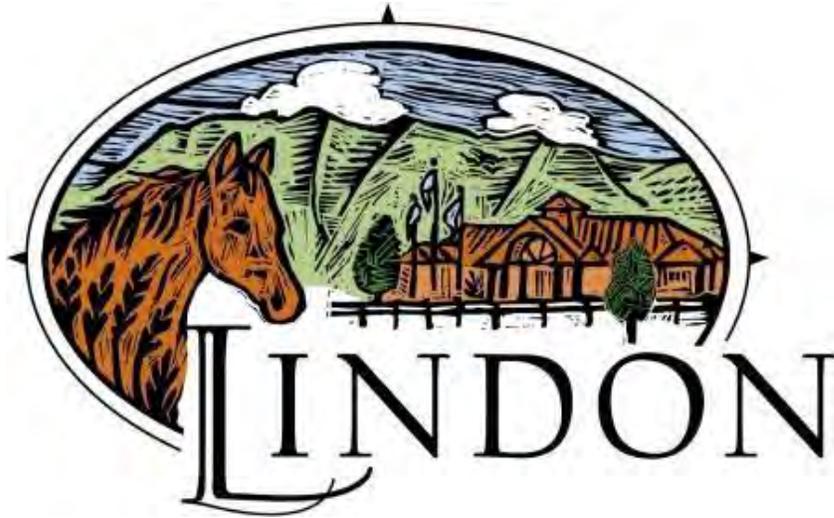


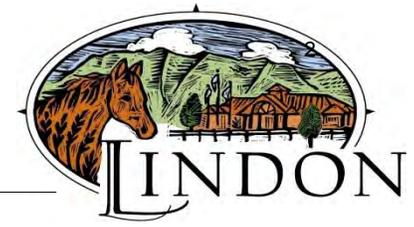
# Lindon City Council Staff Report



Prepared by Lindon City  
Administration

July 20, 2020

# Notice of Meeting of the *Lindon City Council*



The Lindon City Council will hold a meeting beginning at **5:15 p.m. on Monday, July 20, 2020** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

**REGULAR SESSION – 5:15 P.M.** - Conducting: Jeff Acerson, Mayor

Invocation: Jake Hoyt

Pledge of Allegiance: By invitation

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



1. **Call to Order / Roll Call** *(Review times are estimates only)*  
*(2 minutes)*
2. **Approval of Minutes:** The minutes of the regular City Council meeting of June 15, 2020 will be reviewed. *(5 minutes)*
3. **Council Reports** *(10 minutes)*
4. **Administrator's Report** *(10 minutes)*
5. **Presentations and Announcements** *(10 minutes)*
  - a) Comments / Announcements from Mayor and Council members.
  - b) Presentation: Quarterly Employee Recognition Award – Josh Edwards.
  - c) Introduction of recently hired Lindon City Police Officers by Chief Josh Adams: Officer Hayden Sanderson, Reserve Officer KaraLee Tracy and Reserve Officer Jorge Morales.
6. **Open Session for Public Comment** *(For items not on the agenda)* *(10 minutes)*
7. **Consent Agenda** — *(Items do not require public comment or discussion and can all be approved by a single motion.)*
  - a) Resolution #2020-19-R, Declare Surplus Property for disposal.
  - b) Appointment of Juan Garrido, Lindon City Public Works Director, to various canal and irrigation company boards as a voting representative of Lindon City. (North Union Irrigation Company, Hollow Water Company, Provo River Water Users Association, etc.) *(5 minutes)*
8. **Public Hearing — Ordinance #2020-8-O, LCC Title 17.76; Planned Residential Development Overlay.** The City Council will consider for approval Ordinance 2020-8-O the Planned Residential Development Overlay. The Planning Commission recommended approval of the ordinance amendment to the City Council following review. *(60 minutes)*
9. **Public Hearing — Fee Schedule Update for Utility Rates. Resolution #2020-20-R.** The City Council will consider for adoption the 2020 Utility Rate Study with the associated rate increases recommended in the study. *(15 minutes)*
10. **Discussion Item — Christmas Tree / Holiday Decorations.** The City Council will discuss the possible purchase of a Christmas Tree and holiday decorations. If in favor, the city council will motion in the next action item to purchase the items. *(15 minutes)*
11. **Action Item — Purchase of Christmas Tree / Holiday Decorations.** The City Council will review and consider the purchase of a Christmas Tree and holiday decorations. *(10 minutes)*
12. **Public Hearing — Ordinance #2020-13-O, Government Records Access Management.** The Council will review and consider city-initiated updates to LCC Title 4, Government Records Access Management. Updates to the Lindon City Policy and Procedures Manual, Section 9, related to government records retention will also be considered for approval. *(15 minutes)*

- 13. Discussion Item — Ranked Choice Voting.** The City Council will discuss Ranked Choice Voting to determine if Lindon City should change to this type of election process. This is a discussion only. No final decisions will be made. *(20 minutes)*
- 14. Discussion Item — CARES Act / COVID-19.** The City Council will review for discussion the anticipated expenditures related to the Covid-19 pandemic. *(10 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](http://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 801-785-5043, 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](http://www.lindoncity.org)) websites.

Posted by: /s/ Kathryn A. Moosman, City Recorder

Date: July 15, 2020; Time: 2:00 p.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development

## **REGULAR SESSION – 5:15 P.M.** - Conducting: Jeff Acerson, Mayor

Invocation: Jake Hoyt

### **Item 1 – Call to Order / Roll Call**

July 20, 2020 Lindon City Council meeting.

Jeff Acerson  
Carolyn Lundberg  
Van Broderick  
Jake Hoyt  
Mike Vanchiere  
Randi Powell  
Staff present: \_\_\_\_\_

### **Item 2 – Approval of Minutes**

- Review and approval of City Council minutes: **June 15, 2020**

2 The Lindon City Council held a regularly scheduled meeting on **Monday, June 15, 2020,**  
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: Jeff Acerson, Mayor  
Invocation: Mike Vanchiere  
10 Pledge of Allegiance: Jake Hoyt

12 **PRESENT** **EXCUSED**

Jeff Acerson, Mayor  
14 Carolyn Lundberg, Councilmember – via electronically  
Jacob Hoyt, Councilmember  
16 Van Broderick, Councilmember  
Randi Powell, Councilmember  
18 Mike Vanchiere, Councilmember  
Adam Cowie, City Administrator  
20 Mike Florence, Planning Director  
Brian Haws, City Attorney  
22 Kathryn Moosman, City Recorder

- 24 1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.  
26 2. **Approval of Minutes** – The minutes of the regular meeting of the City Council  
meeting of June 1, 2020 and the minutes from the special meeting of March 23,  
28 2020 were reviewed.

30 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE  
REGULAR CITY COUNCIL MEETING OF JUNE 1, 2020 AS AMENDED AND THE  
32 SPECIAL MEETING MINUTES FROM MARCH 23, 2020 AS PRESENTED.  
COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS  
34 RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE  
36 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER BRODERICK AYE  
38 COUNCILMEMBER POWELL AYE  
COUNCILMEMBER VANCHIERE AYE

40 THE MOTION CARRIED UNANIMOUSLY.

42 **3. COUNCIL REPORTS:**

44 **Councilmember Hoyt** – Councilmember Hoyt reported the pool is now open. He also  
gave kudos to staff for the measures they have taken to mitigate risks from Covid-19. He  
46 noted there is a brand-new revenue maker at the pool with the addition of a snow cone  
shack.

2 **Councilmember Vanchiere** – Councilmember Vanchiere reported he has visited the  
transfer station several times where there have been record numbers using the landfill.  
4 There have been over 1,000 people visiting the landfill on Saturdays. He noted they will  
be repainting the directional signs on the pavement and they are also accepting green  
6 waste; the Timpanogos Green Waste will be shut down soon. He noted the landfill  
contracts with Tucker Landscape that grinds it into mulch. He also reported the Planning  
8 and Economic Development Department has been very busy and working hard on zone  
changes with a lot of meetings; Lindon has great citizens and great employees.

10 **Mayor Acerson** – Mayor Acerson reported he is selling the bricks from the Cullimore  
12 Mercantile for 25 cents each and in exchange they are just asking for stories of what the  
bricks are used for as this is a way to move the history of the building forward because of  
14 the historical value of the building as it was built in the 1890's. He also reported  
Lieutenant Governor Spencer Cox wanted to meet with one citizen from the city and LJ  
16 Sylvester who was a silver medalist in 1970 Olympics was chosen. He noted it was a  
nice visit and fun to see this event happen.

18 **Councilmember Broderick** – Councilmember Broderick reported he has been contacted  
20 by several citizens regarding issues with street lighting. He appreciates public works  
taking care of the situation noting there are policies and procedures in place to make that  
22 happen.

24 **Councilmember Lundberg** – Councilmember Lundberg reported she connected with a  
couple that are running the Sunset Farmers Market. They have a website for Springville  
26 and Orem and run the market from a local park where they bring in actual growers and  
small businesses to help the local economy and to also encourage a healthy lifestyle. The  
28 booth costs are nominal and every dollar someone spends is matched dollar for dollar.  
She added Heath Bateman, Parks and Recreation Director will talk to them and maybe by  
30 August we can have more of an official presentation to look at and consider. She also  
reported the Pleasant Grove/Lindon Chamber of Commerce is planning to have a family  
32 food truck night at the downtown park on July 20th. She noted Pleasant Grove  
Strawberry Days is still occurring in a modified style due to the pandemic. She also  
34 mentioned the Tree Board took out some trees on 200 South as they were affecting the  
sidewalk. She asked the council if they would be in favor to replace them or not in the  
36 planter strip and if so what type of tree. Mr. Cowie stated the city planted the trees 20  
years ago as part of a beautification program. He will talk to Heath Bateman regarding  
38 the issue. She also reported she attended the Utah Round House that was moderated by  
Brandon Fugal where they discussed the future of office space in regards to Covid-19.  
40 Some of the big developers said they project less space will be needed and with new laws  
i.e., not all employees on campus each day with some full time, part time, alternating  
42 days, etc. Everyone in the industry sees there may be an evolution in office space. This is  
an interesting conversation to consider as we look at our 700 north corridor and the  
44 percentage of users.

46 **Councilmember Powell** – Councilmember Powell reported that Juan Garrido, the new  
Public Works Director will be welcomed tonight and she is excited to have him on board.

2 She also attended the IDI Group along with Councilmember Lundberg for the meeting on  
700 North. She noted the Planning Director, Mike Florence is doing a great job and she  
4 expressed her thanks for his hard work and expertise. She also mentioned there was a  
house fire on 400 East and 200 North adding the Fire Department and first responders did  
6 a fantastic job and she expressed kudos to all the EMS personnel who took great care of  
the situation and also the citizens.

8  
10 **Administrator’s Report:** Mr. Cowie reported on the following items followed by  
discussion.

12 **Misc. Updates:**

- Next council meetings: July 20th, August 17th
- Central Corridor Transit Study (Bus Rapid Transit); please submit comments through link below; Staff prefers State Street & 700 North route through Lindon (green line on website map). [www.centraltransitutah.com/comments](http://www.centraltransitutah.com/comments)
- Upcoming items in July: planned residential development housing overlay ordinance; park impact fee studies; impact fee and GRAMA ordinance changes; utility rate study / fee adoption; discussion on Ranked Choice Voting; swearing-in of PD officers; employee recognition awards.
- Misc. Items

22  
24 **4. Presentations and Announcements:**

- a) Comments/Announcements from Mayor and Council members.
- b) **Little Miss Lindon Presentation of LML New Royalty** – The 2019 Little Miss Lindon thanked the mayor and council for their support noting it has been a great experience serving the community and the citizens of Lindon. They also presented the 2020 LML royalty to the mayor and council. Director, Traci Stone stated the new royalty will be serving through October of 2021.
- c) **Introduction of New Public Works Director:** Adam Cowie, City Administrator introduced the new Public Works Director, Juan Garrido to the Mayor and Council. Mr. Cowie stated Mr. Garrido worked many years at Springville City and he brings a lot of experience to the position and we are very happy to welcome him to the city.

38 **5. Open Session for Public Comment** – Mayor Acerson called for any public  
comment not listed as an agenda item.

40  
42 Steven Johnson, Planning Commissioner addressed the Council at this time. Mr.  
Johnson wanted to clarify his vote at the last planning commission meeting on the matter  
of the deep lots overlay ordinance that he feels need to be vetted a little more. He voted  
44 aye with a note in the minutes clarifying his vote, but he wanted to articulate more  
tonight. He stated the way the overlay ordinance is written it considers the traffic impact  
46 for one of the properties but not so much for the other and he feels it needs to be  
addressed so the high-density traffic doesn’t flow through the current residential

2 neighborhoods. He also feels this issue needs to be mitigated as the Norton property is so  
3 deep. Mr. Johnson stated he is in favor of the ordinance as it solves one problem but  
4 creates another problem. He would ask that the City Council considers this when reading  
5 the ordinance as to keep high-density traffic out of the current neighborhoods. He also  
6 expressed his appreciation to Planning Director, Mike Florence for his hard work on the  
7 ordinance but he feels this issue has not been sufficiently vetted on how to mitigate the  
8 traffic. Mayor Acerson thanked Mr. Johnson for the comments noting the council will  
take his comments under consideration.

10 Mayor Acerson called for any further public comments. Hearing no further  
public comment he moved on to the next agenda item.

12 **6. Consent Agenda Items** – The following consent agenda items were presented for  
14 approval.

- 16 a) Reappointment of Sharon Call as Planning Commissioner.
- 18 b) Resolution #2020-17-R, Declaring surplus items for disposal.

20 COUNCILMEMBER POWELL MOVED TO APPROVE THE CONSENT  
AGENDA ITEMS AS PRESENTED. COUNCILMEMBER VANCHIERE  
22 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 COUNCILMEMBER LUNDBERG AYE  
24 COUNCILMEMBER HOYT AYE  
26 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER POWELL AYE  
COUNCILMEMBER VANCHIERE AYE  
THE MOTION CARRIED UNANIMOUSLY.

28 **CURRENT BUSINESS**

30 **7. Review & Action — DoTerra Reimbursement Agreement.** The Council will  
32 review and consider an application for reimbursement agreement by DoTerra  
pursuant to Lindon City Code 17.68.020. This item was continued from the May  
34 18, 2020 City Council meeting. Resolution #2020-18-R

36 Mr. Mike Florence, Planning Director led this item by explaining DoTerra  
(Valley Properties, LLC) has made application to the City Council for reimbursement of  
38 construction and installation costs which they incurred by installing a 30-inch storm drain  
line along 400 North. He explained the installed storm drain line collects storm water  
40 from both the DoTerra and Mountain Tech South properties and was necessary for both  
developments to occur. DoTerra is requesting reimbursement from WICP Commercial in  
42 the amount of \$84,828.40 for their portion of the installed storm drain line.

44 Mr. Florence stated City ordinance 17.68 allows an applicant to file for  
reimbursement from neighboring and/or adjacent properties of a portion of the cost of  
46 constructing public improvements required by Lindon City Code. City code also requires  
that applicant should make every effort to negotiate the reimbursement costs before  
bringing the item before the city council for review.

2 Mr. Florence stated the City Engineer has reviewed the proposed breakdown of  
costs provided by DoTerra and believes that the calculations and reimbursement amounts  
4 are fair and proportional. He noted if the city council decides to grant a reimbursement of  
fees to DoTerra then the council will sign a reimbursement agreement with the City and  
6 the City shall be entitled to collect the fee in favor DoTerra.

8 City Engineer, Noah Gordon commented there was a significant amount of  
coordination in order to make this happen between DoTerra and WICP as far as the  
alignment and the amount of engineering that went on back and forth as there are so  
10 many utilities involved. They eventually came up with a solution where the flows from  
DoTerra and WICP could get out to the stormdrain; this was not sprung on any of the  
12 parties at the very end as they were aware and involved in the process.

14 DoTerra representatives, Richard Doxey and Mark Ringer were in attendance to  
address the city council at this time. Mr. Doxey indicated they are here tonight because  
Mr. Weldon has not responded to any of their requests and they are not sure what his  
16 opposition is as the fact is, he is using the stormdrain. Also, the allegation that Mr.  
Weldon gave them a free easement that is connected to the storm drain is not accurate.  
18 Mr. Doxey then referenced on the map where the easement is located with Rocky  
Mountain Power. He noted Mr. Weldon was aware of this and even signed the easement  
20 and indicated that DoTerra was going to pay for the installation. They spent \$325,000  
bringing power to both properties. He also claimed that something changed and he had to  
22 bring the power in a different way but still utilized the power backbone somehow. In the  
negotiations it recognizes that we can come to the city council to have him pay part of the  
24 stormdrain. Mr. Doxey stated the long history is that Mr. Weldon said he approved to put  
in the stormdrain but what isn't clear is the Questar high-pressure gas line. The city  
26 wanted them to come on the other side (utility traffic jam) and in that time period,  
because the development was close to being done, to get a temporary solution, but the  
28 city would only allow that if they put in the permanent extension because of the  
maintenance issue and to post a bond to sustain it etc. Mr. Weldon threatened to sue and  
30 was upset and acted like a child. Ultimately, he came to a resolution to pay a  
proportionate share of \$140,000 and they cut that deal. DoTerra did it cheaper at \$85,000.  
32 So, now he won't even pay the \$85,000 with no logical rationale. Mr. Doxey stated he is  
happy to listen to whatever Mr. Weldon has to say, but candidly they have gone over this  
34 for the past 3-6 months and it is time for him to pay as he doesn't know any other way.  
Mr. Doxey expressed that he doesn't mean to be offensive and he respects Mr. Weldon  
36 but he does not respect the way they have been treated through this process.

