEVELOPMENT AGENCY OF LINDON CITY, UTAH
TAX INCREMENT AND SALES TAX REVENUE BONDS, SERIES 2023
(700 North Property Acquisition Project)



CALENDAR OF EVENTS
 (September 19, 2023)

SEPTEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

OCTOBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

City Council /RDA Meetings
Holiday
Closing

DATE	EVENT	RESPONSIBLE PARTY	STATUS
Oct. 2 (Mon.)	City Council Meeting to review and discuss financing options and consider direction to move forward	City, LRB	
Oct. 4 (Wed.)	LRB to furnish parameters to Bond Counsel <ul style="list-style-type: none"> ☞ Maximum Par Amount of Bonds ☞ Maximum Maturity Date and Coupon Rate ☞ Maximum Discount Bond Counsel to begin drafting SUPER PARAMETERS RESOLUTION and related bond documents	LRB, BC	
Oct. 11 (Wed.)	Initial <i>draft</i> Bond Documents distributed to Financing Team and the City for inclusion in the City Council packets. <ul style="list-style-type: none"> ☞ Parameters Resolution (Super – Designated Officers) ☞ Bond Purchase Agreement ☞ General and Supplemental Indenture (if needed) ☞ Other Related Bond Documents 	BC	

¹ Preliminary, subject to change.

DATE	EVENT	RESPONSIBLE PARTY	STATUS
Oct. 12 (Thu.)	Distribute <i>draft Financing Term Sheet</i> to City for review	LRB	
Oct. 16 (Mon.)	City Council Meeting to consider adoption of the <u>AUTHORIZING (PARAMETERS) RESOLUTION</u> , appointment of a pricing committee (Designated Officers), setting a date and time for a Public Hearing on the issuance of the Bonds, and adopting the Bond Purchase Agreement (in substantially final form)	CITY, LRB, BC,	
Oct. 17 Tue.)	Electronic publication of " <u>NOTICE OF BONDS TO BE ISSUED AND NOTICE OF PUBLIC HEARING</u> " on Utah Public Notice Website, Lindon City website, and posted in accordance with statute (begin 30-day public contestability period)	BC	
Oct. 20 (Fri.)	LRB to distribute <i>Financing Term Sheet</i> to prospective bond purchasers to solicit bids for the Series 2023 Bonds	LRB	
Nov. 3 (Fri.)	Bond purchase bids due by 2:00 p.m.	LRB	
Nov. 6 (Mon.)	City Council meeting to hold Public Hearing on the issuance of Bonds	CITY, LRB	
Nov. 8 (Wed.)	Present Bond purchase bid analysis to City; inform winning bidder of selection; and inform Bond Counsel of Bond Purchaser selection	CITY, LRB	
Nov. 16 (Thu.)	Completion of 30-day Contest Period on the Bonds	-	
Nov. 17 (Fri.)	Distribute Final Closing Memorandum	LRB	
Nov. 20 (Mon.)	Pre-Closing & Signing of Bond and Closing Documents (Specific date and time to be confirmed by the City)	CITY, BC, LRB	
Nov. 21 (Tue.)	Closing and delivery of the Series 2023 Bonds [9:00 a.m.]	ALL PARTIES	

LEGEND

BC:	BOND & DISCLOSURE COUNSEL – [TBD]
CITY:	CITY STAFF AND OFFICIALS
LRB:	MUNICIPAL ADVISOR – LRB PUBLIC FINANCE ADVISORS (JASON BURNINGHAM)
P:	BOND PURCHASER [TBD]
PC:	PURCHASER'S COUNSEL [TBD – IF REQUIRED]
T:	TRUSTEE –[TBD]

DISTRIBUTION LIST

REDEVELOPMENT AGENCY OF LINDON CITY

100 North State Street
Lindon, Utah 84042
Telephone: 801.785.5043

Carolyn Lundberg, Mayor
E-mail: clundberg@lindoncity.org

Adam Cowie, City Administrator
Email: acowie@lindoncity.org

Kristen Colson Aaron, Finance Director
Email: kcolson@lindoncity.org

Rebekah Gibbons, City Treasurer
Email: rgibbons@lindoncity.org

Kathy Moosman, City Recorder
Email: kmoosman@lindoncity.org

MUNICIPAL ADVISOR

LRB PUBLIC FINANCE ADVISORS
41 N. Rio Grande, Suite 101
Salt Lake City, Utah 84101
Telephone: 801.596.0700

Jason Burningham, Principal
E-mail: jason@lrbfinance.com

Marc Edminster, Vice President
E-mail: marc@lrbfinance.com

BOND & DISCLOSURE COUNSEL

[TBD]

BOND PURCHASER

[TBD]

BOND PURCHASER'S COUNSEL

[TBD if required]

TRUSTEE AND PAYING AGENT

[TBD]



\$4,971,000

Redevelopment Agency of Lindon City, Utah
Tax Increment and Sales Tax Revenue Bonds, Series 2023
(700 N. Project: 10 Year Amortization, Dir. Purch.)



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\$4,971,000

Redevelopment Agency of Lindon City, Utah

Tax Increment and Sales Tax Revenue Bonds, Series 2023

(700 N. Project: 10 Year Amortization, Dir. Purch.)



Sources & Uses

Dated 11/21/2023 | Delivered 11/21/2023

Sources Of Funds

Par Amount of Bonds	\$4,971,000.00
Total Sources	\$4,971,000.00

Uses Of Funds

Costs of Issuance	70,384.00
Deposit to Project Construction Fund	4,900,616.00
Total Uses	\$4,971,000.00

\$4,971,000

Redevelopment Agency of Lindon City, Utah

Tax Increment and Sales Tax Revenue Bonds, Series 2023

(700 N. Project: 10 Year Amortization, Dir. Purch.)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/21/2023	-	-	-	-	-
05/01/2024	-	-	93,896.67	93,896.67	93,896.67
11/01/2024	407,000.00	4.250%	105,633.75	512,633.75	-
05/01/2025	-	-	96,985.00	96,985.00	609,618.75
11/01/2025	425,000.00	4.250%	96,985.00	521,985.00	-
05/01/2026	-	-	87,953.75	87,953.75	609,938.75
11/01/2026	444,000.00	4.250%	87,953.75	531,953.75	-
05/01/2027	-	-	78,518.75	78,518.75	610,472.50
11/01/2027	463,000.00	4.250%	78,518.75	541,518.75	-
05/01/2028	-	-	68,680.00	68,680.00	610,198.75
11/01/2028	483,000.00	4.250%	68,680.00	551,680.00	-
05/01/2029	-	-	58,416.25	58,416.25	610,096.25
11/01/2029	504,000.00	4.250%	58,416.25	562,416.25	-
05/01/2030	-	-	47,706.25	47,706.25	610,122.50
11/01/2030	526,000.00	4.250%	47,706.25	573,706.25	-
05/01/2031	-	-	36,528.75	36,528.75	610,235.00
11/01/2031	549,000.00	4.250%	36,528.75	585,528.75	-
05/01/2032	-	-	24,862.50	24,862.50	610,391.25
11/01/2032	573,000.00	4.250%	24,862.50	597,862.50	-
05/01/2033	-	-	12,686.25	12,686.25	610,548.75
11/01/2033	597,000.00	4.250%	12,686.25	609,686.25	-
05/01/2034	-	-	-	-	609,686.25
Total	\$4,971,000.00	-	\$1,224,205.42	\$6,195,205.42	-

Yield Statistics

Bond Year Dollars	\$28,804.83
Average Life	5.795 Years
Average Coupon	4.2500000%
DV01	4,125.93
Net Interest Cost (NIC)	4.2500000%
True Interest Cost (TIC)	4.2504384%
Bond Yield for Arbitrage Purposes	4.2504384%
All Inclusive Cost (AIC)	4.5391813%

IRS Form 8038

Net Interest Cost	4.2500000%
Weighted Average Maturity	5.795 Years



\$4,971,000

Redevelopment Agency of Lindon City, Utah
 Tax Increment and Sales Tax Revenue Bonds, Series 2023
 (700 N. Project: 10 Year Amortization, Dir. Purch.)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
11/01/2033	Term 1 Coupon	4.250%	4.250%	4,971,000.00	100.000%	4,971,000.00
Total	-	-	-	\$4,971,000.00	-	\$4,971,000.00

Bid Information

Par Amount of Bonds	\$4,971,000.00
Gross Production	\$4,971,000.00
Bid (100.000%)	4,971,000.00
Total Purchase Price	\$4,971,000.00
Bond Year Dollars	\$28,804.83
Average Life	5.795 Years
Average Coupon	4.2500000%
Net Interest Cost (NIC)	4.2500000%
True Interest Cost (TIC)	4.2504384%



Redevelopment Agency of Lindon City

Debt Service Coverage Calculation

(Assuming 10-Yr. Debt Schedule)



	Fiscal Year	Sales Tax Revenue	Sales Tax Growth Rate	Series 2015	Series 2023 (10 Yr.)	Total Debt Service	Coverage
HISTORIC	2013	2,989,353	-	-	-	-	-
	2014	3,193,638	6.83%	-	-	-	-
	2015	3,467,260	8.57%	-	-	-	-
	2016	3,611,839	4.17%	309,248	-	309,248	11.68
	2017	3,904,527	8.10%	307,050	-	307,050	12.72
	2018	4,242,568	8.66%	306,250	-	306,250	13.85
	2019	4,358,567	2.73%	305,450	-	305,450	14.27
	2020	4,677,632	7.32%	636,300	-	636,300	7.35
	2021	5,887,791	25.87%	636,775	-	636,775	9.25
	2022	6,912,012	17.40%	635,075	-	635,075	10.88
PROJECTED	2023	6,912,012	0.00%	633,075	-	633,075	10.92
	2024	6,912,012	0.00%	635,700	93,897	729,597	9.47
	2025	6,912,012	0.00%	635,700	609,619	1,245,319	5.55
	2026	6,912,012	0.00%	637,900	609,939	1,247,839	5.54
	2027	6,912,012	0.00%	634,400	610,473	1,244,873	5.55
	2028	6,912,012	0.00%	630,300	610,199	1,240,499	5.57
	2029	6,912,012	0.00%	635,400	610,096	1,245,496	5.55
	2030	6,912,012	0.00%	634,600	610,123	1,244,723	5.55
	2031	6,912,012	0.00%	633,000	610,235	1,243,235	5.56
	2032	6,912,012	0.00%	635,500	610,391	1,245,891	5.55
	2033	6,912,012	0.00%	637,000	610,549	1,247,549	5.54
	2034	6,912,012	0.00%	637,500	609,686	1,247,186	5.54

Sales Tax Growth Rate Assumption	0.00%
----------------------------------	-------





LEWIS | ROBERTSON | BURNINGHAM



\$4,971,000

Redevelopment Agency of Lindon City, Utah
Tax Increment and Sales Tax Revenue Bonds, Series 2023
(700 N. Project: 15 Year Amortization, Dir. Purch.)

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LEWIS | ROBERTSON | BURNINGHAM



\$4,971,000

Redevelopment Agency of Lindon City, Utah
Tax Increment and Sales Tax Revenue Bonds, Series 2023
(700 N. Project: 15 Year Amortization, Dir. Purch.)

Sources & Uses

Dated 11/21/2023 | Delivered 11/21/2023

Sources Of Funds

Par Amount of Bonds	\$4,971,000.00
Total Sources	\$4,971,000.00

Uses Of Funds

Costs of Issuance	70,384.00
Deposit to Project Construction Fund	4,900,616.00
Total Uses	\$4,971,000.00





\$4,971,000

Redevelopment Agency of Lindon City, Utah
 Tax Increment and Sales Tax Revenue Bonds, Series 2023
 (700 N. Project: 15 Year Amortization, Dir. Purch.)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/21/2023	-	-	-	-	-
05/01/2024	-	-	97,210.67	97,210.67	97,210.67
11/01/2024	239,000.00	4.400%	109,362.00	348,362.00	-
05/01/2025	-	-	104,104.00	104,104.00	452,466.00
11/01/2025	250,000.00	4.400%	104,104.00	354,104.00	-
05/01/2026	-	-	98,604.00	98,604.00	452,708.00
11/01/2026	261,000.00	4.400%	98,604.00	359,604.00	-
05/01/2027	-	-	92,862.00	92,862.00	452,466.00
11/01/2027	273,000.00	4.400%	92,862.00	365,862.00	-
05/01/2028	-	-	86,856.00	86,856.00	452,718.00
11/01/2028	285,000.00	4.400%	86,856.00	371,856.00	-
05/01/2029	-	-	80,586.00	80,586.00	452,442.00
11/01/2029	298,000.00	4.400%	80,586.00	378,586.00	-
05/01/2030	-	-	74,030.00	74,030.00	452,616.00
11/01/2030	312,000.00	4.400%	74,030.00	386,030.00	-
05/01/2031	-	-	67,166.00	67,166.00	453,196.00
11/01/2031	326,000.00	4.400%	67,166.00	393,166.00	-
05/01/2032	-	-	59,994.00	59,994.00	453,160.00
11/01/2032	340,000.00	4.400%	59,994.00	399,994.00	-
05/01/2033	-	-	52,514.00	52,514.00	452,508.00
11/01/2033	355,000.00	4.400%	52,514.00	407,514.00	-
05/01/2034	-	-	44,704.00	44,704.00	452,218.00
11/01/2034	371,000.00	4.400%	44,704.00	415,704.00	-
05/01/2035	-	-	36,542.00	36,542.00	452,246.00
11/01/2035	388,000.00	4.400%	36,542.00	424,542.00	-
05/01/2036	-	-	28,006.00	28,006.00	452,548.00
11/01/2036	406,000.00	4.400%	28,006.00	434,006.00	-
05/01/2037	-	-	19,074.00	19,074.00	453,080.00
11/01/2037	424,000.00	4.400%	19,074.00	443,074.00	-
05/01/2038	-	-	9,746.00	9,746.00	452,820.00
11/01/2038	443,000.00	4.400%	9,746.00	452,746.00	-
05/01/2039	-	-	-	-	452,746.00
Total	\$4,971,000.00	-	\$1,916,148.67	\$6,887,148.67	-

Yield Statistics

Bond Year Dollars	\$43,548.83
Average Life	8.761 Years
Average Coupon	4.400000%
DV01	5,517.81
Net Interest Cost (NIC)	4.400000%
True Interest Cost (TIC)	4.4003355%
Bond Yield for Arbitrage Purposes	4.4003355%
All Inclusive Cost (AIC)	4.6067462%

IRS Form 8038

Net Interest Cost	4.400000%
Weighted Average Maturity	8.761 Years

2023 Tax Incr. & Sales Ta | SINGLE PURPOSE | 9/19/2023 | 3:23 PM





\$4,971,000

Redevelopment Agency of Lindon City, Utah
 Tax Increment and Sales Tax Revenue Bonds, Series 2023
 (700 N. Project: 15 Year Amortization, Dir. Purch.)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
11/01/2038	Term 1 Coupon	4.400%	4.400%	4,971,000.00	100.000%	4,971,000.00
Total	-	-	-	\$4,971,000.00	-	\$4,971,000.00

Bid Information

Par Amount of Bonds	\$4,971,000.00
Gross Production	\$4,971,000.00
Bid (100.000%)	4,971,000.00
Total Purchase Price	\$4,971,000.00
Bond Year Dollars	\$43,548.83
Average Life	8.761 Years
Average Coupon	4.4000000%
Net Interest Cost (NIC)	4.4000000%
True Interest Cost (TIC)	4.4003355%



Redevelopment Agency of Lindon City

Debt Service Coverage Calculation

(Assuming 15-Yr. Debt Schedule)



	Fiscal Year	Sales Tax Revenue	Sales Tax Growth Rate	Series 2015	Series 2023 (15 Yr.)	Total Debt Service	Coverage
HISTORIC	2013	2,989,353	-	-	-	-	-
	2014	3,193,638	6.83%	-	-	-	-
	2015	3,467,260	8.57%	-	-	-	-
	2016	3,611,839	4.17%	309,248	-	309,248	11.68
	2017	3,904,527	8.10%	307,050	-	307,050	12.72
	2018	4,242,568	8.66%	306,250	-	306,250	13.85
	2019	4,358,567	2.73%	305,450	-	305,450	14.27
	2020	4,677,632	7.32%	636,300	-	636,300	7.35
	2021	5,887,791	25.87%	636,775	-	636,775	9.25
	2022	6,912,012	17.40%	635,075	-	635,075	10.88
PROJECTED	2023	6,912,012	0.00%	633,075	-	633,075	10.92
	2024	6,912,012	0.00%	635,700	97,211	732,911	9.43
	2025	6,912,012	0.00%	635,700	452,466	1,088,166	6.35
	2026	6,912,012	0.00%	637,900	452,708	1,090,608	6.34
	2027	6,912,012	0.00%	634,400	452,466	1,086,866	6.36
	2028	6,912,012	0.00%	630,300	452,718	1,083,018	6.38
	2029	6,912,012	0.00%	635,400	452,442	1,087,842	6.35
	2030	6,912,012	0.00%	634,600	452,616	1,087,216	6.36
	2031	6,912,012	0.00%	633,000	453,196	1,086,196	6.36
	2032	6,912,012	0.00%	635,500	453,160	1,088,660	6.35
	2033	6,912,012	0.00%	637,000	452,508	1,089,508	6.34
	2034	6,912,012	0.00%	637,500	452,218	1,089,718	6.34

Sales Tax Growth Rate Assumption	0.00%
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\$4,971,000

Redevelopment Agency of Lindon City, Utah
Tax Increment and Sales Tax Revenue Bonds, Series 2023
(700 N. Project: 20 Year Amortization, Dir. Purch.)



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\$4,971,000

Redevelopment Agency of Lindon City, Utah
 Tax Increment and Sales Tax Revenue Bonds, Series 2023
 (700 N. Project: 20 Year Amortization, Dir. Purch.)



Sources & Uses

Dated 11/21/2023 | Delivered 11/21/2023

Sources Of Funds

Par Amount of Bonds	\$4,971,000.00
Total Sources	\$4,971,000.00

Uses Of Funds

Costs of Issuance	70,384.00
Deposit to Project Construction Fund	4,900,616.00
Total Uses	\$4,971,000.00



\$4,971,000

Redevelopment Agency of Lindon City, Utah
 Tax Increment and Sales Tax Revenue Bonds, Series 2023
 (700 N. Project: 20 Year Amortization, Dir. Purch.)



Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/21/2023	-	-	-	-	-
05/01/2024	-	-	99,420.00	99,420.00	99,420.00
11/01/2024	157,000.00	4.500%	111,847.50	268,847.50	-
05/01/2025	-	-	108,315.00	108,315.00	377,162.50
11/01/2025	164,000.00	4.500%	108,315.00	272,315.00	-
05/01/2026	-	-	104,625.00	104,625.00	376,940.00
11/01/2026	172,000.00	4.500%	104,625.00	276,625.00	-
05/01/2027	-	-	100,755.00	100,755.00	377,380.00
11/01/2027	179,000.00	4.500%	100,755.00	279,755.00	-
05/01/2028	-	-	96,727.50	96,727.50	376,482.50
11/01/2028	188,000.00	4.500%	96,727.50	284,727.50	-
05/01/2029	-	-	92,497.50	92,497.50	377,225.00
11/01/2029	196,000.00	4.500%	92,497.50	288,497.50	-
05/01/2030	-	-	88,087.50	88,087.50	376,585.00
11/01/2030	205,000.00	4.500%	88,087.50	293,087.50	-
05/01/2031	-	-	83,475.00	83,475.00	376,562.50
11/01/2031	215,000.00	4.500%	83,475.00	298,475.00	-
05/01/2032	-	-	78,637.50	78,637.50	377,112.50
11/01/2032	225,000.00	4.500%	78,637.50	303,637.50	-
05/01/2033	-	-	73,575.00	73,575.00	377,212.50
11/01/2033	235,000.00	4.500%	73,575.00	308,575.00	-
05/01/2034	-	-	68,287.50	68,287.50	376,862.50
11/01/2034	246,000.00	4.500%	68,287.50	314,287.50	-
05/01/2035	-	-	62,752.50	62,752.50	377,040.00
11/01/2035	257,000.00	4.500%	62,752.50	319,752.50	-
05/01/2036	-	-	56,970.00	56,970.00	376,722.50
11/01/2036	269,000.00	4.500%	56,970.00	325,970.00	-
05/01/2037	-	-	50,917.50	50,917.50	376,887.50
11/01/2037	281,000.00	4.500%	50,917.50	331,917.50	-
05/01/2038	-	-	44,595.00	44,595.00	376,512.50
11/01/2038	294,000.00	4.500%	44,595.00	338,595.00	-
05/01/2039	-	-	37,980.00	37,980.00	376,575.00
11/01/2039	308,000.00	4.500%	37,980.00	345,980.00	-
05/01/2040	-	-	31,050.00	31,050.00	377,030.00
11/01/2040	322,000.00	4.500%	31,050.00	353,050.00	-
05/01/2041	-	-	23,805.00	23,805.00	376,855.00
11/01/2041	337,000.00	4.500%	23,805.00	360,805.00	-
05/01/2042	-	-	16,222.50	16,222.50	377,027.50
11/01/2042	352,000.00	4.500%	16,222.50	368,222.50	-
05/01/2043	-	-	8,302.50	8,302.50	376,525.00
11/01/2043	369,000.00	4.500%	8,302.50	377,302.50	-
05/01/2044	-	-	-	-	377,302.50
Total	\$4,971,000.00	-	\$2,666,422.50	\$7,637,422.50	-

Yield Statistics

Bond Year Dollars	\$59,253.83
Average Life	11.920 Years
Average Coupon	4.5000000%
DV01	6,661.14
Net Interest Cost (NIC)	4.5000000%
True Interest Cost (TIC)	4.5002788%
Bond Yield for Arbitrage Purposes	4.5002788%
All Inclusive Cost (AIC)	4.6643874%

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Net Interest Cost	4.5000000%
Weighted Average Maturity	11.920 Years

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\$4,971,000

Redevelopment Agency of Lindon City, Utah
 Tax Increment and Sales Tax Revenue Bonds, Series 2023
 (700 N. Project: 20 Year Amortization, Dir. Purch.)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
11/01/2043	Term 1 Coupon	4.500%	4.500%	4,971,000.00	100.000%	4,971,000.00
Total	-	-	-	\$4,971,000.00	-	\$4,971,000.00

Bid Information

Par Amount of Bonds	\$4,971,000.00
Gross Production	\$4,971,000.00
Bid (100.000%)	4,971,000.00
Total Purchase Price	\$4,971,000.00
Bond Year Dollars	\$59,253.83
Average Life	11.920 Years
Average Coupon	4.5000000%
Net Interest Cost (NIC)	4.5000000%
True Interest Cost (TIC)	4.5002788%



Redevelopment Agency of Lindon City

Debt Service Coverage Calculation

(Assuming 20-Yr. Debt Schedule)



	Fiscal Year	Sales Tax Revenue	Sales Tax Growth Rate	Series 2015	Series 2023 (20 Yr.)	Total Debt Service	Coverage
HISTORIC	2013	2,989,353	-	-	-	-	-
	2014	3,193,638	6.83%	-	-	-	-
	2015	3,467,260	8.57%	-	-	-	-
	2016	3,611,839	4.17%	309,248	-	309,248	11.68
	2017	3,904,527	8.10%	307,050	-	307,050	12.72
	2018	4,242,568	8.66%	306,250	-	306,250	13.85
	2019	4,358,567	2.73%	305,450	-	305,450	14.27
	2020	4,677,632	7.32%	636,300	-	636,300	7.35
	2021	5,887,791	25.87%	636,775	-	636,775	9.25
	2022	6,912,012	17.40%	635,075	-	635,075	10.88
PROJECTED	2023	6,912,012	0.00%	633,075	-	633,075	10.92
	2024	6,912,012	0.00%	635,700	99,420	735,120	9.40
	2025	6,912,012	0.00%	635,700	377,163	1,012,863	6.82
	2026	6,912,012	0.00%	637,900	376,940	1,014,840	6.81
	2027	6,912,012	0.00%	634,400	377,380	1,011,780	6.83
	2028	6,912,012	0.00%	630,300	376,483	1,006,783	6.87
	2029	6,912,012	0.00%	635,400	377,225	1,012,625	6.83
	2030	6,912,012	0.00%	634,600	376,585	1,011,185	6.84
	2031	6,912,012	0.00%	633,000	376,563	1,009,563	6.85
	2032	6,912,012	0.00%	635,500	377,113	1,012,613	6.83
	2033	6,912,012	0.00%	637,000	377,213	1,014,213	6.82
	2034	6,912,012	0.00%	637,500	376,863	1,014,363	6.81

Sales Tax Growth Rate Assumption	0.00%
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PROJECT AREA PLAN

LINDON 700 NORTH COMMUNITY DEVELOPMENT AREA (CDA)

REDEVELOPMENT AGENCY OF LINDON CITY, UTAH



ADOPTED: SEPTEMBER 3, 2013


**LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
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INTRODUCTION

The Redevelopment Agency of Lindon City, Utah (the “Agency”), following a thorough consideration of the needs and desires of Lindon City (the “City”) its residents and businesses, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the LINDON 700 NORTH COMMUNITY DEVELOPMENT PROJECT AREA (the “Project Area”). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies along the northern boundary of the City, west of State Street. The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined that it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts. The primary impediment to development within the Project Area is the lack of adequate public infrastructure. This Plan will address how the Agency intends on addressing this impediment.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

UTAH CODE
§17C-4-101

RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act (“Act”), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on January 15, 2013.

Utah Code
§17C-4-102

RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY DEVELOPMENT PROJECT AREA PLAN

In order to adopt a community development project area plan, the agency shall;

- ☞ Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- ☞ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and.
- ☞ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan and has made a draft Project Area plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency held a public hearing on the draft plan on September 3, 2013.



DEFINITIONS

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term "**Agency**" shall mean the Lindon City Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base taxable value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms "**City**" or "**Community**" shall mean Lindon City.

The term "**Legislative body**" shall mean the City Council of Lindon City which is the legislative body of the Community.

The term "**Plan Hearing**" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

The term "**Project Area**" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (Exhibit A & B).

The term "**Project Area Budget**" shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- ☞ the base taxable value of property in the Project Area;
- ☞ the projected tax increment expected to be generated within the Project Area;
- ☞ the amount of tax increment expected to be shared with other taxing entities;
- ☞ the amount of tax increment expected to be used to implement the Project Area plan;
- ☞ the tax increment expected to be used to cover the cost of administering the Project Area plan;
- ☞ if the area from which tax increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which tax increment will be collected; or
 - a legal description of the portion of the Project Area from which tax increment will be collected; and
- ☞ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

The term "**Project Area Plan**" shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term "**Taxes**" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term "**Taxing Entity**" shall mean any public entity that levies a tax on any property within the Project Area.

The term "**Tax increment**" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area designated in the Project Area Budget as the area from which tax increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.



UTAH CODE
§17C-4-103(1)

DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit “A”** and **“B”** and incorporated herein. The Project Area is located along the northern boundary of the City, west of State Street. The Project Area is comprised of approximately 61 parcels, equaling 282.883 acres of property.

As delineated in the office of the Utah County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit “C.”**

UTAH CODE
§17C-4-103(2)

GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE COMMUNITY DEVELOPMENT

GENERAL LAND USES

A significant amount of property within the Project Area consists of vacant property not generating full beneficial tax base to the City or other taxing entities. Current zoning allows for commercial and office uses but the lack of public infrastructure makes it a significant impediment to achieving a higher concentration of development. The City may choose to add a multi-family residential component to the Project Area in order to increase the number of roof-tops, which will increase demand for commercial goods and services. However, if a multi-family residential housing component is added as illustrated in the Project Area Budget, a change in zoning will be required. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

LAYOUT OF PRINCIPAL STREETS

The principal streets are 700 North (going east to west) and Geneva Road (going north to south). The Project Area map, provided in **Exhibit “A,”** shows the principal streets in the Project Area. The Agency anticipates that some new roadways will be required and or additional improvements made on existing roadways in order to accommodate the proposed density and land uses. These roadways are illustrated in **Exhibit “D.”** Infrastructure improvements planned for the Project Area include new streets, reconstruction of existing streets, sidewalks, trails, culinary water, sanitary sewer, storm drain, street lighting, telecomm conduit, landscaping, etc. The improvements along the streets shown in **Exhibit “D”** are anticipated to spur development within all parts of the Project Area. Without the public infrastructure improvements within the Project Area, the current development pattern will continue and the potential tax base will remain under-valued.

POPULATION DENSITIES

Currently, there is very limited residential development within the Project Area.

BUILDING INTENSITIES

Buildings in the area are generally commercial and industrial structures. According to the most recent parcel data¹ obtained from the County, the current taxable value per acre is approximately \$207,035.

IMPACT OF COMMUNITY DEVELOPMENT ON LAND USE, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES

Community development activities within the Project Area will mostly consist of development and redevelopment of vacant and underutilized properties. The types of land uses will include: commercial/retail, office, and limited residential. In order to develop the Project Area the Agency along with property owners, developers, and/or businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

¹ 2012 parcel data (accessed from Utah County in April 2013)



LAND USE – Zoning in the Project Area is anticipated to stay the same with some areas zoned as general commercial and some areas mixed commercial, which allows for office development. Should the Agency wish to add a housing component, the zoning will need to be altered or modified to meet this purpose.