38 Mr. Ringer added he would like to put things in context stating he and Mr.  
Weldon communicated back to June of 2017 to mutually benefit each other, but things  
deteriorated particularly back to August of last year when things fell apart. At that time,  
40 Mr. Weldon decided to not participate and that is when the communication between the  
parties ended. They made numerous attempts to communicate and avoid the situation  
42 they face here tonight which is unfortunate. He noted Mr. Weldon talked about the  
easement they gave for free that was a big concession on his part and he has an email  
44 communication with Jacobsen Construction that shows the process of them going to Mr.  
Weldon and asking for access to that part of the easement on his property. At that time,  
46 he agreed and saw it as an advantage to them and Mr. Weldon. Rocky Mountain Power  
made it clear it was their responsibility which they accepted. They thought they were

2 treating him fairly and were moving forward. Again, they have reached the point where  
Mr. Weldon feels he gave the easement for free and he shouldn't have to pay any more.

4 Mr. Mark Weldon and his legal counsel Alex Lehman addressed the council at  
this time. Mr. Lehman stated the legalities of this situation were presented tonight in an  
6 over simplistic way that are unfair and wrong. He then went over the city code section  
17.68 pointing out it is 100 % discretionary (to the council) and sets out eight factors in  
8 the ordinance applicable to this situation that the council has to consider.

10 Mr. Lehman pointed out what we are talking about is that Mr. Weldon has spent  
more than 3.3 million dollars over that past years to make Lindon City better. Even at this  
12 site it is not just as simple as they use the pipe, but that they have to pay a quarter of that.  
A substantial amount of water goes to the detention basin that he paid for that is not just  
14 for him but also for Lindon City and that has to be considered and not dismissed. Mr.  
Weldon has put a lot of money into the community that everyone benefits from. The  
16 issue with the power easement, at the end of the day, the ordinance states you must do  
what is fair in considering a lot of factors. Mr. Lehman stated the DoTerra representative  
18 sat right here tonight and said when Mr. Weldon agreed to give the power easement that  
they wouldn't come back to him for reimbursement. There is a clear reason why Mr.  
20 Weldon is incensed at the fact they are coming back for reimbursement. If it was so  
obvious to everyone at that time that this would benefit both parties we wouldn't be  
sitting here right now; communication between the parties didn't happen that way.

22 Mr. Weldon stated he has a big investment in Lindon City and he has spent over  
165 million of his own money that represents 3,900 jobs to the community which is a  
24 significant impact. He then gave a brief history of Mountain Tech in regards with the  
curbing, landscaping, street lights, asphalt, trees, drainage, roads, underground irrigation  
26 etc. He pointed out he has spent 1.1 million and no one is reimbursing him; not Ivory  
Homes, Pleasant Grove or American Fork. Some of the fallout from the roads and  
28 drainage has been deeded to Lindon City but we don't need any of their drainage. The  
city did not maintain their drain so it was classified as a wetland and the elevation was  
30 wrong. There were many issues that were the city's fault and now they are saying it is his  
fault and he must pay; that is not right.

32 Mr. Weldon made it clear that he gave DoTerra a \$500,000 easement and now  
they want him to pay for their problems because they didn't plan. In 30 years of  
34 development he knows what he is doing in building construction and everything is done  
perfect. He knows what he is doing and he has made a great investment in this  
36 community. The other issue is when they first had this property it was called "Sewer  
Tech." They planted trees to block the smell and the look of the sewer; that is one of the  
38 reasons they have the property and zoning. He is saying the city of Lindon gave them a  
permit and the city said there is a fallout area up to the retention and infrastructure. The  
40 City of Lindon created DoTerra's problem and it is now their problem too. The open  
ditch was not maintained properly and if it was it would flow into the wetland and then to  
42 the lake. They were relying on the city to have that fallout area and relied on the city.  
This whole area is beautiful off the highway and done in good taste and it is a shame it  
44 has come down to this.

46 Mayor Acerson asked Mr. Weldon if he feels the city is at fault also. Mr. Lehman  
stated Mr. Weldon is not making claims against the city or DoTerra they are making  
claims against him and he didn't need any of this. Mr. Weldon indicated he has had to

2 fight back against the city for a traffic plan and through traffic studies where others did  
not have to do that. They try to protect their property and try to support the law and  
4 follow it and fight for what is right. He has brought a lot of jobs to Lindon and has paid a  
lot in taxes as it is expensive to develop and maintain these properties and keep them up  
6 and he would hope they would respect that.

8 Councilmember Vanchiere thanked them for the information noting some is  
relevant and some is not relevant. He asked for clarification on the eight bases for  
consideration on the application. Mr. Lehman said all eight are required to be considered  
10 but there are three that are pertinent (3,4, and 5). Councilmember Vanchiere asked Mr.  
Weldon why he didn't respond to the requests from DoTerra. Mr. Weldon said he did  
12 respond onsite several times and just responded "no" many times.

14 Mayor Acerson asked Mr. Gordon if he believes this was the city's fault. City  
Attorney, Noah Gordon clarified that Mr. Weldon's attorney referred to the basin that  
was constructed on Mr. Weldon's property as a regional detention basin. He clarified this  
16 is a private detention basin and serves his entire WICP five sites. It is not a regional  
detention basin. He does have flow, but with the calculations he does not have any cost  
18 sharing from one point (shown on map) to the west. He explained his share would be  
equitable on the basis of flow. He indicated that DoTerra also built their own detention  
20 basin (not regional) and they tried to be as fair as possible. Mr. Gordon stated the cost of  
the easement is split with 1/3 for Mr. Weldon and 1/3 to DoTerra and 1/3 to the future  
22 property owner.

24 Mr. Lehman referenced the map clarifying there is only one street drainage point  
and the street is Lindon City's; this is the point they are trying to make. Mr. Gordon  
noted as a site comes in, the developer is required to take care of the drainage. He  
26 believes it is a better solution and less costly if they would have constructed it in a  
different manner. Mr. Gordon also addressed the wetland issue noting it is not a wetland;  
28 the area is owned by UDOT who built it as a drainage ditch that the city maintains.

30 Mr. Doxey stated Mr. Weldon agreed to pay the \$140,000 and now does not want  
to pay the \$85,000; why would he do that? He suggested the Council take credibility into  
account because Mr. Weldon is not accurate in his statements. Mr. Weldon re-iterated he  
32 was not at that meeting and he did not offer to pay \$140,000 dollars; that is just not true  
and there is so much more to the situation. He also doesn't appreciate his name being  
34 slandered here tonight as he has been very polite and they know there is so much more to  
that story.

36 Mayor Acerson asked the City Engineer, based upon what we have heard tonight  
and being involved in the process how he feels about this according to his calculations.  
38 Mr. Gordon said he can't speak to the power easement issue as that is a private issue  
between the parties, but he can only say that the calculations appear to be correct and  
40 equitable and fair and based on the price of \$85,000 he feels believes Mr. Weldon is  
getting a just and equitable deal.

42 Mr. Haws commented from the legal aspect this is an equitable and fair decision  
to be made by the Council. Mr. Haws then read numbers 3, 4 and 5 in the code. It  
44 basically states these facilities are designed to service only these properties and not to be  
financed through any other means. He pointed out this is not a unique requirement as that  
46 is what this design does and is required of developers. He is not sure there is a credit that  
applies here.

2 Mr. Lehman talked about providing all types of property/capital improvements.  
 4 Mr. Haws stated he would have to agree and noting you do have to consider what the  
 applicant has put in and what they are asking for as well.

6 Mayor Acerson pointed out there are differing points of view heard tonight that  
 are not all right or all wrong. There is money involved with improvements that we have  
 to weigh in along with the issues and the facts as to make it fair and equitable.

8 Mr. Haws pointed out in the Resolution the five properties are owned by one  
 parent entity and if we need to break those up into different ownerships, we can direct the  
 10 City Engineer to look at what parcel contributes what flow and divide it up; that is  
 included in the Resolution.

12 Mr. Lehman clarified because it is an equitable decision it is not all or nothing.  
 Mr. Haws agreed with that statement.

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

16  
 18 COUNCILMEMBER VANCHIERE MOVED TO APPROVE RESOLUTION  
 #2020-18-R APPROVING THE DOTERRA REIMBURSEMENT AGREEMENT AS  
 PRESENTED. COUNCILMEMBER POWELL SECONDED THE MOTION. THE  
 20 VOTE WAS RECORDED AS FOLLOWS:

22 COUNCILMEMBER LUNDBERG AYE  
 COUNCILMEMBER HOYT AYE  
 24 COUNCILMEMBER BRODERICK AYE  
 COUNCILMEMBER POWELL AYE  
 COUNCILMEMBER VANCHIERE AYE  
 26 THE MOTION CARRIED UNANIMOUSLY.

28 *At this time Mr. Cowie asked the council to amend the agenda order as follows.*

30 COUNCILMEMBER POWELL MOVED TO AMEND THE AGENDA ORDER  
 AND MOVE TO AGENDA ITEM NUMBER 13 AND THEN TO AGENDA ITEM  
 32 NUMBER 12 AND AFTERWHICH RESUME THE REGULAR AGENDA ORDER.  
 COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS  
 34 RECORDED AS FOLLOWS:

36 COUNCILMEMBER LUNDBERG AYE  
 COUNCILMEMBER HOYT AYE  
 COUNCILMEMBER BRODERICK AYE  
 38 COUNCILMEMBER POWELL AYE  
 COUNCILMEMBER VANCHIERE AYE  
 40 THE MOTION CARRIED UNANIMOUSLY.

42 **13. Review & Action — Resolution #2020-16-R; Fireworks Restrictions Map.**

44 The Council will consider possible amendments to the Fireworks Restrictions  
 Area Map to include additional properties within 350' of certain vacant land on  
 the east foothills.

46

2 Mr. Cowie explained that on the Lindon City foothills significant fire dangers  
 4 exist along the urban/wild-land interface areas. Several years ago, the Lindon City  
 6 Council passed a Resolution restricting the discharge of any fireworks in certain  
 8 designated areas of the city including aerial fireworks and ground fireworks such as  
 10 sparklers, ground flowers and fountains. These restricted areas include all land west of  
 Interstate 15 within Lindon City limits, including the Lindon Marina. It also includes all  
 “Undeveloped Land” within city limits and all city parks. On the east side of town  
 restrictions include all areas near the undeveloped foothills and U.S. Forest Service or  
 BLM lands and Dry Canyon trailhead.

12 Mr. Cowie further explained after receiving concerns about firework fire hazards  
 14 from residents living near the large undeveloped land at the east end of Center Street, and  
 in order to increase safety, the City Council is considering adoption of a modified  
 firework restriction area for the 2020 season. He noted the proposed boundaries of the  
 firework restriction area have been modified to include an approximate 350-foot buffer  
 around the vacant land at the east end of Center Street.

18 He then referenced the map noting parcels proposed to be added to the firework  
 20 restricted area are color coded on the map. Parcels that were included in the restricted  
 area in prior years are also shaded on the map. If adopted, this new restriction area will  
 prohibit the discharge of any firework on your property or street frontage due to the  
 potential fire hazard that exists on nearby vacant lands. Following a brief discussion, the  
 council was in agreement to approve the fireworks restrictions resolution as presented.

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

26 COUNCILMEMBER POWELL MOVED TO APPROVE RESOLUTION #2020-  
 16-R AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE  
 28 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

30 COUNCILMEMBER LUNDBERG	AYE
32 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER VANCHIERE	AYE

34 THE MOTION CARRIED UNANIMOUSLY.

36 **12. Discussion Item — R2 Overlay & Accessory Apartments.** Planning &  
 38 Building Dept staff will present possible updates to the R2 Overlay ordinance and  
 suggestions for potential changes to the accessory apartment approval criteria to  
 improve ease of compliance and decrease costs.

40 Mr. Cowie explained the City Council asked staff to review regulatory  
 42 requirements for the R2 Overlay zone as well as requirements for accessory apartments.  
 On March 2, 2020 staff made a presentation on the R2 Overlay which described the  
 44 process for approving such projects and barriers for development. Mr. Cowie stated Chief  
 Building Official, Phil Brown and Mike Florence, Planning Director are in attendance  
 46 tonight to present the following information for discussion:

**Accessory Apartments - Zoning Requirements - 17.46.100**

- 2       • *Types of accessory apartments.* Attached, substantially attached (connecting  
breezeway), detached.
- 4       • *Number of Units.* One accessory apartment allowed in conjunction with each  
owner-occupied single-family dwelling
- 6       • *Parking.* A single-family dwelling with an accessory apartment shall provide at  
8       least four (4) total off-street parking stalls (two (2) for the single-family dwelling  
10       and two (2) for the accessory apartment). Parking stalls within a garage or carport  
12       utilized by the single-family dwelling shall not count toward the two (2)  
14       additional required parking stalls for the accessory apartment, or vice versa,  
16       unless the garage is sized for more than two (2) vehicles and an accessible route  
18       from the garage parking to the accessory apartment can be maintained. No  
20       required parking shall be within the front or street-side yard setback. Tandem  
22       (end-to-end) parking in a side yard may be acceptable for the required parking.  
24       Parking areas and driveways shall be provided with a dustless, hard surface  
26       material such as asphalt, concrete, compacted gravel, masonry, or concrete  
28       pavers. A hard-surfaced path, sidewalk, or walkway shall be provided from the  
30       accessory apartment entrance to the required accessory apartment off-street  
32       parking stalls.
- 34       • *Options:*
- 36       • Reduce the parking requirement to one parking stall per units;
  - 38       • Allow accessory apartment parking in the front setback on the driveway;
  - 40       • Set parking standards per bedroom – 1 stall for a one-bedroom unit, 2 stalls  
42       for two-bedroom unit
- 44       • *Size Restrictions.* Minimum 300 square feet and not contain more than three  
46       bedrooms
- 48       • *Building entrances.* A single-family dwelling approved with an accessory  
50       apartment shall not have a separate entrance at the front of the building or side of  
52       the building facing the street where the sole purpose of the entrance is to provide  
54       access to the accessory apartment. Entrances to detached accessory apartments  
56       shall also not face a street unless the detached accessory apartment is placed  
58       behind the primary residence so that the entrance is not substantially visible from  
60       the street. The purpose of this requirement is to preserve the single-family  
62       residential appearance of the single-family dwelling and/or the detached  
64       accessory apartment.
- 66       • *Neighborhood Noticing.* The city shall evaluate the permit and shall approve or  
68       deny the application based on the criteria as outlined in this section. If the  
70       application meets all requirements, the city shall mail notice to owners of record  
72       within three hundred feet (300') of the subject property. This notice shall  
74       summarize the nature of the request, give the location of the apartment, list the  
76       approval criteria with an indication that the city intends to issue the permit, and  
78       inform the property owners that they may request that the accessory apartment  
80       application be reviewed by the planning commission if they feel that the  
82       application does not meet the approval criteria. Any interested party requesting  
84       planning commission review shall submit a written request to the planning  
86       commission within fourteen (14) days after the date of the notice received and

2 shall state how the application does not meet the ordinance criteria. If no  
 4 written request for planning commission review is received by the city within  
 14 days after the date of the notice, the permit for the accessory  
 apartment can be issued.

- 6 • Option:
  - 8 ○ Remove the noticing and planning commission review. Staff rarely gets  
 any feedback from surrounding property owners. Some home owners have  
 felt that this causes unnecessary delays.

### 10 **Building Code Requirements**

- 12 • Minimum one entrance 3'-0" x 6'-8" door directly exterior.
- 14 • One egress window in each bedroom (see handout).
- 16 • Smoke detectors in each bedroom and hallway leading to bedrooms on each  
 level.
- 18 • Separate electrical panels (breaker panels). Panel must be located in dwelling  
 unit served.
- 20 • Separate heating and cooling systems. Systems cannot be shared or common  
 to other units: including cold air returns. Heating and cooling control devices  
 – thermostats - must be located in unit served. Access to maintain equipment  
 must be located in unit served.
- 22 • One-hour fire separation must be maintained between units (side-to-side or  
 any walls or ceilings common with other dwelling units).
- 24 • One-hour fire separation can be several options:
  - 26 • 5/8" type "X" sheetrock on both side of a common wall
  - 28 • Double layer 5/8" type "X" on one side
  - 30 • One-layer 5/8" type "X" sheetrock on ceiling with plywood sub floor  
 insulated above.
  - 32 • No penetrations for plumbing or duct work between units

### 30 **The following requirements apply when determining the location of R2 multi-family housing:**

- 32 • 17.46.020 - The Planning Department shall maintain on file a map and associated  
 documents which divide the residential areas within the city into individual R2  
 34 Overlay districts and which includes such data as: total acreage of each district,  
 total allowable units per district, etc. The R2 Overlay Zone includes all residential  
 36 zones in their entirety, and also all residential uses within non-residential zones  
 that existed prior to April 1, 2011.
- 38 • 17.46.030 - The maximum number of units that are permitted within each R2  
 Overlay district identified on the R2 Overlay map shall be calculated by  
 40 multiplying 4% of the total acreage within each district by six (6). Each dwelling  
 unit approved as part of an R2 project, and each accessory apartment and its'  
 42 associated single-family dwelling unit, shall be counted towards the capacity of  
 the units permitted in each district. At such time as a district reaches the  
 44 maximum permitted capacity of units that district will be closed to any further R2  
 Overlay projects. However, owner occupied single-family dwellings with  
 46 accessory apartments shall continue to be permitted even if the district reaches its  
 capacity.