LAYOUT OF PRINCIPAL STREETS – It is not anticipated that the community development of the Project Area will greatly alter the layout of principal streets in the area. However, some streets will likely be extended and some streets reconstructed. See **Exhibit “D.”** These improvements may be undertaken by the Agency in order to meet the objectives of this Project Area Plan and spur development within the entire project area.

POPULATION DENSITIES – The Agency is not yet certain if residential development will occur in the Project Area. Should additional residential development occur it will likely be in the form of multi-family residential units, resulting in an increase in population density. This density will also create greater demand on commercial goods and services.

BUILDING DENSITIES – Building densities will increase since much of the Project Area is currently vacant or significantly under-utilized. The development anticipated and projected in a period of 20 years will likely result in a taxable value per acre of approximately \$908,025 a fourfold increase over current assessed values.

UTAH CODE
§17C-4-103(3)

STANDARDS GUIDING THE COMMUNITY DEVELOPMENT

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City’s proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

The general standards that will guide community development within the Project Area, adopted from the City’s General Plan are as follows:

PROMOTE LINDON AS A REGIONAL CENTER

Lindon City staff and community leaders should focus on portraying the City and the Project Area as a regional center for technology, commercial, and industrial facilities with excellent accessibility and a high quality business environment.

ORGANIZE AND DEVELOPMENT LAND USES TO TAKE ADVANTAGE OF STRATEGIC LOCATIONS

The Project Area is an excellent example of the City organizing and developing land use areas to take full advantage of Lindon’s strategic location in regard to the major rail, highway, and air amenities.

CHANNEL GROWTH INTO AREAS SERVED BY INFRASTRUCTURE

Growth will be channeled into the Project Area which, through tax increment, will be efficiently and effectively served by public infrastructure and facilities.

UTAH CODE
§17C-4-103(4)

HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY COMMUNITY DEVELOPMENT

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.



The purposes of the Act will be attained as a result of the proposed Community Development Project by accomplishing the following items:

PROVISION FOR COMMERCIAL, OFFICE, RESIDENTIAL OR ANY COMBINATION OF THESE USES

The Project Area Plan allows for commercial, retail, office, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

PROVISION OF PRIVATE OR PUBLIC INFRASTRUCTURE

The proposed community development project will provide infrastructure in an area that has inadequate streets, sidewalk, curb and gutter, and street lighting. It is anticipated that the proposed infrastructure will spur development within the entire Project Area. Private and public infrastructure associated with the development is essential to promoting community development activities.

UTAH CODE
§17C-4-103(5)

CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN

The proposed community development is consistent with the City's General Plan. The community development will conform to the community's General Plan by supporting the following guiding principles contained in the City's General Plan:

1. **Expand the range of retail and commercial goods and services available within the community.** A large portion of the development anticipated in the Project Area is expected to be retail and commercial goods and services.
2. **Provide for adequate access, off-street parking, traffic circulation, noise buffering, and other operational considerations within commercial areas.** Tax increment collected from the creation of this Project Area will allow the Agency and City to provide these improvements within the Project area, specifically along 700 North.
3. **Promote new office, retail, and commercial development along State Street and 700 North.** The Project Area takes in the 700 North corridor and is anticipated to promote office, retail and commercial development.
4. **Promote Lindon as a Regional Center:** The 700 North corridor has potential to further establish Lindon as a regional center for commercial facilities due to its excellent accessibility and location.

UTAH CODE
§17C-4-103(6)

DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT

The primary objective of the community development is to provide infrastructure improvements such as streets, reconstruction of existing streets, sidewalks, trails, culinary water, sanitary sewer, storm drain, street lighting, telecomm conduit, landscaping, etc. within the Project Area to spur economic development along 700 North.

UTAH CODE
§17C-4-103(7)

METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS

QUALIFIED OWNERS

This Project Area Plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- ☐ Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- ☐ Owners may acquire adjacent or other properties in the Project Area;
- ☐ Owners may sell all or portions of their improvements to the Agency, but may retain the land, and develop their properties;



- ☞ Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- ☞ Owners may sell all or portions of their properties to the Agency and obtain preferences to re-enter the Project Area;
- ☞ Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities of owners of property in the Project Area; and
- ☞ Other methods as may be approved by the Agency.

The Agency may extend reasonable preferential opportunities to owners and tenants in the Project Area ahead of persons and entities from outside the Project Area, to be owners and tenants in the Project Area during and after the completion of the community development. To the extent the Agency determines that it is beneficial to have owners or tenants remain within the Project Area, plans for enhancing and promoting the concepts outlined in this Plan will be mutually discussed and agreed upon.

OTHER PARTIES

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

PERSONS EXPRESSING AN INTEREST TO BECOME A DEVELOPER

The Agency has not nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area Plan.

REASON FOR SELECTION OF THE PROJECT AREA

The Project Area has substantial vacant and underutilized land and lacks the public infrastructure necessary to promote economic growth. The proposed General Plan has identified objectives and goals intended to assist Lindon City in promoting a greater utilization of that land. Development of the 700 North Project Area will assist the City in meeting the objectives outlined in the General Plan, some of which include, promoting Lindon as a regional center for commercial facilities and providing a greater variety of goods and services to the people who visit, live, and work in Lindon.

DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

PHYSICAL CONDITIONS

The Project Area consists of approximately 282.883 acres of relatively flat, publicly and privately owned land as shown on the Project Area map.

SOCIAL CONDITIONS

The Project Area suffers from a lack of social connectivity and vitality. There are very few residential units. There are currently no parks, libraries, or other social gathering places in the Project Area. The lack of sidewalks on some streets and walking trails discourages foot traffic and access within the area. There is very little human activity in the Project Area after business hours.

ECONOMIC CONDITIONS

The area has suffered from a lack of reinvestment related to: 1) lack of cohesiveness; 2) the need for additional and adequate infrastructure in the area; and 3) lack of economic density and land utilization.

UTAH CODE
§17C-4-103(8)

UTAH CODE
§17C-4-103(9)



**UTAH CODE
§17C-4-103(10)**

DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA

Tax increment arising from the development of the Project may be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes for any period of time the Agency may deem to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this Plan, specifically to:

- ☞ Foster and accelerate economic development;
- ☞ Stimulate job development;
- ☞ Promote the use of transit and the walkability of the area;
- ☞ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☞ Promote an urban environment where residents can live, work, and play;
- ☞ Assist with property acquisition and/or land assembly; and
- ☞ Provide attractive development for high-quality commercial/industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and timeframe for each taxing entity.

**UTAH CODE
§17C-4-103(11)**

ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT

THE BENEFICIAL INFLUENCES UPON THE TAX BASE OF THE COMMUNITY

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, sales tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

It is estimated that the development of the area over the next 30 – 40 years will result in hundreds of new jobs. These jobs will likely result in an average monthly wage of approximately \$2,964.² Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid to the State of Utah. Business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity in the area, especially at a time when the construction sector of the economy is struggling. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

**UTAH CODE
§17C-4-103(11)(b)**

THE ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Business will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

² Utah Department of Workforce Services, Average Monthly Nonfarm Wage, Utah County, 2011



Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).



EXHIBIT A: LEGAL DESCRIPTION OF PROJECT AREA

The overall boundary of the Utah County Parcels identified by the following serial numbers: 140460186, 140460189, 140460221, 140460222, 140460223, 140460225, 140530036, 140530042, 140530048, 140530049, 140530050, 140530061, 140530101, 140530108, 140530122, 140530124, 140530126, 140530128, 140530137, 140530140, 140530142, 140530144, 140530148, 140530149, 140530154, 140640012, 140640017, 140640068, 140460188, 140530120, 140530121, 140530123, 140530125, 140530139, 140530141, 140530143, 140500006, 140500050, 140500051, 140500052, 140570052, 140570057, 140570061, 140570073, 140600049, 140600062, 140630046, 140630047, 140630048, 140630061, 472540001, 472540002, 472540003, 472540004, 140500046, 140500048, 140570054, 140600051, 140600061, 472540006, and 472540005, and more particularly described as follows: beginning at a point located North 354.71 feet and West 593.83 feet from the Southwest Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°00'01" East 437.18 feet; thence West 10.86 feet; thence South 89°59'58" West 319.03 feet; thence South 00°08'57" East 2.62 feet; thence North 89°06'48" West 213.45 feet; thence South 00°12'07" West 490.89 feet; thence South 00°12'50" West 67.42 feet; thence South 00°12'05" West 288.47 feet; thence South 89°59'51" West 500.98 feet; thence North 00°21'43" East 183.36 feet; thence North 87°09'08" West 34.72 feet; thence North 87°08'53" West 17.51 feet; thence North 00°02'25" East 1319.92 feet; thence South 89°59'38" West 24.33 feet; thence North 00°00'03" West 639.81 feet; thence South 89°59'54" East 61.18 feet; thence East 390.59 feet; thence North 00°24'34" East 21.23 feet; thence North 89°32'28" East 661.61 feet; thence South 00°10'18" East 6.47 feet; thence East 8.18 feet; thence North 00°00'01" West 265.35 feet; thence South 89°59'24" East 916.25 feet; thence South 89°59'21" East 1638.06 feet; thence South 89°42'00" East 464.89 feet; thence South 89°43'31" East 220.48 feet; thence South 00°20'33" East 1.12 feet; thence South 89°46'10" East 488.17 feet; thence South 89°44'59" East 67.13 feet; thence South 89°37'56" East 381.35 feet; thence South 84°53'31" East 70.04 feet; thence South 89°42'44" East 821.14 feet; thence North 89°56'29" East 52.44 feet; thence North 89°55'52" East 234.51 feet; thence North 89°58'46" East 10.38 feet; thence North 00°25'29" East 0.18 feet; thence South 89°40'40" East 585.10 feet; thence South 44°59'54" East 0.05 feet; thence South 89°41'30" East 28.41 feet; thence South 44°59'57" East 269.55 feet; thence South 45°00'14" East 64.47 feet; thence South 02°59'00" East 51.00 feet; thence North 86°11'20" East 27.52 feet; thence South 00°19'15" West 57.94 feet; thence South 89°21'04" West 14.13 feet; thence South 13°47'08" East 130.61 feet; thence South 15°55'58" East 8.63 feet; thence South 20°42'21" East 8.59 feet; thence North 88°59'54" East 0.30 feet; thence South 11°04'34" East 8.54 feet; thence South 20°59'01" East 8.53 feet; thence South 30°53'27" East 8.54 feet; thence South 40°47'57" East 8.53 feet; thence South 50°42'27" East 8.53 feet; thence South 60°36'57" East 8.53 feet; thence South 01°39'13" East 225.36 feet; thence South 88°21'39" West 399.07 feet; thence South 00°22'09" East 149.69 feet; thence South 87°29'39" West 472.29 feet; thence South 04°19'30" East 850.82 feet; thence South 85°27'15" West 1388.68 feet; thence South 00°39'59" West 497.66 feet; thence North 07°45'00" West 509.80 feet; thence South 85°30'04" West 791.23 feet; thence North 15°20'28" West 4.54 feet; thence South 85°30'05" West 32.99 feet; thence North 00°00'01" West 33.11 feet; thence South 86°30'04" West 536.82 feet; thence South 00°00'01" East 32.32 feet; thence South 85°41'28" West 46.85 feet; thence South 85°43'35" West 472.98 feet; thence North 00°33'20" East 0.13 feet; thence South 85°43'38" West 56.71 feet; thence South 00°00'01" East 43.96 feet; thence North 89°59'56" West 431.23 feet; thence North 00°00'02" West 10.33 feet; thence South 85°30'02" West 483.81 feet; thence North 00°00'01" West 26.19 feet; thence West 12.67 feet; thence South 84°33'09" West 45.44 feet; thence North 02°42'50" East 30.89 feet; thence North 00°51'47" West 950.24 feet; thence South 88°07'40" West 1120.15 feet to the point of beginning.

Parcel contains 282.883 Acres.

EXHIBIT B: PROJECT AREA MAP

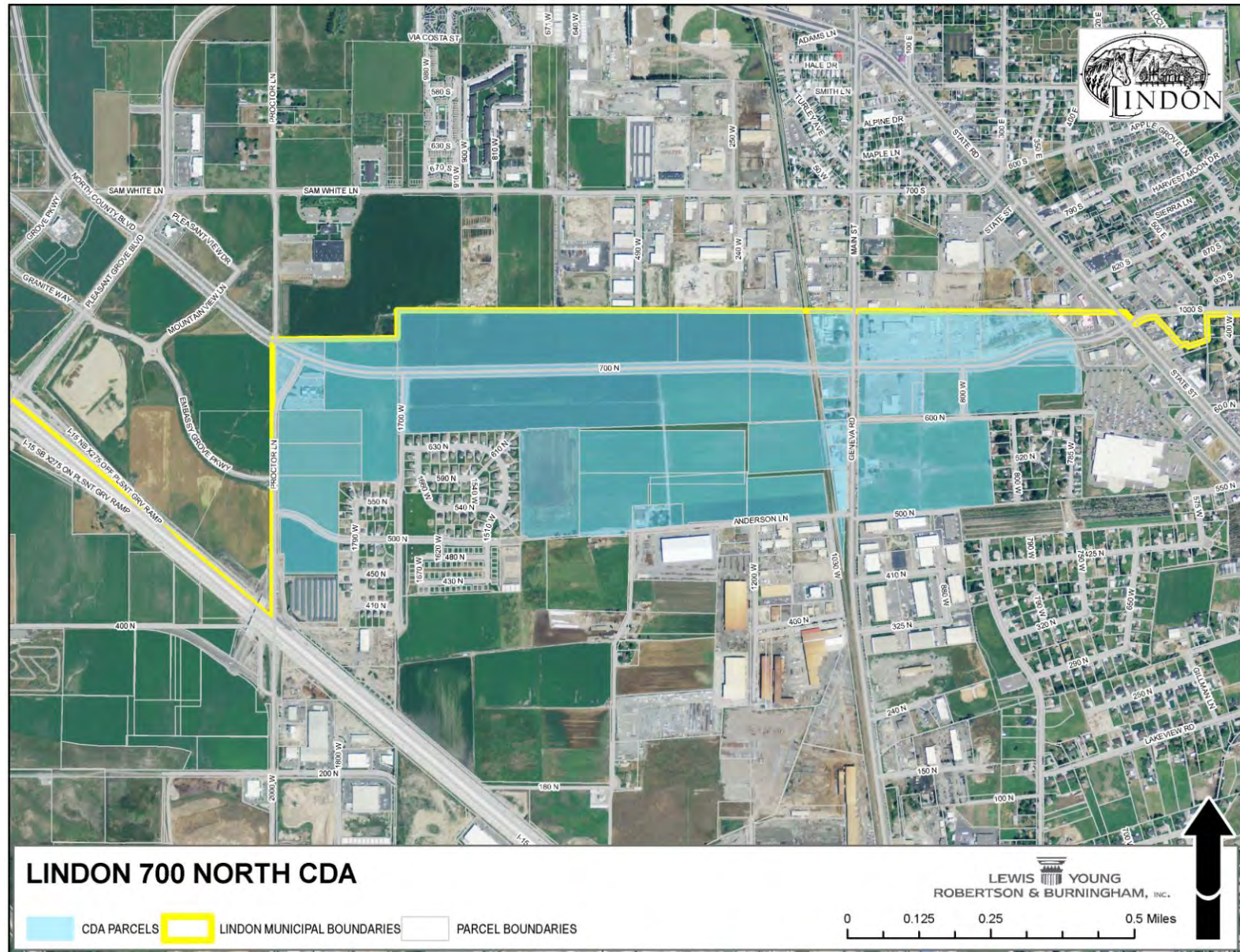




EXHIBIT C: PARCEL LIST

PARCEL NUMBER	OWNER	ACRES
140460186	DANIEL B AND JILL B FUGAL FINANCIAL	0.12
140460189	NFSCO PROPERTIES LLC	5.88
140530125 (140460221)	LINDON CITY	0.61
140460222	LINDON SQUARE LC	8.62
140530126 (140460223)	LINDON SQUARE LC	3.14
140460225	LINDON SQUARE LC	1.45
140530036	GROO, DALLAS R & JANICE L	0.49
140530042	BOYD E ANDERSON & SONS CO	7.89
140530048	GIBB, DUANE G & DUANE G	0.81
140530049	BANDLEY, WALTER RULON & GRETA OLSEN	0.43
140530050	WEBB, HOWARD L & KATHRYN H	0.38
140530061	MELENDEZ, LOUIS LR & LOIS	0.69
140530101	NFSCO PROPERTIES LLC	3.00
140530108	UTAH COUNTY	0.14
140530122	NFSCO PROPERTIES LLC	8.50
140530124	MELENDEZ, LOUIS JR & LOIS	4.78
140530126	LINDON SQUARE LC	3.14
140530128	CENTRAL BANK	0.13
140530137	LINDON CITY	0.01
140530140	ANDERSON BOYD AND SONS COMPANY INC	6.09
140530142	BURR, BRYAN (ET AL)	5.62
140530144	BLACKHURST, M DEAN & CHRISTINE S	3.84
140530148	WALKER, HOWARD L & JEANNE T	0.57
140530149	CENTRAL BANK	1.15
140530154	WASHBURN, JERRY C & BETTY P (ET AL)	23.30
140640012	BOYD E ANDERSON & SONS CO	6.95
140640017	STAFFANSON, CAROL P	0.48
140640068	MS BUSINESS PROPERTIES GROUP I LLC	1.06
140460188	LINDON CITY CORPORATION	3.50
140530120	LINDON CITY CORPORATION	0.65
140530121	LINDON CITY CORPORATION	0.01
140530123	LINDON CITY CORPORATION	0.58
140530125	LINDON CITY	0.61
140530139	LINDON CITY CORPORATION	0.81
140530141	LINDON CITY	0.50
140530143	LINDON CITY	0.81
140500006	ANDERSON BOYD E & SONS CO	13.73
140500050	RAI CORPORATION (ET AL)	30.00
140500051	BRADSHAW, WARREN B & LE ORA R (ET AL)	7.19
140500052	ANDERSON BOYD AND SONS COMPANY INC	36.59
140570052	SKIDMORE, BRENT L & MARSHA F	5.36
140570057	B W INC AND IDAHO CORPORATION (ET AL)	9.83
140570061	MELVIN V AND MARY C FRANDSEN FAMILY	5.29
140570073	B W INC AND IDAHO CORPORATION (ET AL)	3.83
140600049	LAKE CITY HOLDINGS LLC	5.48
140600062	LAKE CITY HOLDINGS LLC	4.97
140630046	BOYD E ANDERSON & SONS CO	7.77
140630047	ANDERSON, J KENT ETAL	2.36
140630048	BOYD ANDERSON & SONS	9.57



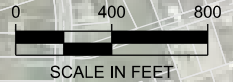
PARCEL NUMBER	OWNER	ACRES
140630061	BOYD ANDERSON AND SONS INC	12.55
472540001	BIG STICK ENTERPRISES INC	2.34
472540002	BIG STICK ENTERPRISES INC	0.51
472540003	BAKER, ROBERT & KRISTIN M	0.82
472540004	BAKER, ROBERT & KRISTIN M	1.07
140500046	LINDON CITY CORPORATION	3.65
140500048	LINDON CITY	3.95
140570054	LINDON CITY CORPORATION	1.59
140600051	LINDON CITY CORPORATION	0.93
140600061	CITY OF LINDON	0.15
472540006	LINDON CITY	1.86
472540005	LINDON CITY	0.01
	Roads and Other	4.79
Total		282.88



EXHIBIT D: PROPOSED ROADWAYS

700 NORTH CDA (EAST)

LEGEND
- - - EXISTING ROAD
- - - FUTURE ROAD



2023

ANNUAL REPORT

REDEVELOPMENT AGENCY OF LINDON CITY, UT

IN COMPLIANCE WITH UTAH CODE SECTION 17C-1-603



JUNE 30TH REPORT

Dated as of June 30, 2023

Prepared by Lewis Young Robertson & Burningham, Inc.


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

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SECTION 1: EXECUTIVE SUMMARY

INTRODUCTION

Lewis Young Robertson & Burningham, Inc (“LYRB”) has been retained by the Lindon City Redevelopment Agency (the “Agency” or “RDA”) to assist with the management of the Agency’s Active Project Areas (the 700 North CDA, Lindon Park CRA, West Side RDA, RDA #3, and State Street RDA #1). Where appropriate, LYRB has compiled various creation and related documents associated with the Agency’s Active Project Areas, created annual and multi-year budgets, and created a proprietary Excel-based software package to manage the Agency’s Project Areas in the future.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Reporting Requirements – **Governor’s Office of Economic Opportunity to maintain a database and related reports**. As new reporting requirements were adopted in legislation and became effective in 2011 and again revised and updated in 2016, 2019, and 2022, **this report facilitates the RDA’s compliance with the** various reporting requirements of State Code and provides necessary data to fulfill these reporting requirements.

This section of the Utah Code mandates that, beginning in 2022, the annual RDA report will be disseminated to the **Governor’s Office of Economic Opportunity (GOEO)** and will be due on or before June 30th of each calendar year. The November 1st deadline was eliminated and electronic submission of the report to the taxing entities, County Auditor, State Tax Commission, State Board of Education was replaced with the GOEO database. LYRB will continue to provide the annual RDA report in strict compliance with the requirements laid out in 17C-1-603.

This annual report is for informational purposes and is intended to provide an overview of each Active Project Area that lies within the boundaries of the Lindon Redevelopment Agency, including descriptions of each Project Area, significant activities, project timelines, actual and estimated tax increment collections, and any other information pertinent to the taxing entities. Provided in this report are overviews of the Lindon 700 North CDA and Lindon Park CRA Project Areas, including summaries of the current and projected budgets, sources and uses of tax increment funds, Project Area growth statistics, and identification of certain concerns/needs.

Under Utah Code section 17C-1-603, reporting and GOEO database uploads are required for all Active Project Areas that have not been dissolved. As the collection periods for the Lindon West Side RDA, RDA #3, and State Street RDA #1 have all expired, these Project Areas no longer generate tax increment for the Agency. However, these areas are still considered active due to the Agency maintaining fund balances. When fund balances have been spent in full, the Agency intends to dissolve these Project Areas in accordance with Utah Code 17C-1-Part 7. Furthermore, for the purposes of this report, information regarding these Project Areas has been simplified to address any remaining fund balances and to fulfill reporting requirements.

OVERVIEW OF THE REDEVELOPMENT AGENCY

The Lindon City Redevelopment Agency was created by the Lindon City Council in accordance with the provision of the Utah Neighborhood Development Act, UCA 17A-2-1201, 17A-2-1202, and 17A-2-1203, and continues to operate under Title 17C of Utah Code (UCA 17C).

Originally, under the Act, each Project Area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA). In 1998, the Act was expanded to allow the creation of various types of Project Areas to be used to achieve different outcomes, including Urban Renewal Area (URA) and Economic Development Area (EDA). In 2006, the Act was further modified to provide for an additional Project Area type, Community Development Area (CDA).

Changes to the Act, made in 2016, put an end to the three aforementioned classifications. Going forward, all Project Areas envisioned and created by a Redevelopment Agency are categorized by a single designation and are known as Community Reinvestment Areas (CRA). Previously created projects will still be subject to the predecessor rules under which they were created and will still be designated as RDAs, URAs, CDAs, and EDAs but new projects will need to conform to the CRA modifications.

CRA's are created under a Redevelopment Agency. To create a CRA, an Agency must first adopt a survey resolution that designates a survey area and authorizes the Agency to prepare a Project Area plan and budget. The draft budget and plan are then created and then the Agency must meet the noticing requirements concerning its intent to adopt the plan and budget. Once the Agency adopts the draft plan and budget as the final plan and budget after a public hearing, it can then collaborate with the taxing entities. If the agency plans to use eminent domain in the CRA, a blight study must be performed in the designated area. The Agency then forges an agreement to receive tax increment participation and approval of the blight study from a taxing entity committee (TEC). With the potential use of eminent domain and a TEC, the CRA is required to allocate 20% of its tax increment revenue to affordable housing. If the agency does not intend to pursue eminent domain, interlocal agreements for tax increment participation can be entered into with individual taxing entities. No TEC is required. The affordable housing requirement for this approach is only 10% of the **CRA's tax increment revenue.**

The tax increment collection period for the West Side, the Lindon RDA #3, and the Lindon State Street RDA #1 Project Areas, which were all classified as RDAs, expired in 2010, 2016, and 2020 respectively. The Lindon 700 North Project Area, which was created in 2014, has been classified as a CDA. The Lindon Park Project Area, which was created in 2022, has been classified as a CRA.

AUTHORITIES AND POWERS OF THE AGENCY

The authority of the Agency is directed by UCA Title 17C.
17C-1-202

- A community development and renewal agency may:
- Sue and be sued;
- Enter into contracts generally;
- Buy, obtain an option upon, or otherwise acquire an interest in real or personal property;
- Sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or personal property;
- Enter into a lease agreement on real or personal property, either as lessee or lessor;
- Provide for urban renewal, economic development, and community development as provided in this title;
- Receive tax increment as provided in this title;
- If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the Project Area plan;
- Accept financial or **other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds so received for any of the purposes of this title;**
- Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
- Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the **agency's other purposes, including;**
 - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
 - Refunding bonds to pay or retire bonds previously issued by the agency; and
 - Refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with an urban renewal, economic development, or community development project; and
- Transact other business and exercise all other powers provided for in this title.

GOVERNING BOARD OF TRUSTEES AND STAFF MEMBERS

TABLE 1.2

GOVERNING BOARD OF TRUSTEES		
Carolyn Lundberg	Chairman	Lindon City Mayor
Mike Vanchiere	Board Member	Lindon City Council Member
Randi Powell	Board Member	Lindon City Council Member
Daril Magleby	Board Member	Lindon City Council Member
Van Broderick	Board Member	Lindon City Council Member
Jake Hoyt	Board Member	Lindon City Council Member

TABLE 1.3

STAFF MEMBERS	
Adam Cowie	City Administrator/RDA Executive Secretary
Kristen Colson	Finance Director
Michael Florence	Community and Economic Development Director

SUMMARY OF REQUESTED FUNDS

The Agency requests all funds it is legally entitled to receive and estimates those funds according to the chart below. Per UC 17C-1-603(3), these projected figures are provided for informational purposes only, and do not alter the amount of tax increment that this Agency is entitled to collect. The Agency requests all tax increment legally available from each of the Agency's Project Areas described below; however, these estimates should in no way be interpreted or applied as a limitation upon the amount the Agency is entitled to receive under applicable statute(s), Project Area budget(s), and/or interlocal cooperation agreements.

TABLE 1.4

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2023 (Ending Dec 31, 2023)	Tax Year 2024 (Beginning Jan 1, 2024)
Property Tax Increment		
700 North	\$200,826	\$223,472
Total Revenue	\$200,826	\$223,472

GENERAL OVERVIEW OF PROJECT AREAS

TABLE 1.5

COMBINED BUDGET - ALL PROJECT AREAS		
REVENUES	FY 2023 TOTALS	REMAINING LIFE (INCLUDES 2023 TOTALS)
700 North CDA		
Property Tax Increment	\$180,761	\$5,885,087
Current Uncollected	(14,220)	(14,220)
Previous Increment to RDA	9,834	9,834
Total Increment	176,375	5,880,701
Interest	14,385	244,539
Total Revenue	\$190,760	\$6,125,239
EXPENDITURES	FY 2023 TOTALS	REMAINING LIFE (INCLUDES 2023 TOTALS)

700 North CDA		
RDA Administration	\$23,800	\$404,600
Professional & Tech Services	5,000	85,000
Project Development: Land Assembly & Infrastructure	-	-
Miscellaneous Expense	-	-
Contribution to Fund Balance/Development Activities	161,960	5,635,639
Total Expenditures	\$190,760	\$6,125,239

TABLE 1.6: ACTIVE PROJECT AREA ACREAGE AND RESIDENTIAL HOUSING

ACREAGE			
	Developed	Undeveloped	Residential
700 North CDA	187	96	<p>Current Percent of Residential Acreage: 19%</p> <p>It is important to note that out of the 187 developed acres in the project area, approximately 43 are roads.</p> <p>Plat "G" is entitled for 25 lots and is under construction. Plat "H" is entitled for 42 lots, but the plat has not yet been recorded. ICO Development is currently seeking entitlement for 380 multi-family units. The portion of the Anderson Farms development within the CDA consists of 158 detached single-family home and 380 multi-family apartments.</p>

SECTION 2: 700 NORTH CDA

TABLE 2.1

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> Developed 187 Undeveloped 96 Total 283	<u>Purpose</u> Commercial & Residential Development	<u>Taxing District</u> 080-0000 085-0000	<u>Tax Rate</u> 0.007614 0.007626
<u>Creation Year</u> FY 2014	<u>Base Year</u> FY 2012	<u>Term</u> 22 Years	<u>Trigger Year</u> FY 2018	<u>Expiration Year</u> Extended to FY 2039
<u>Base Value</u> \$12,928,122	<u>TY 2022 Value</u> \$201,109,560	<u>Increase</u> 1,555.6%	<u>FY 2023 Increment</u> \$176,375	<u>Jobs Created</u> N/A

The 700 North CDA Project Area was created in September 2013 with the purpose of incentivizing commercial and residential development along 700 North in Lindon. This will include a variety of infrastructure improvements to roadways, sidewalks, street lighting, culinary water, sewer, utilities, etc. It is anticipated that proposed infrastructure improvements will spur development in the entire Project Area. The Project Area triggered in FY 2018.