- 2 • 17.46.040 - Density: The maximum number of units allowed for any R2 Overlay  
4 project shall be four (4) units. Available multi-family projects include twin  
6 homes, condominiums, apartments, duplexes, triplexes, townhouses, or any other  
multi-family housing unit that has two or three units per structure. Detached  
single-family dwellings (one unit only) and projects with four units (4-plexes) are  
prohibited.
- 8 • Lot Size: The maximum number of units on an approved building lot in the  
10 residential zone is two (2) units. In the event that the lots are larger than twenty  
thousand (20,000) square feet for the R1-20 zone and twelve thousand (12,000)  
12 square feet for the R1-12 zone, then the maximum density shall be calculated at  
four (4) units per net acre. Substandard legal non-conforming lots shall only be  
allowed a maximum number of units based on four (4) units per acre.
- 14 • Separation Distance: Irrespective of R2 Overlay district boundaries, new R2  
16 Overlay projects shall not be within seven hundred fifty (750) feet from any other  
approved R2 Overlay unit or other existing multi-family housing units, except for  
accessory apartments.

18 **As staff has reviewed the R2 Overlay information the following items could be**  
20 **considered by the City Council:**

- 22 • The council could consider just counting the number of rental units (accessory  
and multi-family units) towards the overall count allowed in each district.
- 24 • Consider removing single family homes and accessory apartment all together  
and just identify the number of R2 structures that would be allowed in each  
district with the 750' separation.
- 26 • The planning commission has discussed whether a new ordinance should be  
28 considered for compatible infill development. For example, an ordinance  
which allowed five units to the acre similar to the Penni Lane and Meredith  
Manor located in Orem at approximately 1200 N. 800 E.

30 **The following exhibits were then presented followed by discussion:**

- 32 • R2 Overlay map with 750' buffers
- 34 • R2 Overlay map with 500' buffers.
- 36 • Map removing the counting of owner-occupied units towards the overall count  
per district
- Map identifying estimate of available parcels for R2 Overlay

38 There was then some additional discussion regarding the information presented.  
Mayor Acerson and the council thanked staff for the good information and discussion on  
this issue noting it is very beneficial. Mayor Acerson then called for any further  
40 comments or discussion from the Council. Hearing none he moved on to the next agenda  
item.

42 **9. Public Hearing — FY 2021 Transfer of Enterprise Funds to General Fund.**

44 The City Council will accept public comment as it reviews and considers  
proposed transfer of enterprise funds to the general fund as part of the fiscal year  
46 (FY) 2021 budget. The proposed transfers are as follows: Water Fund \$223,536

2 (7.3% of fund expenditures); Sewer Fund \$137,064 (7.0% of fund expenditures);  
4 Solid Waste Collection Fund \$21,012 (3.9% of fund expenditures); and Storm  
6 Water Drainage Fund \$93,112 (7.6% of fund expenditures); and  
8 Telecommunications Fund \$2,500 (5.0% of fund expenditures). These transfers  
10 are primarily intended to cover administrative costs and overhead of operating the  
12 enterprise funds but will also be used in supplementing such city services as fire,  
police, street maintenance, parks & recreation, and other city functions. Similar  
transfers have been made annually from the enterprise funds to the General Fund  
in order to help maintain low property taxes in Lindon. No motions will be made  
as this hearing is to only receive and consider public comment on the proposed  
enterprise fund transfers.

14 COUNCILMEMBER POWELL MOVED TO OPEN THE PUBLIC HEARING.  
16 COUNCILMEMBER HOYT SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

18 Adam Cowie, City Administrator, led this discussion by stating Lindon City  
20 proposes to transfer an 8% 'administrative charge' (percentage of revenues) on sewer,  
water, and storm water enterprise funds and a 4% transfer from garbage and 5% from the  
22 telecommunications fund. During the Great Recession the City had increased the Admin  
transfer (charge) as high as 14% to help cover losses of revenue from other sources.  
24 However, due to healthy sales tax growth and General Fund balance in the City, and  
desire to grow utility fund balances, Staff is recommending these smaller percentage  
26 transfers for FY2021. He noted the transfer percentage is broadly determined to cover  
overhead costs and is similar to rates charged by other local government entities. An  
exact calculation for such overhead costs has not been completed for each specific  
28 enterprise fund.

30 Mr. Cowie explained that State Code requires significant public outreach for this  
intended transfer of funds including a mailed notice, email, social media, website, and  
32 typical posting and newspaper noticing for a public hearing. The public notice includes  
the percentage of each enterprise fund's expenses being transferred for admin services  
(not the percentage of the revenues as listed above). While a public hearing is required in  
34 order to receive comment on the proposed transfers, no decision is made in this hearing.  
He noted any final decision or motion to amend the enterprise fund transfer should be  
36 made during the budget hearings. Mr. Cowie stated no action is required tonight as this is  
for public comment only.

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

42 COUNCILMEMBER VANCHIERE MOVED TO CLOSE THE PUBLIC  
HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

44 Mayor Acerson called for any further comments or discussion from the Council.  
46 Hearing none he moved on to the next agenda item.

**10. Public Hearing — Budget Adoption for FY2021; Amend FY2020 Budget; Ordinance 2020-12-O.**

Kristen Colson, Lindon City Finance Director, will present the final Lindon City Budget documents for fiscal year 2020-2021 (FY2021) beginning July 1, 2020. The tentative budget for FY2021 was approved in a public hearing on April 13, 2020. The City Council also held a public meeting on the proposed budget on May 4, 2020 and a public hearing on May 18, 2020 where the proposed budget was adopted and budget issues were discussed in detail. The City Council will review and adopt the amended budget for FY2020, will review and adopt the final budget for FY2021, will review and adopt the agreement for services between the City and the Lindon City RDA, will set the Certified Tax Rate, and review and adopt the city-wide fee schedule and compensation programs. The Council will also review the Fraud Risk Assessment and Ethics Policy & Pledge as required by the State Auditor.

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

Kristen Colson, Finance Director was in attendance and began by presenting the final budget presentation as follows:

- **Should Lindon City increase Water, Sewer, Storm Water, Garbage and Recycling utility rates?**

Ms. Colson noted JUB Engineers is doing their utility rate study for water and sewer utility rates as well as analyzing water pumping costs for the zones above the North Union Canal but their recommendations are not yet available. JUB's recommended water and sewer rate changes will be presented at the next City Council Meeting.

Ms. Colson noted the storm water utility rate is not included in this year's JUB rate study and their previous studies called for 13% annual increases over multiple years. She added when JUB has completed their storm water impact fee study then the utility rate evaluation will be updated. Ms. Colson mentioned Lindon City contracts with Republic Services for garbage and recycling collection. The current contract has an annual 3% increase in their collection fees and Lindon City utility rates will increase 3% to pass through the increase.

**Ms. Colson then went over the Budget Issue and Proposed Fee Schedule Changes as follows:**

Certified tax rate: ~~0.1241%~~ 0.1174%

Culinary water and sewer rate increases will be presented next meeting

Garbage and recycling rates will increase 3% per month

First garbage can: ~~\$10.30~~ \$10.61

Each additional garbage can: ~~\$8.76~~ \$9.02

Each recycling can: ~~\$3.71~~ \$3.82

Storm Water rates will increase 13%

Residential per month: ~~\$10.08~~ \$10.38

2 **Ms. Colson then discussed the Budgeted Revenues as follows:**

- 3 • General Fund Sales tax is budgeted to decrease 20%
- 4 • Building permits is budgeted to decrease 25%
- 5 • Court revenue is budgeted to decrease 33%
- 6 • Overall revenue is budgeted to decrease 14.6%,
  - 7 ○ not counting police vehicle lease revenue and the sale of current police
  - 8 vehicles, which is an increase in revenue
- 9 • PARC Tax and Transit Taxes budgeted to decline 25%
  - 10 ○ Not charged on grocery items
  - 11 ○ Other retail sales down
- 12 • Road Fund Allotment budgeted to decline 25%
  - 13 ○ Decline in amount of gas sales
- 14 • Enterprise Funds
  - 15 • Metered culinary water revenue budgeted to increase 9%; this can be amended
  - 16 when we receive the recommended rate changes
  - 17 • Sewer utility revenue budgeted to increase 4%; this can be amended when we
  - 18 receive the recommended rate changes
  - 19 • Garbage and recycling rates will increase 3%
  - 20 • Storm Water rates will increase 13%

22 **Ms. Colson then discussed the Budgeted Expenditures – Personnel as follows:**

- 23 • No cost of living allowance (COLA) increase, which is usually effective July 1
- 24 • Implement new pay scale effective January 1, 2021
  - 25 ○ Employees already on steps 1-5 will move up to the next step
  - 26 ○ Employees currently in the mid-high range will be placed on the step
  - 27 higher than their current hourly wage
  - 28 ○ This will cost the City an additional \$86,000 and is in this budget, but staff
  - 29 will bring this back to the City Council in December for another review
  - 30 and final approval
- 31 • Retirement costs for Tier 2 public safety employees were increased by the
- 32 legislature starting July 1, 2020.
  - 33 ○ 2% mandatory increase to be paid by the employer will increase Lindon
  - 34 City costs about \$4,450 for the fiscal year
  - 35 ○ 2.27% mandatory increase may be paid by the employee or the employer.
  - 36 This budget includes Lindon City paying this cost, which is about \$5,050
  - 37 for the year. This was adopted in Resolution 2020-12-R.
- 38 • Employees will begin participating in the payment of their medical insurance
- 39 premiums by paying 3% of the premium; employees with family coverage for
- 40 dental insurance will continue to pay 50% of the premium. The amounts are
- 41 shown below.
  - 42 ○ Employee only coverage: \$18.06/month for medical insurance
  - 43 ○ Employee plus spouse coverage: \$37.39/month for medical insurance
  - 44 ○ Employee plus family coverage: \$50.57/month for medical insurance
  - 45 ○ \$46.60/month for dental insurance (continuing, not new)
- 46 • Saves the City about \$24,760 for the year

- 2 • Insurance Premiums
  - 3 ○ Medical insurance premiums will increase 7.6%
  - 4 ○ Dental insurance premiums will decrease 10% by switching insurance carriers again
  - 6 ○ Overall, employee benefit allowance will increase 3.9% or \$30,785

8 **Ms. Colson then discussed the Budgeted Expenditures – Operations as follows:**

- 9 • Department heads have cut operational costs while still maintaining infrastructure and current levels of service as much as possible
- 10 • Travel expenses have been cut except where training is needed to maintain
- 12 required certifications

12 Other items that have been cut:

- 14 • \$5,000 for Deer management
- 15 • \$2,500 for Police public outreach
- 16 • \$45,000 for new community programs
  - 17 ○ summer concerts
  - 18 ○ youth theater council
  - 20 ○ rec on wheels

20 **Ms. Colson then discussed the Budgeted Expenditures – Capital as follows:**

- 22 • General Fund capital expenditures - limited as much as possible
  - 24 ○ \$15,000 for City Center HVAC upgrades (replacing furnaces over 20 years old)
  - 26 ○ \$650,000 for 15 police vehicles funded by lease revenue; annual lease payments are estimated to be \$90,000
  - 28 ○ \$21,000 for a new software program for inspections and community development. This was in the 2020FY budget, but staff is still researching to find the right software.
- 30 • Dedicated / restricted funds
  - 32 ○ \$2.1M for Road Capital Improvements
- 32 • Park Impact fee expenditures
  - 34 ○ \$30,000 to install picnic areas and drinking fountain at Meadow Park
  - 34 ○ \$100,000 to install second pavilion at Fryer Park
- 36 • **Water Fund**
  - 38 ○ \$500,000 for new well site
  - 38 ○ \$50,000 for well improvements
  - 38 ○ \$250,000 for Canal Dr pipe
  - 40 ○ \$30,000 for secondary water traveling screen rebuild
  - 40 ○ \$25,000 for culinary and secondary water master meter upgrades
  - 42 ○ \$40,000 to finish PRV upgrades
  - 42 ○ \$45,000 for 835 E booster station upgrades
  - 44 ○ \$200,000 for impact fee project
- 44 • **Sewer Fund**
  - 46 ○ \$35,000 for trash pump
  - 46 ○ \$29,000 to install a generator at sewer lift #4

- 2 ○ \$25,000 to upgrade hardware and software for sewer truck tv
- 4 ○ \$100,000 install sewer mainline in Treasury subdivision and rebuild sewer lift #4
- 6 • **Storm Water Fund**
  - 8 ○ \$270,000 for Upper main drain
  - 8 ○ 600 E upsize
  - 8 ○ Bank repair behind Scotts Miracle Grow
  - 10 ○ Geneva Rd lining
  - 10 ○ 200 W box culvert
- 12 • **Recreation Fund (funded by PARC Tax transfers)**
  - 12 ○ \$25,000 for Aquatics Center pump maintenance and replacement
  - 14 ○ \$80,000 for Aquatics Center boiler maintenance and replacement
  - 14 ○ \$20,000 for Community Center furnaces maintenance and replacement

16 **Ms. Colson then discussed the Budgeted Expenditures–Items NOT in Budget as follows:**

- 18 • **Personnel**
  - 20 ○ \$70,000 for 1.4% COLA
- 22 • **Operations**
  - 22 ○ \$27,500 in travel and training
  - 24 ○ \$5,000 for Deer management
  - 24 ○ \$2,500 for Police public outreach
  - 26 ○ \$45,000 for new community programs
    - 26 • summer concerts
    - 26 • youth theater council
    - 28 • rec on wheels
- 30 • **Capital**
  - 30 ○ \$300,000 for new Aquatics Center Slide
  - 32 ○ \$287,000 in facility projects for City Center, Vet Hall, PW Building, Aquatics Center, and Community Center
  - 34 ○ \$120,000 for 3 vehicles for Parks Department
  - 34 ○ \$50,000 for Trail improvements
  - 36 ○ \$250,000 of PARC Tax funds to replace the playground at Meadows Park and add playground equipment at Citizenship and Panorama Parks
  - 36 ○ \$12,000 for loader bucket for Public Works
  - 38 ○ \$70,000 to design and build a storage garage at Aquatics Center
  - 38 ○ \$120,000 for 3 vehicles for Parks Department

40 In conclusion, Ms. Colson stated this is the Final 2020-2021 FY Budget for  
 42 adoption prior to the fiscal year beginning, but it will need to be flexible. She indicated it  
 44 may need frequent budget amendments starting as early as August 2020. She noted we  
 46 will watch the economy and monitor revenues as they come in throughout the year. We  
 will also prioritize spending and establish timing of expenditures. She pointed out we are  
 starting to see indications that the economic decline may not be as severe or last as long  
 as we initially anticipated and could possibly look at adding some items back into the

2 budget. She indicated we will watch the economy for several more months and prioritize  
a list of items that were cut from this budget.

4 Following some general discussion on the final budget information presented  
Mayor Acerson and the Council thanked Ms. Colson for her great work on the budget and  
6 for the valuable information presented.

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

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

14  
16 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE  
#2020-12-O AND ADOPT THE ETHICS POLICY AND PLEDGE AS PRESENTED.  
COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS  
18 RECORDED AS FOLLOWS:

19 COUNCILMEMBER LUNDBERG AYE  
20 COUNCILMEMBER HOYT AYE  
21 COUNCILMEMBER BRODERICK AYE  
22 COUNCILMEMBER POWELL AYE  
23 COUNCILMEMBER VANCHIERE AYE  
24 THE MOTION CARRIED UNANIMOUSLY.

26 **11. Recess to Lindon City Redevelopment Agency Meeting (RDA).**

28 COUNCILMEMBER VANCHIERE MOVED TO ADJOURN THE LINDON  
CITY COUNCIL MEETING AND CONVENE THE RDA MEETING.  
30 COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

31 COUNCILMEMBER LUNDBERG AYE  
32 COUNCILMEMBER HOYT AYE  
33 COUNCILMEMBER BRODERICK AYE  
34 COUNCILMEMBER POWELL AYE  
35 COUNCILMEMBER VANCHIERE AYE  
36 THE MOTION CARRIED UNANIMOUSLY.

38  
39 COUNCILMEMBER POWELL MOVED TO ADJOURN THE LINDON CITY  
RDA MEETING AND RE-CONVENE THE LINDON CITY COUNCIL MEETING.  
40 COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS  
41 RECORDED AS FOLLOWS:

42 COUNCILMEMBER LUNDBERG AYE  
43 COUNCILMEMBER HOYT AYE  
44 COUNCILMEMBER BRODERICK AYE  
45 COUNCILMEMBER POWELL AYE  
46 COUNCILMEMBER VANCHIERE AYE

2 THE MOTION CARRIED UNANIMOUSLY.

4 **14. Review & Action – Interlocal Agreement.** The City Council will review and  
 6 consider an Interlocal Cooperation Agreement with Utah County for financial  
 disbursement from the Coronavirus Relief Fund made available through the  
 Coronavirus Aid, Relief and Economic Security Act (“CARES Act”).

8  
 10 Mr. Cowie explained this is an Interlocal Cooperation Agreement with Utah  
 County for financial disbursement from the Coronavirus Relief Fund made available  
 through the Coronavirus Aid, Relief and Economic Security Act (“CARES Act”).

12 Mr. Cowie stated we received the CARES Act late last week that is distributed  
 through the counties by population. He indicated that based on our population we will be  
 14 getting approximately \$80,000 which opens the door to projects this money could be used  
 for added that it must be used by November. He noted he had a conference call with staff  
 16 today on things the funds may be used for i.e., permanent sneeze guards, hand sanitizing  
 stations, expanding water system, etc. to name a few. Mr. Cowie noted tonight is just the  
 18 approval to accept the money but we don’t have to decide tonight what it will be used for.

20 Mayor Acerson pointed out the guidelines are influx and changing and may be  
 expanded to be used for economic impact as well. Brian Haws, City Attorney, stated  
 other City Attorneys have reached out to him about the indemnification clause in the  
 22 agreement but he does not have any concerns about that. The only potential is with the  
 federal government so they may tighten up that language. Mr. Cowie stated he doesn’t  
 24 see an issue in adopting this agreement tonight.

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

28 COUNCILMEMBER HOYT MOVED TO APPROVE THE INTERLOCAL  
 COOPERATION AGREEMENT WITH UTAH COUNTY FOR FINANCIAL  
 30 DISBURSEMENT FROM THE CORONAVIRUS RELIEF FUND (“CARES ACT”).  
 COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS  
 32 RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE  
 34 COUNCILMEMBER HOYT AYE  
 COUNCILMEMBER BRODERICK AYE  
 36 COUNCILMEMBER POWELL AYE  
 COUNCILMEMBER VANCHIERE AYE  
 38 THE MOTION CARRIED UNANIMOUSLY.

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

42 **Adjourn** –

44  
 46 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING  
 AT 9:00 PM. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. ALL  
 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

2

Approved – July 20, 2020

4

6

\_\_\_\_\_  
Kathryn Moosman, City Recorder

8

10

\_\_\_\_\_  
Jeff Acerson, Mayor

DRAFT

**Item 3 - COUNCIL REPORTS:***(10 minutes)*

- A) MAG, COG, UIA, Utah Lake Comm., ULCT, NUVAS, IHC Outreach, County Board of Health - Jeff Acerson
- B) Police/Fire/EMS, Emergency Mgmt., Irrigation Co. Representative/Board member, City Buildings - Van Broderick
- C) Public Works/Engineering, Historic Commission, Administration, Building Const. & Inspection - Randi Powell
- D) PG/Lindon Chamber of Commerce, Economic Development, Lindon Days - Carolyn Lundberg
- E) Planning Commission/BOA, Planning/Zoning, General Plan, Transfer Station/Solid Waste Board - Mike Vanchiere
- F) Parks, Trails, and Recreation, Cemetery, Tree Advisory Board - Jake Hoyt

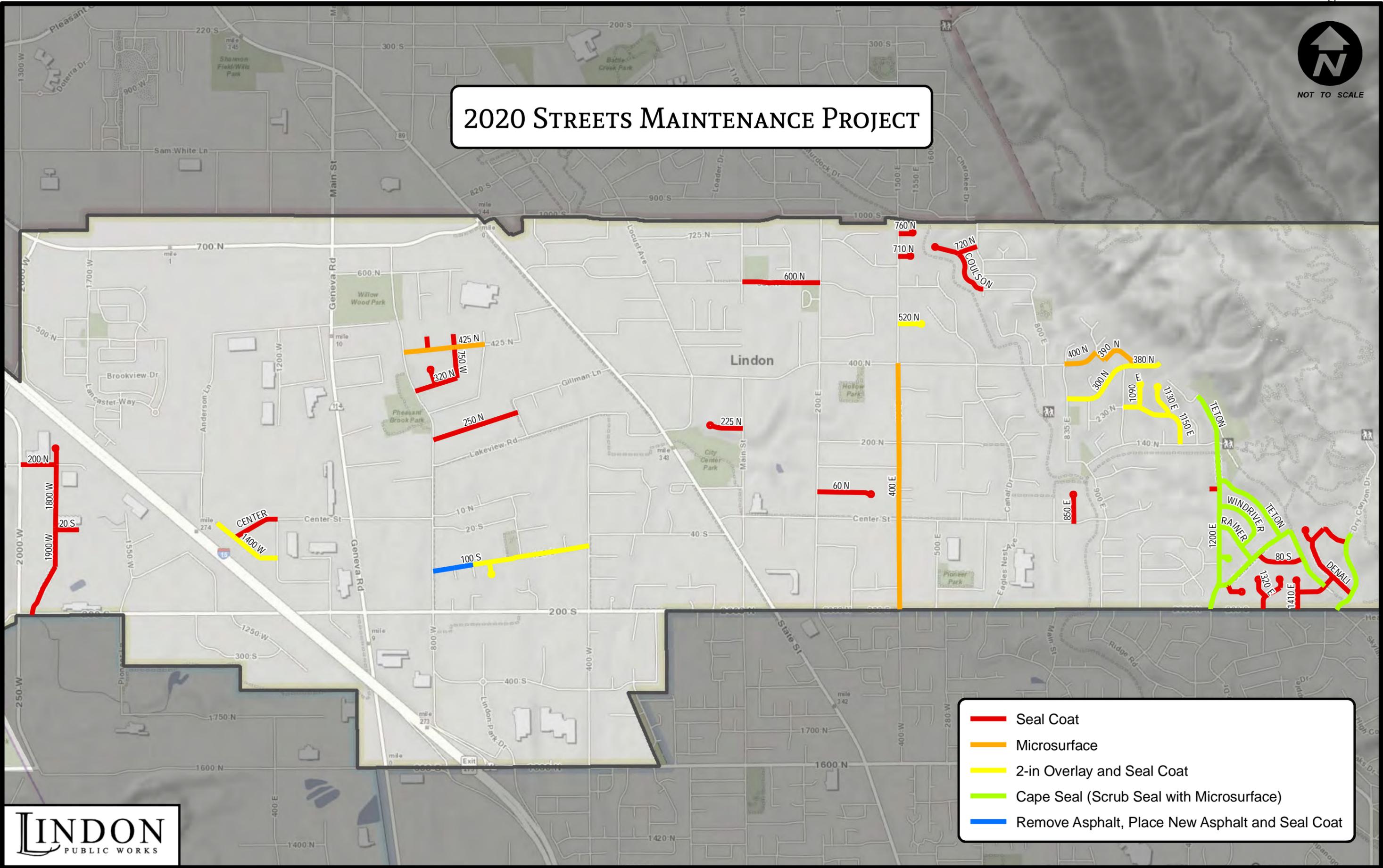
**Item 4 - ADMINISTRATOR'S REPORT***(10 minutes)***Misc. Updates:**

- Next council meetings: August 17<sup>th</sup> and September 21<sup>st</sup>
- Street maintenance projects map
- Misc. Items



NOT TO SCALE

# 2020 STREETS MAINTENANCE PROJECT



- Seal Coat
- Microsurface
- 2-in Overlay and Seal Coat
- Cape Seal (Scrub Seal with Microsurface)
- Remove Asphalt, Place New Asphalt and Seal Coat

## **Item 5 – Presentations and Announcements**

- a) Comments / Announcements from Mayor and Council members.
- b) Presentation: Quarterly Employee Recognition Award – Josh Edwards.
- c) Introduction of recently hired Lindon City Police Officers by Chief Josh Adams: Officer Hayden Sanderson, Reserve Officer Kara Lee Tracy and Reserve Officer Jorge Morales.

**Item 6 – Open Session for Public Comment** (*For items not on the agenda - 10 minutes*)

---

---

---

**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.

- a) Resolution #2020-19-R, Declare Surplus Property for disposal.
- b) Appointment of Juan Garrido, Lindon City Public Works Director, to various canal and irrigation company boards as a voting representative of Lindon City. (North Union Irrigation Company, Hollow Water Company, Provo River Water Users Association, and South Field Spring Ditch)

**Sample Motion:** I move to (approve, deny, continue) the consent agenda item(s) (with changes, as presented).

**RESOLUTION NO. 2020-19-R**

**A RESOLUTION DECLARING CERTAIN PROPERTY OWNED BY LINDON CITY TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF THE LISTED PROPERTY.**

WHEREAS, the Municipal Council of Lindon City has adopted policies and procedures for the disposal of surplus property, with said policy found in Section 3 of the Lindon City Policies and Procedures Manual; and

WHEREAS, the policy requires that a public meeting be held concerning the declaration of any property deemed to be surplus by the City and which has an estimated valued over \$100; and

WHEREAS, the identified property is no longer needed and/or has exceeded its useful life and needs to be disposed of.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

- Section 1. That the items described on the attached listing be declared as surplus property of the City; and
- Section 2. That these items be offered for sale to the public through their listing on [www.publicsurplus.com](http://www.publicsurplus.com) or other comparable on-line auction site. The items will be offered for minimum bids when appropriate. If the minimum bid is not realized, administrative staff may dispose of the items at their discretion including selling for less than the minimum bid; and
- Section 3. This resolution shall take effect immediately upon passage.

Adopted and approved this 20<sup>th</sup> day of July 2020.

By \_\_\_\_\_  
Jeff Acerson, Mayor

Attest:

By \_\_\_\_\_  
Kathryn A. Moosman, City Recorder

SEAL:

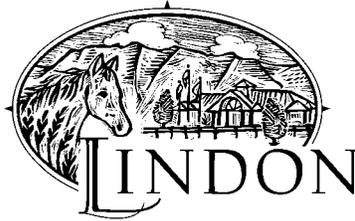
Surplus Equipment – July 20, 2020

- 5 wood cabinets w/doors, interior shelving. Two cabinets are 30" wide and three are 34" wide. (\$50/starting price each)



- Cubicle walls; misc. pieces from public works (\$ 250 starting price for the lot)
- Cubicle walls; one office set (\$ 150 starting price for the lot)
- Misc used office chairs (\$8-10 starting price each)

Lindon City  
100 North State Street  
Lindon, UT 84042-1808



TEL 801-785-5043  
FAX 801-785-4510  
[www.lindoncity.org](http://www.lindoncity.org)

North Union Irrigation Company  
Attn: Board of Directors  
1156 S. State Street #201  
Orem, UT 84097

July 20, 2020

North Union Irrigation Co.,

Please accept this letter as notification that on July 20, 2020 the Lindon City Council appointed Juan Garrido, Lindon City Public Works Director, to serve on the North Union Irrigation Company Board of Directors along with previously appointed Councilmember Van Broderick.

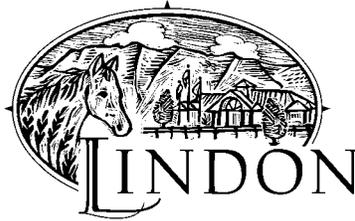
It is anticipated that Mr. Garrido will serve in this position until replaced by new appointment of the Lindon City Council. This appointment shall take effect immediately.

Sincerely,

Jeff Acerson  
Mayor

cc: Juan Garrido

Lindon City  
100 North State Street  
Lindon, UT 84042-1808



TEL 801-785-5043  
FAX 801-785-4510  
[www.lindoncity.org](http://www.lindoncity.org)

Hollow Water Irrigation Company  
Attn: Board of Directors  
Lindon, UT 84042

July 20, 2020

Hollow Water Irrigation Co.,

Please accept this letter as notification that on July 20, 2020 the Lindon City Council appointed Juan Garrido, Lindon City Public Works Director, to serve on the Hollow Water Irrigation Company Board of Directors as an alternate voting member to previously appointed Councilmember Van Broderick. If Mr. Broderick is unavailable, Mr. Garrido may vote and represent Lindon City shares.

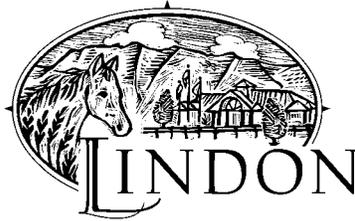
It is anticipated that Mr. Garrido will serve in this position until replaced by new appointment of the Lindon City Council. This appointment shall take effect immediately.

Sincerely,

Jeff Acerson  
Mayor

cc: Juan Garrido

Lindon City  
100 North State Street  
Lindon, UT 84042-1808



TEL 801-785-5043  
FAX 801-785-4510  
[www.lindoncity.org](http://www.lindoncity.org)

Southfield Spring Ditch Irrigation Co.  
Attn: Board of Directors  
Lindon, UT 84042

July 20, 2020

Southfield Spring Ditch Irrigation Co.,

Please accept this letter as notification that on July 20, 2020 the Lindon City Council appointed Juan Garrido, Lindon City Public Works Director, to serve on the Southfield Spring Ditch Irrigation Company Board of Directors. Mr. Garrido may vote and represent Lindon City shares.

It is anticipated that Mr. Garrido will serve in this position until replaced by new appointment of the Lindon City Council. This appointment shall take effect immediately.

Sincerely,

Jeff Acerson  
Mayor

cc: Juan Garrido

Lindon City  
100 North State Street  
Lindon, UT 84042-1808



TEL 801-785-5043  
FAX 801-785-4510  
[www.lindoncity.org](http://www.lindoncity.org)

Provo River Water Users Association  
Attn: G. Keith Denos, General Manager  
285 West 1100 North  
Pleasant Grove, UT 84062

July 20, 2020

Keith,

Please accept this letter as notification that on July 20, 2020 the Lindon City Council appointed Lindon City Public Works Director, Juan Garrido, to serve as an alternate Lindon City share holder representative for PRWUA. Councilmember Van Broderick is currently appointed as the official City representative, but Mr. Garrido is authorized to vote on behalf of Lindon City in Mr. Broderick's absence for all issues that arise in shareholder meetings or other matters of PRWUA business as needed.

This appointment of Juan Garrido as an alternate voting member shall take effect immediately.

Sincerely,

Jeff Acerson  
Mayor

cc: Juan Garrido

- 8. Public Hearing — Ordinance #2020-8-O, LCC Title 17.76; Planned Residential Development Overlay.** The City Council will consider for approval Ordinance 2020-8-O the Planned Residential Development Overlay. The Planning Commission recommended approval of the ordinance amendment to the City Council following review. *(60 minutes)*

**Sample Motion:** I move to (approve, deny, continue) Ordinance #2020-8-O Planned Residential Development Overlay (with changes; as presented).

# Ordinance Amendment – Planned Residential Development Overlay

**Date:** July 20, 2020

**Applicant:** Lindon City

**Presenting Staff:** Michael Florence

**Type of Decision:** Legislative

**Council Action Required:** Yes, the planning commission recommended approval of the ordinance amendment

**Motion**

I move to (*approve, deny, to continue*) ordinance amendment 2020-8-O (*as presented, or with changes*).

**Overview:**

Over the past two years the City has received a number of concept requests to allow housing or storage units on the rear portions of some of the deep commercial lots along State Street. At a joint meeting with the planning commission and city council on February 4, 2020, staff presented research information on the appropriate commercial depths along State Street and then the proper transition of uses from commercial to low density single family.

Subsequent to the joint meeting, city staff organized two group meetings where representatives of the neighborhoods adjacent to the Linden Nursery and Norton property as well as representatives from the planning commission and city council met to discuss the deep commercial lots. Those recommendations are attached as Exhibit 6.

Following the group meetings staff reviewed how to best implement the recommendations into the existing zoning code. The City has an existing code found in Title 17.76 – Planned Residential Development (PRD) Overlay Zone. Instead of creating a new code, staff felt like amending this existing code would be the best option.

Staff presented the PRD Overlay amendment to the planning commission on April 14<sup>th</sup> and public hearings on April 28<sup>th</sup> and June 9<sup>th</sup>. At the April 28<sup>th</sup> planning commission meeting, the commission continued the ordinance amendment until an in-person public hearing could be held. On June 2<sup>nd</sup>, the Community Development Department held two neighborhood meetings regarding the proposed ordinance. Residents who border the Linden Nursery and Norton Properties were noticed of the neighborhood meeting as well as property owners and developers. The neighborhood meeting was well attended and allowed city staff to present the proposed ordinance amendment and receive feedback. The planning commission recommended approval of the ordinance on June 9<sup>th</sup>. Comment cards and emails from the neighborhood meetings are attached as Exhibit 5.

The proposed ordinance provides two development options. It keeps the current code requirement of allowing Planned Residential Development on General Commercial properties if the development is greater than 20,000 square feet and less than one acre. The second option, which is new, allows development on properties greater than one acre which are zoned General Commercial. Option two has to be combined with an existing or new commercial use along State Street. There is a 300-foot commercial depth requirement and then residential could be constructed on the rear portions of lots.

### **Summary of Current Planned Residential Development Overlay zone**

- Development can only be developed on properties zoned General Commercial.
- Housing types include twin homes, condominiums, and townhomes.
- Density maximum is 10 units per acre.
- Minimum development area is 20,000 sq ft, maximum development area is one acre.
- Parking 2.5 stalls per acre.
- Architectural requirements to meet the Commercial Design Standards.