The Project Area lies entirely within Lindon City and includes approximately 283 acres of property located along the northern boundary of the City, west of State Street. A map of the Project Area is included as Exhibit B. The Project Area was created in September 2013 and is governed by the following documents:

- ▣ The Project Area Plan dated September 3, 2013
- ▣ The Interlocal Cooperation Agreement between the RDA and Lindon City dated September 3, 2013
- ▣ The Interlocal Cooperation Agreement between the RDA and Utah County dated October 29, 2013
- ▣ The Interlocal Cooperation Agreement between the RDA and North Utah County Water Conservancy District dated November 14, 2013
- ▣ The Interlocal Cooperation Agreement between the RDA and Central Utah Water Conservancy District dated October 23, 2013

Due to negative impacts caused by the COVID-19 pandemic, Senate Bill 6001 was introduced and signed into law with the express purpose of providing economic relief to local reinvestment agency Project Areas. This bill allowed the Agency to extend the tax increment collection period of the area for up to two years. In October 2021, the Agency enacted this extension for the 700 North CDA Project Area and extended the time frame to FY 2039.

The Agency has not participated in any new participation agreements. However, the Agency continues to work with the Alpine School District (the "District") in an effort to enlist the District's support and come to an agreement on the length and level of participation with relation to tax increment. The District's support is dependent on a formal project being established within the Project Area.

SOURCES OF FUNDS

TABLE 2.2

2023 SOURCES OF FUNDS	
Calculated Increment	\$180,761
Current Year Uncollected	(14,220)
Previous Increment to RDA	9,834

Property Tax Increment Collected and Paid to Agency ¹	\$176,375
Interest	14,385
Total Sources of Funds	\$190,760

TABLE 2.3

TAX INCREMENT LEVELS	
Entity	%
Utah County	50%
Alpine School District ²	0%
Lindon City	50%
Central Utah Water Conservancy District	50%
North Utah County Water Conservancy District	50%

USES OF FUNDS

TABLE 2.4

2023 USES OF FUNDS	
Professional and Tech Services	\$5,000
Administrative Costs	23,800
Miscellaneous Expense	-
Development Activities/Fund Balance	161,960
Total Uses	\$190,760

TABLE 2.5

REALIZATION OF TAX INCREMENT	FORECASTED	ACTUAL	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2023	\$183,883	\$176,375	95.91%

PROJECT AREA REPORTING AND ACCOUNTABILITY

RELATIVE GROWTH IN ASSESSED VALUE

TABLE 2.6

GROWTH IN ASSESSED VALUES				
ASSESSED RANGE BY AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (2022 vs. 2021)	\$201,109,560	\$149,507,122	34.52%	34.52%
Lifetime Growth in Project Area Since Base Year (2022 vs. 2012)	\$201,109,560	\$12,928,122	1,555.6%	28.34%

¹ Utah County remits tax increment to the Agency only to the point that it has been collected from property owners. Thus, although the Agency may be entitled to \$180,761 in annual tax increment for FY 2023, the County remits to the Agency the portion that has been collected, as well as any tax increment that has been collected from property owners for prior year delinquencies. Delinquent tax increment collected in FY 2023 for prior years is predicted to be \$9,834.

² The Alpine School District has currently opted not to participate in the 700 North CDA Project Area. The Agency may coordinate with Alpine School District on a case-by-case basis to consider participation in future projects within the CDA.

GROWTH IN ASSESSED VALUES				
ASSESSED RANGE BY AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (2022 vs. 2021)	\$2,333,783,681	\$1,834,489,542	27.22%	27.22%
Lifetime Growth in City (2022 vs. 2000 ³)	\$2,333,783,681	400,177,580	483.19%	7.97%

The value of the Project Area increased by \$51 million over the past year, or an increase of 1,555.6% percent since **the base year in 2012. The City's overall growth has been increased by 483.19% percent since 2000.**

BENEFITS TO TAXING ENTITIES²³

TABLE 2.7

PROJECTED BENEFITS TO TAXING ENTITIES
Creation of approximately 689 new jobs over the life of the Project Area
Increased Sales Tax Revenues from Retail Development
Increase in other tax revenues, including Franchise Tax, Sales & Use Tax, and Corporate Income Tax
Increased Property Tax Revenues
- 50% of tax increment flows back to taxing entities in years 2018 - 2039
- 100% of tax increment flows to taxing entities after 2039

The taxing entities are currently benefiting from increased assessed values in the Project Area as a portion of tax increment is being returned to the taxing entities. As shown below, the annual tax increment (above the base amount) currently being returned to taxing entities is 760 percent above what would have been realized if assessed values in the Project Area had remained at base year levels. This pass-through increment will continue to increase as assessed values rise and the tax increment level received by the Agency ratchets downward throughout the life of the CDA.

TABLE 2.8

TAX INCREMENT FROM PROJECT AREA	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
FY 2023	\$190,760	\$98,483	193%
Lifetime Revenue	\$778,648	\$701,155	111%
PASS THROUGH INCREMENT (ABOVE BASE)	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
FY 2023	\$1,257,909	\$98,483	1,277%
Lifetime Revenue (FY 2009-2023)	\$5,331,485	\$701,155	760%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Lindon City is actively working with property owners and developers to attract new commercial development to the corridor.

TABLE 2.9

NOTABLE BUSINESSES	
Airborne Trampoline	Alcatraz Escape Room
Geneva Road Self Storage Units	TAMS

³ LYRB utilized 2000 values for these comparisons because this is the first year for which reliable data is available.

Aquatherm Pipe Company	Fezzari Bicycle Company
Everlights	Zyto Corp
Holiday Oil	Schuff Steel
Rustico	

FUTURE RESIDENTIAL DEVELOPMENT

Ivory Homes is finishing the construction of Plat G which consists of 25 single family lots. The City has also entitled Plat H which consists of 42 single-family lots but the plat has not yet been recorded. ICO Development is in the process of entitling the 380 multi-family phase of the Anderson Farms development. The portion of the Anderson Farms Development within the project area is 158 single-family homes and 380 multi-family units. The total development, including the area outside the project area, is 125 townhomes, 375 single family homes, and 380 multi-family units. The percentage of the Anderson Farms residential development on a per acre basis in the project area is 17%. It is anticipated that this number may increase depending on future development.

FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

TABLE 2.10

PROJECT AREA BUDGET		FY 2024 - 2039	
REVENUES	TOTALS	NPV @ 5%	
Property Tax Increment	\$5,704,326	\$3,656,310	
Interest	230,154	155,897	
Contribution of Fund Balance	-	-	
Total Revenue	\$5,934,480	\$3,812,207	
EXPENDITURES	TOTALS	NPV @ 5%	
RDA Administration	\$380,800	\$257,939	
Professional & Tech Services	80,000	54,189	
Project Development: Land Assembly & Infrastructure	-	-	
Contribution to Fund Balance/Development Activities	5,473,680	3,500,079	
Total Expenditures	\$5,934,480	\$3,812,207	

OTHER ISSUES

The RDA has not participated in any new participation agreements. However, the Agency hopes to obtain the participation of Alpine School District in the Project Area. The participation of the School District would contribute significantly to the success of the Project Area as it is estimated that tax increment revenues received by the Agency could potentially be more than tripled.

Finally, due to negative impacts caused by the COVID-19 pandemic, Senate Bill 6001 was introduced and signed into law with the express purpose of providing economic relief to local reinvestment agency Project Areas. This bill allowed the Agency to extend the tax increment collection period of the area for up to two years. In October 2021, the Agency enacted this extension for the Project Area and extended the increment collection time frame to FY 2039.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2023, FY 2024 and FY 2025 annual budgets and the FY 2018-2039 multi-year budget.

It is important to note that projections for personal property tax increment are completed on a delayed schedule while calculations for real property and centrally assessed tax increment are done on the current schedule. For this reason, although the combined tax rates show as the same for all projected years, increment projections for FY 2023 may differ from FY 2024 and FY 2025.

REDEVELOPMENT AGENCY OF LINDON CITY, UTAH (700 North CDA)

2023 Budget

June 30, 2023



Annual Fiscal Budget Year		2023
Tax Year		2022
Payment Year		2023
REVENUES		
TAXABLE VALUATION		
Taxable Value - Area 080		\$79,093,726
Base Year Value Area 080		(\$8,865,547)
Incremental Assessed Value 080		\$70,228,179
Taxable Value - Area 085		\$122,015,834
Base Year Value Area 085		(\$4,062,575)
Incremental Assessed Value 085		\$117,953,259
Tax Rate 080		
Total Tax Rate - Area 080:		0.0076140
Tax Rate 085		
Total Tax Rate - Area 085:		0.0076260
TAX INCREMENT REVENUES - Area 080		
Total Tax Increment - Area 080:		\$68,508
TAX INCREMENT REVENUES - Area 085		
Total Tax Increment - Area 085		\$112,253
Percent of Tax Increment for Project		
Utah County		50%
Alpine School District		0%
Lindon City		50%
Central Utah Water Conservancy District		50%
North Utah Valley Water Conservancy District		50%
TAX INCREMENT REVENUES to RDA from Area 080 & 085		
Property Tax Increment		\$180,761
Current Year Uncollected		(\$14,220)
Prior Year Collected		\$9,834
Total Tax Increment Revenue to RDA		\$176,375
Interest		\$14,385
Contribution of Fund Balance		\$0
TOTAL REVENUES		\$190,760
EXPENDITURES		
Professional and Tech Services		\$5,000
Admin Costs		\$23,800
Development Activities		\$161,960
Total Uses		\$190,760
REMAINING REVENUES FOR TAXING ENTITIES		
Utah County		\$63,133
Alpine School District		\$1,066,801
Lindon City		\$86,362
Central Utah Water Conservancy District		\$30,556
North Utah County Water Conservancy District		\$708
Total		\$1,257,909

REDEVELOPMENT AGENCY OF LINDON CITY, UTAH (700 North CDA)

2024 Budget

June 30, 2023



Annual Fiscal Budget Year	2024
Tax Year	2023
Payment Year	2024
REVENUES	
TAXABLE VALUATION	
Taxable Value - Area 080	\$87,682,679
Base Year Value Area 080	(\$8,865,547)
Incremental Assessed Value 080	\$78,817,132
Taxable Value - Area 085	\$136,915,939
Base Year Value Area 085	(\$4,062,575)
Incremental Assessed Value 085	\$132,853,364
Tax Rate 080	
Total Tax Rate - Area 080:	0.0076140
Tax Rate 085	
Total Tax Rate - Area 085:	0.0076260
TAX INCREMENT REVENUES - Area 080	
Total Tax Increment - Area 080:	\$74,482
TAX INCREMENT REVENUES - Area 085	
Total Tax Increment - Area 085	\$126,344
Percent of Tax Increment for Project	
Utah County	50%
Alpine School District	0%
Lindon City	50%
Central Utah Water Conservancy District	50%
North Utah Valley Water Conservancy District	50%
TAX INCREMENT REVENUES to RDA from Area 080 & 085	
Property Tax Increment	\$200,826
Current Year Uncollected	\$0
Prior Year Collected	\$0
Total Tax Increment Revenue to RDA	\$200,826
Interest	\$14,385
Contribution of Fund Balance	\$0
TOTAL REVENUES	\$215,210
EXPENDITURES	
Professional and Tech Services	\$5,000
Admin Costs	\$23,800
Development Activities	\$186,410
Total Uses	\$215,210
REMAINING REVENUES FOR TAXING ENTITIES	
Utah County	\$69,957
Alpine School District	\$1,199,960
Lindon City	\$95,992
Central Utah Water Conservancy District	\$34,078
North Utah County Water Conservancy District	\$797
Total	\$1,412,426

REDEVELOPMENT AGENCY OF LINDON CITY, UTAH (700 North CDA)

2025 Budget

June 30, 2023



Annual Fiscal Budget Year	2025
Tax Year	2024
Payment Year	2025
REVENUES	
TAXABLE VALUATION	
Taxable Value - Area 080	\$96,376,559
Base Year Value Area 080	(\$8,865,547)
Incremental Assessed Value 080	\$87,511,012
Taxable Value - Area 085	\$152,090,255
Base Year Value Area 085	(\$4,062,575)
Incremental Assessed Value 085	\$148,027,680
Tax Rate 080	
Total Tax Rate - Area 080:	0.0076140
Tax Rate 085	
Total Tax Rate - Area 085:	0.0076260
TAX INCREMENT REVENUES - Area 080	
Total Tax Increment - Area 080:	\$82,698
TAX INCREMENT REVENUES - Area 085	
Total Tax Increment - Area 085	\$140,774
Percent of Tax Increment for Project	
Utah County	50%
Alpine School District	0%
Lindon City	50%
Central Utah Water Conservancy District	50%
North Utah Valley Water Conservancy District	50%
TAX INCREMENT REVENUES to RDA from Area 080 & 085	
Property Tax Increment	\$223,472
Current Year Uncollected	\$0
Prior Year Collected	\$0
Total Tax Increment Revenue to RDA	\$223,472
Interest	\$14,385
Contribution of Fund Balance	\$0
TOTAL REVENUES	\$237,857
EXPENDITURES	
Professional and Tech Services	\$5,000
Admin Costs	\$23,800
Development Activities	\$209,057
Total Uses	\$237,857
REMAINING REVENUES FOR TAXING ENTITIES	
Utah County	\$77,845
Alpine School District	\$1,335,269
Lindon City	\$106,816
Central Utah Water Conservancy District	\$37,921
North Utah County Water Conservancy District	\$888
Total	\$1,571,694

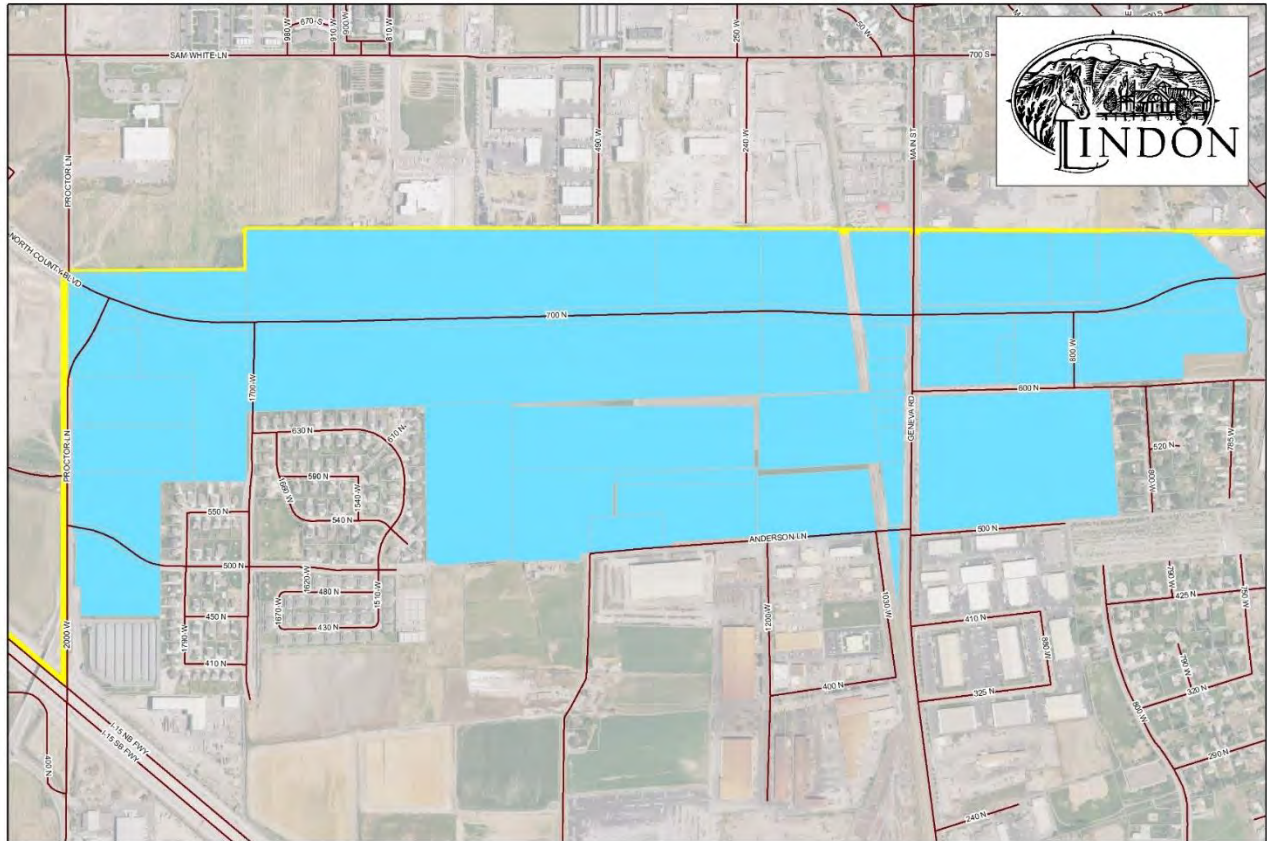


LINDON CITY 700 NORTH CDA
 Ongoing Budget
 Multi-Year Project Area Budget Projections
 6.6.2023



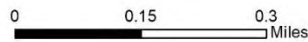
Tax Year Payment Year	2017 2018	2018 2019	2019 2020	2020 2021	2021 2022	2022 2023	PROJECTED																TOTALS				
							2023 2024	2024 2025	2025 2026	2026 2027	2027 2028	2028 2029	2029 2030	2030 2031	2031 2032	2032 2033	2033 2034	2034 2035	2035 2036	2036 2037	2037 2038	2038 2039					
REVENUES																											
TAXABLE VALUATION AREA																											
Total 080 Assessed Valuation:	39,317,000	44,522,351	52,780,347	63,973,318	65,268,130	79,093,726	87,682,679	96,376,589	105,070,438	113,764,317	122,458,196	131,152,076	139,845,955	148,539,834	157,233,713	165,927,593	174,621,472	183,315,351	183,315,351	183,315,351	183,315,351	183,315,351	183,315,351				
Base Year Value 080	(8,865,547)	(8,865,546)	(8,865,545)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)	(8,865,547)				
Incremental Assessed Value 080	\$ 30,451,453	\$ 35,656,805	\$ 43,914,802	\$ 55,107,771	\$ 56,402,583	\$ 70,228,179	\$ 78,817,132	\$ 87,511,012	\$ 96,204,891	\$ 104,899,770	\$ 113,592,649	\$ 122,286,529	\$ 130,980,408	\$ 139,674,287	\$ 148,368,166	\$ 157,062,046	\$ 165,755,925	\$ 174,449,804	\$ 174,449,804	\$ 174,449,804	\$ 174,449,804	\$ 174,449,804	\$ 174,449,804	\$ 174,449,804			
Total 085 Assessed Valuation:	37,337,701	47,476,795	60,984,020	75,255,883	84,238,992	122,015,834	136,915,939	152,090,255	167,264,570	182,438,886	197,613,202	212,787,518	227,961,833	243,136,149	258,310,465	273,484,781	288,659,096	303,833,412	303,833,412	303,833,412	303,833,412	303,833,412	303,833,412	303,833,412			
Base Year Value 085	(4,062,575)	(4,062,574)	(4,062,573)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)	(4,062,575)			
Incremental Assessed Value 085	\$ 33,275,126	\$ 43,414,221	\$ 56,921,447	\$ 71,193,308	\$ 80,176,417	\$ 117,963,259	\$ 132,853,364	\$ 148,027,680	\$ 163,201,995	\$ 178,376,311	\$ 193,550,627	\$ 208,724,943	\$ 223,899,258	\$ 239,073,574	\$ 254,247,890	\$ 269,422,206	\$ 284,596,521	\$ 299,770,837	\$ 299,770,837	\$ 299,770,837	\$ 299,770,837	\$ 299,770,837	\$ 299,770,837	\$ 299,770,837			
Tax Rate 080:																											
Utah County	0.0007790	0.0007320	0.0006720	0.0006350	0.0006530	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610			
Alpine School District	0.0070870	0.0068040	0.0066350	0.0065440	0.0066040	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690		
State Charter School - Alpine	0.0000800	0.0000900	0.0000640	0.0000560	0.0000620	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550		
Lindon City	0.0014510	0.0013920	0.0012410	0.0011740	0.0011160	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070		
Central Utah Water Conservancy District	0.0003780	0.0003740	0.0003780	0.0003820	0.0003750	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220		
North Utah County Water Conservancy District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Tax Rate:	0.0097750	0.0099920	0.0089900	0.0087910	0.0090100	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140	0.0076140		
Tax Rate 085:																											
Utah County	0.0007790	0.0007320	0.0006720	0.0006350	0.0006530	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610	0.0006610		
Alpine School District	0.0070870	0.0068040	0.0066350	0.0065440	0.0066040	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690	0.0066690		
State Charter School - Alpine	0.0000800	0.0000900	0.0000640	0.0000560	0.0000620	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550	0.0000550		
Lindon City	0.0014510	0.0013920	0.0012410	0.0011740	0.0011160	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070	0.0009070		
Central Utah Water Conservancy District	0.0003780	0.0003740	0.0003780	0.0003820	0.0003750	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220	0.0003220		
North Utah County Water Conservancy District	0.0000210	0.0000190	0.0000170	0.0000160	0.0000150	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120	0.0000120		
Total Tax Rate:	0.0097950	0.0100470	0.0090070	0.0088710	0.0090250	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0076260	0.0090250		
TAX INCREMENT REVENUES: 080																											
Utah County	11,861	13,050	14,755	17,653	24,056	24,116	26,049	28,922	31,796	34,669	37,542	40,416	43,289	46,162	49,036	51,909	54,782	57,656	57,656	57,656	57,656	57,656	57,656	57,656	57,656		
Alpine School District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
State Charter School - Alpine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lindon City	22,093	24,817	27,249	32,631	31,473	32,835	35,744	39,686	43,629	47,572	51,514	55,457	59,400	63,342	67,285	71,228	75,170	79,113	79,113	79,113	79,113	79,113	79,113	79,113	79,113		
Central Utah Water Conservancy District	5,755	6,668	8,300	10,509	10,575	11,557	12,690	14,089	15,489	16,889	18,288	19,688	21,088	22,488	23,887	25,287	26,687	28,086	28,086	28,086	28,086	28,086	28,086	28,086	28,086	28,086	
North Utah County Water Conservancy District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Tax Increment:	\$ 39,709	\$ 44,535	\$ 50,304	\$ 60,793	\$ 66,104	\$ 68,508	\$ 74,482	\$ 82,698	\$ 90,914	\$ 99,129	\$ 107,345	\$ 115,561	\$ 123,776	\$ 131,992	\$ 140,208	\$ 148,424	\$ 156,639	\$ 164,855	\$ 164,855	\$ 164,855	\$ 164,855	\$ 164,855	\$ 164,855	\$ 164,855	\$ 164,855	\$ -	
TAX INCREMENT REVENUES: 085																											
Utah County	12,961	15,890	19,126	22,610	34,195	39,017	43,908	48,923	53,938	58,953	63,968	68,984	73,999	79,014	84,029	89,044	94,059	99,074	99,074	99,074	99,074	99,074	99,074	99,074	99,074	99,074	
Alpine School District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
State Charter School - Alpine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lindon City	24,141	30,216	35,320	41,801	44,738	53,528	60,249	67,131	74,012	80,894	87,775	94,657	101,538	108,420	115,301	122,183	129,065	135,946	135,946	135,946	135,946	135,946	135,946	135,946	135,946	135,946	
Central Utah Water Conservancy District	6,289	8,118	10,758	13,997	15,033	19,000	21,389	23,832	26,276	28,719	31,162	33,605	36,048	38,491	40,934	43,377	45,820	48,263	48,263	48,263	48,263	48,263	48,263	48,263	48,263	48,263	
North Utah County Water Conservancy District	349	412	484	570	601	708	797	888	979	1,070	1,161	1,252	1,343	1,434	1,525	1,617	1,708	1,799	1,799	1,799	1,799	1,799	1,799	1,799	1,799	1,799	
Total Tax Increment:	\$ 43,740	\$ 54,637	\$ 65,687	\$ 76,578	\$ 94,968	\$ 112,253	\$ 126,344																				

EXHIBIT A



LINDON 700 NORTH CDA

- CDA PARCELS
- LINDON MUNICIPAL BOUNDARIES



SECTION 3: LINDON PARK CRA

TABLE 3.1

OVERVIEW				
<u>Type</u> CRA	<u>Acreage</u> 6.88	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 080-0000	<u>Tax Rate</u> 0.000907
<u>Creation Year</u> TY 2022	<u>Base Year</u> TY 2021	<u>Term</u> 15 Years	<u>Trigger Year</u> TY 2024 (Anticipated)	<u>Expiration Year</u> TY 2039 (Anticipated)
<u>Base Value</u> \$3,198,000	<u>TY 2022 Value</u> \$3,850,600	<u>Increase</u> N/A	<u>FY 2023 Increment</u> N/A	<u>Jobs Created</u> N/A

The Lindon Park CRA Project Area is a highly visible and important section of the City of Lindon. Smith 5 LLC recently purchased the property and are under construction for a new Doug Smith Kia dealership. The project area will create **an increase to the community's tax base and is anticipated to spur additional economic development in the area.** The Lindon RDA Board adopted the Lindon Park CRA plan and budget on June 6, 2022. The Tax Increment for the project area is projected to be triggered in Tax Year 2024, meaning the Agency would begin receiving disbursements in Fiscal Year 2025. Working closely with LYRB, the Agency is in the process of submitting the necessary information and providing direction to Utah County and the taxing entities of its intent to trigger this project area beginning with Tax Year 2024.



OTHER ACTIVE PROJECT AREAS

WEST SIDE RDA

The West Side RDA expired in 2010; however, a fund balance remains. As of June 6, 2023, the unaudited fund balance was \$18,587.08. This balance is being used to pay administrative costs as the project comes to full completion, as well as Project Area Plan approved expenditures.

RDA #3

The Lindon RDA #3 expired in 2016; however, a fund balance remains. As of June 6, 2023, the unaudited fund balance was \$338,864.84. These funds are used in part to service a landscaping agreement for an area where no development has taken place. This balance is further being used to pay administrative costs as the project comes to full completion, as well as Project Area Plan approved expenditures. The Agency is considering using a portion of this fund balance toward the Lindon Park CRA. Use of these funds will be documented in future Annual Reports when the Lindon Park CRA Project Area is triggered.

STATE STREET RDA #1

The Lindon State Street RDA #1 expired in 2020; however, a fund balance remains. As of June 6, 2023, the unaudited fund balance was \$362,730.53. This balance is further being used to pay administrative costs as the project comes to full completion, as well as Project Area Plan approved expenditures.

This Project Area experienced a relatively low collection rate of annual property taxes from property owners, as well as the payment of delinquent tax collections to the Agency. This situation stems from the default of multiple owners on their annual property taxes. Many of these owners are habitually behind schedule on annual taxes, with some behind on these payments by up to three years. The Project Area may expect to collect prior year delinquent taxes in the coming years, despite being expired.

9. **Review & Action (Continued) — Resolution #2023-17-R;** Intent to provide financial backstop to the Lindon City RDA for purchase of property on 700 North. *(10 minutes)*

Sample Motion: I move to (*approve, reject*) Resolution #2023-17-R, approving the intent to provide financial backstop to the Lindon City RDA for purchase of property on 700 North (*as presented or amended*).

LINDON CITY RESOLUTION 2023-17-R

A RESOLUTION OF THE LINDON CITY COUNCIL (THE CITY) APPROVING INTENT TO COOPERATE WITH THE LINDON CITY REDEVELOPMENT AGENCY (THE AGENCY) TO PURCHASE APPROXIMATELY EIGHT ACRES OF COMMERCIAL PROPERTY WITHIN THE 700 NORTH COMMUNITY DEVELOPMENT AREA (CDA) FOR ECONOMIC DEVELOPMENT PURPOSES AND TO ACT AS A FINANCIAL BACKSTOP OF SAID PURCHASE.

WHEREAS, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17A-2-1201 et seq. (2000), and continues to operate under the provisions of its extant successor statute, the Community Development and Renewal Agencies Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City’s General Plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

WHEREAS, in 2013 the Agency created the 700 North Community Development Project Area (the “Project Area”), through the adoption of the 700 North Community Development Project Area Plan (the “Project Area Plan”), located within the City, for the purpose of encouraging development activities through the payment of certain public infrastructure, land assembly, and other uses that directly benefit the Project Area and foster economic development with the Project Area; and

WHEREAS, after careful analysis and consideration of relevant information, the Agency desires to purchase approximately eight acres of real property within the Project Area for the purpose of land assembly and to encourage development activities in conformance with the Project Area Plan and the City supports said purchase of property; and

WHEREAS, the City desires to enter into future agreements with the Agency to assist with financing of the property purchase through a pledge of City sales tax revenues; and

WHEREAS, the City is amenable to the purchase of property by the RDA and finds that such action will benefit the RDA and the City.

THEREFORE, BE IT RESOLVED BY THE LINDON CITY COUNCIL AS FOLLOWS:

Section 1. The City hereby approves the intent to coordinate with the Agency to purchase approximately eight acres of commercial land within the 700 North CDA for land assembly and economic development purposes.

Section 2. The City is hereby authorized to work with the Agency to pursue and secure financing for the land purchase.

Section 3. The City is hereby authorized to enter into future agreements with the Agency for financial assistance purposes associated with the land purchase.

Section 4. The Mayor is authorized to execute necessary agreements on behalf of the City to facilitate purposes listed above, subject to approval of future resolutions or RDA / Lindon City Council actions as required by law.

Section 5. This Resolution shall be effective as of the date of adoption.

PASSED and ADOPTED by the Lindon City Council this 2nd day of October, 2023.

Carolyn O. Lundberg, Mayor

ATTEST:

Kathry A. Moosman, City Recorder

{Seal}

BOARD MEMBERS VOTING "AYE"

BOARD MEMBERS VOTING "NAY"

10. Review & Action — Bid Awards for Canal Drive and Center Street Road & Utilities Projects. The City Council will consider for approval the bid awards for the Canal Drive and Center Street Road and Utilities Projects. *(10 minutes)*

Sample Motion: I move to *(approve, reject)* the Bid Awards for Canal Drive and Center Street Road & Utilities Projects *(as presented, or with changes)*.

Adam Cowie

Subject: FW: 2023-10-02 City Council Info - Canal Drive Water Line Project
Attachments: Selected Sheets - Canal Drive Water Line Replacement Plans.pdf; Notice of Award - Canal Drive Water Line Replacement.pdf

From: Noah Gordon <ngordon@lindoncity.org>
Sent: Wednesday, September 27, 2023 3:32 PM
To: Adam Cowie <acowie@lindoncity.org>; Kathy Moosman <kmoosman@lindoncity.org>
Cc: Juan Garrido <jgarrido@lindoncity.org>; Matt Winward <mwinward@lindoncity.org>
Subject: FW: 2023-10-02 City Council Info - Canal Drive Water Line Project

On Thursday, 14 September 2023, sealed bids were opened and read aloud for the **Lindon Canal Drive Water Line Replacement Project**. Eight (8) bids were received:

Contractor	Bid Amount
Spade Excavating	\$ 1,738,604.00
BD Bush	\$ 1,835,000.00
Landmark	\$ 1,887,940.00
Newman	\$ 2,122,000.00
Skip Dunn	\$ 2,236,834.83
Cody Ekker	\$ 2,278,260.00
Red Pine	\$ 2,835,782.00
Condie	\$ 3,135,125.00
Engineer's Estimate	\$ 2,750,955.00

Attached are the following documents:

- Selected sheets from the plan set for the project.
- The Notice of Award for the project.

The bids have been tabulated and **we recommend that the project be awarded to the lowest bidder, Spade Excavating.**

Note: If the City Council accepts this recommendation, please have Mayor Lundberg sign the attached Notice of Award and then return the original to me so that we can include copies of it in the executed bidding documents.

Please let me know if you need any additional information.

Noah D. Gordon, P.E.
City Engineer, Lindon City
946 West Center St, Lindon, UT 84042
Phone: 801-796-7954
E-mail: ngordon@lindoncity.org
www.lindoncity.org

NOTICE OF AWARD

Date of Issuance: **October 2, 2023**

Owner: **Lindon City**

Owner's Project No.:

Engineer: **Horrocks**

Engineer's Project No.:

Project: **Lindon Canal Drive Water Line Replacement**

Contract Name: **Lindon Canal Drive Water Line Replacement**

Bidder: **Spade Excavating, Inc.**

Bidder's Address: **PO Box 1524, Draper, UT 84020**

You are notified that Owner has accepted your Bid dated **September 14, 2023** for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

This project consists of the installation and construction of a replacement water line along Canal Street and several adjacent cul-de-sacs. It will also include the supply, labor, and installation of all materials necessary to install a fully functional water line. It will also include a realignment of a section of storm drain pipe, several storm drain catch basins, and storm drain combination boxes. The water line replacement will include reconnection of all service lines, fire hydrants, and PRV connections.

The Contract Price of the awarded Contract is **\$1,738,604.00** Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Two (2) unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner **Two (2)** counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: **Lindon City**

By *(signature)*: _____

Name *(printed)*: _____

Title: _____

Copy: Engineer

LINDON CITY

CANAL DRIVE WATER LINE REPLACEMENT

AUGUST 2023

LINDON CITY

CAROLYN LUNDBERG..... MAYOR
 RANDI POWELL..... CITY COUNCIL
 JAKE HOYT..... CITY COUNCIL
 VAN BRODERICK..... CITY COUNCIL
 DARIL MAGLEBY..... CITY COUNCIL
 MIKE VANCHIERE..... CITY COUNCIL



APPROVALS

Noah Gordon

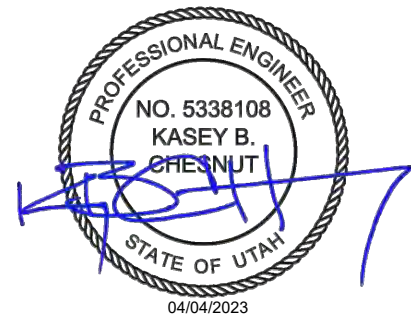
 NOAH GORDON, P.E.

Juan Garrido

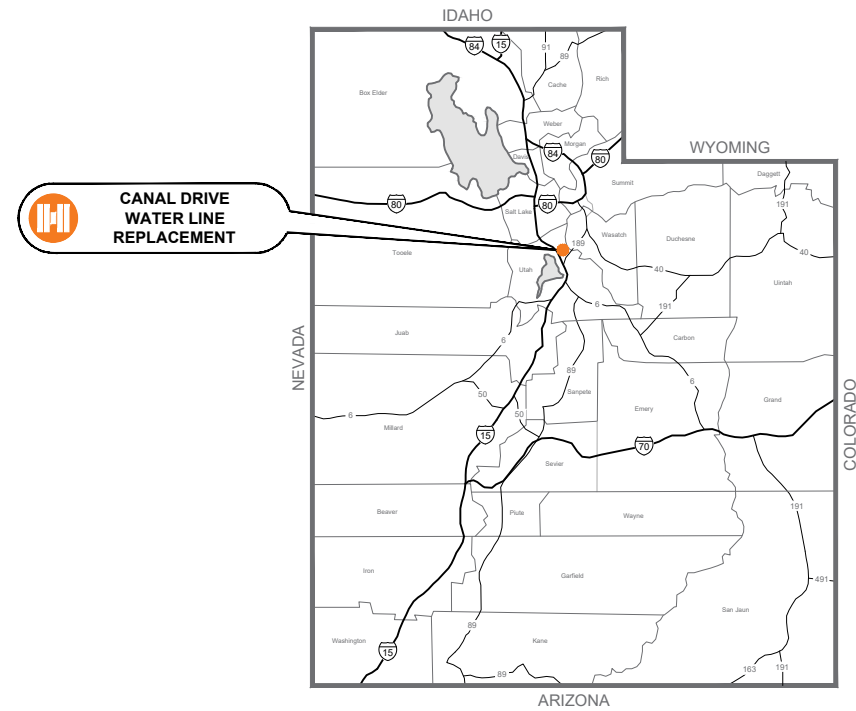
 JUAN GARRIDO, PUBLIC WORKS DIRECTOR

Matt Winward

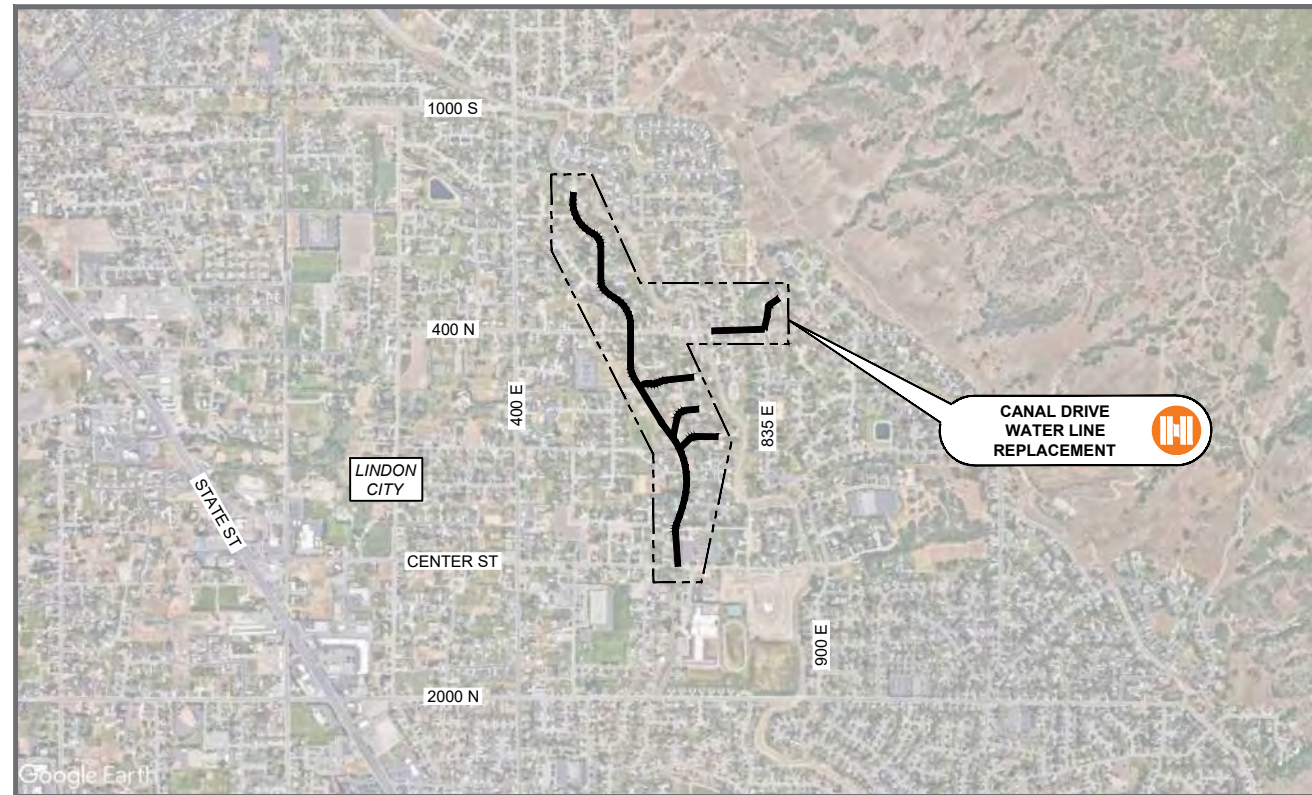
 MATT WINWARD, WATER SUPERINTENDENT



STATE MAP

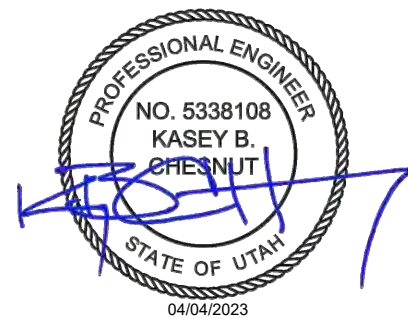


VICINITY MAP



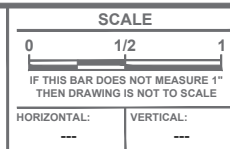
INDEX OF SHEETS		
SHEET TITLE	DWG NO.	SHT NO.
GENERAL		
COVER SHEET	G-00	1
SHEET INDEX, STATE MAP, AND VICINITY MAP	G-01	2
ABBREVIATIONS, LEGEND, AND UTILITY CONTACTS	G-02	3
GENERAL NOTES	G-03	4
SHEET REFERENCE MAP	G-04	5
CIVIL		
CANAL DRIVE PLANS	C-01 to C-04	6 to 9
215 NORTH PLANS	C-05	10
230 NORTH PLANS	C-06	11
300 NORTH PLANS	C-07	12
835 EAST PLANS	C-08	13
400 NORTH PLANS	C-09	14
DETAILS	D-01 to D-07	15 to 21

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04/04/2023

REVISIONS			
REV	DATE	BY	DESCRIPTION

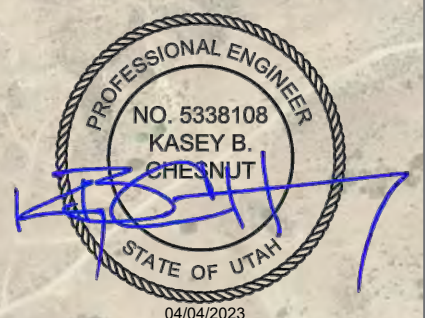
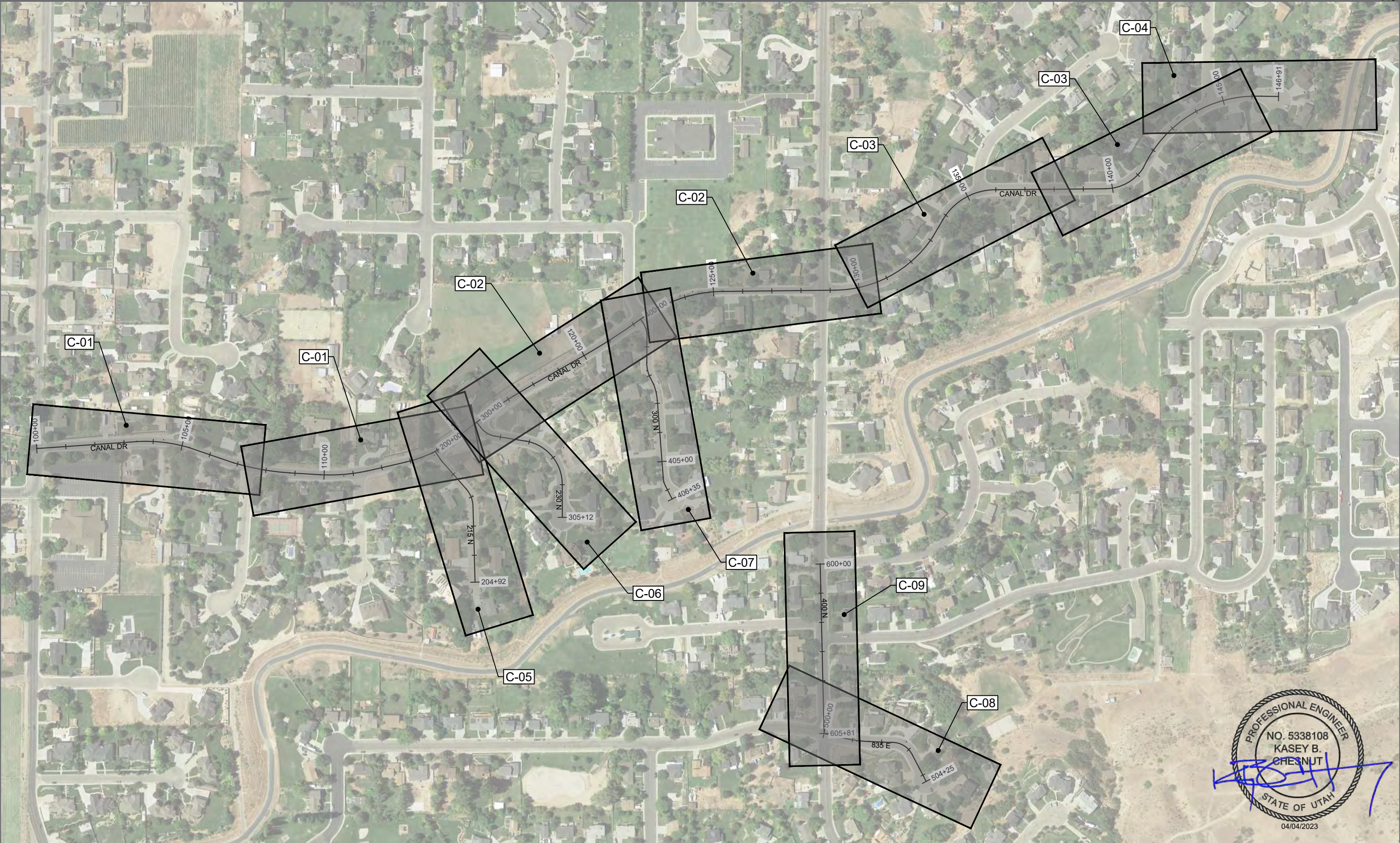


CANAL DRIVE WATER LINE REPLACEMENT

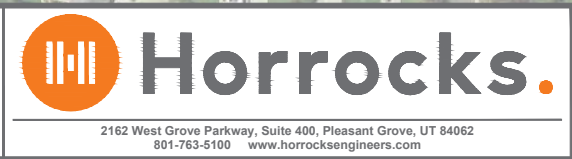
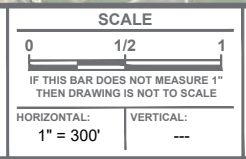
SHEET INDEX, STATE MAP, AND VICINITY MAP

DESIGN: SFS	PROJECT: UT-6097-22
DRAWN: LAJ	SHEET: 2 OF 21
CHECK: KBC	SHEET NO: G-01
DATE: 08/2023	

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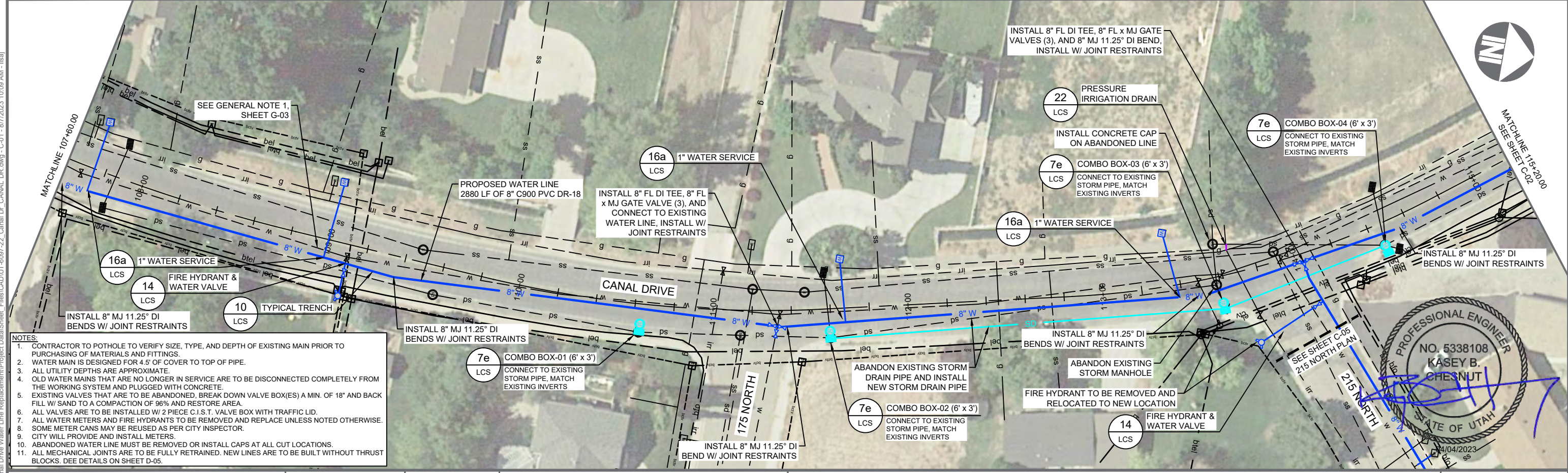
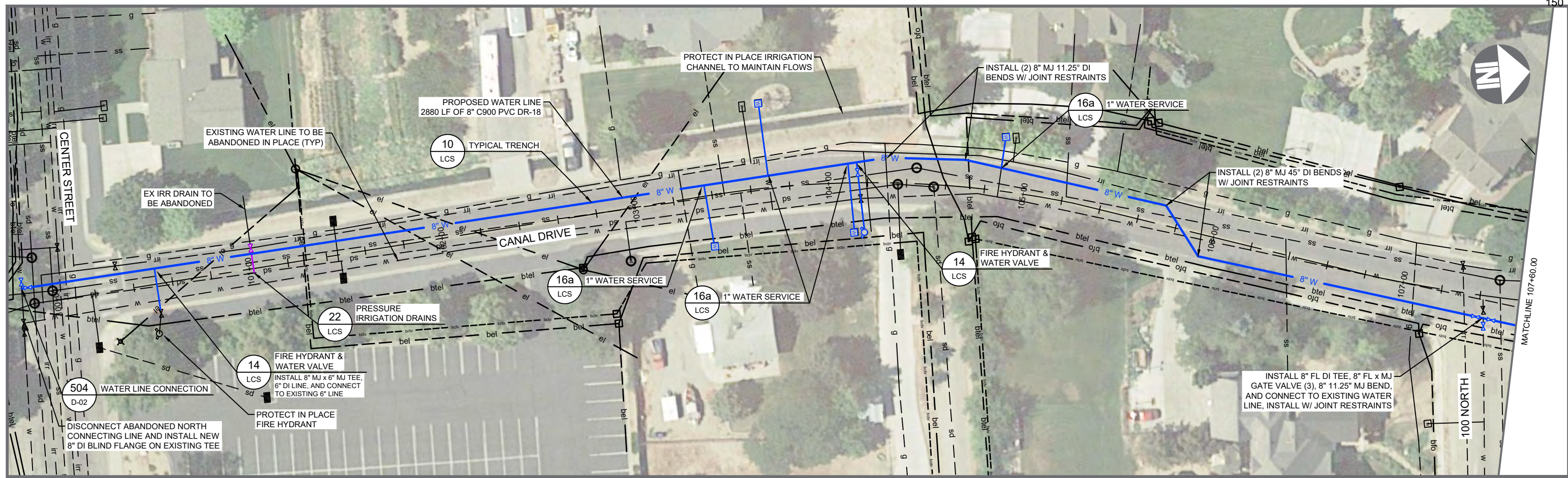
REVISIONS			
REV	DATE	BY	DESCRIPTION



CANAL DRIVE WATER LINE REPLACEMENT

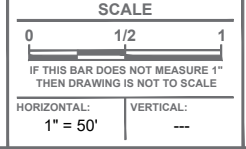
SHEET REFERENCE MAP

DESIGN: SFS	PROJECT: UT-6097-22
DRAWN: LAJ	SHEET: 5 OF 21
CHECK: KBC	SHEET NO: G-04
DATE: 08/2023	



- NOTES:**
1. CONTRACTOR TO POTHOLE TO VERIFY SIZE, TYPE, AND DEPTH OF EXISTING MAIN PRIOR TO PURCHASING OF MATERIALS AND FITTINGS.
 2. WATER MAIN IS DESIGNED FOR 4.5' OF COVER TO TOP OF PIPE.
 3. ALL UTILITY DEPTHS ARE APPROXIMATE.
 4. OLD WATER MAINS THAT ARE NO LONGER IN SERVICE ARE TO BE DISCONNECTED COMPLETELY FROM THE WORKING SYSTEM AND PLUGGED WITH CONCRETE.
 5. EXISTING VALVES THAT ARE TO BE ABANDONED, BREAK DOWN VALVE BOX(ES) A MIN. OF 18" AND BACK FILL W/ SAND TO A COMPACTION OF 96% AND RESTORE AREA.
 6. ALL VALVES ARE TO BE INSTALLED W/ 2 PIECE C.I.S.T. VALVE BOX WITH TRAFFIC LID.
 7. ALL WATER METERS AND FIRE HYDRANTS TO BE REMOVED AND REPLACE UNLESS NOTED OTHERWISE.
 8. SOME METER CANS MAY BE REUSED AS PER CITY INSPECTOR.
 9. CITY WILL PROVIDE AND INSTALL METERS.
 10. ABANDONED WATER LINE MUST BE REMOVED OR INSTALL CAPS AT ALL CUT LOCATIONS.
 11. ALL MECHANICAL JOINTS ARE TO BE FULLY RETAINED. NEW LINES ARE TO BE BUILT WITHOUT THRUST BLOCKS. SEE DETAILS ON SHEET D-05.

REV	DATE	BY	DESCRIPTION

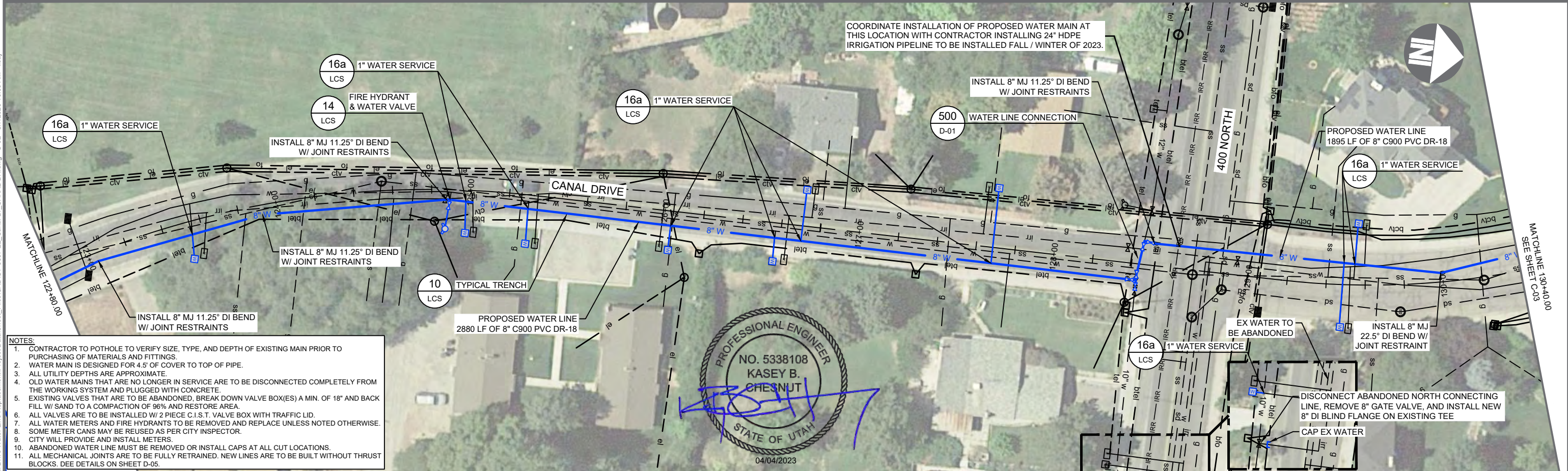
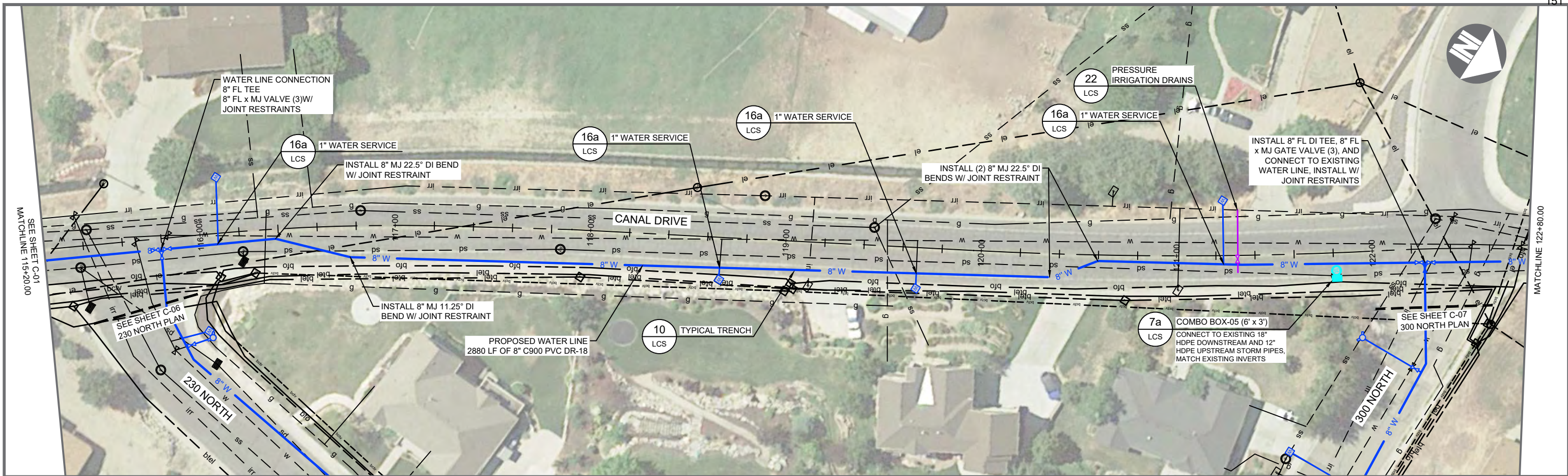