### **Summary of Proposed Changes to Planned Development Overlay zone**

- 17.76.010 – purpose statements were added to coordinate with the draft changes of the ordinance. These include appropriate transitions, improve building design, and preserve the commercial tax base and intent of the Commercial General zone.
- 17.76.020 – maintains the requirement that development can only be located in the General Commercial zone.
- 17.76.030
  - Allows the following building types: detached single family, twin homes, tri-plex, multi-unit buildings, and townhomes.
  - Creates a minimum lot size of 5,000 sq ft for detached single family.
  - Multi-unit buildings are limited to 4 units.
  - Townhomes are limited to a maximum of 6 units in a row.
  - Building permits for twenty-five percent of the commercial square footages must be obtained prior to releasing building permits for residential construction.
- 17.76.040-.050 – combines and organizes the entitlement sections for site plan, subdivision, zone change and conditional use.
- 17.76.080
  - Maintains the density requirement at ten units per acre.
  - Requires a commercial depth of 300 feet. This depth can only be reduced in narrow circumstances by the planning commission and city council for irregularly shaped lots and commercial development potential.
  - Minimum area requirement of one acre.
  - At least two building types are required for developments over two acres.
  - Increases the side yard setback for projects one acre or less from 10 feet to 16 feet.
  - Establishes setback requirements for projects over one acre. Minimum of 30 feet if abutting single family residential.
  - Identifies the perimeter fencing materials as masonry or pre-cast with a height of 7 feet. The current ordinance gives the discretion to the planning commission of what type of fence should be installed.
  - Modifies landscaping requirements to common open space requirements. The current ordinance requires 40% landscaping. The proposed ordinance requires 20% common open space to be incorporated into the design of the site. The proposal allows the planning commission to approve private individual yard areas.
  - Trees are planted every 30 feet as a buffer adjacent to single family homes.
  - A lighting and photometric study is required to reduce light trespass but provide adequate lighting for development.
  - Parking is maintained at 2.5 stalls per unit. 65% of the units are required to have a two-car garage. Up to 50% of the required visitor parking can be on residential driveways.
  - The proposed ordinance calls out architectural design requirements to create building variation.
  - Buildings within the development must have connecting sidewalks. To the extent possible, development shall make at least one pedestrian connection to a public right-of-way.
  - Buildings must front onto a public street, driveway or common open spaces, to the extent feasible.
  - Proposed developments shall not remove existing single-family homes for access connections to adjacent neighborhoods.

## **General Plan Considerations**

- Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods by avoiding encroachment of land uses which would adversely impact residential areas (i.e. increased traffic, noise, visual disharmony, etc.) and by providing adequate screening and buffering of any adjacent commercial or industrial development including parking and service areas;
- Encourage creative approaches to housing development which will maintain and protect natural resources and environmental features;
- The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts;
- Developed areas should be protected and revitalized by promoting new development and the adaptive reuse of existing community resources;
- A variety of housing types should be provided where appropriate, and innovative development patterns and building methods that will result in more affordable housing should be encouraged;
- Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available;
- Growth should be guided to locations contiguous to existing development to provide city services and transportation in a cost-effective and efficient manner;
- Density increases should be considered only upon demonstration of adequate infrastructure and resource availability.

## **Analysis**

The city council should review the ordinance to ensure that it both transitions properly from commercial uses to low-density single family and creates the type of development envisioned for Lindon City. Staff provided comment cards at the neighborhood meetings and also asked for email comments. Below are items that came up in the comments that are not included in the ordinance but might want to be considered by the commission.

- Increase the height of the required perimeter fencing
- Require more mature trees as a buffer to adjacent single family residential
- Lower rooflines
- More parking
- Don't allow housing less than one acre in the 300-foot commercial area

Exhibit 4 shows potential properties where the PRD Overlay zone can currently be applied as well as if the amendment is adopted. Under the existing code, PRD Overlay housing on lots between 20,000 square feet and less than one acre can currently go in the "green" and "blue" shaded areas. The proposed amendment to allow housing on lots greater than one acre is identified on the map as areas shaded in just "blue."

A comment has been made by developers that the architectural design standards are too high. The current ordinance requires that housing in the PRD Overlay zone comply with the Lindon City Commercial Design Standards. Those standards specifically require 85% brick, building entry requirements, trim requirements, variation in rooflines, walls divided into bays with variation every 15-25 feet, window requirements, and decorative detailing. The proposed ordinance decreases the architectural material standards and brings them in-line with more residential requirements. A summary of those main items includes:

- Buildings within a development need to have a variety of exterior materials to architecturally set them apart from other buildings
- Buildings shall contain more than a single color and material application
- Exterior materials are broken into primary (60%) and secondary materials. Primary materials include wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, or similar material as approved by the land use authority. The following secondary materials may be used: cementitious fiber board, brick, wood, stone, glass, architectural metal panel, or similar material as approved by the land use authority.
- EIFS or stucco may be used for up to twenty (20) percent on the front façade of a building and forty (40)

percent of the remaining building facades. The land use authority may modify the EIFS or stucco requirements for the side and rear facades when those facades do not front pedestrian ways, parks or common open spaces, streets, development entrances or when the land use authority believes that other architectural features sufficiently and comparably add character to the building.

- Each building shall include varied wall plains, recesses, or similar façade design to incorporate wall variation.
- Changes in materials and color shall correspond to variations in building mass or shall be separated by a building element.
- Identical buildings with only alternating color schemes shall be minimized. Buildings shall incorporate a variety of materials and architectural elements to provide variation among the building types.
- Eaves and rooflines are encouraged to emphasize vertical proportions. They shall be broken up with gables, building projections, and articulation to emphasize the individual quality of the units.
- Garage doors shall be designed consistent with the overall style of the building. Material, pattern, and color to be coordinated with the architectural style. Garages shall be recessed from wall plane. Where garage doors are flush with facades, the facade shall feature upper level building projections and decorative building elements such as trellises to provide interest and relief. For buildings with front loading garages, garage doors shall include windows to add variety to the door.
- Stucco-textured foam trim molding shall not be used as the only application to enhance building facades
- All windows along the front façade shall incorporate at least one of the following:
  - mullions and/or transoms;
  - trim or molding at least four inches in width;
  - canopies, shutters, or awnings, proportional to window size;
  - recessed inset from the front façade by at least two (2) inches.

While site planning is not being considered at this time and for information only, a number of resident comments have been made about not extending 570 N. out to State Street. If 570 is not extended there is a possibility of using 500 N. as access. Lindon City Engineering measured existing traffic counts on 500 N. from June 17 to June 25. During those dates, the traffic counts averaged 228 vehicle trips a day on 500 N. The street operates with minimal traffic and if it were assigned a level of service, the City would classify it as a service level A.

### **Exhibits**

1. Draft Planned Residential Overlay ordinance
2. Draft Planned Residential Overlay ordinance with “redline” changes
3. Commercial depth map
4. Map identifying potential properties where the Planned Residential Developer Overlay zone could be applied
5. Comments from neighborhood meeting
6. Neighborhood committee recommendations.
7. April 28<sup>th</sup> and June 9<sup>th</sup> planning commission meeting minutes

## ORDINANCE NO. 2020-8-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.76 PLANNED RESIDENTIAL DEVELOPMENT OVERLAY (PRD OVERLAY) ZONE AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the proposed amendment is consistent with the goal of the General Plan that the relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts; and

WHEREAS, the proposed amendment is consistent with the goal of the General Plan that transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available; and

WHEREAS, the proposed amendment is consistent with the goal of the General Plan that growth should be guided to locations contiguous to existing development to provide city services and transportation in a cost-effective and efficient manner; and

WHEREAS, the proposed amendment is consistent with the goal of the General Plan that density increases should be considered only upon demonstration of adequate infrastructure and resource availability; and

WHEREAS, on April 28, 2020 and June 9, 2020 the Planning Commission held properly noticed public hearings to hear testimony regarding the ordinance amendment; and

WHEREAS, after the June 9, 2020 public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopted the attached ordinance; and

WHEREAS, the City Council held a public hearing on July 20, 2020, to consider the recommendation and the City Council received and considered all public comments that were made therein.

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

**Section I:** Amendment. Amend Lindon City Code Section 17.76 as follows:

## Chapter 17.76

## PLANNED RESIDENTIAL DEVELOPMENT OVERLAY (PRD OVERLAY) ZONE

## Sections:

- 17.76.010 Purpose.
- 17.76.020 Applicability.
- 17.76.030 Permitted Uses, Building Types, and Densities.
- 17.76.040 Site Plan and Conditional Use Approval
- 17.76.050 Final Plat and Improvement Drawings.
- 17.76.060 Building Permits
- 17.76.070 Completion and Maintenance of Site
- 17.76.080 Development Standards and Requirements

## 17.76.010 Purpose.

1. The Planned Residential Development Overlay Zone promotes the following purposes:
  - a. Create diverse and quality housing options in Lindon City.
  - b. Effectively develop unique commercial lots and parcels that do not naturally accommodate traditional commercial development patterns;
  - c. Allow for appropriate housing transitions from commercial properties to low density single family residential;
  - d. Improve the design and livability of residential buildings in the Planned Residential Development Overlay Zone.
  - e. To preserve the commercial tax base and intent of the General Commercial zone.
2. The purposes of the Planned Residential Development Overlay are accomplished by:
  - a. Allowing densities higher than a typical low-density residential development, as identified in the Lindon City Land Use Map;
  - b. Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and
  - c. Requiring standards that enable Planned Residential Developments to fit into the surrounding development.

## 17.76.020 Applicability.

1. The Planned Residential Development Overlay Zone may be applied to ~~any~~ lots or parcels only in the General Commercial (CG) Zone after application and approval of a zone map amendment by the City Council after a recommendation from the Planning Commission.

17.76.030 Permitted Uses and Building Types

1. *Permitted Uses.* In addition to uses permitted or conditionally permitted in the underlying General Commercial (GC) zone, a Planned Residential Development is a conditionally permitted use in the Planned Residential Development Overlay Zone and is not permitted in any other zone.
2. Planned Residential Development's may include the following building types: detached single family, twin homes, tri-plex, multi-unit buildings and townhouses. All Individual residential units shall be subdivided into separate lots or condominium units;

- a. The minimum lot size for detached single family shall be five thousand (5,000) square feet with fifty (50) feet of frontage.
  - b. Multi-unit buildings shall be limited to a maximum of four (4) units per building.
  - c. Townhomes building types shall be limited to a maximum of six (6) units in a single row within a single building.
3. In order to preserve the intent of the General Commercial zone, building permits from Lindon City shall be obtained and construction commenced for at least twenty-five (25) percent of the approved commercial square footages prior to releasing building permits for residential construction.
  4. Accessory apartments are not permitted in the Planned Residential Development Overlay Zone
- 17.76.040 Zone Map Amendment, Site Plan and Conditional Use Permit Approval.

1. Zone Map Amendment. An application to apply the Planned Residential Development Overlay Zone shall include a concept site plan, building elevations, and renderings showing the proposed project for the subject site. Any concept plan presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible.
2. *Site Plan.*
  - a. Proposed development in the Planned Residential Development Overlay Zone shall first submit a Land Use Application for site plan approval. The applicant shall provide all requirements of the site plan to the City before the City considers the application submitted and before action is taken. The application for a site plan shall include all necessary fees and documentation required by this Chapter.
  - b. The applicant shall submit the site plan for a Planned Residential Development according to site plan submittal requirements-outlined in the Lindon City Land Development Policies, Standard Specifications and Drawings Manual (Development Manual). In addition to the items required in the Development Manual, a complete application shall include building elevations and renderings, open space percentages and landscape plan, site circulation, and project size and density. At that time the applicant shall pay a fee in an amount established in the most recently adopted Lindon City Consolidated Fee Schedule. No development, construction, revisions, or additions shall take place on the site until the Planning Commission has approved the site plan, the site plan is considered finalized by the City, and the developer has obtained the appropriate permits. Applicants for amended site plans for Planned Residential Developments shall follow the same procedures, pay the same fees, and be bound by the same development standards and requirements as applicants for site plans for Planned Residential Developments. The Planning Director or designee has the authority to make minor amendments to the site plan where such amendments are in compliance with the ordinance and the site plan is not materially altered.
  - c. The procedure for site plan approval shall be as follows:
    - i. Development Review Committee. The Planning Department shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan, civil engineering, and architectural designs while considering whether it complies with the Lindon General Plan and all City ordinances, resolutions, and policies. The site plan and architectural designs shall comply with the Lindon General Plan and all City

ordinances, resolutions, and policies before the Planning Commission can review the application.

- ii. Planning Commission. The Planning Commission shall review the site plan and be the land use authority for all site plans for Planned Residential Developments. The Planning Commission shall consider whether the proposed site plan complies with City ordinances, resolutions, policies, development manual and the General Plan when reviewing a site plan for a Planned Residential Development.
- d. The applicant shall not amend or change any approved site plan without first following the procedure for approval of site plans.
- e. The Planning Commission may impose conditions or require further studies ~~on~~ of the site plan to mitigate dangerous hazards or evaluate impacts to public infrastructure or surrounding neighborhoods where there is substantiated evidence that a real safety hazard exists.

#### 17.76.050 Final Plat and Improvement Drawings.

1. The form and contents of the final plat and improvement drawings, where applicable, shall contain all of the requirements found in Title 17.32 – Subdivisions-Special Requirements and the Lindon City Development Manual. The final plat shall also contain the following information:
  - a. A designation of common areas, limited common areas, and private ownership areas.
  - b. For condominiums, three dimensional drawings of buildings and building elevations. In the case where the Planned Residential Development is a condominium project, the developer shall submit a written statement by an attorney and architect who are licensed to practice in Utah. This written statement shall be the attorney's and architect's opinion that the condominium declaration, the subdivision plat and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that when the office of the Utah County Recorder has recorded the condominium declaration and final plat, the proposed project will be a validly existing and lawful condominium project in all respects.
  - c. Plat restrictions, lot restrictions, and other information required by the Planning Commission or City Council.
2. Planned Residential Development site plans may be built in phases as long as each phase of a Planned Residential Development complies with all of the requirements of this ordinance. A phase of a Planned Residential Development may not be less than twenty thousand (20,000) square feet.
3. The Planning Director shall approve the final plat of the Planned Residential Development provided he/she finds that:
  - a. The applicant has redrawn the site plan to incorporate all the requirements as approved by the Planning Commission and City Council and has submitted the corrected site plan with the final plat.

- b. The applicant has incorporated all of the improvements and conditions of the approved site plan into the final plat.
  - c. The City Engineer has marked the construction drawings of the Planned Residential Development as finalized.
4. The City shall record the final plat after it obtains all of the required signatures and after it receives all of the required bonds, fees, and documents.
5. The procedure for subdivision shall be as follows:
- a. The site plan must be approved by the Planning Commission before the final plat can be approved.
  - b. Subdivision approval shall be approved by the appropriate land use authority as found in 17.09.
  - c. The developer shall submit a Land Use Application for final plat approval of all or part of the Planned Residential Development together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.
  - d. The Development Review Committee shall review the final plat and give their recommendations to the Planning Director.
  - e. The Planning Director is the final approving authority, after receiving approval from the Planning Commission and City Council, for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.
  - f. All applications shall meet the expiration time lines as found in 17.12.210

17.76.060 Building Permits.

The City shall not issue a building permit for any project until the final plat has been recorded by the City.

17.76.070 Completion and Maintenance of Site.

Every Planned Residential Development shall conform to the approved site plan. The applicant or any other person or entity shall not add any structures or make any improvements or changes to a Planned Residential Development that did not appear on the approved site plan. The applicant and subsequent owners and applicable associations shall maintain all improvements shown on the site plan in a neat and attractive manner. Failure to complete or maintain a Planned Residential Development in accordance with this Chapter and with the approved site plan is a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceeding against any person, firm, entity or corporation, whether acting as principal, agent, property owner, lessee, lessor, tenant, landlord, employee, employer or otherwise, for failure to complete or maintain a ~~PRD~~ Planned Residential Development in accordance with this Chapter and with the approved site plan.

17.76.080 Development Standards and Requirements.

The City requires the following development standards for all Planned Residential Developments.