CANAL DRIVE WATER LINE REPLACEMENT

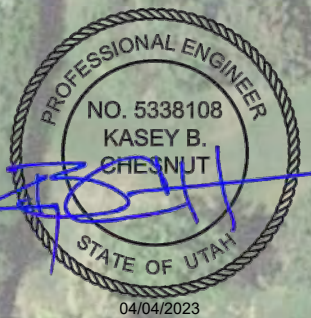
CANAL DRIVE PLANS

DESIGN: SFS	PROJECT: UT-6097-22
DRAWN: LAJ	SHEET: 6 OF 21
CHECK: KBC	SHEET NO: C-01
DATE: 08/2023	

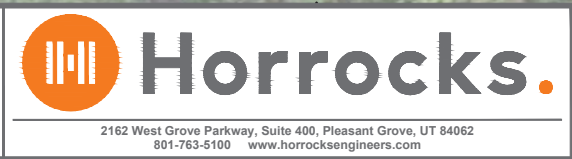
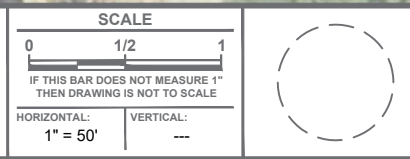
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REV	DATE	BY	DESCRIPTION

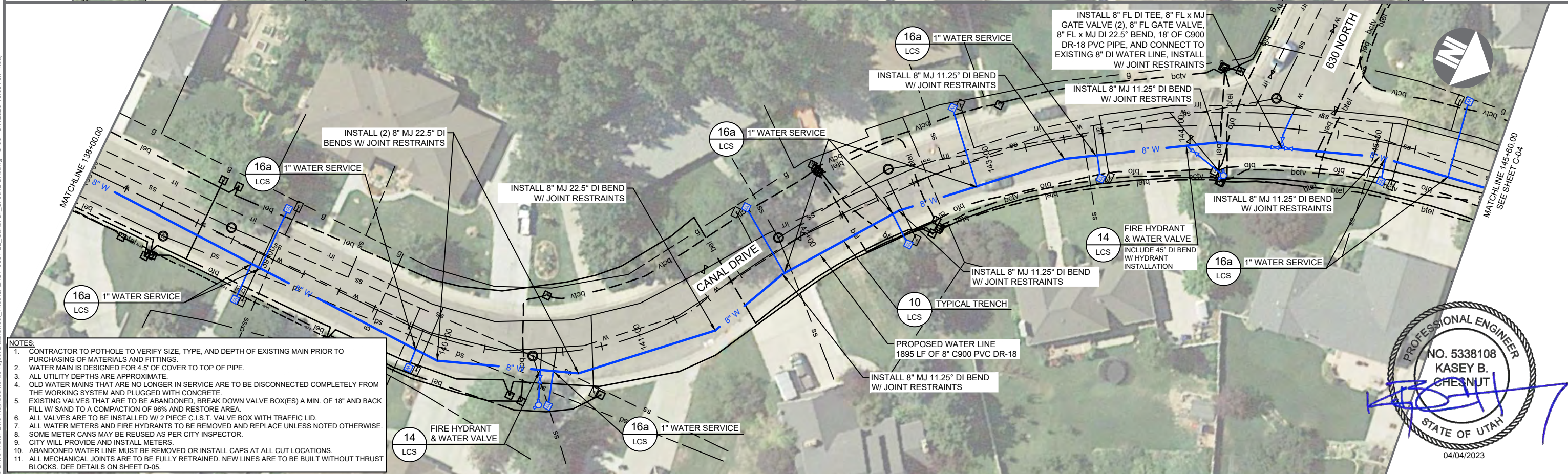
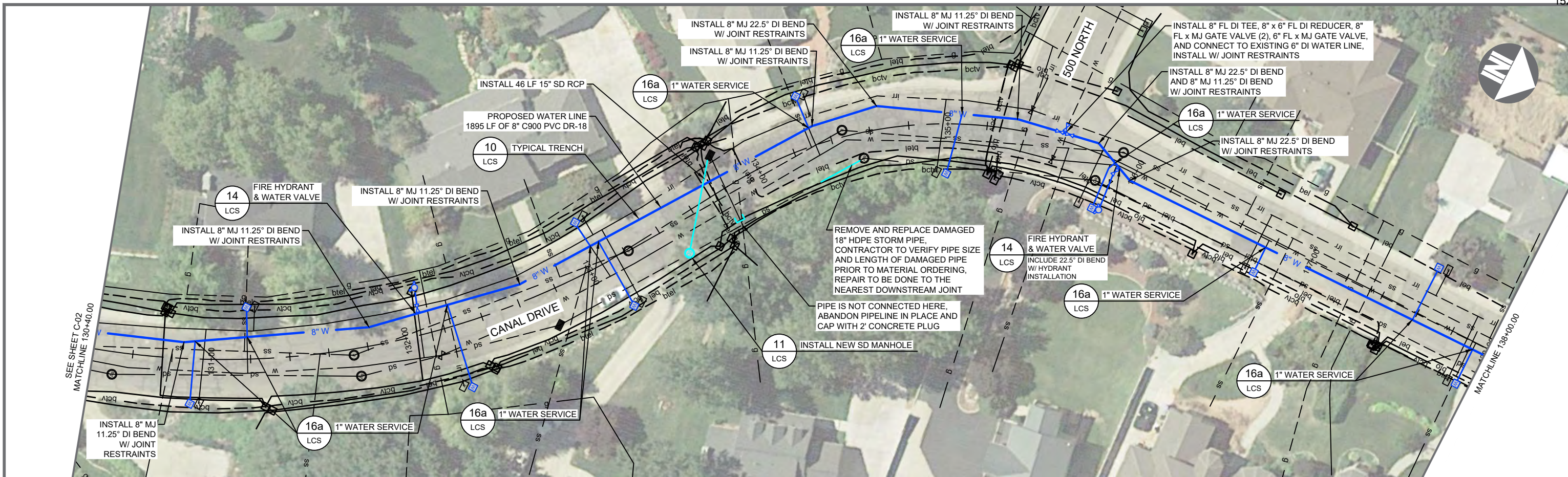


CANAL DRIVE WATER LINE REPLACEMENT

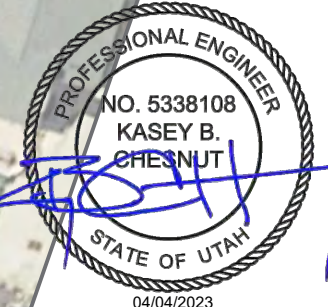
CANAL DRIVE PLANS

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CHECK: KBC	SHEET NO: C-02
DATE: 08/2023	

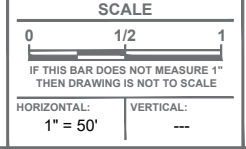
C:\2022\UT-6097-22_Canal Drive Water Line Replacement\Project Data\Sheet_Files\CAD\UT-6097-22_Canal Dr_CANAL_DR.dwg - C-02 - 8/17/2023 10:09 AM - llsjl



- NOTES:**
1. CONTRACTOR TO POTHOLE TO VERIFY SIZE, TYPE, AND DEPTH OF EXISTING MAIN PRIOR TO PURCHASING OF MATERIALS AND FITTINGS.
 2. WATER MAIN IS DESIGNED FOR 4.5' OF COVER TO TOP OF PIPE.
 3. ALL UTILITY DEPTHS ARE APPROXIMATE.
 4. OLD WATER MAINS THAT ARE NO LONGER IN SERVICE ARE TO BE DISCONNECTED COMPLETELY FROM THE WORKING SYSTEM AND PLUGGED WITH CONCRETE.
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 11. ALL MECHANICAL JOINTS ARE TO BE FULLY RETRAINED. NEW LINES ARE TO BE BUILT WITHOUT THRUST BLOCKS. SEE DETAILS ON SHEET D-05.



REVISIONS			
REV	DATE	BY	DESCRIPTION

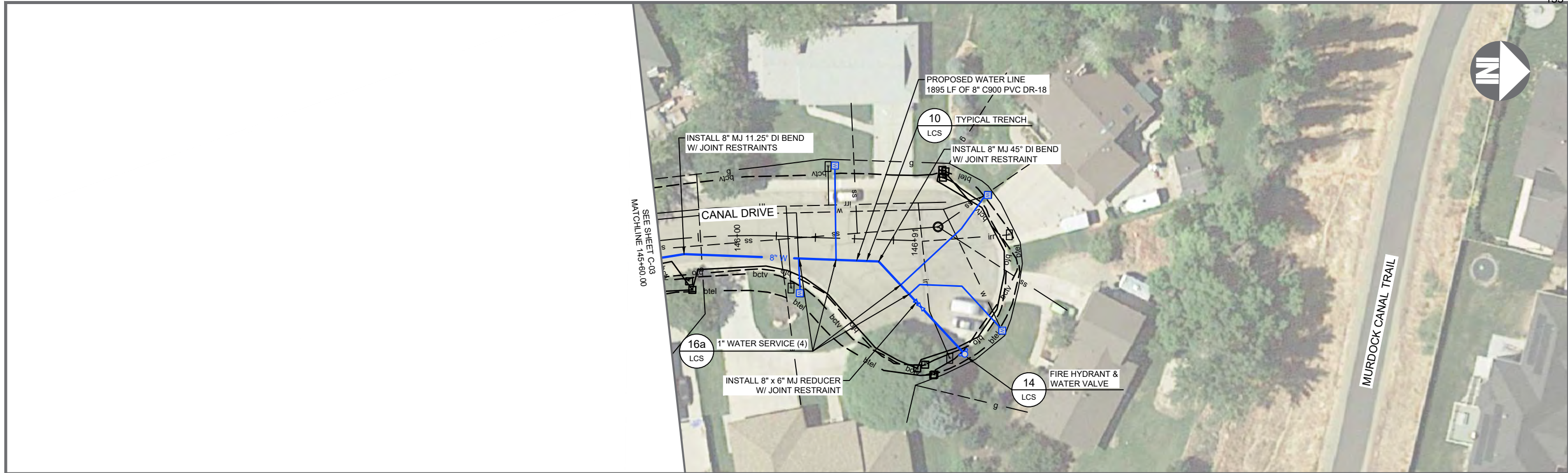


CANAL DRIVE WATER LINE REPLACEMENT

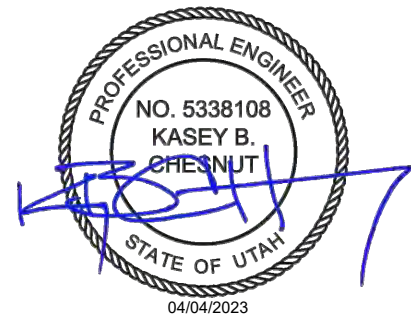
CANAL DRIVE PLANS

DESIGN: SFS	PROJECT: UT-6097-22
DRAWN: LAJ	SHEET: 8 OF 21
CHECK: KBC	SHEET NO: C-03
DATE: 08/2023	

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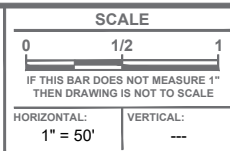


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04/04/2023

REVISIONS			
REV	DATE	BY	DESCRIPTION

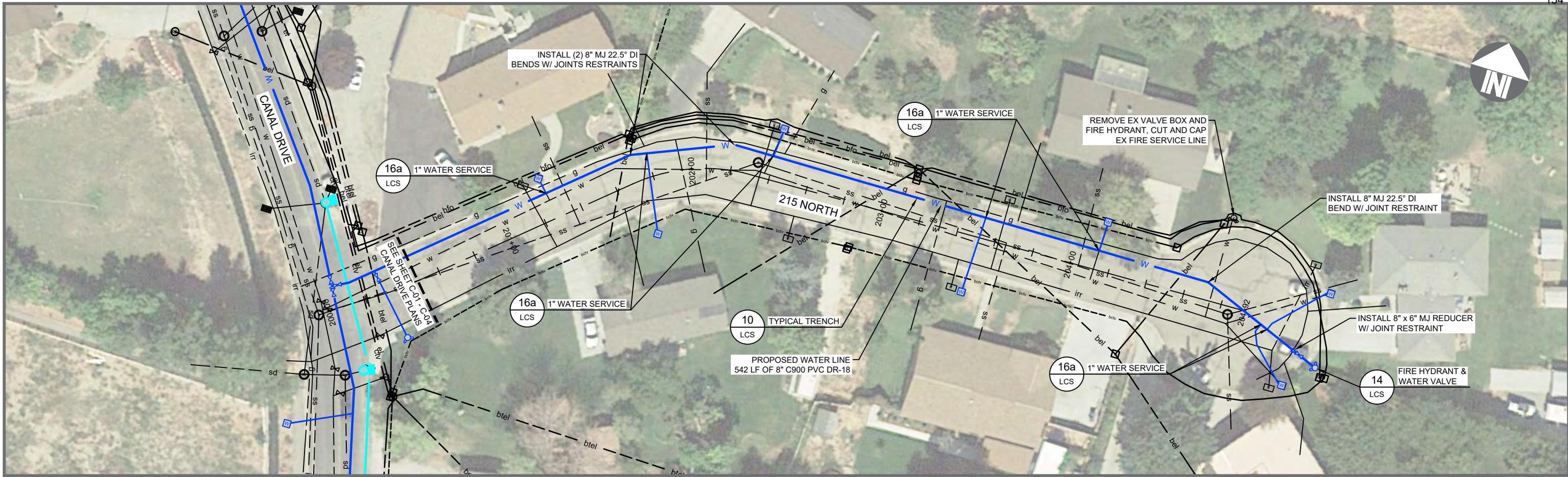


CANAL DRIVE WATER LINE REPLACEMENT

CANAL DRIVE PLANS

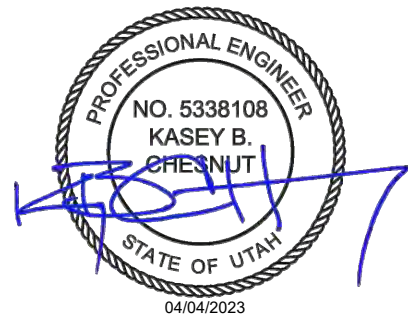
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DRAWN: LAJ	SHEET: 9 OF 21
CHECK: KBC	SHEET NO: C-04
DATE: 08/2023	

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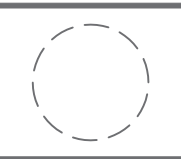
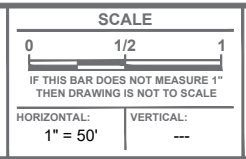


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- NOTES:**
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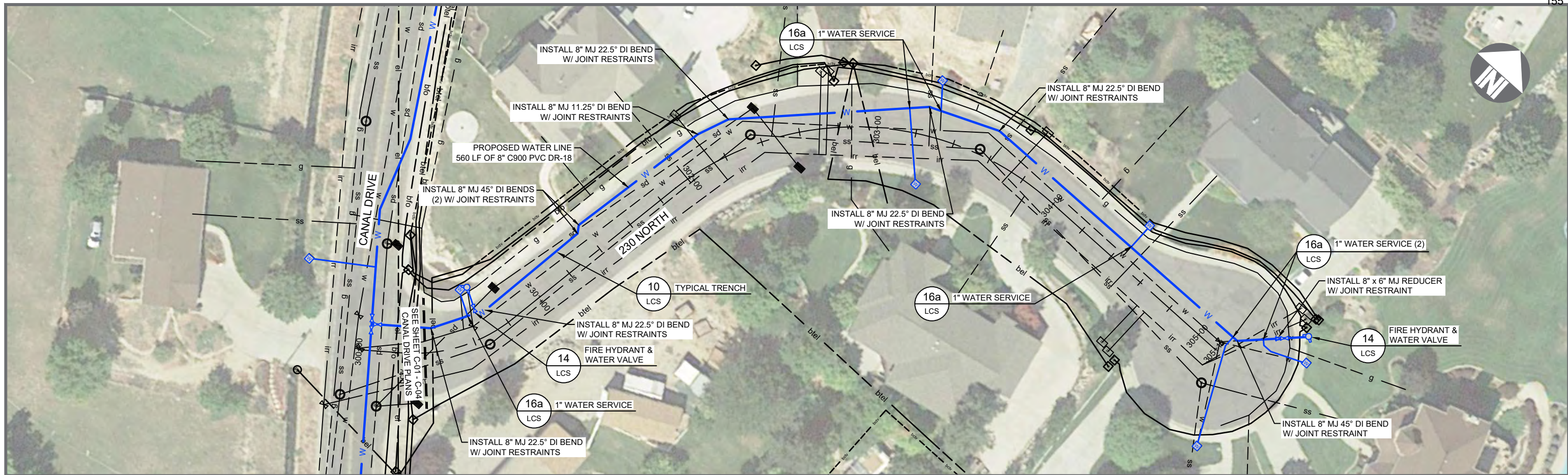
REVISIONS			
REV	DATE	BY	DESCRIPTION



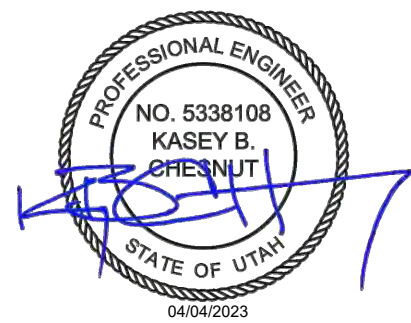
CANAL DRIVE WATER LINE REPLACEMENT

215 NORTH PLANS

DESIGN: SFS	PROJECT: UT-6097-22
DRAWN: LAJ	SHEET: 10 OF 21
CHECK: KBC	SHEET NO: C-05
DATE: 08/2023	

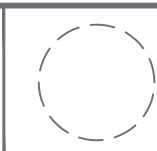
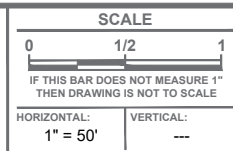


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04/04/2023

REVISIONS			
REV	DATE	BY	DESCRIPTION

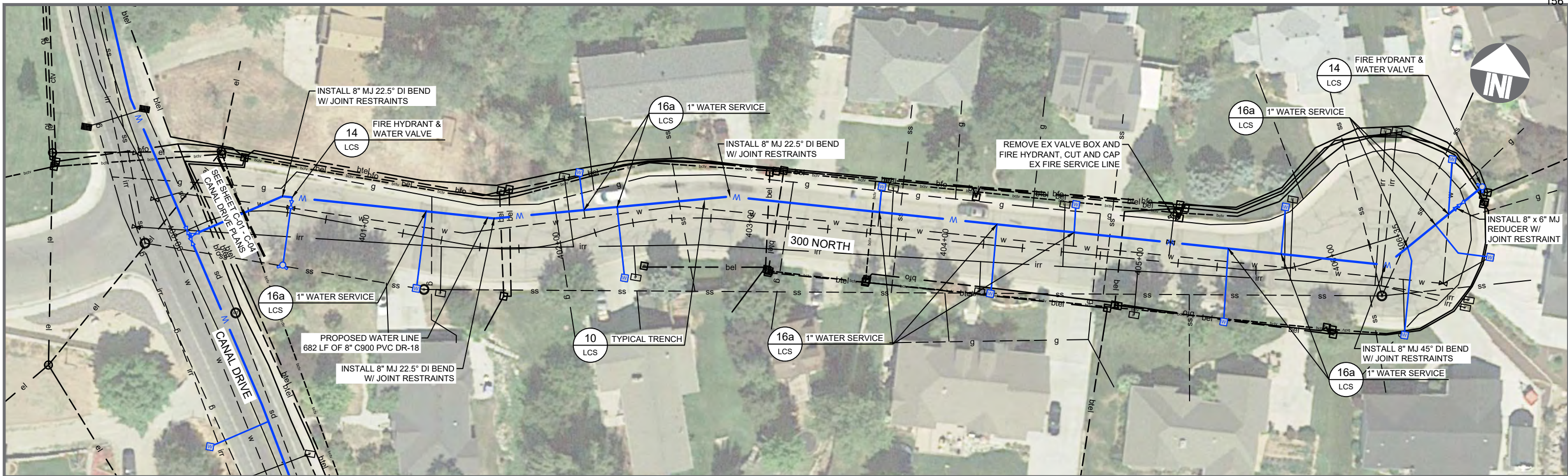


CANAL DRIVE WATER LINE REPLACEMENT

230 NORTH PLANS

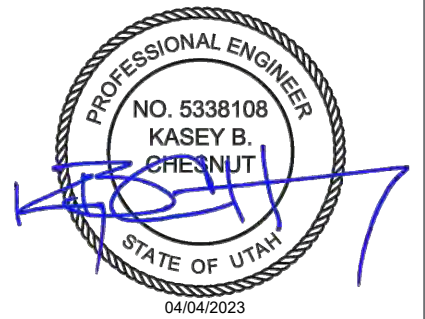
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DRAWN: LAJ	SHEET: 11 OF 21
CHECK: KBC	SHEET NO: C-06
DATE: 08/2023	

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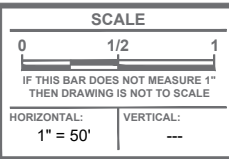
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04/04/2023

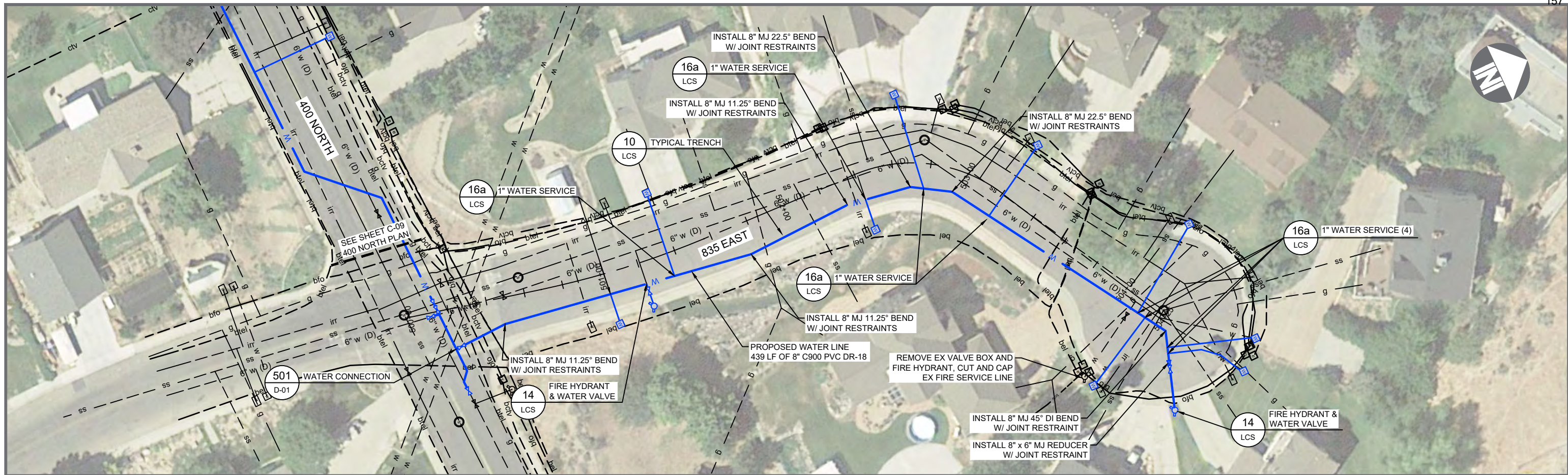
REVISIONS			
REV	DATE	BY	DESCRIPTION



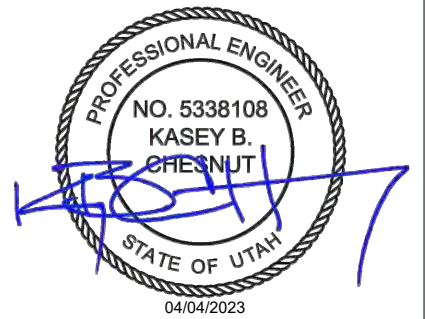
CANAL DRIVE WATER LINE REPLACEMENT

300 NORTH PLANS

DESIGN: SFS	PROJECT: UT-6097-22
DRAWN: LAJ	SHEET: 12 OF 21
CHECK: KBC	SHEET NO: C-07
DATE: 08/2023	

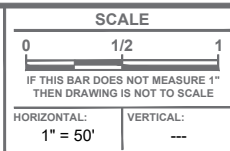


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04/04/2023

REVISIONS			
REV	DATE	BY	DESCRIPTION

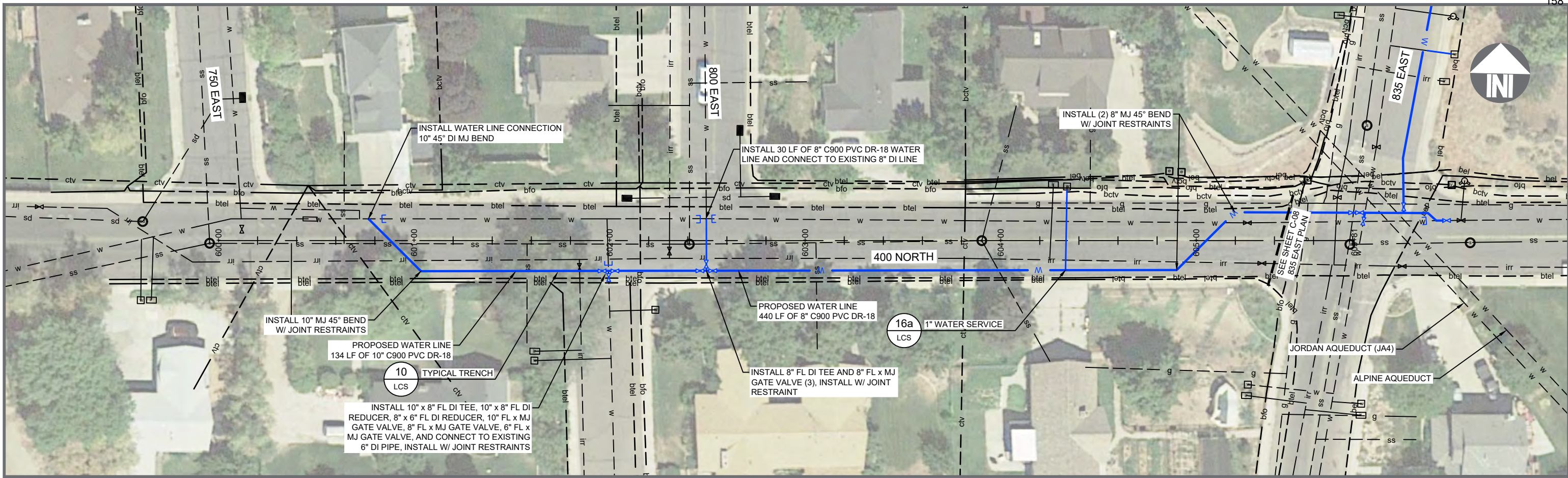


CANAL DRIVE WATER LINE REPLACEMENT

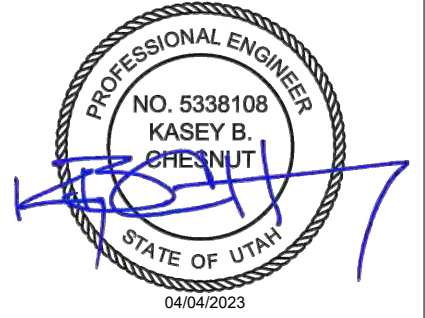
835 EAST PLANS

DESIGN: SFS	PROJECT: UT-6097-22
DRAWN: LAJ	SHEET: 13 OF 21
CHECK: KBC	SHEET NO: C-08
DATE: 08/2023	

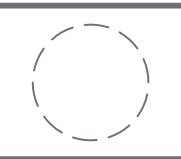
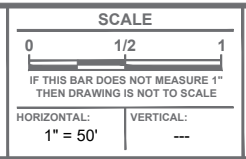
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 5. EXISTING VALVES THAT ARE TO BE ABANDONED, BREAK DOWN VALVE BOX(ES) A MIN. OF 18\"/>



REVISIONS			
REV	DATE	BY	DESCRIPTION



CANAL DRIVE WATER LINE REPLACEMENT

400 NORTH PLANS

DESIGN: SFS	PROJECT: UT-6097-22
DRAWN: LAJ	SHEET: 14 OF 21
CHECK: KBC	SHEET NO: C-09
DATE: 08/2023	

C:\2022\UT-6097-22\Canal Drive Water Line Replacement\Project Data\Sheet_Files\CAD\UT-6097-22_Canal Dr_400 NORTH.dwg - C-09 - 8/7/2023 10:10 AM - llsaj

From: [Noah Gordon](#)
To: [Adam Cowie](#); [Kathy Moosman](#)
Cc: [Juan Garrido](#); [Matt Winward](#)
Subject: 2023-10-02 City Council Info - Center Street Water Line Project
Date: Wednesday, September 27, 2023 3:54:35 PM
Attachments: [Selected Sheets - Center Street Water Line Replacement Plans.pdf](#)
[Notice of Award - Center Street Water Line Replacement.pdf](#)

On Thursday, 21 September 2023, sealed bids were opened and read aloud for the **Lindon Center Street Water Line Replacement Project**. Three (3) bids were received:

Contractor	Bid Amount
Newman	\$ 1,985,000.00
BD Bush	\$ 2,100,000.00
Condie	\$ 2,939,436.50
Engineer's Estimate	\$ 2,024,996.00

Attached are the following documents:

- Selected sheets from the plan set for the project.
- The Notice of Award for the project.