1. *Compliance with Lindon City Code.* A proposed Planned Residential Development shall comply with the requirements of this Chapter, the Lindon City Development Manual, and with all applicable Lindon City Code provisions and with conditions imposed by the Land Use Authority.
2. *Density.* A Planned Residential Development may be developed at a maximum density of ten (10) dwelling units per gross acre.
3. *Height.* No lot or parcel of land in a Planned Residential Development approved pursuant to the Planned Residential Development Overlay Zone shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five (35) feet or two stories, 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. No dwelling shall be erected to a height less than one (1) story above grade.
4. *Minimum Area.* The minimum area required for any Planned Residential Development shall be twenty thousand (20,000) square feet.
5. *Maximum Area.* The maximum allowable size for any Planned Residential Development shall be one (1) acre with no more than ten (10) units where development is not part of an existing or new commercial development. Lindon City has a number of deep commercial lots that front State Street. Residential may be allowed on the rear portion of these lots following the development and entitlement requirements in this chapter and when the following requirements are met:
  - a. To preserve the commercial intent, use and zoning along State Street, a three hundred (300) foot commercial depth shall remain and residential uses are not allowed within this depth. The Planning Commission and City Council may consider a reduction in this depth upon evaluating the following:
    - i. Viable commercial options remain for the site;
    - ii. A commercial lot is irregularly shaped;
    - iii. The reduction does not limit future redevelopment opportunities of the commercial property.
  - b. The area required for any Planned Residential Development that is part of an existing or new commercial use shall be a minimum of one (1) acre;
6. *Building Types.* At least two different building types shall be included in projects larger than two acres and with multiple buildings. Building shall be differentiated through type of building, variations to building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures and eave details
7. *Setbacks.* The following building setbacks, as measured from property lines, for primary structures shall apply in the Planned Residential Development zone:
  - a. For residential developments one acre or less not including an existing or new commercial use as part of the project
    - i. *Front Setback.* 30 feet
    - ii. *Rear Setback.* 30 feet

- iii. Side Setbacks. 10 feet and 6 feet for a combined side yard setback of sixteen (16) feet. For interior units with common walls the setback is zero (0) feet.
  - b. For residential developments proposed for a property with new or existing commercial uses the below setbacks are required.
    - i. buildings shall be setback a minimum thirty (30) feet from the abutting property line of any single-family residential or R1-20 zone and any commercial building.
    - ii. Side Setbacks: 10 feet and 6 feet for a combined side yard setback of sixteen (16) feet. For interior units with common walls the setback is zero (0) feet. When abutting the property line of any single-family residential the side yard shall be increased to thirty (30) feet.
    - iii. Corner side setbacks 20 feet.
    - iv. Front: 30. The front setback may be modified by the land use authority where design items such as common open space, paseos or similar design feature is proposed.
    - v. Rear: 30. The rear setback may be modified by the land use authority where design items such as common open space or similar design feature is proposed. Setbacks from abutting single family residential may not be reduced.
- 8. *Utilities.* Compliance with the Development Manual and applicable Lindon City Code provisions regarding utility connections to residential units is required. The public sewer system and the public water supply shall serve all dwellings. All utilities shall be underground. The developer shall individually meter natural gas and electricity for each individual dwelling. No water or sewer lines shall be located under covered parking areas. Wall-mounted and ground-based meters, HVAC, and utility equipment serving a building shall be located as close to each other as possible and fully screened from view. Screening shall either be incorporated aesthetically into the design of the building, fencing or screened by landscaping.
- 9. *Fences.*
  - a. *Perimeter Fences.* A minimum seven (7) foot masonry or concrete perimeter fence shall be required as a buffer when abutting single family residential or commercial uses. The Planning Commission may allow alternative materials and location and placement of perimeter fencing. Any fence erected around or within the development shall comply with Lindon City Code section 17.04.310, involving fencing standards. Any perimeter fencing shall have a consistent design throughout the project and shall consist of the same construction materials.
  - b. *Patio/Limited Common Area Fences.* A patio or limited common area adjacent to the rear of a dwelling unit may be enclosed with a six-foot (6') high fence.
- 10. *Landscaping and Open Space.*
  - a. All land within a ~~PRD~~ Planned Residential Development not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All required setback areas adjacent to public

streets shall be landscaped. All landscaping shall have a permanent underground sprinkling system.

- b. Development greater than one acre shall include common open space, according the following standards:
- i. At a minimum, twenty (20) percent of the development site, excluding roads or private driveways and required setback areas, shall be in common open space. The land use authority may approve a reduction in the open space requirement by twenty-five (25) percent of the required open space square footage if the site is within one quarter mile, as measured at the closest property lines, of an existing Lindon City park or trail. Private balconies, porches, patios of a minimum sixty (60) square feet may be counted towards a maximum of ten (10) percent of the required open space percentage;
  - ii. Open spaces shall include both active and passives spaces including plazas, courtyards, paseos, landscaped detention basins, playgrounds, pavilions, pools, spa, pool deck, or other areas that can be made into useable areas, and interior spaces available to residents as common area such as a clubhouse;
  - iii. Open spaces shall be designed to be an integral part of any development. A majority of the required open space shall be consolidated into a primary central and common open space area. Buildings shall be designed around the common open space edge. Majority open spaces shall not be located in perimeter outlying areas of the development;
  - iv. Where appropriate, the planning commission may approve individual private yard areas in place of common open space. However, development with private open space shall have no loss of the required open space percentage:
    1. Rear-loaded buildings shall provide private open space through porches, balconies, and small front yards;
    2. Front-loaded units may provide private open space as enclosed rear yards.
  - v. Trees shall be planted along any property line abutting single family residential with trees planted as a buffer every thirty (30) feet. Trees shall be a minimum two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height. Tree species shall be planted as found in the Lindon City Tree Planting Guide. An eight (8) foot landscaped area shall be provided for trees to be planted and allow for future tree growth. It shall be the responsibility of the property owner to maintain the trees in a healthy manner and to replace any trees that have died in order to maintain the buffer.
  - vi. Accent elements such as trellises, arches, arbors, columns, or low monument features shall be used to demarcate entrances to the development, common open

spaces and paseos. Alternative accent elements may be approved by the land use authority

11. *Lighting Plan.* All Planned Residential Development's shall include a lighting plan and photometric study for parking lots, pedestrian walkways and buildings. The lighting plan shall be designed to:

- a. discourage crime;
- b. enhance the safety of the residents and guests of the Planned Residential Development;
- c. prevent glare onto adjacent properties; and enhance the appearance and design of the project.

All Planned Residential Development homeowners' associations and housing units are required to control and meter all outside lighting shown on the lighting plan except for front and back door lighting. The lighting plan shall designate which lighting shall be commonly metered to the association or owner.

12. *Parking.* There shall be a minimum of two (2) parking spaces provided for each dwelling. At a minimum, sixty-five (65) percent of the residential units shall have a garage capable of parking two (2) vehicles. Required off-street parking spaces shall not be permitted within the street-side yard setbacks. There shall be a minimum of one half (½) parking space for each dwelling for guest parking within the development. Guest parking shall be located on the same lot or parcel of the dwellings served. With approval of the land use authority, a development may count building unit driveways up to fifty (50) percent of the required spaces toward meeting the quest parking requirement. All parking spaces shall measure at least nine (9) feet by eighteen feet (18'). Developers shall pave with asphalt and/or concrete all parking spaces, parking areas, and driveways and provide proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the Planned Residential Development.

- a. Direct access to each parking space shall be from a private driveway and not from a public street unless otherwise granted by the Planning Commission based on the following guidelines:
  - i. Topography or other development constraints on the project area are such that a private drive is impractical to serve the project.
  - ii. Traffic volumes, safety, and visibility on the public roadway will not create a dangerous situation for direct parking stall access.
  - iii. No more than six (6) units shall directly access any public roadway.

13. *Irrigation Systems.*

- a. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within one hundred (100) feet of a proposed subdivision, complete plans for relocation or covering or other safety precautions shall be submitted with an application for preliminary approval of a plat.

- b. All pressure irrigation systems in or within one hundred (100) feet of a proposed subdivision shall be identified and otherwise color-coded as to pipe and valve color to meet state standards and regulations.
14. *Solid Waste Receptacles.* All solid waste receptacles which are not located within a building, shall be enclosed on at least three sides with the similar materials as used on the exterior of the main structures within the Planned Residential Development. Central waste receptacles shall only be permitted within a trash enclosure which meets standards found in the Development Manual. Trash enclosures shall be located in the side or rear of the dwelling units, but not the Streetside, and must be accessible for garbage trucks.
15. Architectural and façade Designs. The treatment of building design, materials and exteriors shall be architecturally and aesthetically pleasing and have unique individual, feel and sense of place, while still being architecturally compatible with the surrounding buildings and properties. Buildings within developments shall have a variety of building materials to architecturally set them apart and to create unique and separate buildings. Both vertical and horizontal elements shall be used, as appropriate, to give variety and architectural detail. All sides of buildings shall typically receive equal design consideration, particularly when fronting pedestrian ways, park or common open spaces, streets, development entrances and adjacent single-family properties. The following architectural design requirements shall be applied:
  - a. Buildings shall contain more than a single-color application and more than a single material application;
  - b. The following materials may be used as the primary exterior materials of a building consisting of at least sixty (60) percent: wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, or similar material as approved by the land use authority. The following secondary materials may be used: cementitious fiber board, brick, wood, stone, glass, architectural metal panel, or similar material as approved by the land use authority. EIFS or stucco may be used for up to twenty (20) percent on the front façade of a building and forty (40) percent of the remaining building facades. The land use authority may modify the EIFS or stucco requirements for the side and rear facades when those facades do not front pedestrian ways, parks or common open spaces, streets, development entrances or when the land use authority believes that other architectural features sufficiently and comparably add character to the building.
  - c. Each building shall include varied wall plains, recesses, or similar façade design to incorporate wall variation.
  - d. Changes in materials and color shall correspond to variations in building mass or shall be separated by a building element.
  - e. Identical buildings with only alternating color schemes shall be minimized. Buildings shall incorporate a variety of materials and architectural elements to provide variation among the building types.

- f. Eaves and rooflines are encouraged to emphasize vertical proportions. They shall be broken up with gables, building projections, and articulation to emphasize the individual quality of the units.
  - g. Garage doors shall be designed consistent with the overall style of the building. Material, pattern, and, color to be coordinated with the architectural style. Garages shall be recessed from wall plane. Where garage doors are flush with facades, the facade shall feature upper level building projections and decorative building elements such as trellises to provide interest and relief. For buildings with front loading garages, garage doors shall include windows to add variety to the door.
  - h. Stucco-textured foam trim molding shall not be used as the only application to enhance building facades
  - i. All windows along the front façade shall incorporate at least one of the following:
    - i. mullions and/or transoms;
    - ii. trim or molding at least four inches in width;
    - iii. canopies, shutters, or awnings, proportional to window size;
    - iv. recessed inset from the front façade by at least two (2) inches.
  - j. the front façade of any residential building shall not face or front the rear yard or side yard of a single-family home
16. *Roof Pitch.* All structures shall have a minimum roof pitch of five (5) rise to twelve (12) run.
17. *Homeowner's Association.* The applicant shall establish a home owners association for every Planned Residential Development containing common or limited common property, with more than one owner for the purpose of maintaining the Planned Residential Development. The homeowner's association, the individual property owners, and tenants shall maintain the ~~PRD~~ Planned Residential Development in accordance with the approved site plan.
18. *Existing Homes.* No Planned Residential Development shall include an existing single-family dwelling. If a single-family dwelling exists on the property where a Planned Residential Development is proposed, the applicant shall plat separately a lot containing the home. The plat shall comply with the requirements of the Lindon City Development Manual.
19. Each attached unit must contain enhanced sound attenuation and sound mitigation construction;
20. Pedestrian Connections.
- a. The project site plan and development must connect each separate building with internal concrete walkways to provide safe and convenient pedestrian access to common areas and amenities. The width of internal walkways that are adjacent to parking stalls shall be no less than five feet. The width of internal walkways that are not adjacent to parking stalls shall be no less than four feet.
  - b. To the extent possible, developments shall make at least one pedestrian access connections to a public street right-of-way.
21. Frontage, Orientation and Entrances.

- a. Building entrances shall, to the extent feasible, front onto streets, private driveways designed as streets or common open spaces. Where an end unit fronts onto a street or private driveway designed as a street, center block residences may front onto a common open space, courtyard, paseos or landscaped pedestrian way;
  - b. In order to create neighborhood connections, all residential buildings shall have expansive windows, entryways, balconies, terraces or other architectural design features which are oriented to the street, pedestrian way or common open spaces.
  - c. Building entrances shall be the primary feature of the front façade and identify access to individual units;
  - d. Stoops or front porches, raised a minimum of one foot above the adjacent grade, shall be provided at entrances that face a street, paseo, common open space area, or other public space.
22. Access. Development access shall be identified on the site plan and subdivision plans. New public streets shall follow the Lindon City Streets Master Plan Map. Projects may be accessed through existing or new commercial developments when appropriate easements or land is secured for access. Proposed developments shall not remove existing single-family homes for access connections to adjacent neighborhoods.

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

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

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

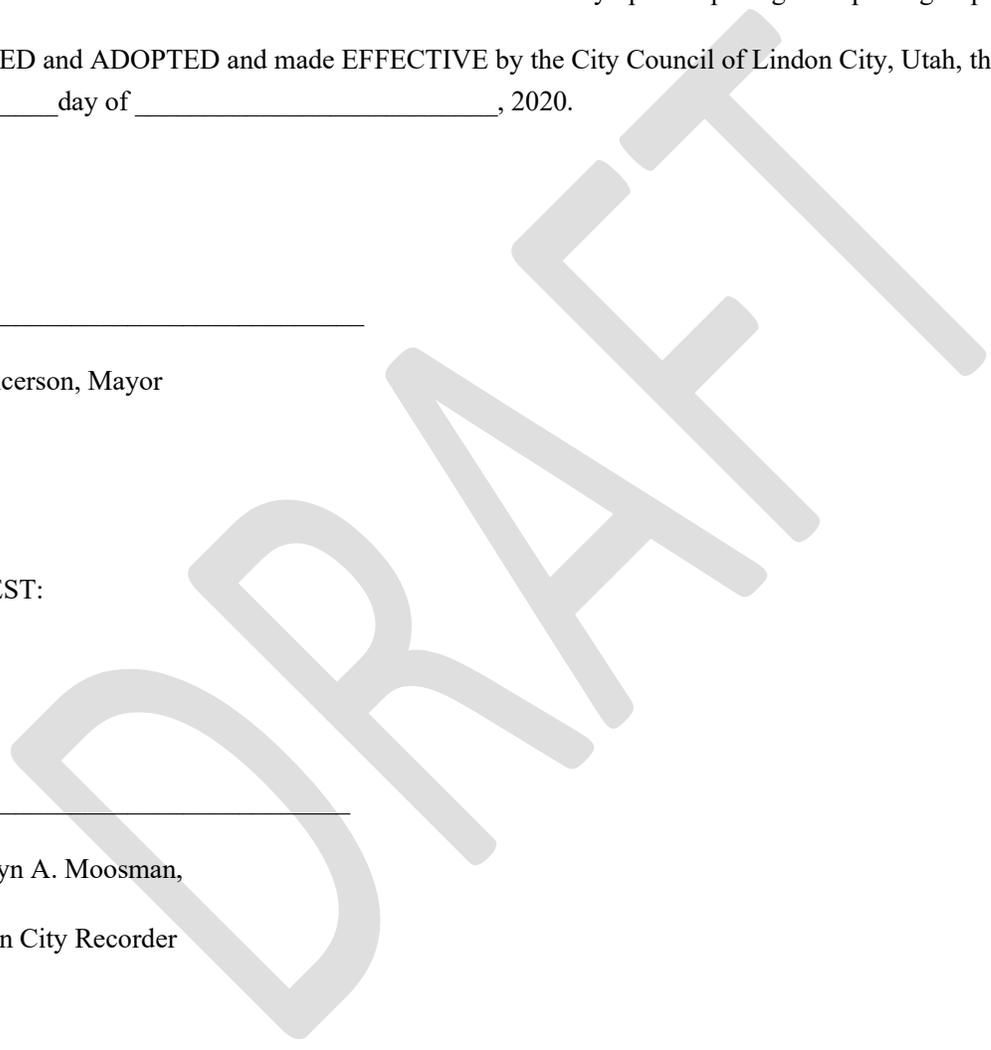
PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Jeff Acerson, Mayor

ATTEST:

\_\_\_\_\_  
Kathryn A. Moosman,  
Lindon City Recorder

SEAL



## Chapter 17.76

### PLANNED RESIDENTIAL DEVELOPMENT OVERLAY (PRD OVERLAY) ZONE

#### Sections:

17.76.010	Purpose.
17.76.020	Applicability.
17.76.030	Permitted Uses, Building Types, and Densities.
17.76.040	<del>Site Plan and Final Plat.</del> <u>Site Plan and Conditional Use Approval</u>
17.76.050	<del>Form and Contents of the Site Plan and Amended Site Plan.</del> <u>17.76.070 Final Plat and Improvement Drawings.</u>
17.76.060	<del>Site Plan Review and Approval for PRDs.</del> <u>Building Permits</u>
17.76.070	<del>Final Plat and Improvement Drawings.</del> <u>Completion and Maintenance of Site</u>
17.76.080	<del>Building Permits.</del> <u>Development Standards and Requirements</u>
<del>17.76.090</del>	<del>Completion of Improvements.</del>
<del>17.76.100</del>	<del>Completion and Maintenance of Site.</del>
<del>17.76.110</del>	<del>Development Standards and Requirements.</del>

#### 17.76.010 Purpose.

1. The Planned Residential Development Overlay Zone promotes the following purposes:
  - a. Create diverse and quality housing options in Lindon City.
  - b. Effectively develop unique commercial lots and parcels that do not naturally accommodate traditional commercial development patterns;
  - c. Allow for appropriate housing transitions from commercial properties to low density single family residential;
  - d. Improve the design and livability of residential buildings in the Planned Residential Development Overlay Zone.
  - e. To preserve the commercial tax base and intent of the General Commercial zone.
2. The purposes of the ~~PRD~~ Planned Residential Development Overlay are accomplished by:
  - a. Allowing densities higher than a typical low-density residential development, as identified in the Lindon City Land Use Map;
  - b. Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and
  - c. Requiring standards that enable ~~PRDs~~ Planned Residential Developments to fit into the surrounding development.

#### 17.76.020 Applicability.

1. The ~~PRD~~ Planned Residential Development Overlay Zone may be applied to ~~any~~ lots or parcels only in the General Commercial (CG) Zone after application and approval of a zone map amendment by the City Council after a recommendation from the Planning Commission.
2. ~~An application to apply the PRD Overlay Zone shall include a concept site plan, building elevations, and renderings showing the proposed project for the subject site. Any concept plan~~

presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible. When the City Council approves a zone map amendment applying the PRD Overlay Zone, the amendment shall be accompanied by an approved concept site plan, including elevations and renderings, for each site included in the amendment. If a subsequently submitted site plan application proposes significant changes to the approved concept plan, the Planning Commission may deny the site plan application for noncompliance with the Lindon City Code. Significant changes include, but are not limited to, changes in density, parking ratios, landscaped open space, building height, mass, or location. **Amended and moved to 17.76.040**

#### 17.76.030 Permitted Uses, ~~and Building Types, and Densities.~~

1. *Permitted Uses.* In addition to uses permitted or conditionally permitted in the underlying General Commercial (GC) zone, a Planned Residential Development (~~PRD~~) is a conditionally permitted use in the ~~PRD~~ Planned Residential Development Overlay Zone and is not permitted in any other zone.
2. ~~PRDs~~ Planned Residential Development's may include the following building types: detached single family, twin homes, tri-plex condominiums, multi-unit buildings and townhouses. All buildings and units Individual residential units shall be subdivided into individual separate lots or condominium units prior to issuance of a certificate of occupancy;
  - a. The minimum lot size for detached single family shall be five thousand (5,000) square feet with fifty (50) feet of frontage.
  - b. Multi-unit buildings shall be limited to a maximum of four (4) units per building.
  - c. Townhomes building types shall be limited to a maximum of six (6) units in a single row within a single building.
3. In order to preserve the intent of the General Commercial zone, building permits from Lindon City shall be obtained and construction commenced for at least twenty-five (25) percent of the approved commercial square footages prior to releasing building permits for residential construction.
4. Accessory apartments are not permitted in the ~~PRD~~ Planned Residential Development Overlay Zone

#### 17.76.040 Zone Map Amendment, Site Plan and Conditional Use Permit Approval.

1. *Zone Map Amendment.* An application to apply the ~~PRD~~ Planned Residential Development Overlay Zone shall include a concept site plan, building elevations, and renderings showing the proposed project for the subject site. Any concept plan presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible.
2. *Site Plan.*
  - a. ~~Anyone desiring to develop a~~ Proposed development in the Planned Residential Development (~~PRD~~) ~~in the PRD~~ Overlay Zone shall first submit a Land Use Application for site plan approval. The applicant shall provide all requirements of the site plan to the City before the City considers the application submitted and before action is taken. The application for a site plan shall include all necessary fees and documentation required by this Chapter.

- ~~b. The Development Review Committee shall review the site plan and give its recommendations to the Planning Commission. **Removed, repetitive with section (c)(i) below**~~
- ~~c. The Planning Commission is the land use authority for all PRD site plans. **Removed, repetitive with section (c)(ii) below**~~
- b. The applicant shall submit the site plan for a PRD Planned Residential Development to the Planning Department according to site plan submittal requirements outlined in the Lindon City Land Development Policies, Standard Specifications and Drawings Manual (Development Manual). In addition to the items required in the Development Manual, a complete application shall include building elevations and renderings, open space percentages and landscape plan, site circulation, and project size and density. At that time the applicant shall pay a fee in an amount established by Resolution of the City Council in the most recently adopted Lindon City Consolidated Fee Schedule. No development, construction, revisions, or additions shall take place on the site until the Planning Commission has approved the site plan, the site plan is considered finalized by the City Engineer, and the developer has obtained the appropriate permits. Applicants for amended site plans for PRDs Planned Residential Developments shall follow the same procedures, pay the same fees, and be bound by the same development standards and requirements as applicants for site plans for PRDs Planned Residential Developments. The Planning Director or designee has the authority to make minor amendments to the site plan where such amendments are in compliance with the ordinance and the site plan is not materially altered.
- c. The procedure for site plan approval shall be as follows:
- i. Development Review Committee. The Planning Department shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan, civil engineering, and architectural designs while considering whether it complies with the Lindon General Plan and all City ordinances, resolutions, and policies. The site plan and architectural designs shall comply with the Lindon General Plan and all City ordinances, resolutions, and policies before the Planning Commission can review the application.
  - ii. Planning Commission. The Planning Commission shall review the site plan and be the land use authority for all site plans for PRDs Planned Residential Developments. The Planning Commission shall consider whether the proposed site plan complies with City ordinances, resolutions, policies, Lindon City Commercial Design Guidelines, development manual and the General Plan when reviewing a site plan for a PRD Planned Residential Development.
- d. The applicant shall not amend or change any approved site plan without first following the procedure for approval of site plans.
- e. The Planning Commission may impose conditions or require further studies ~~on~~ of the site plan to mitigate dangerous hazards or evaluate impacts to public infrastructure or surrounding neighborhoods where there is substantiated evidence that a real safety hazard exists.

~~Final Plat. **Moved to section 17.76.070(5) below**~~

- ~~a. The site plan must be approved by the Planning Commission before the final plat can be approved.~~
- ~~b. The developer shall submit a Land Use Application for final plat approval of all or part of the PRD together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.~~
- ~~c. The Development Review Committee shall review the final plat and give their recommendations to the Planning Director.~~
- ~~d. The Planning Director is the final approving authority for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.~~
- ~~e. Failure to submit a final plat within two (2) years of the date of approval of the site plan shall terminate all proceedings and render approval of the site plan null and void. The final plat shall expire and be void one (1) year after approval by the City, unless the Office of the Utah County Recorder has recorded the plat.~~

#### ~~17.76.050 Form and Contents of the Site Plan and Amended Site Plan.~~

~~The applicant shall submit the site plan for a PRD to the Planning Department according to site plan submittal requirements outlined in the Lindon City Land Development Policies, Standard Specifications and Drawings Manual (Development Manual). At that time the applicant shall pay a fee in an amount established by Resolution of the City Council. No development, construction, revisions, or additions shall take place on the site until the Planning Commission has approved the site plan, the site plan is considered finalized by the City Engineer, and the developer has obtained the appropriate permits. Applicants for amended site plans for PRDs shall follow the same procedures, pay the same fees, and be bound by the same development standards and requirements as applicants for site plans for PRDs. The Planning Director or designee has the authority to make minor amendments to the site plan where such amendments are in compliance with the ordinance and the site plan is not materially altered.~~ **Moved to section 17.76.040(1)(b) above**

#### ~~17.76.060 Site Plan Review and Approval for PRDs.~~ **Moved to section 17.76.040(c) above**

- ~~1. The procedure for site plan approval shall be as follows:~~

- ~~a. *Development Review Committee.* The Planning Department shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan while considering whether it complies with the Lindon General Plan and all City ordinances, resolutions, and policies. The site plan shall comply with the Lindon General Plan and all City ordinances, resolutions, and policies before the Planning Commission can review the application.~~
- ~~b. *Planning Commission.* The Planning Commission shall review the site plan and be the land use authority for all site plans for PRDs. The Planning Commission shall consider whether the proposed site plan complies with City ordinances, resolutions, policies, Lindon City Commercial Design Guidelines, and the General Plan when reviewing a site plan for a PRD.~~
- ~~2. The applicant shall not amend or change any approved site plan without first following the procedure for approval of site plans.~~
- ~~3. The Planning Commission may impose conditions on the site plan to mitigate dangerous hazards where there is substantiated evidence that a real safety hazard exists.~~

#### **17.76.070~~070~~050 Final Plat and Improvement Drawings.**

1. The form and contents of the final plat and improvement drawings, (where applicable), shall contain all of the requirements of the [found in Title 17.32 – Subdivisions-Special Requirements and the](#) Lindon City Development Manual. The final plat shall also contain the following information:
  - a. A designation of common areas, limited common areas, and private ownership areas.
  - b. For condominiums, three dimensional drawings of buildings and building elevations. In the case where the PRD [Planned Residential Development](#) is a condominium project, the developer shall submit a written statement by an attorney [and architect](#) who is [are](#) licensed to practice in Utah. This written statement shall be the attorney's [and architects](#) opinion that the condominium declaration, the subdivision plat and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that when the office of the Utah County Recorder has recorded the condominium declaration and final plat, the proposed project will be a validly existing and lawful condominium project in all respects.
  - c. Plat restrictions, lot restrictions, and other information required by the Planning Commission or City Council.
2. ~~PRD~~ [Planned Residential Development](#) site plans may be built in phases as long as each phase of a ~~PRD~~ [Planned Residential Development](#) complies with all of the requirements of this ordinance.

A phase of a ~~PRD~~ Planned Residential Development may not be less than twenty thousand (20,000) square feet.

3. The Planning Director shall approve the final plat of the ~~PRD~~ Planned Residential Development provided he/she finds that:
  - a. The applicant has redrawn the site plan to incorporate all the requirements as approved by the Planning Commission and City Council and has submitted the corrected site plan with the final plat.
  - b. The applicant has incorporated all of the improvements and conditions of the approved site plan into the final plat.
  - c. The City Engineer has marked the construction drawings of the ~~PRD~~ Planned Residential Development as finalized.
4. The City shall record the final plat after it obtains all of the required signatures and after it receives all of the required bonds, fees, and documents.
5. The procedure for subdivision shall be as follows:
  - a. The site plan must be approved by the Planning Commission before the final plat can be approved.
  - b. Subdivision approval shall be approved by the appropriate land use authority as found in 17.09.
  - c. The developer shall submit a Land Use Application for final plat approval of all or part of the ~~PRD~~ Planned Residential Development together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.
  - d. The Development Review Committee shall review the final plat and give their recommendations to the Planning Director.
  - e. The Planning Director is the final approving authority, after receiving approval from the Planning Commission and City Council, for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.
  - ~~f. Failure to submit a final plat within two (2) years of the date of approval of the site plan shall terminate all proceedings and render approval of the site plan null and void. The final plat shall expire and be void one (1) year after approval by the City, unless the Office of the Utah County Recorder has recorded the plat. All applications shall meet the expiration time lines as found in 17.12.210~~

#### **17.76.080060 Building Permits.**

The City shall not issue a building permit for any project until the final plat has been recorded by the City.

~~17.76.090~~ ~~Completion of Improvements.~~

The developer must complete all of the improvements required by the approved site plan for the final plat in accordance with the requirements outlined in Lindon City Code [17.38 Bonds for Completion of Improvements to Real Property](#). **Already required in the Development Manual**

**17.76.100070** **Completion and Maintenance of Site.**

Every PRD [Planned Residential Development](#) shall conform to the approved site plan. The applicant or any other person or entity shall not add any structures or make any improvements or changes to a PRD [Planned Residential Development](#) that did not appear on the approved site plan. The applicant and subsequent owners and applicable associations shall maintain all improvements shown on the site plan in a neat and attractive manner. Failure to complete or maintain a PRD [Planned Residential Development](#) in accordance with this Chapter and with the approved site plan is a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceeding against any person, firm, entity or corporation, whether acting as principal, agent, property owner, lessee, lessor, tenant, landlord, employee, employer or otherwise, for failure to complete or maintain a PRD [Planned Residential Development](#) in accordance with this Chapter and with the approved site plan.

~~17.76.110~~**080** **Development Standards and Requirements.**

The City requires the following development standards for all PRDs [Planned Residential Developments](#).

1. *Compliance with Lindon City Code.* A proposed PRD [Planned Residential Development](#) shall comply with the requirements of this Chapter, [the Lindon City Development Manual](#), and with all applicable Lindon City Code provisions and with conditions imposed by the Land Use Authority.
2. *Density.* A PRD [Planned Residential Development](#) may be developed at a maximum density of ten (10) dwelling units per gross acre.
3. *Height.* No lot or parcel of land in a PRD [Planned Residential Development](#) approved pursuant to the PRD [Planned Residential Development](#) Overlay Zone shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five (35) feet or two stories, 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. No dwelling shall be erected to a height less than one (1) story above grade.
4. *Minimum Area.* The minimum area required for any PRD [Planned Residential Development](#) shall be twenty thousand (20,000) square feet.
5. *Maximum Area.* The maximum allowable size for any PRD [Planned Residential Development](#) shall be one (1) acre with no more than ten (10) units [where development is not part of an existing or new commercial development. Lindon City has a number of deep commercial lots that front State Street. Residential may be allowed on the rear portion of these lots following the development and entitlement requirements in this chapter and when the following requirements are met:](#)

- a. To preserve the commercial intent, use and zoning along State Street, a three hundred (300) foot commercial depth shall remain and residential uses are not allowed within this depth. The Planning Commission and City Council may consider a reduction in this depth upon evaluating the following:
    - i. Viable commercial options remain for the site;
    - ii. A commercial lot is irregularly shaped;
    - iii. The reduction does not limit future redevelopment opportunities of the commercial property.
  - b. The area required for any Planned Residential Development that is part of an existing or new commercial use shall be a minimum of one (1) acre;
6. Building Types. At least two different building types shall be included in projects larger than two acres and with multiple buildings. Building shall be differentiated through type of building, variations to building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures and eave details
7. Setbacks. The following building setbacks, as measured from property lines, for primary structures shall apply in the PRD Planned Residential Development zone:
- a. For residential developments one acre or less not including an existing or new commercial use as part of the project
    - i. Front Setback. 30 feet
    - ii. Rear Setback. 30 feet
    - iii. Side Setbacks. ~~10 feet.~~ 10 feet and 6 feet for a combined side yard setback of sixteen (16) feet. For interior units with common walls the setback is zero (0) feet.
    - iv. All primary structures within the PRD Overlay zone shall be set back at least ten-~~(10) feet from any other primary structure.~~
  - b. For residential developments proposed for a property with new or existing commercial uses the below setbacks are required.
    - i. buildings shall be setback a minimum thirty (30) feet from the abutting property line of any single-family residence or R1-20 zone and any commercial building.
    - ii. Side Setbacks: 10 feet and 6 feet for a combined side yard setback of sixteen (16) feet. For interior units with common walls the setback is zero (0) feet. When abutting single family residential the side yard shall be increased to thirty (30) feet.
    - iii. Corner side setbacks 20 feet.
    - iv. Front: 30. The front setback may be modified by the land use authority where design items such as common open space, paseos, or similar design feature is proposed.
    - v. Rear: 30. The rear setback may be modified by the land use authority where design items such as common open space or similar design feature is proposed. Setbacks from abutting single family residential may not be reduced.

8. *Utilities.* Compliance with the Development Manual and applicable Lindon City Code provisions regarding utility connections to residential units is required. The public sewer system and the public water supply shall serve all dwellings. All utilities shall be underground. The developer shall individually meter natural gas and electricity for each individual dwelling. No water or sewer lines shall be located under covered parking areas. Wall-mounted and ground-based meters, HVAC, and utility equipment serving a building shall be located as close to each other as possible and fully screened from view. Screening shall either be incorporated aesthetically into the design of the building, fencing or screened by landscaping.
9. *Fences.*
  - a. *Perimeter Fences.* A minimum seven (7) foot masonry or concrete perimeter fence shall be required as a buffer when abutting single family residential or commercial uses. The Planning Commission may ~~require~~ allow alternative materials and location and placement of a perimeter fence, and may specify the height and construction materials used for the fence, around the development if the Commission finds that the fencing is necessary to mitigate reasonably anticipated detrimental impacts the development may create. ~~Fencing may also be required to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial and manufacturing uses.~~ Any fence erected around or within the development shall comply with Lindon City Code section [17.04.310](#), involving fencing standards. Any perimeter fencing shall have a consistent design throughout the project and shall consist of the same construction materials.
  - b. *Patio/Limited Common Area Fences.* A patio or limited common area adjacent to the rear of a dwelling unit may be enclosed with a six-foot (6') high ~~maximum~~ fence.
10. *Landscaping and Open Space.*
  - a. All land within a ~~PRD~~ Planned Residential Development not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All required setback areas adjacent to public streets shall be landscaped. All landscaping shall have a permanent underground sprinkling system.
  - b. ~~At least forty percent (40%) of the net acreage (area of the development less public and private streets) of the entire development shall remain permanently landscaped.~~
  - c. Development greater than one acre shall include common open space, according the following standards:
    - i. At a minimum, twenty (20) percent of the development site, excluding roads or private driveways and required setback areas, shall be in common open space. The land use authority may approve a reduction in the open space requirement by twenty-five (25) percent of the required open space square footage if the site is

within one quarter mile, as measured at the closest property lines, of an existing Lindon City park or trail. Private balconies, porches, patios of a minimum sixty (60) square feet may be counted towards a maximum of ten (10) percent of the required open space percentage;

- ii. Open spaces shall include both active and passives spaces including plazas, courtyards, paseos, landscaped detention basins, playgrounds, pavilions, pools, spa, pool deck, or other areas that can be made into useable areas, and interior spaces available to residents as common area such as a clubhouse;
- iii. Open spaces shall be designed to be an integral part of any development. A majority of the required open space shall be consolidated into a primary central and common open space area. Buildings shall be designed around the common open space edge. Majority open spaces shall not be located in perimeter outlying areas of the development;
- iv. Where appropriate, the planning commission may approve individual private yard areas in place of common open space. However, development with private open space shall have no loss of the required open space percentage:
  1. Rear-loaded buildings shall provide private open space through porches, balconies, and small front yards;
  2. Front-loaded units may provide private open space as enclosed rear yards.
- v. Trees shall be planted along any property line abutting single family residential with trees planted as a buffer every thirty (30) feet. Trees shall be a minimum two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height. Tree species shall be planted as found in the Lindon City Tree Planting Guide. An eight (8) foot landscaped area shall be provided for trees to be planted and allow for future tree growth. It shall be the responsibility of the property owner to maintain the trees in a healthy manner and to replace any trees that have died in order to maintain the buffer.
- vi. Accent elements such as trellises, arches, arbors, columns, or low monument features shall be used to demarcate entrances to the development, common open spaces and paseos. Alternative accent elements may be approved by the land use authority

11. *Lighting Plan.* All ~~PRDs~~ Planned Residential Development's shall include a lighting plan and photometric study for parking lots, pedestrian walkways and buildings. The lighting plan shall be designed to:

- a. discourage crime;
- b. enhance the safety of the residents and guests of the ~~PRD~~ Planned Residential Development;

- c. prevent glare onto adjacent properties; and enhance the appearance and design of the project.