The bids have been tabulated and **we recommend that the project be awarded to the lowest bidder, Newman Construction, Inc.**

Note: If the City Council accepts this recommendation, please have Mayor Lundberg sign the attached Notice of Award and then return the original to me so that we can include copies of it in the executed bidding documents.

Please let me know if you need any additional information.

Noah D. Gordon, P.E.
 City Engineer, Lindon City
 946 West Center St, Lindon, UT 84042
 Phone: 801-796-7954
 E-mail: ngordon@lindoncity.org
www.lindoncity.org

NOTICE OF AWARD

Date of Issuance: **October 2, 2023**

Owner: **Lindon City**

Owner's Project No.:

Engineer: **Horrocks**

Engineer's Project No.:

Project: **Lindon Center Street Water Line Replacement**

Contract Name: **Lindon Center Street Water Line Replacement**

Bidder: **Newman Construction, Inc.**

Bidder's Address: **13331 S 1700 W, Riverton, UT 84065**

You are notified that Owner has accepted your Bid dated **September 21st, 2023** for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

This project consists of the installation and construction of new 16" and 18" water lines, to replace the existing water line, along Center St and Main St. The project will include the supply, labor, and installation of all materials necessary to install a fully functional water line. The water line replacement will include reconnection of all service lines, fire hydrants, and a well house. It will also include necessary shutdowns and connections to existing mainlines.

The Contract Price of the awarded Contract is **\$1,985,000.00** Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Two (2) unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner **Two (2)** counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: **Lindon City**

By *(signature)*: _____

Name *(printed)*: _____

Title: _____

Copy: Engineer

LINDON CITY

CENTER STREET WATER LINE REPLACEMENT

AUGUST 2023

LINDON CITY

CAROLYN LUNDBERG..... MAYOR
 RANDI POWELL..... CITY COUNCIL
 JAKE HOYT..... CITY COUNCIL
 VAN BRODERICK..... CITY COUNCIL
 DARIL MAGLEBY..... CITY COUNCIL
 MIKE VANCHIERE..... CITY COUNCIL



APPROVALS

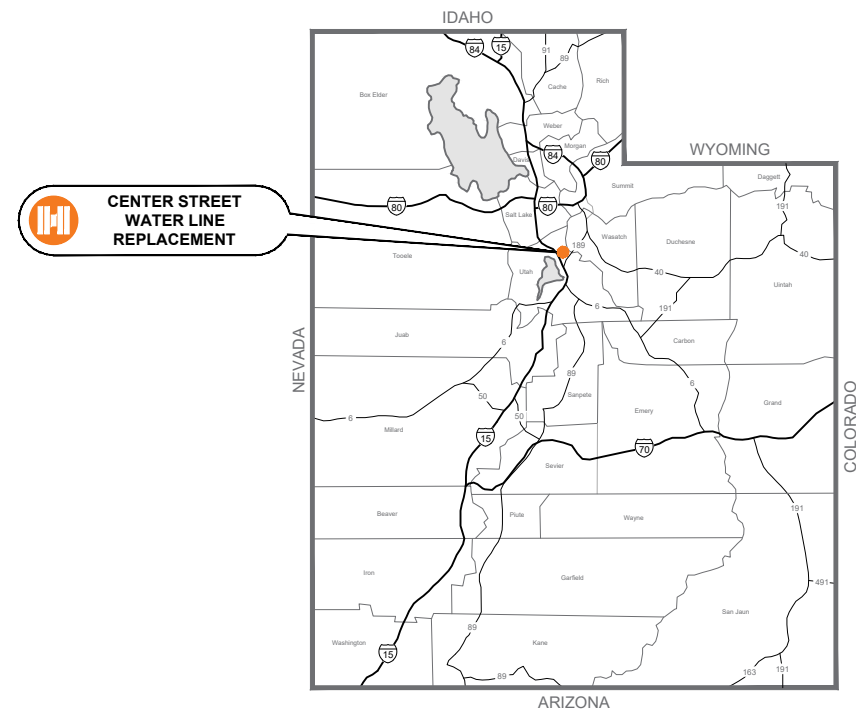
 NOAH GORDON, P.E. DATE

 JUAN GARRIDO, PUBLIC WORKS DIRECTOR DATE

 MATT WINWARD, WATER SUPERINTENDENT DATE



STATE MAP



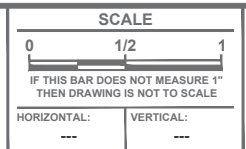
VICINITY MAP



INDEX OF SHEETS		
SHEET TITLE	DWG NO.	SHT NO.
GENERAL		
COVER SHEET	G-00	1
SHEET INDEX, STATE MAP, AND VICINITY MAP	G-01	2
ABBREVIATIONS, LEGEND, AND UTILITY CONTACTS	G-02	3
GENERAL NOTES	G-03	4
SHEET REFERENCE MAP	G-04	5
CIVIL		
PLAN AND PROFILE - MAIN STREET	PP-01 to PP-02	6 to 7
PLAN AND PROFILE - CENTER STREET	PP-03 to PP-06	8 to 11
DETAILS	D-01 to D-03	12 to 14

\\lambdal\NewData\2023\ut-7132-23\lindon center street water line\project data\sheet_files\CAD\UT-7132-23_Center St_COVER.dwg - G-01 - 9/15/2023 6:48 AM - llsaj

REVISIONS			
REV	DATE	BY	DESCRIPTION

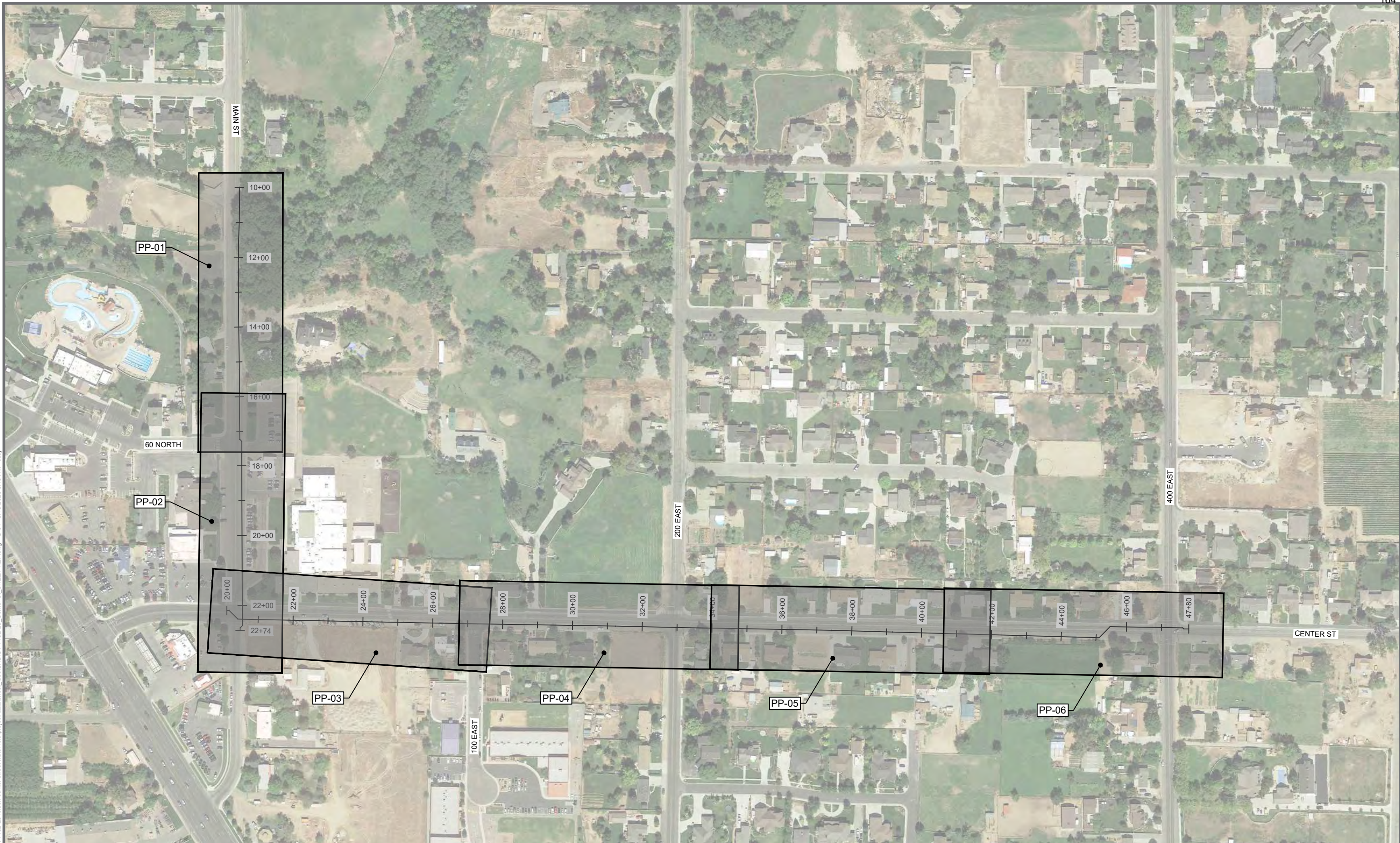


LINDON CENTER STREET WATER LINE

SHEET INDEX, STATE MAP, AND VICINITY MAP

DESIGN: IMH	PROJECT: UT-7132-23
DRAWN: LAJ	SHEET: 2 OF 14
CHECK: RJM	SHEET NO: G-01
DATE: 08/2023	

\\lambdal\NewData\2023\ut-7132-23 lindon center street water line\project data\sheet_files\CAD\UT-7132-23_Center St_SHEET REF.dwg - G-04 - 9/15/2023 6:48 AM - lisa



REV	DATE	BY	DESCRIPTION

SCALE	
0	1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	
HORIZONTAL: 1" = 250'	VERTICAL: ---



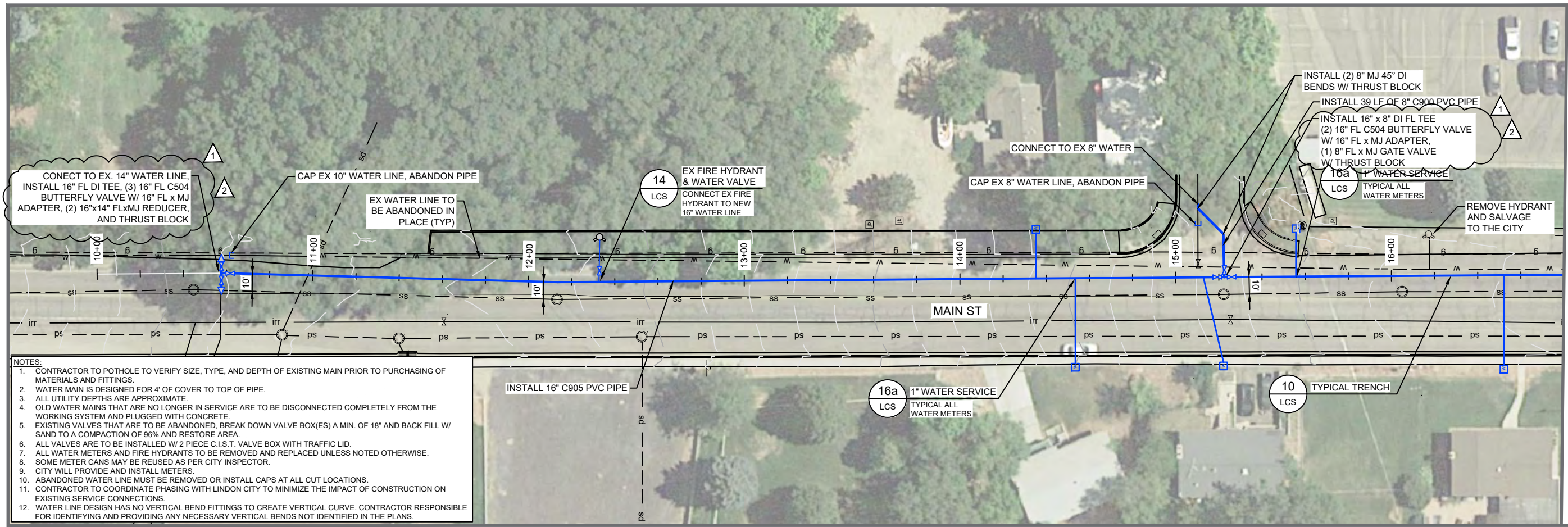
Horrocks.

2162 West Grove Parkway, Suite 400, Pleasant Grove, UT 84062
801-763-5100 www.horrocksengineers.com

LINDON CENTER STREET WATER LINE

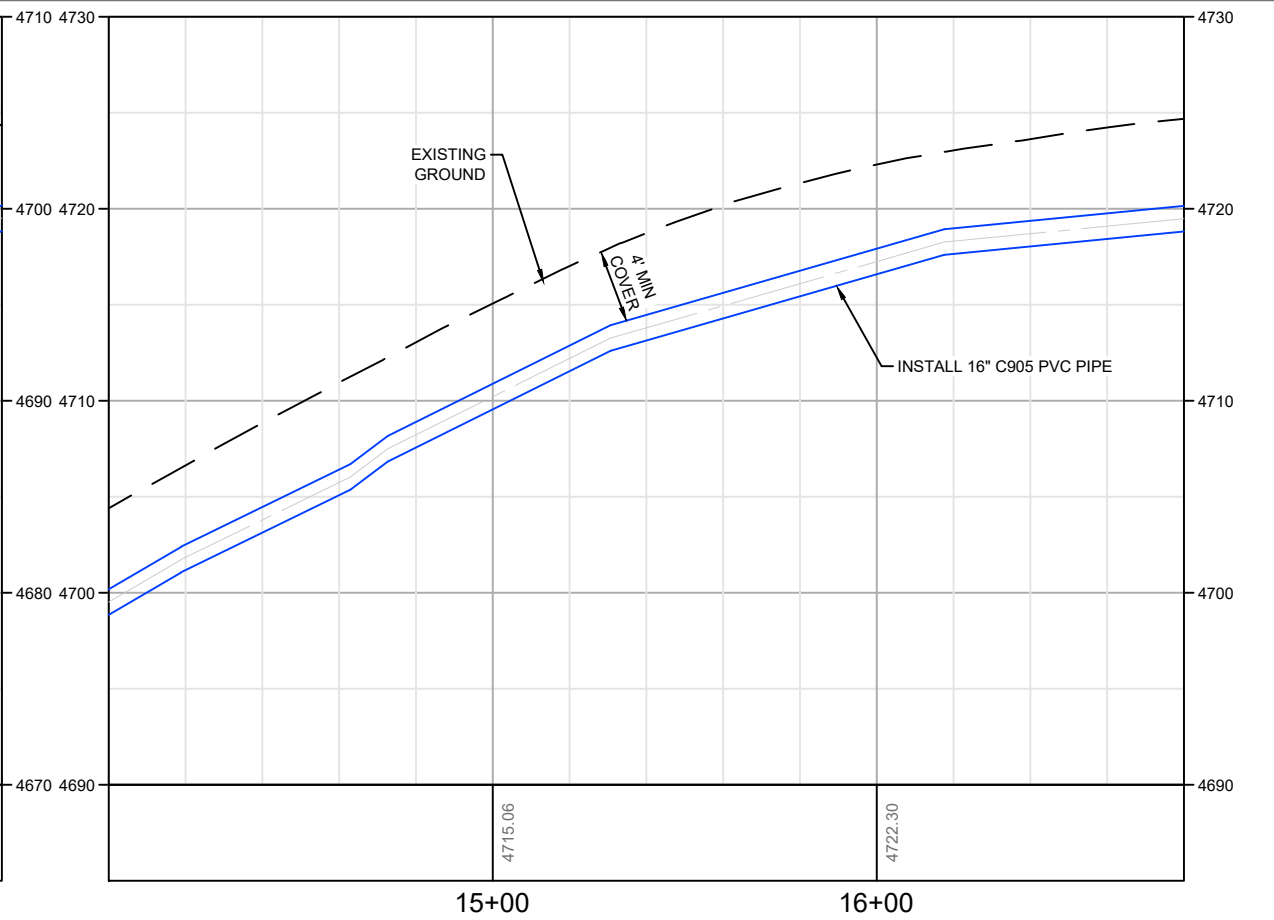
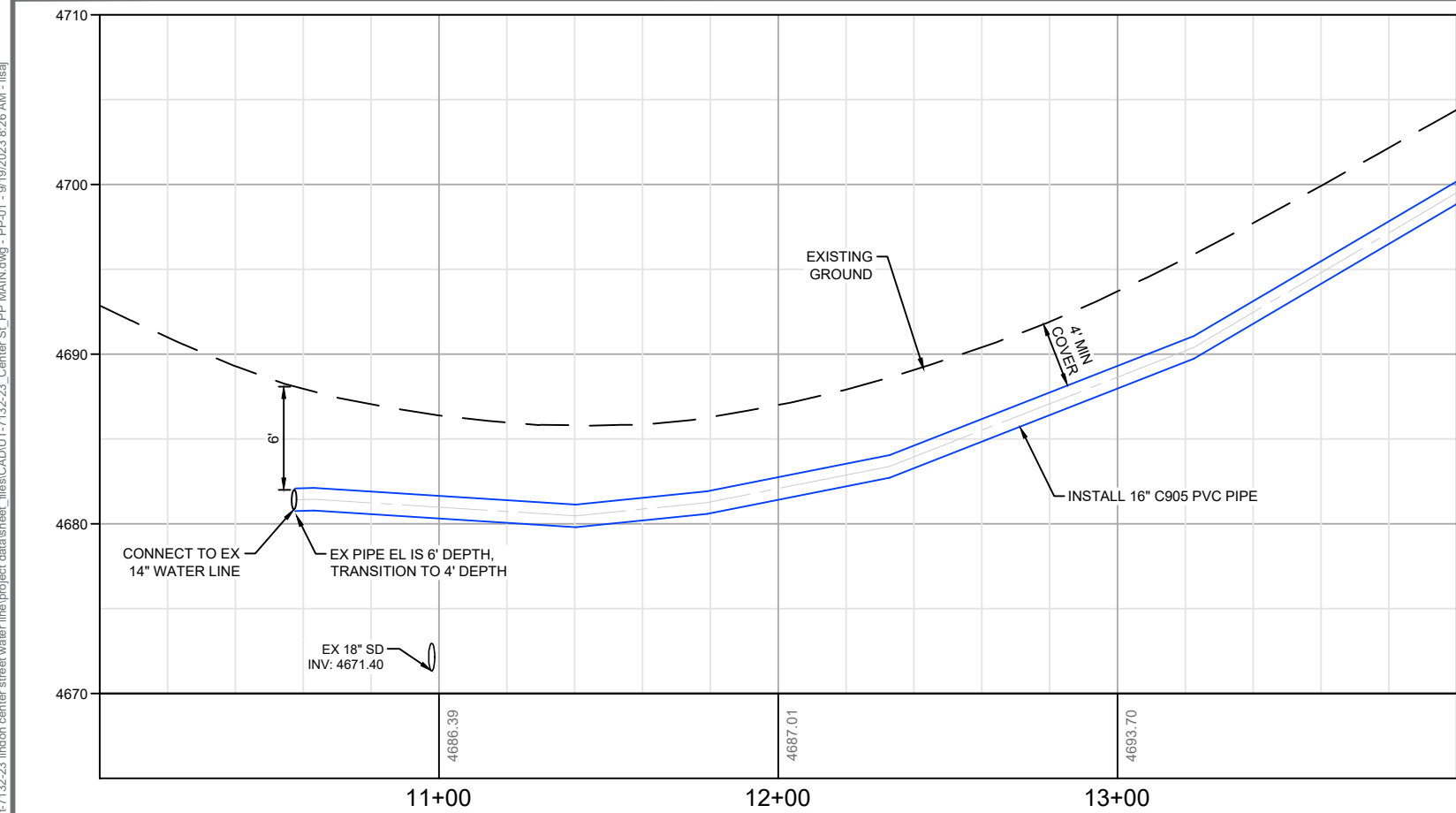
SHEET REFERENCE

DESIGN: IMH	PROJECT: UT-7132-23
DRAWN: LAJ	SHEET: 5 OF 14
CHECK: RJM	SHEET NO: G-04
DATE: 08/2023	

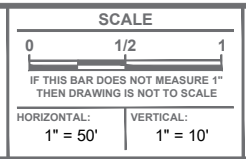


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MATCHLINE STA 16+80.00
SEE SHEET PP-02



REV	DATE	BY	DESCRIPTION
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2	09/2023		ADDENDUM 2

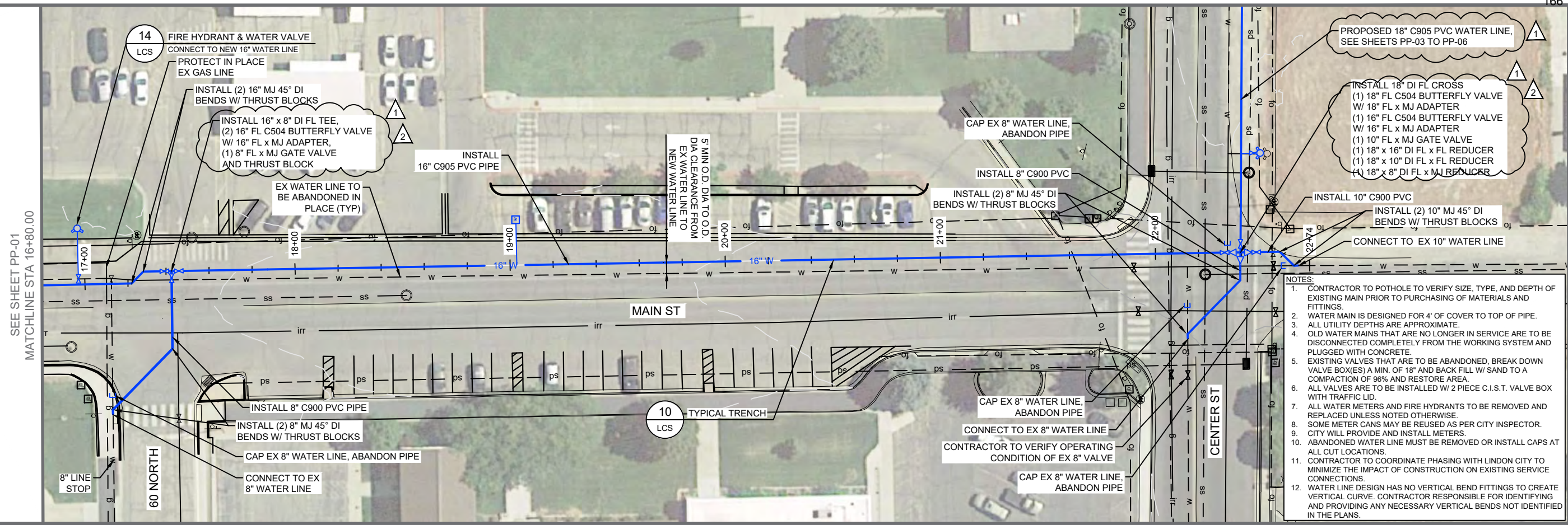


LINDON CENTER STREET WATER LINE

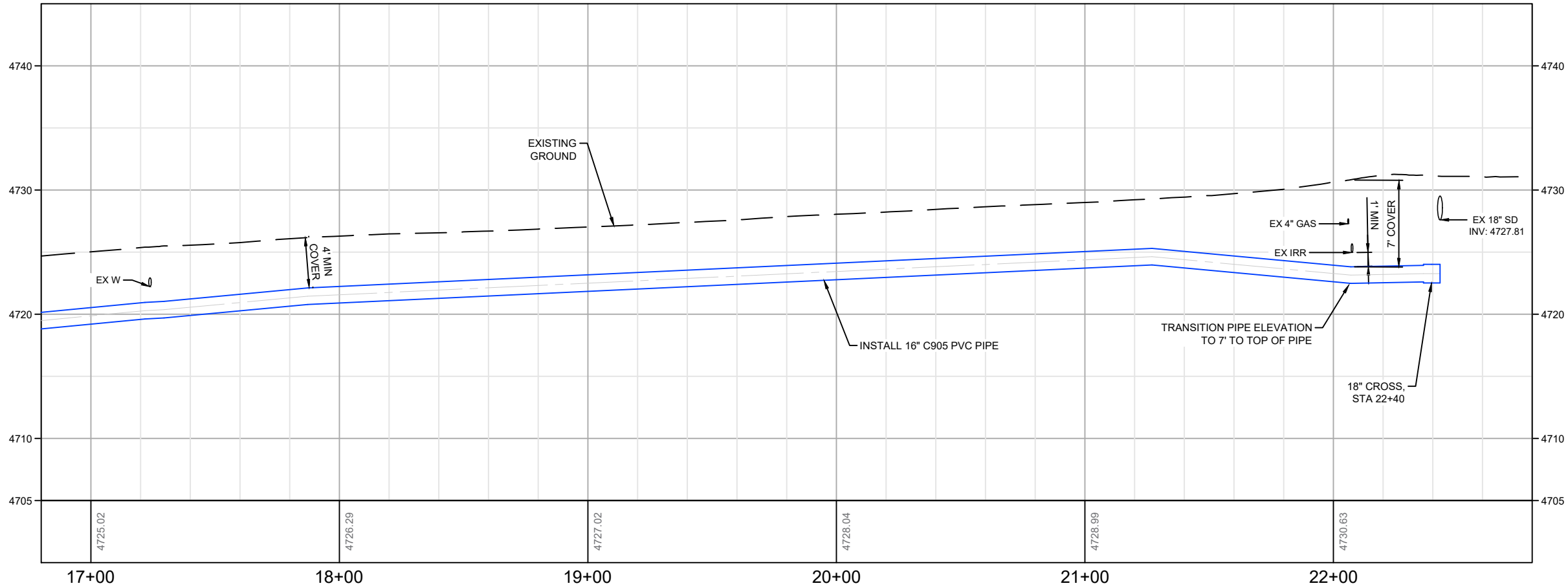
PLAN AND PROFILE - MAIN STREET

DESIGN: IMH	PROJECT: UT-7132-23
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DATE: 08/2023	

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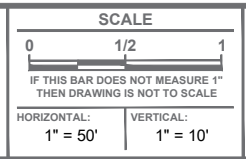


- NOTES:**
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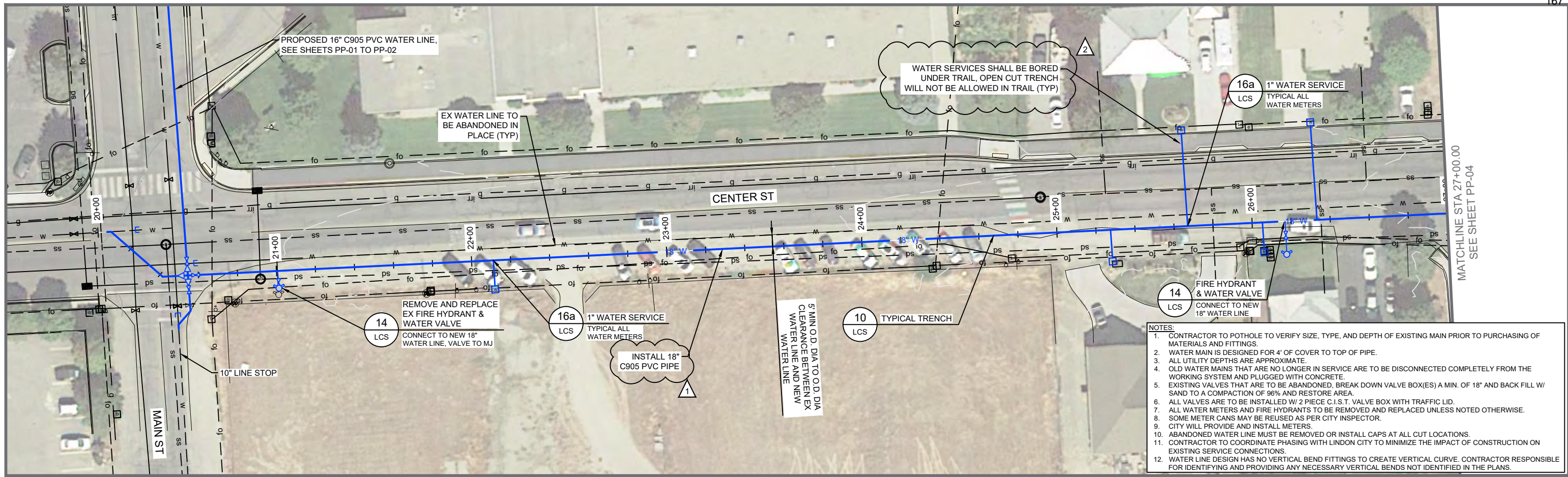
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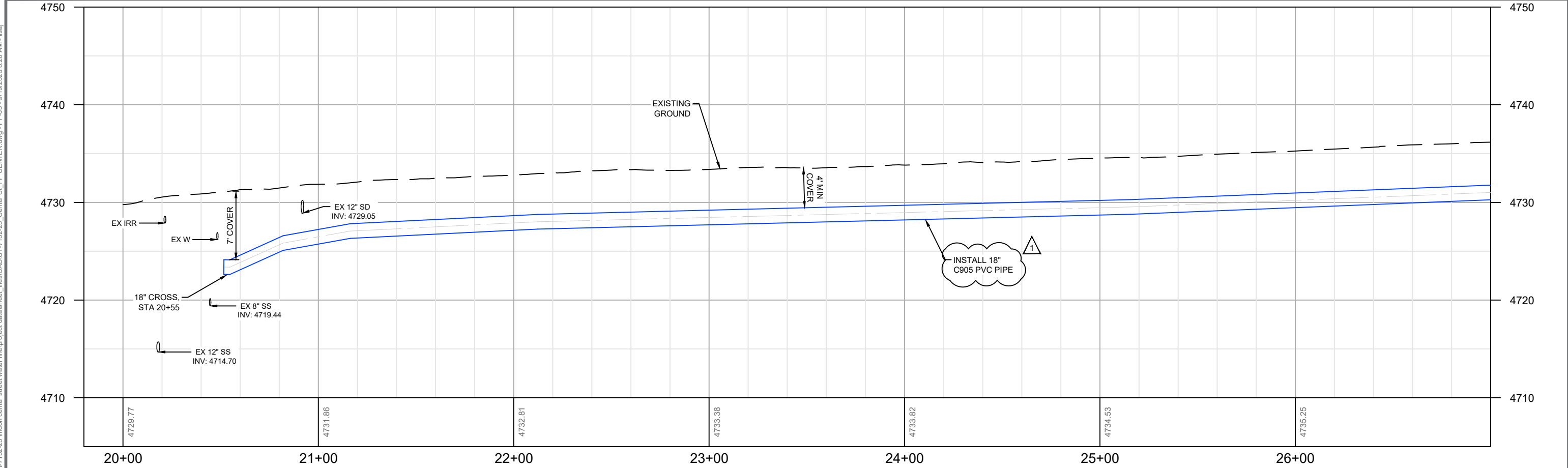
LINDON CENTER STREET WATER LINE

PLAN AND PROFILE - MAIN STREET

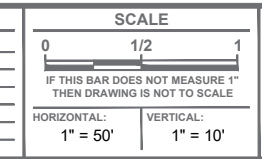
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CHECK: RJM	SHEET NO: PP-02
DATE: 08/2023	



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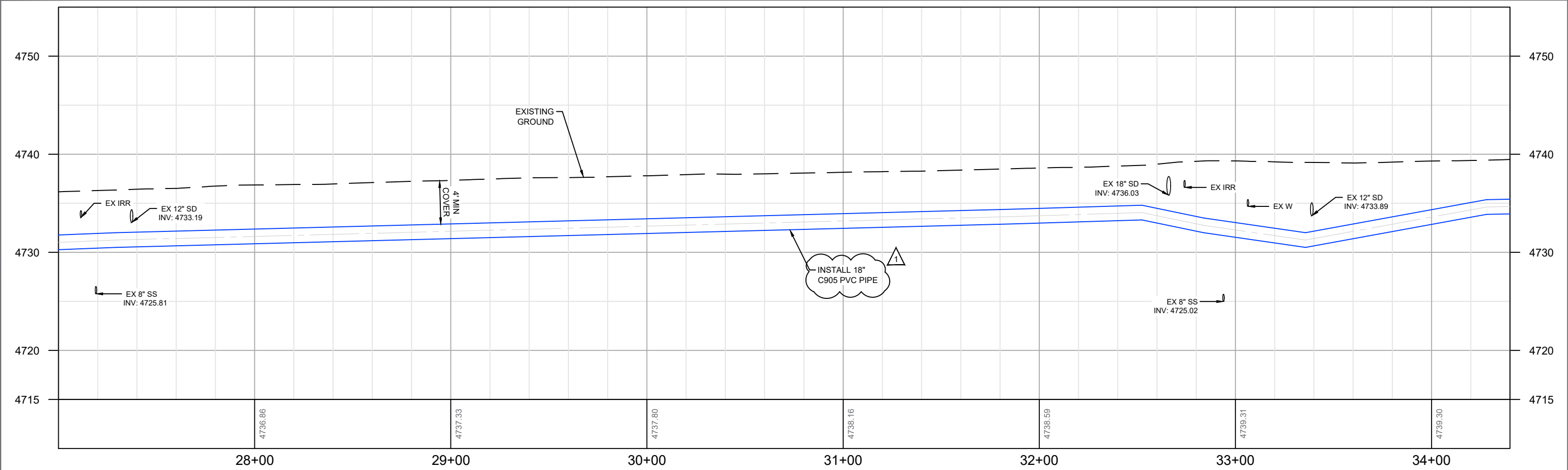
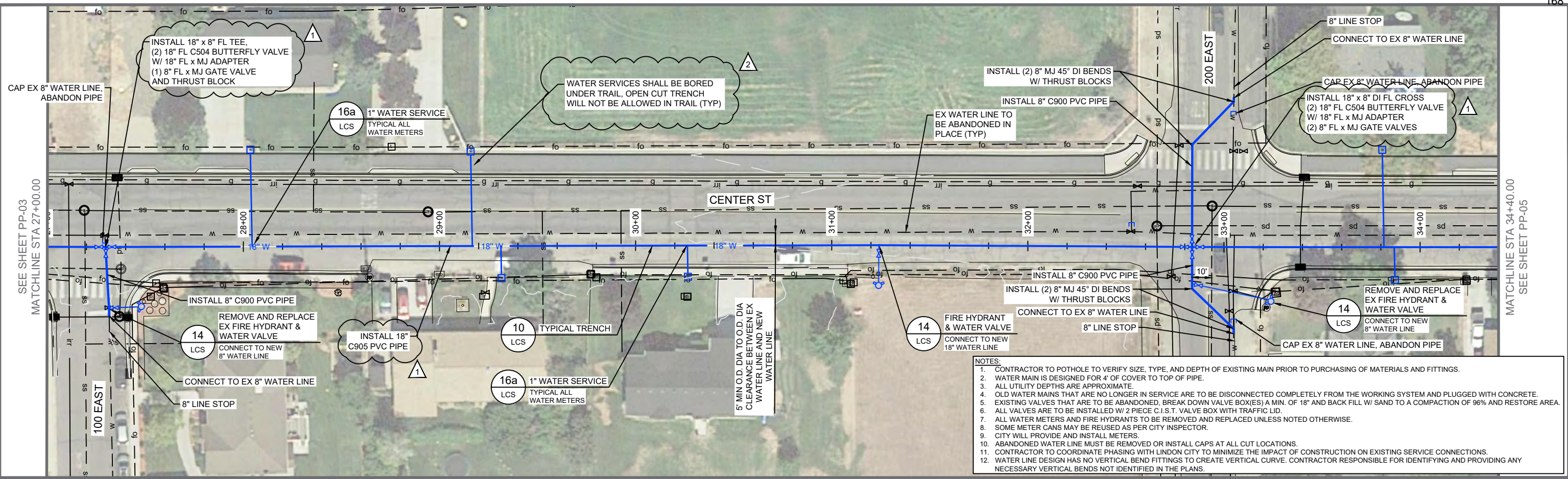


LINDON CENTER STREET WATER LINE

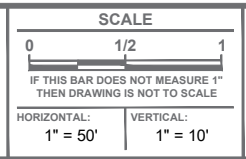
PLAN AND PROFILE - CENTER STREET

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DATE: 08/2023	

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REV	DATE	BY	DESCRIPTION
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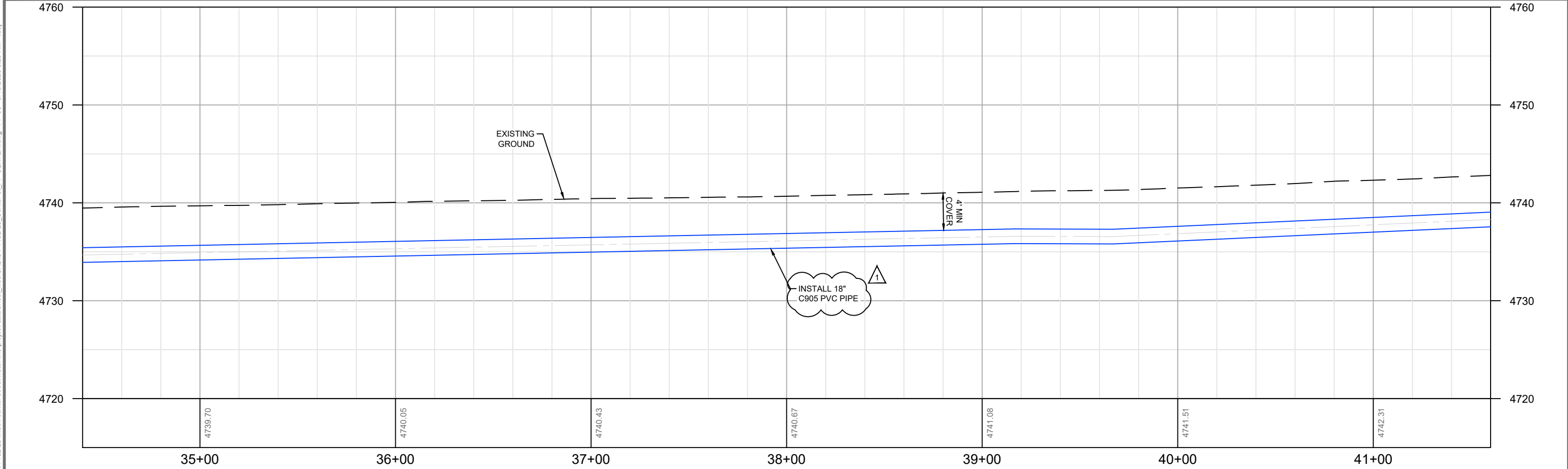
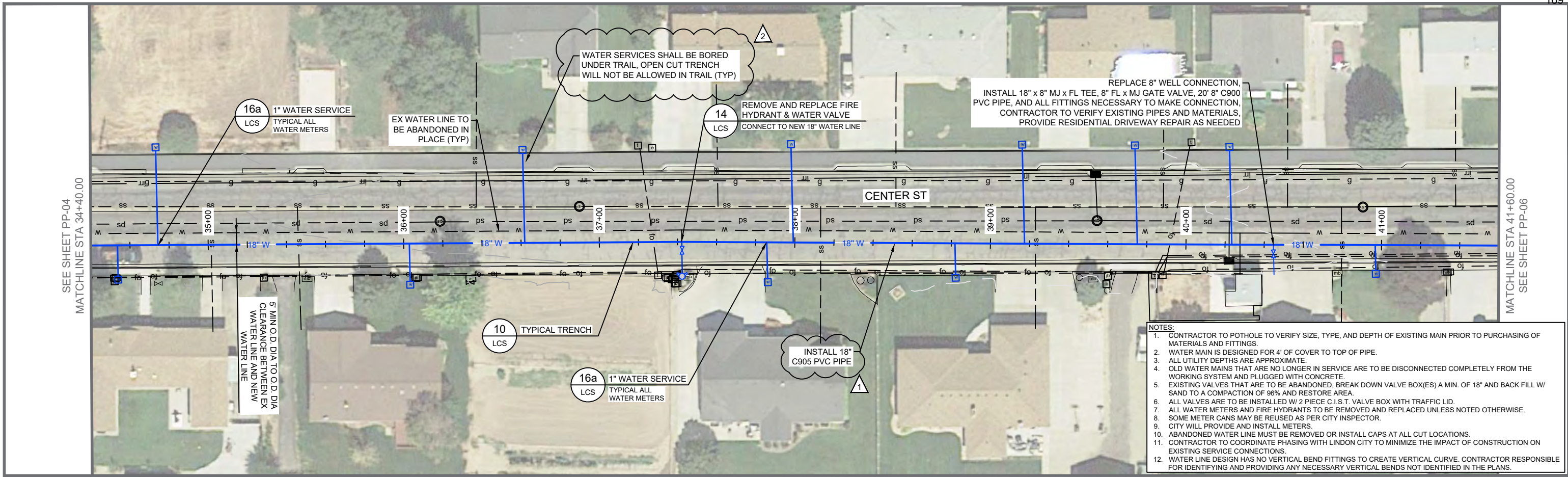


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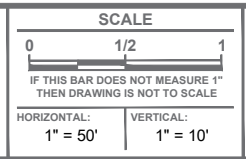
PLAN AND PROFILE - CENTER STREET

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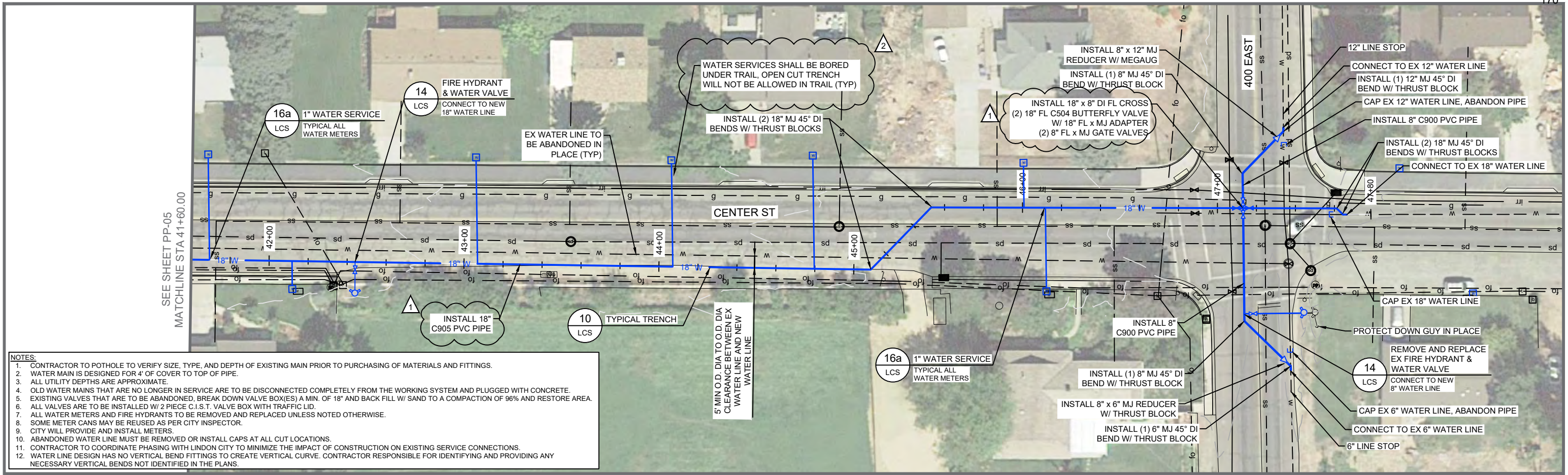


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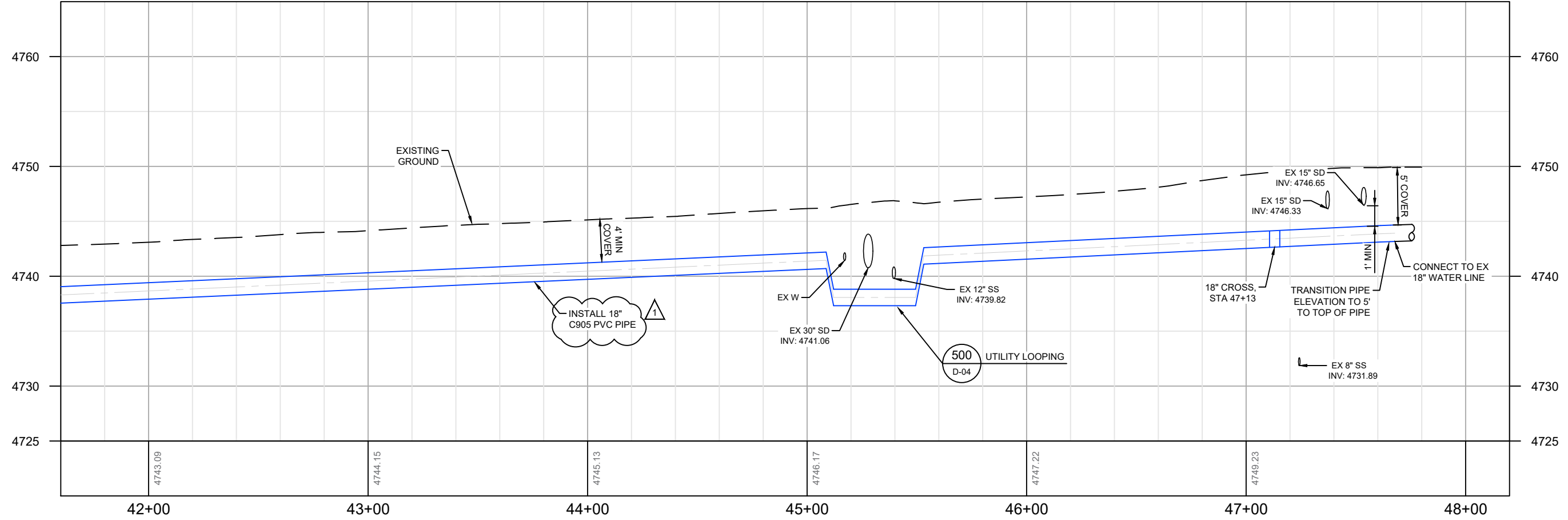
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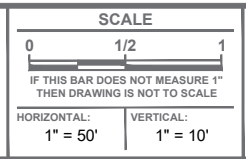
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LINDON CENTER STREET WATER LINE



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DESIGN: IMH	PROJECT: UT-7132-23
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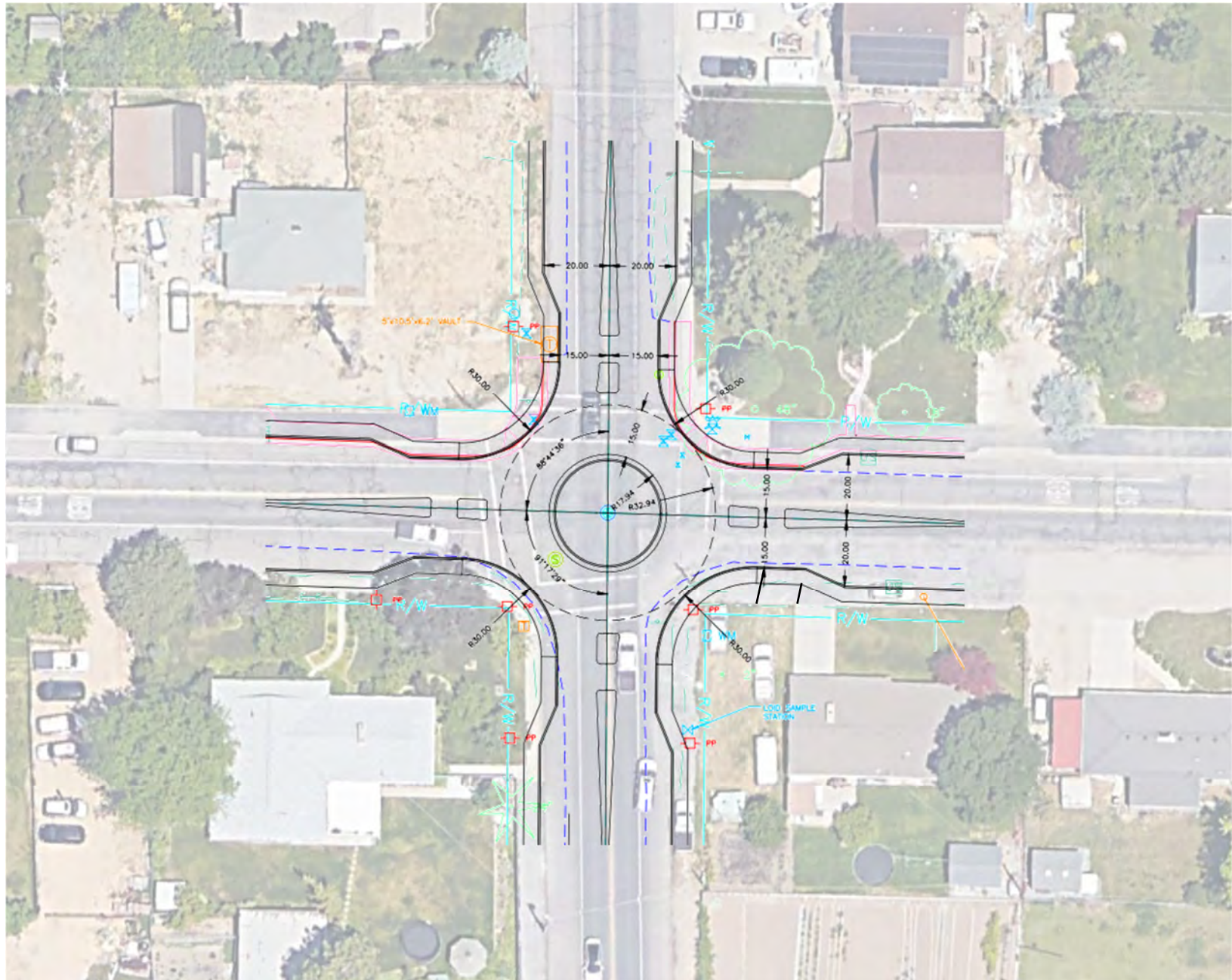
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11. Discussion Item (Continued) — Mini Round-Abouts. The City Engineers will present information about mini round-abouts and how they may be used to help improve traffic flow and increase pedestrian safety in certain areas of the city. (20 minutes)

This item is for discussion purposes only with no motion needed.

	Mini-Roundabout	Corner Extensions/Bulb-Outs
		
Traffic Flow	<ul style="list-style-type: none"> • Can allow for better traffic flow than a traditional 4-way stop • Eliminates the need for vehicles to stop at intersection if the roundabout is clear 	<ul style="list-style-type: none"> • May result in longer queues at busier intersections due to loss of turning lanes • Vehicles still required to stop at 4-way stop
Motorist Safety	<ul style="list-style-type: none"> • Can improve motorist safety at the intersection; has fewer potential vehicle/vehicle conflict points than a traditional intersection; left-hand turn crashes eliminated 	<ul style="list-style-type: none"> • Likely to have minimal effect on motorist mobility and safety
Pedestrian Safety	<ul style="list-style-type: none"> • Fewer vehicle/pedestrian conflict points than a traditional intersection • Center island provides a pedestrian refuge area 	<ul style="list-style-type: none"> • Shortens intersection crossing distance for a pedestrian; shorter distance reduces the potential for pedestrian-vehicle conflict and likely improves pedestrian safety • Allows pedestrians to stand closer to the vehicle travel way, giving them better visibility
Snow Plows	<ul style="list-style-type: none"> • Center island and splitter islands are mountable and better accommodate plowing 	<ul style="list-style-type: none"> • Bulb-outs are not mountable, making plowing more difficult
Landscaping	<ul style="list-style-type: none"> • Does not provide space for planted landscaping; hardscape only 	<ul style="list-style-type: none"> • Opportunities for planting and hardscape in the bulb-out areas
Vehicle Speed	<ul style="list-style-type: none"> • Speed reduction largely dependent on proper design of approach lanes to deflect each vehicle as it passes through the intersection • FHWA reports travel speeds approximately 40% lower within mini-roundabout than 350 away from intersection 	<ul style="list-style-type: none"> • Can slow traffic by funneling through narrow street opening than is provided in upstream cross-section; speeds likely to decrease slightly
School Bus mobility	<ul style="list-style-type: none"> • Left-turns could be more difficult, depending on design of center island; school bus may be required to drive over center island (either partially or completely) • Right-turns unlikely to be affected 	<ul style="list-style-type: none"> • Left-turns unlikely to be affected • Right-turns could be affected; bus may be required to cross over centerline to make turn
Accessibility of Adjacent Property	<ul style="list-style-type: none"> • Driveways that are very close to the intersection would have restricted access due to center islands at intersection approaches 	<ul style="list-style-type: none"> • Bulb-outs can be shortened to accommodate driveways that are close to an intersection
Drainage	<ul style="list-style-type: none"> • Drainage design would be essentially the same as a traditional intersection 	<ul style="list-style-type: none"> • Drainage design is more difficult; may require additional storm drain inlets

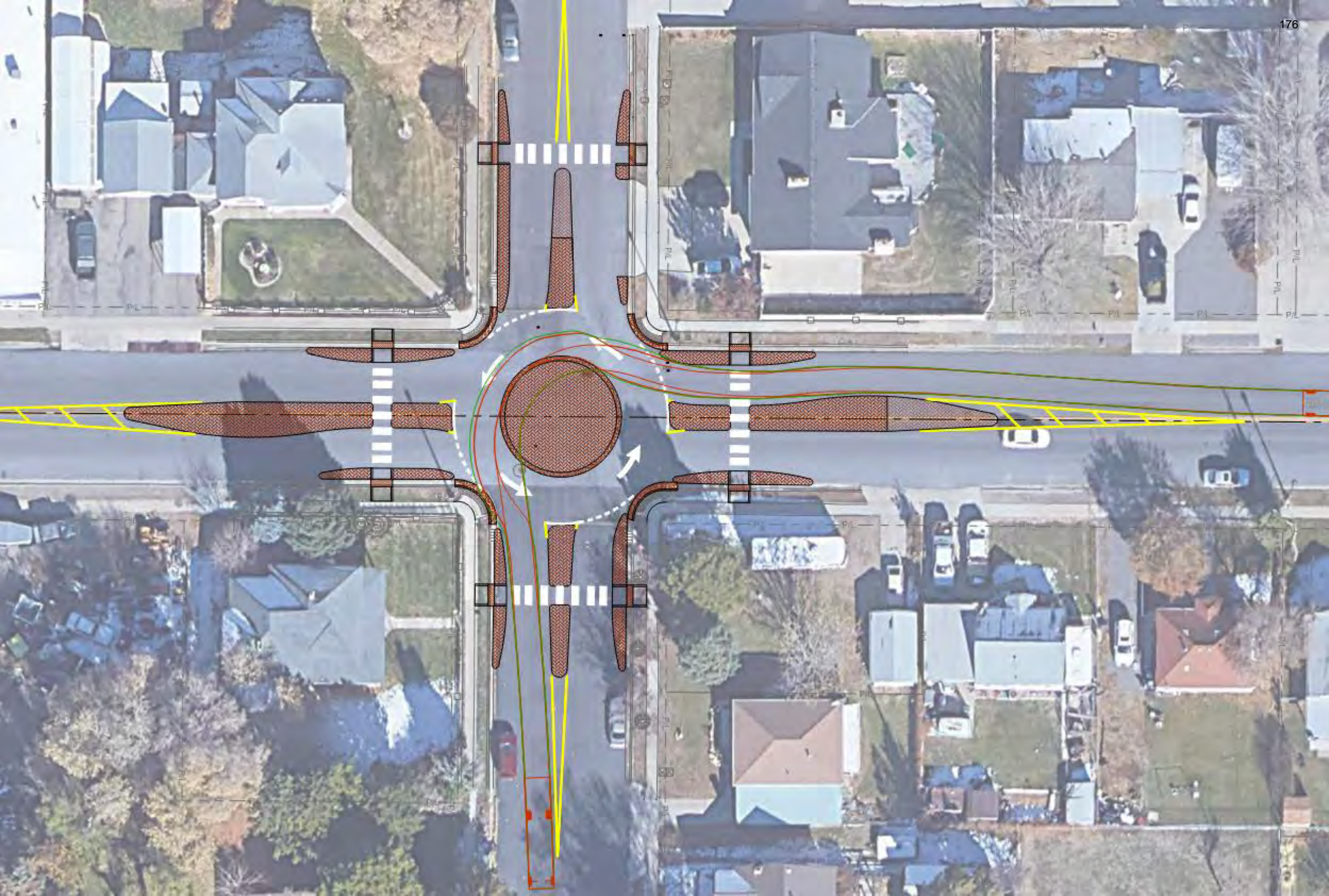




400 East Center Street
Mini Roundabout Concept



400 East Center Street
Mini Roundabout Concept



- 12. Public Hearing — Ordinance #2023-14-O; Public hearing to amend LCC 17.04.220 and LCC Title 44, Single Family Residential.** Lindon City requests ordinance changes to single-family residential zoning codes to incorporate by reference all single-family zoning districts as well as adopt and clarify single family development requirements for the Anderson Farms Planned Development, R3 Overlay, and Planned Residential Development single family zones.
(20 minutes)

Sample Motion: I move to (*approve, reject*) Ordinance #2023-14-O (*as presented, or with changes*).

Ordinance Amendment – Single Family Residential

Date: October 2, 2023
Applicant: Lindon City
Presenting Staff: Mary Barnes

Type of Decision: Legislative

Council Action Required: Yes, the planning commission unanimously approved this ordinance amendment with a positive recommendation.

MOTION

I move to (*approve, deny, or continue*) of ordinance amendment 2023-14-O (*as presented, or with changes*).

Overview:

- Chapter 17.44 of the Lindon City Code is the Single-Family Residential chapter. However, it only covers the R1-20 and R1-12 zones, which are the more traditional single-family zones within the city.
- Since the creation of 17.44, three other single-family zones have been added to the city code with their own, albeit often smaller, single family residential uses. These three zones are:
 - a. The Anderson Farms Planned Development zone (AFPD) (17.41)
 - b. R3-Overlay zone (R3) (17.45)
 - c. The Planned Residential Development Overlay zone (PRD) (17.76)
- All three of these new zones have single-family residential components to them, but development requirements for those zones were not included in the single-family residential code chapter.
- Instead of amending these 3 zones in Titles 17.41, 17.45, and 17.76 with the same information, staff is proposing to add the single-family components of each of these zones to Chapter 17.44, while also providing for some requirements that are more tailored towards smaller single-family lots
 - a. In the Anderson Farms Development Agreement, it states that anything that is not specifically covered in the development agreement will be governed by the city code. Therefore, some of the requirements within 17.44 Single Family Residential chapter have been applied to the AFPD homes. However, this is an issue because 17.44 was created for the R1 zones, which have larger lots and setbacks. Further discussion on this disconnect is found within this staff report.
- Absolutely no changes are being made to the requirements in the R1-20 and R1-12 zones. This ordinance amendment is simply adding language about the other single-family zones in the city.
- AFPD, R3, and PRD all have multifamily components within their zones (townhomes, senior housing, apartments, etc.). This ordinance amendment only affects the single-family residential lots within these three zones.
- Within many of the requirements, a reference is simply added for respective zone's chapter, or the development agreement (if applicable). A benefit to this ordinance amendment will be that if a home builder, developer, or future resident is looking for the requirements to build a single-family home in one of these zones, it will be easy to find the requirements because they are laid out in one single-family residential code chapter.
- This ordinance amendment includes the "general provision" of projections into yards, which is in found in 17.04.220. Currently, this general provision does not reflect the current code. The amendment will simply refer to 17.44.090 for the projections into yards code
- This amendment also includes adding "AFPD" to the residential land use category in the

Standard Land Use Table. Please see more information below.

The Ordinance Amendment: In-Depth Analysis

17.44.010 will now include all zones that have single family residential, including R1-20, R1-12, AFPD, R3, and PRD. This section specifically outlines that Chapter 17.44 only applies to one (1) family detached dwellings on separate individual lots. The multifamily that exists in the AFPD, R3, and PRD zones are not governed by this chapter of code in any way.

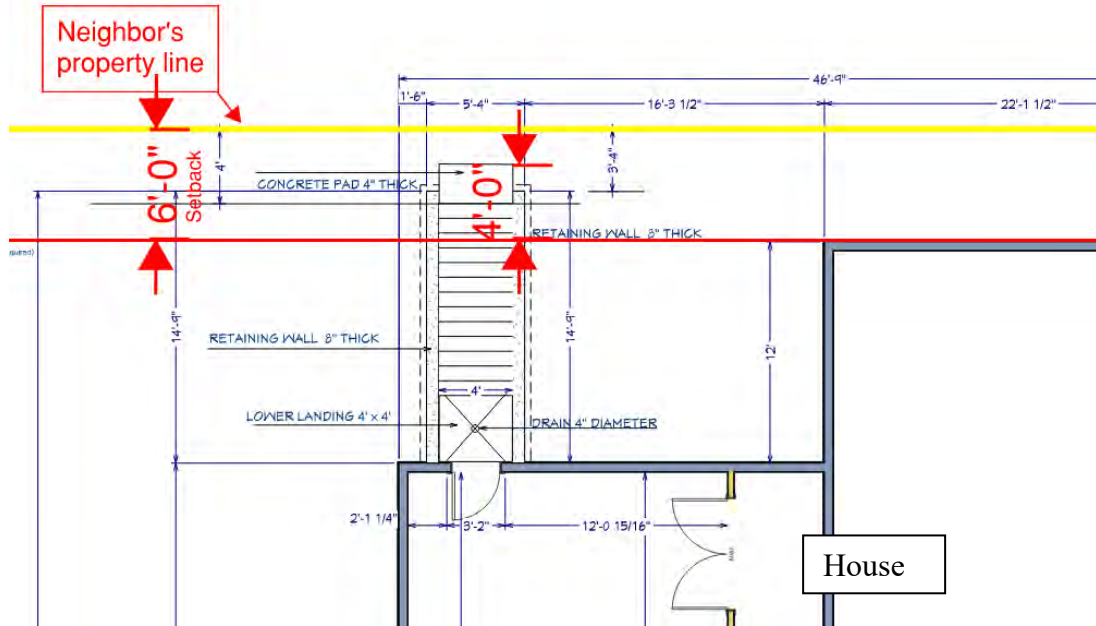
- 17.44.020 governs the lot area. Simple references of where to find that information for each zone is added.
- 17.44.030 governs the lot width. Simple references of where to find that information for each zone is added.
- 17.44.040 governs the lot depth. Simple references of where to find that information for each zone is added. There is no lot depth required for single family lots within the PRD zone, which is noted.
- 17.44.050 governs the lot frontage. Single family lots within the PRD zone and within the R1 zones are required to have a 50 ft frontage along a public street. Simple references of where to find frontage information for the AFPD and R3 zones is also added.
- 17.44.070 governs the number of dwellings per lot. While 2 dwellings on 1 lot are permitted in the R1 zones, due to the accessory apartment code, only one dwelling per single family lot is permitted in the AFPD, R3, and PRD zones. Language has been added to state that accessory apartments are not permitted, as per the accessory apartment ordinance.
- 17.44.080 governs the setback requirements. Simple references of where to find that information for each zone is added.

17.44.090 governs projections into yards. One of the main reasons why staff believes that this ordinance amendment is so important is due to this section. Within this code, it states that there are certain projections from a house that are permitted to encroach into required front, rear, and side setbacks. These projections could be decks, eaves, staircases, balconies, etc. In the R1 zones, the setbacks are larger, which means that projections into yards with this existing code works great. There is still plenty of room between the house and the property line if a basement walkout projects 4' into a required 10' side yard. However, that is not the case in the AFPD, R3, and PRD zones, where there are much smaller lots, and much smaller setbacks.

- For example, the projections into yards code states that a deck can project 12' into a required backyard. Within the Gardens at Anderson Farms development, the minimum required rear setback is 12'. With the current code, a resident would technically be allowed to project 12' into their required 12' backyard.
 - o To remedy this, staff is proposing that if the minimum rear yard setback is less than 20 ft, the listed structures in this requirement must maintain a 10 ft setback from the rear property line.
 - o This means that a homeowner with required rear setback that is less than 10 ft must maintain at least 10 ft of open space.
- Another example is that the projections into yard code allows a basement walkout to project 4' into a required side yard. This works great in the R1 zones, where required side yards are 10'. In the AFPD, R3, and PRD zones, the required side yards are often smaller. In the PRD zone, side yards can be 6'. A homeowner that wants to have a basement walkout project 4' into a 6' setback would only leave about 2' of room between the edge of the basement walkout and the neighbor's property line.
 - o We have received many complaints of this exact situation within the Anderson Farms Development. People have built basement walkouts with only a 2' buffer between this

walkout and the neighbor's yard. Please see some of the below examples.

- Staff is proposing that when a minimum setback is less than 10', the listed items may project into the side yard as long as a 4' setback is maintained, and there is no encroachment into a public utility easement.
- This means that no matter what, at the very least a 4' setback is maintained between projections into a side yard.



Other cities in the county generally have stricter requirements for their projections into required yards, as seen in the table below:

	Staircases	Decks/balconies	Patio	Cantilevers, architectural projections	Setbacks (general)
Provo	Can project 4 ft into a rear and front yard, 2 ft into a side yard.	Can project 4 ft into a back and front yard, 2 ft into a side yard.	Can project 12' into a min rear yard	4 ft into a back and front yard, 2 ft into a side yard.	Front: 23' Rear: 20' Side: 10' Street side: 23'
Springville	5' into front yard, 2' into a side yard, and 10' into the rear yard	5' into front yard, 2' into a side yards and 10' into the rear yard	5' into any front yard, 2' into any side yard and no closer than 15' from the rear lot line.	2 ft into any required yard	Front: 25' Rear: 25-30' Side: 8-10' Street side: 20'
Lehi	3' into any yard	Balconies can project 3' into any yard.		1' into side and rear yards	Front: 25' Rear: 30' Side: 10'
Orem	2' into any yard	Can go to property line if less than 18" tall.	Can go to property line if less than 18" tall.	2' into any yard	Front: 22.5' Rear: 22.5' Side: 5-15'
Pleasant Grove	4' into front and rear yard, 2' into side yard.	12' into rear yard.	12' into rear yard.	4' into front and rear yard, 2' into side yard.	Front: 25' Rear: 25' Side: 10'
Eagle Mountain	Do not allow staircases to project into any required yards	5-10' projection into yards depending on lot size		1'-2' into front, rear, and side yard.	Front: 25-15' Rear: 25-20' Side: 8-10' Street side: 15'
Payson	Do not allow to project into any required yards	5' into front setback, may go up to 15' away from rear property line.	At a minimum, must stay 5' away from property line	4' into front and rear yard, 2' into side yard.	Front: 25' Rear: 25' Side: 8' Street side: 20'

Most cities only permit a small projection into their yards. However, in general, there isn't a clear, steady trend within these requirements. With this ordinance amendment, Lindon City Code will reflect requirements for these projections for larger lots and smaller lots.

Continued analysis of the ordinance amendment:

- 17.44.100 governs the building height. Simple references of where to find that information for each zone is added.
- 17.44.110 governs the distance between buildings. This distance requirement will apply to all single-family lots.
- 17.44.030 governs the lot coverage. For R1 zones, the lot coverage requirement is that buildings cannot cover more than 40% of the area on a lot. This would work for the R3 single family lots, because they are only slightly smaller than the traditional R1 lots. However, it does not work for the AFPD or PRD zones. Some of the lots in these zones are so small that the homes cover more than 40% of the lot. To avoid bringing any existing small lots into non-conformance, staff is proposing that in AFPD and PRD zones, buildings cannot cover more than 50% of the area of a

lot

- For example, lot 308 of Plat C in Anderson Farms is the smallest lot within the entire Anderson Farms single family home project. It is 4,895 sq ft. The house itself is roughly 2000 sq ft. 40% of 4,895 is 1,958, which would mean that with the 40% requirement, Lot 308 is already out of compliance simply because of the size of the house. Increasing that requirement to 50% would mean that the lot coverage for Lot 308 is 2,447 sq ft. The house still fills most of the coverage requirement, but the lot would comply. Of course, the setbacks of the zone would not permit a house or an accessory building to completely fill any lot. Changing the lot coverage requirement to 50% would also allow the larger lots in Anderson Farms to fit more accessory buildings, such as sheds, etc.
- The same situation applies to quite a few of the new single family lots within the PRD zone, as they are 5,000 sq ft lots at the smallest. Lot 109 of the Songbird Cove subdivision is 5,000 sq ft, 40% of 5,000 sq ft is 2,000 sq ft. The house that is being built on lot 109 is 1,708 sq ft. This home does meet the 40% lot coverage requirement. However, the buildable area within the lot is 2,359 sq ft. If a homeowner wanted to build a home within this project that is 2,000 sq ft or more, a 40% lot coverage requirement would prohibit a home of that size. Increasing the lot coverage requirement to 50% would mean that the 5,000 sq ft lots would be able to have a house that fills the buildable area. The setbacks of the zone would not permit a house or an accessory building to completely fill the lot.
- 17.44.110 governs the parking. Simple references of where to find that information for each zone is added. Every single-family residential project in Lindon has been required to provide at least two parking spots in a garage in accordance with the parking code.
- 17.44.140 governs the accessory buildings. Staff is proposing to keep the same requirements.
- 17.44.150 governs the other requirements, such as sport courts. Staff is proposing to keep the same requirements.

17.04.220 Yards to be Unobstructed – Exceptions

17.04 is the chapter of the code with general provisions for the city. It has things like the fence code, clear view triangles, code enforcement, etc. It also has a section on projections into yards:

Every part of a required yard shall be open to the sky, unobstructed except for permitted accessory buildings in a rear yard, the ordinary architectural projections of skylights, sills, belt courses, cornices, chimneys, flues, and other ornamental features, as which project into a yard not more than two and one-half feet, and open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five feet.

This requirement states that architectural projections cannot project into a yard more than 2.5', and fire escapes, stairways, and balconies cannot project into a yard more than 5'. These requirements do not match the current requirements for R1 zones, or the proposed requirements for smaller lots. Staff is proposing to change this general provision, and simply add in a reference to 17.44.090 for the projections into yards ordinance.

Land Use Table

Currently, the land use table calls out residential uses as the R1-20, R1-12, and R3 zones. With this ordinance amendment, staff is proposing to add the AFPD to that residential category in the land use table. 17.41.080 within the AFPD chapter already states that the permitted and conditional uses within the AFPD zone will be the same as the permitted and conditional uses for the R1-12, R1-20, and R3 zones. Please see that exact language below:

Permitted and conditional uses within a PD Zone shall be the respective uses designated as permitted and conditional uses for residential zones (R1-12, R1-20 and R3 zones) in the

Standard Land Use Table and any additional uses expressly allowed in the development agreement approved in conjunction with the related PD Zone.

Therefore, this ordinance amendment will also add AFPD to the residential category in the land use table for ease of finding allowable uses. The PRD zone will not be added, as the permitted, conditional, and not permitted uses are already listed in the 17.76 PRD Overlay chapter. Also, the PRD overlay includes commercial uses.

The AFPD zone is strictly residential. However, it does have some multifamily in it. Therefore, staff added a reference to 17.41 (AFPD zoning chapter) for the accessory apartment, condominium, and apartments requirements.

Parking Group	Permitted Primary Uses	Residential (R1-12, R1-20, R3, AFPD)
N/A	Single-Family	P
1111	Accessory Apartments	See Chapter 17.46 R2
1111	Condominium	Overlay or
1111	Apartments	17.41 AFPD

Exhibit

1. Draft single family residential ordinance amendment

ORDINANCE NO 2023-14-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.04.220 AND TITLE 17.44, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, staff has recognized an issue with smaller lots and the current projections into yards notice, and is now proposing to fix the issue; and

WHEREAS, the current single-family residential code chapter does not include the smaller single family residential lots, which have been comparatively recent additions to Lindon City; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to preserve and protect neighborhoods as diverse and attractive places; and

WHEREAS, the Lindon City Council finds that it is in the best interest of the City to restrict projections into side yards for smaller single-family residential properties with reduced side yard setbacks, and modify the lot coverage requirements for the AFPD and PRD zones; and

WHEREAS, on August 22, 2023, 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 adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, to consider the recommendation and the 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: Amend Lindon City Code 17.04.220 as follows:

17.04.220 Yards to be unobstructed – Exceptions.

Every part of a required yard shall be open to the sky, unobstructed except for permitted accessory buildings in a rear yard, the ordinary architectural projections of skylights, sills, belt courses, cornices, chimneys, flues, and other ornamental features, ~~as which project into a yard not more than two and one half feet,~~ and open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers ~~projecting into a yard not more than five feet.~~ as found in 17.44.090.

SECTION II: Amend Lindon City Code 17.44 as follows:

17.44.010 Purposes and Objectives.

The Single Family Residential Zones (~~R1~~ R1-12, R1-20, Anderson Farms Planned Development, R3-Overlay, Planned Residential Development Overlay) are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one (1) family detached dwellings on individual lots that are separate and sheltered from non-residential uses found to be

inconsistent with traditional residential lifestyles customarily found within Lindon City's single-family neighborhoods.

17.44.020 Lot Area.

The minimum area of any lot or parcel of land in the R1 zone shall be as indicated by the subzone used in conjunction with the R1 zone designation. Subzones are designated by adding a suffix number to the R1 zoning symbol. Such suffix number shall be the minimum lot area for the subzone, stated in thousands of square feet. For example, a subzone of the R1 zone requiring lots or parcels to be a minimum of twenty thousand (20,000) square feet would be designated on the zoning map as R1-20. The minimum area of any lot or parcel of land in the R1 zone shall be as indicated below for the subzone in which the lot or parcel is situated:

R1-12. twelve thousand (12,000) square feet

R1-20. twenty thousand (20,000) square feet.

Anderson Farms Planned Development. See recorded development agreement.

R3-Overlay. See individual recorded project development agreements, if applicable.

Planned Residential Development Overlay. See 17.76.030.

17.44.030 Lot Width.

1. Each lot or parcel of land in the R1 zone shall have a width of not less than the following for the zone in which said lot or parcel is situated:

R1-12. one hundred (100) feet (measured at front yard setback)

R1-20. one hundred (100) feet (measured at front yard setback)

Anderson Farms Planned Development. See recorded development agreement.

R3-Overlay. See 17.45.050 and individual recorded project development agreements, if applicable.

Planned Residential Development Overlay. See 17.76.030.

Width-to-depth ratio shall be within the limits established under LCC 17.32.100(3).

17.44.040 Lot Depth.

Each lot or parcel of land in the R1 zone shall have a minimum lot depth as indicated below for the subzone in which the lot or parcel is situated:

R1-12. one hundred (100) feet

R1-20. one hundred (100) feet

Anderson Farms Planned Development. See recorded development agreement.

R3-Overlay. See 17.45.050 and individual recorded project development agreements, if applicable.

Planned Residential Development Overlay. Only overall development depth required.

17.44.050 Lot Frontage.

1. Except for legal non-conforming lots, flag lots, or lots accessing an approved hammerhead turnaround, each **single-family housing** lot or parcel of land in the **R1 and Planned Residential Development Overlay** zones shall abut and have frontage along a public street for a minimum distance of fifty (50) feet, on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards.
 - a. **Anderson Farms Planned Development. No requirement.**
 - b. **R3-Overlay. See 17.45.050 and individual recorded project development agreements, if applicable.**
2. Approved flag lots shall have twenty-five (25) feet of frontage along a public street on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards.
3. Lots or parcels of land with access from an approved hammerhead turn-around shall have twenty-five (25) feet of frontage along a public street on a line parallel to the centerline of the street or along the perimeter of the hammerhead turn-around improved to City Standards.
4. Frontage on a street end which does not have a cul-de-sac improved to City standards shall not be counted in meeting this requirement.

17.44.070 Number of Dwellings Per Lot.

Not more than one (1) single-family dwelling and one accessory apartment may be placed on a lot or parcel of land in the R1 zones unless a greater number of units are approved as part of an R2 Overlay Project.

In the R-3 Overlay, Planned Residential Development Overlay, and Anderson Farms Planned Development, not more than one (1) single-family dwelling may be placed on a lot, subject to the requirements in 17.46.100.

17.44.080 Yard Setback Requirements.

The following minimum yard requirements shall apply in the **R1-12 and R1-20** zones: (Note: All setbacks are measured from the property line, or for property lines adjacent to a street the setback shall be measured from the street right-of-way line.)

1. Front yard setback: thirty (30) feet

Rear yard setback: thirty (30) feet

Side yard setback: ten (10) feet

2. Side yard - Corner Lots: On corner lots within **R1-12 and R1-20 zones**, the side yard contiguous to the street shall not be less than thirty (30) feet and shall not be used for vehicle parking, except such portion as is devoted to driveway use for access to a garage or carport. Of the remaining rear and side yards on a corner lot, one rear yard setback of thirty (30) feet and one side yard setback of ten (10) feet shall be required on the remaining non-street facing sides of the lot.

Anderson Farms Planned Development. See 17.41.110 and recorded development agreement.

R3-Overlay. See 17.45.040 and individual recorded project development agreements, if applicable.

Planned Residential Development Overlay. See 17.76.080

17.44.090 Projections into Yards.

1. The following structures may be erected on or project into any required yard setback:
 - a. Fences and walls in conformance with the Lindon City Code and other city codes or ordinances;
 - b. Necessary appurtenances for utility service.
2. **Depending on the size of the yard area and setback**, the structures listed below may project into a minimum front, side, or rear yard not more than the following distances:
 - a. The following may project into a minimum front, side or rear yard not more than twenty-four (24") inches: cornices, eaves, belt courses, sills, buttresses, or other similar architectural features; fireplace structures and bays (provided, that they are not wider than eight feet (8'), measured generally parallel to the wall of which they are a part), awnings and planting boxes or masonry planters.
 - b. The structures listed below may project into a rear yard not more than twelve feet (12'): a shade structure or uncovered deck (which does not support a roof structure, including associated stairs and landings) extending from the first story of a building, provided such structure is open on at least three (3) sides, except for necessary supporting columns and customary architectural features.
 - i. **Within zones where the minimum rear yard setback is less than 20 ft, structures listed above must maintain a ten (10) ft setback from the rear property line;**
 - c. The following may project into a front, side or rear yard (above or below grade) not more than four feet (4') as long as they are uncovered (not supporting a roof structure): unenclosed stairways, balconies, landings, and fire escapes.
 - i. **Within zones where the minimum front and rear yards are less than 30 ft, structures listed above may project not more than four feet if uncovered.**
 - ii. **Within zones where the minimum side yard setback is less than ten (10) feet, the above listed items may project into the side yard if a four (4) foot setback from the projection to the side property line remains and there is no projection into the public utility easement.**
 - d. Properties with a corner street side yard setback of at least thirty feet (30'): an uncovered deck located at and accessible from the first story or below the first story, inclusive of stairs, may project not more than twelve feet (12') into a required corner street side yard setback.

17.44.100 Building Height.

No lot or parcel of land in the ~~R1-zone~~ **R1-20 and R1-12 zones** shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five (35) feet, measuring the four (4) corners of the structure from finished grade to the highest point of the roof structure. The Planning Director and Chief Building Official shall be responsible for designating and identifying the four corners of a structure. The height of churches in some cases may exceed thirty-five (35) feet and shall be reviewed and may be approved by the Planning Commission if the Planning Commission finds that no neighboring property owner will be substantially damaged by the approval of such. No dwelling shall be erected to a height less than one (1) story above grade.

Anderson Farms Planned Development. See recorded development agreement.

R3-Overlay. See 17.45.040 and individual recorded project development agreements, if applicable.

Planned Residential Development Overlay. See 17.76.080.

17.44.110 Distance Between Buildings.

The separation distance between any accessory buildings and a dwelling, or the distance between multiple detached accessory buildings, shall not be less than ten (10) feet.

17.44.120 Permissible Lot Coverage.

1. In ~~an R1-zone~~ R1-20 and R1-12 zones, all buildings, including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the lot or parcel of land.
2. At least forty (40) percent of the area of any lot shall be maintained in landscaping. On any lot, concrete, asphaltic, or other driveway surfaces shall not cover more than fifty (50) percent of a front yard.
3. In AFPD and PRD zones, all buildings, including accessory buildings and structures, shall not cover more than fifty (50) percent of the area of the lot or parcel of land.
4. R3-Overlay. See 17.45.050 and individual recorded project development agreements, if applicable.

17.44.130 Parking.

1. Each use in the ~~R1-zone~~ R1-20 and R1-12 zones, shall have, on the same lot, off-street parking sufficient to comply with Chapter 17.18, of the Lindon City Code.
2. Anderson Farms Planned Development. See recorded development agreement.
3. R3-Overlay. See 17.45.070 and individual recorded project development agreements, if applicable.
4. Planned Residential Development Overlay. See 17.76.080
5. Parking spaces in residential zones shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, cement, or concrete and shall be provided with a similar hard surfaced access from a public street.
6. No required parking spaces shall be within ~~thirty (30) feet of a front property line~~ the required front setback.

17.44.140 Accessory Buildings.

1. Accessory Building within the Buildable Area. Accessory buildings meeting all setback requirements (within the buildable area) for the main dwelling are permitted when in compliance with the following requirements:
 - a. Have a building height not taller than thirty-five (35) feet. Height to be calculated as per § 17.44.100.
 - b. Comply with all lot coverage requirements.
2. Accessory Building Outside the Buildable Area. Accessory buildings that do not meet the setback requirements (outside the buildable area) for the main dwelling shall comply with lot coverage requirements and meet the conditions following:
 - a. Be set back a minimum of (30) feet from the front property line and five (5) feet from any other property line.
 - b. Be set back a minimum of ten (10) feet from property line when located between the main dwelling and the side property line.
 - c. Not be located within a recorded public utility easement, unless a release can be secured from all public utilities.
 - d. Have an average building height of no more than twenty (20) feet in height measured at the four corners of the structure from finished grade to the highest point of the roof structure.
 - e. Comply with distance between buildings requirements.

3. Setback Exception for Accessory Buildings on Corner Lots.
 - a. This subsection applies to lots of which at least 52% (rounded to the nearest hundredth) of the total combined lot line length abuts a public street or right-of-way.
 - b. On lots described in 3a. above, and pursuant to a validly issued Setback Exception Permit, an accessory building may be situated within twenty (20) feet of a front lot line when the accessory building complies with the following dimensional and situational requirements:
 - i. The building does not exceed two hundred (200) square feet in area;
 - ii. The building does not exceed twelve (12) feet in height; and
 - iii. The building is situated behind the primary dwelling in the area that would customarily be considered the back yard of the dwelling.
 - c. The Planning Director and City Engineer may approve the location of an accessory building that meets the requirements in subsection (3)(b) above upon reviewing a Setback Exception Permit application and determining that the proposed height and setback will not cause a public or traffic safety hazard, or will not significantly affect the aesthetics of the area.
 - d. If the Planning Director and City Engineer determine that the proposed height and/or the proposed setback does not satisfy the criteria in 3c. above, they may deny the Setback Exception Permit application or approve the permit with a modified height and/or modified setback that sufficiently mitigates any detrimental impacts.
4. Accessory buildings larger than two hundred (200) square feet shall be required to obtain a building permit.
5. Construction of an accessory building may precede the construction of the primary residence, providing that the setback and coverage requirements for the primary residence will not be affected.
6. No accessory building or group of accessory buildings in any residential district shall cover more than 25% of the rear yard.

17.44.150 Other Requirements.

1. Sport Courts. Outdoor sport courts are permitted when in compliance with the following conditions:
 - a. Lighting of sport courts shall be contained within the sport court boundaries and shall not be directed onto another's property.
 - b. Sport court fencing shall not be taller than twelve (12) feet.
 - c. Sport court fencing when taller than seven (7) feet shall maintain a minimum ten (10) foot setback from rear and side yard property lines. Any sight obscuring materials used on such fencing shall be maintained and kept in good repair. Sport court fencing shall not be allowed in the required thirty (30) foot front yard setback.
 - d. The Planning Commission may modify the height of sport court fencing to be taller than twelve (12) feet and the setback requirement to be less than ten (10) feet when the following findings are made:
 - i. The proposed height and/or setback modification is necessary to provide privacy and protection of private property interests.
 - ii. The appearance and/or setback of the fence will not detract or cause aesthetic damage to neighboring property owners.
 - iii. The proposed height and/or setback modification will not cause a public safety hazard.
 - iv. The proposed additional height is necessary to provide an adequate buffer for the adjoining land owners' use.

SECTION III: Amend Lindon City Code Appendix A: Standard Land Use Table as follows:

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3/AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
RESIDENTIAL															
N/A	Single-Family	P	N	N	N	N	N	N	N	N	N	N	N	N	N
1111	Accessory Apartments	See Chapter 17.46 R2	N	N	N	N	N	N	N	N	N	N	N	N	N
1111	Condominium	Overlay or 17.41 AFPD	N	N	N	N	N	N	N	N	N	N	N	N	N
1111	Apartments		N	N	N	N	N	N	N	N	N	N	N	N	N
1200	Rooming & Boarding Houses	N	N	N	N	N	N	N	N	N	N	N	N	N	N
1233	Fraternity & Sorority Houses	N	N	N	N	N	N	N	N	N	N	N	N	N	N
1500	Membership Lodging	N	N	N	N	N	C	C	C	C	N	N	N	N	N
1233	Student Housing	See Chapter 17.46 - R2 Overlay													
1241	Youth Rehabilitation	See Chapters 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1241	Assisted Living Facilities - small	See Chapters 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1241	Assisted Living Facilities - large	See Chapters 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1200	Transitional Treatment Home - small	See Chapters 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1200	Transitional Treatment Home - large	See Chapters 17.70 - Group Homes and 17.72 - Care Facilities Overlay													
1400	Subdivided Manufactured Mobile Homes Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N
1300	Extended Stay Hotels and Motels	N	N	N	N	N	N	N	N	N	N	N	N	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	N	N	N	P	P	P	P	P	P	P	N	N	N	P
N/A	Caretaker Facilities - accessory to main uses only	N	N	N	C	C	C	C	C	C	C	C	C	N	C

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2023.

Carolyn Lundberg, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

DRAFT

ADJOURN