All ~~PRD~~ Planned Residential Development homeowners' associations and ~~apartment owners~~ housing units are required to control and meter all outside lighting shown on the lighting plan except for front and back door lighting. The lighting plan shall designate which lighting shall be commonly metered to the association or owner.

12. *Parking*. There shall be a minimum of two (2) parking spaces provided for each dwelling, ~~one of which shall be covered.~~ At a minimum, sixty-five (65) percent of the residential units shall have a

garage capable of parking two (2) vehicles. Required off-street parking spaces shall not be permitted within the ~~front yard or~~ street-side yard setbacks. There shall ~~also~~ be a minimum of one half (½) parking space for each dwelling for guest parking within the development. Guest parking shall be located on the same lot or parcel of the dwellings served. With approval of the land use authority, a development may count building unit driveways up to fifty (50) percent of the required spaces toward meeting the quest parking requirement. All parking spaces shall measure at least nine (9) feet by eighteen feet (18'). Developers shall pave with asphalt and/or concrete all parking spaces, parking areas, and driveways and provide proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the ~~PRD~~ Planned Residential Development.

- a. Direct access to each parking space shall be from a private driveway and not from a public street unless otherwise granted by the Planning Commission based on the following guidelines:
  - i. Topography or other development constraints on the project area are such that a private drive is impractical to serve the project.
  - ii. Traffic volumes, safety, and visibility on the public roadway will not create a dangerous situation for direct parking stall access.
  - iii. No more than six (6) units shall directly access any public roadway.

13. *Irrigation Systems*.

- a. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within one hundred (100) feet of a proposed subdivision, complete plans for relocation or covering or other safety precautions shall be submitted with an application for preliminary approval of a plat.
- b. All pressure irrigation systems in or within one hundred (100) feet of a proposed subdivision shall be identified and otherwise color-coded as to pipe and valve color to meet state standards and regulations.

14. ~~*Storage Areas and Solid Waste Receptacles*~~. All ~~outside storage areas and all~~ solid waste receptacles which are not located within a building, shall be enclosed on at least three sides with the ~~same~~ similar materials as used on the exterior of the main structures within the ~~PRD~~ Planned Residential Development. Central waste receptacles shall only be permitted within a trash

enclosure which meets standards found in the Development Manual. Trash enclosures shall be located in the side or rear of the dwelling units, but not the streetside, and must be accessible for garbage trucks. ~~All individual garbage containers shall have the ability to be serviced from a public street.~~

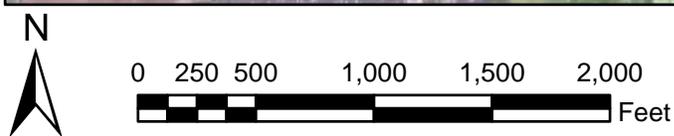
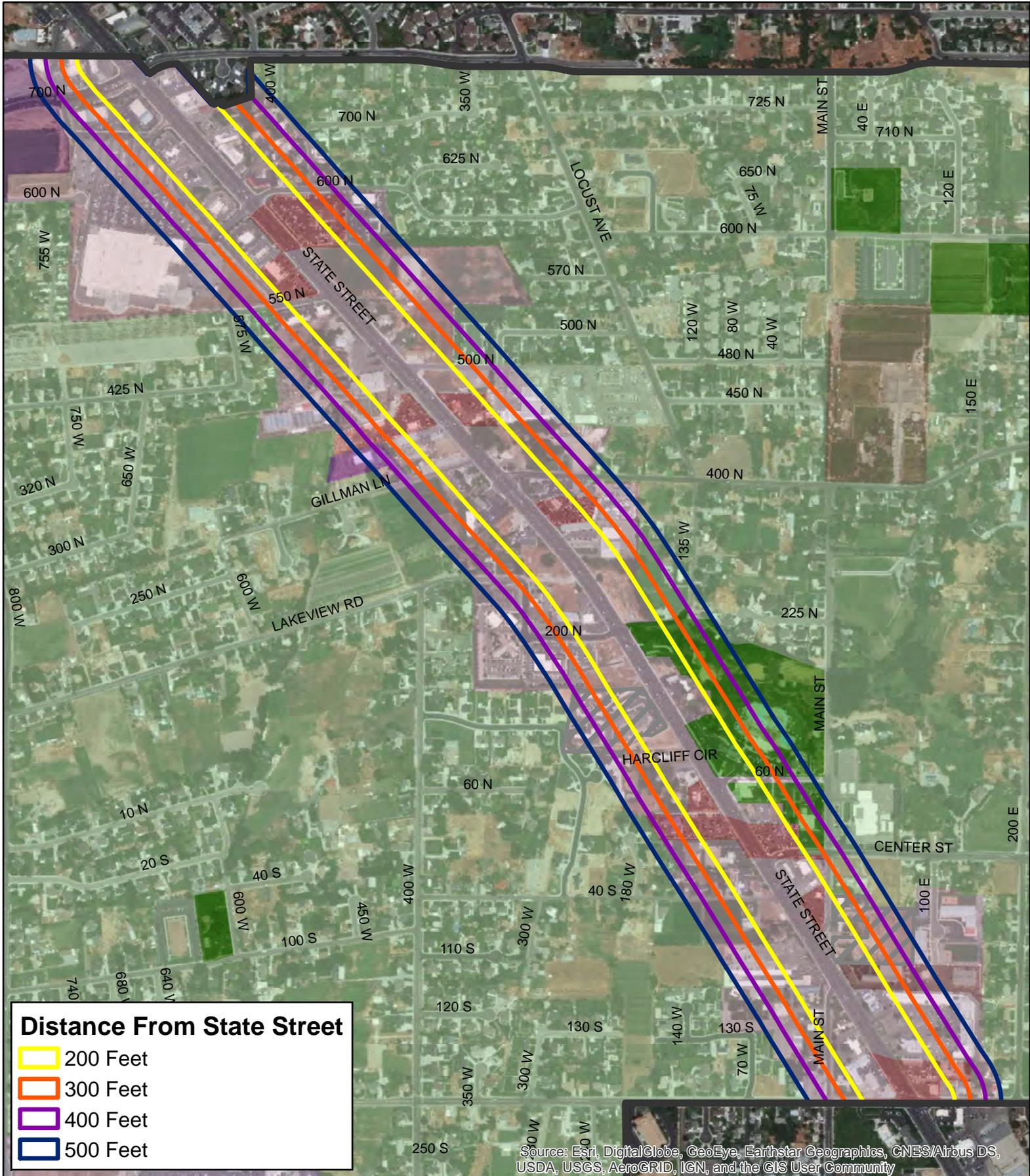
15. ~~Exterior Finishing Materials~~ Architectural and façade Designs. ~~The dwellings in a PRD shall comply with the Lindon City Commercial Design Guidelines. The Planning Commission shall have the authority to determine compliance with the Design Guidelines.~~ The treatment of building design, materials and exteriors shall be architecturally and aesthetically pleasing and have unique individual, feel and sense of place, while still being architecturally compatible with the surrounding buildings and properties. Buildings within developments shall have a variety of building materials to architecturally set them apart and to create unique and separate buildings. Both vertical and horizontal elements shall be used, as appropriate, to give variety and architectural detail. All sides of buildings shall typically receive equal design consideration, particularly when fronting pedestrian ways, park or common open spaces, streets, development entrances and adjacent single-family properties. The following architectural design requirements shall be applied:

- a. Buildings shall contain more than a single-color application and more than a single material application;
- b. The following materials may be used as the primary exterior materials of a building consisting of at least sixty (60) percent: wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, or similar material as approved by the land use authority. The following secondary materials may be used: cementitious fiber board, brick, wood, stone, glass, architectural metal panel, or similar material as approved by the land use authority. EIFS or stucco may be used for up to twenty (20) percent on the front façade of a building and forty (40) percent of the remaining building facades. The land use authority may modify the EIFS or stucco requirements for the side and rear facades when those facades do not front pedestrian ways, parks or common open spaces, streets, development entrances or when the land use authority believes that other architectural features sufficiently and comparably add character to the building.
- c. Each building shall include varied wall plains, recesses, or similar façade design to incorporate wall variation.
- d. Changes in materials and color shall correspond to variations in building mass or shall be separated by a building element.
- e. Identical buildings with only alternating color schemes shall be minimized. Buildings shall incorporate a variety of materials and architectural elements to provide variation among the building types.
- f. Eaves and rooflines are encouraged to emphasize vertical proportions. They shall be broken up with gables, building projections, and articulation to emphasize the individual quality of the units.

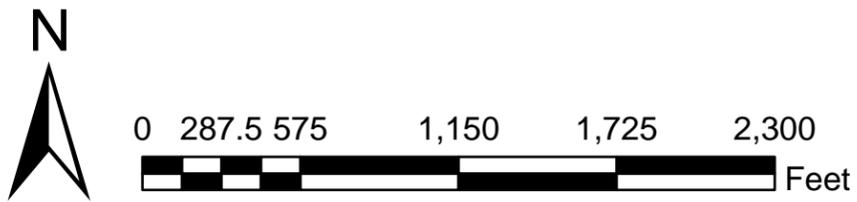
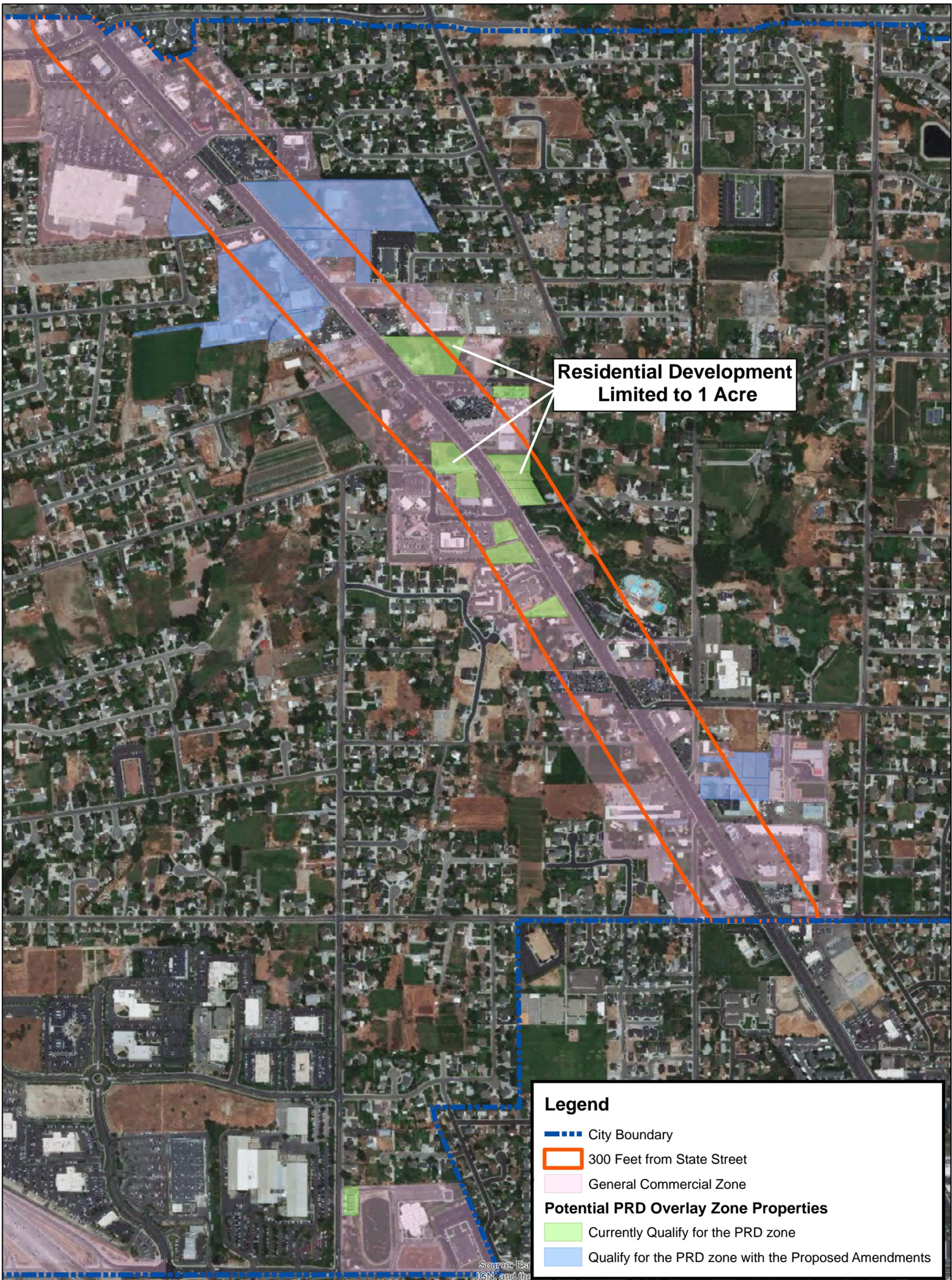


- b. In order to create neighborhood connections, all residential buildings shall have expansive windows, entryways, balconies, terraces or other architectural design features which are oriented to the street, pedestrian way or common open spaces.
  - c. Building entrances shall be the primary feature of the front façade and identify access to individual units;
  - d. Stoops or front porches, raised a minimum of one foot above the adjacent grade, shall be provided at entrances that face a street, paseo, common open space area, or other public space.
22. Access. Development access shall be identified on the site plan and subdivision plans. New public streets shall follow the Lindon City Streets Master Plan Map. Projects may be accessed through existing or new commercial developments when appropriate easements or land is secured for access. Proposed developments shall not remove existing single-family homes for access connections to adjacent neighborhoods.

# Lindon City State Street Commercial Depths



# Planned Residential Development Overlay Zone Proposed Amendments



My husband and I did not attend the meeting due to COVID concerns. I am actually wondering why such an important decision is being made during a pandemic?

I do not support this. We live in the Pheasant Brook subdivision. Our traffic is horrible as it is, thanks to Walmart traffic. Sometimes there is so many cars I can't even cross the street or get out of my driveway. And so many of them go so fast. They hit 425 N and hit the gas. Why would we want to add traffic to this congestion? Our streets can't support more traffic or congestion. A lot of us don't even let our kids play out front anymore because of the busy traffic. This neighborhood is already so noisy due to State St and Geneva. We add high density housing and there will hardly ever be quiet. Lindon's theme is a "little bit country". How will high density housing support this? We will have to change the city's slogan because we will definitely not be country with more houses and people crammed into tiny spaces. People move to Lindon so they can enjoy larger lots and more spaces.

James and Rebekah Mecham

Mike,

Thank you for the informative meeting tonight. We appreciate all the time and effort that has gone into drafting this new zoning ordinance. We felt like a lot of our concerns were addressed with the new proposal, and we are very much in favor with moving forward. We're appreciative that the city has listened to us as citizens as well as the buyer and developer. We recognize it's a tough position to be in to please all sides. From all the proposals we've heard, this by far feels like the perfect fit for our city and neighborhood. As we live on 600 N, we would look down at the property so aesthetics is more of a concern for us than traffic.

If at all possible we would love a copy of the presentation.

Thanks again,

Scott & Cheryl Gurney

Michael,

Thank you for providing the citizens an opportunity to be heard and hopefully respected when final decisions are being made.

Many of the community was very concerned when Jeff started trying to back out from placing a masonry fence, suggesting we create new neighborly bonds with the people who become our new neighbors. If it was a single-family residence that would be acceptable but IT IS NOT, because it is high density residential, not interested in the high volume of new neighbors next to my backyard, it is an HOA and a business enterprise in every way. I have the liability of a pool and my neighbors have the liability of horses, although no trespassing signs are posted on our lots, having high density housing behind our lots places us longtime residence of Lindon at risk from their new high-density plans.

**I care about nothing more than having a high fence in place and building height limits! If the developer tries to manipulate the fence out or the 35 foot height and story limit out of the plans and is successful, then I would question highly the conflict of interest of his involvement on the commission and being a developer in our community. What he is proposing to the community needs to remain consistent and be enforced for the credibility of this development, and our community commission to remain honorable.**

I would caution about allowing any exception to the fence, and the higher the better. I would ask the fence height be in relation to the housing density. I would be okay with higher density of 12 to 1 if they would increase the pre-cast fence height in relation to the density conceded. A decorative 10-foot pre-cast fence would be a desired minimum height if density of 12 to 1 is conceded. **I would also like to ask that the fence be put in place for privacy and security of existing residents before construction commences.**

Thank you for your consideration,

Brad James and Lizette Rusche

Name: Angie Neuwirth

Email:

From what was presented tonight, what would you add to the ordinance? lighting shined down

Commercial strips in the 300' not allow 1 acre developments.

What are your major concerns about this ordinance being adopted? Higher density, Fencing, Canal strip (unusable) counted

towards acreage for higher density, height of building,

Other Comments: lighting, keeping us a little bit of country.

Most Planned developments have nice fencing - cinder block walls in the 80's but big dividers.  
Joe Walker can't make it but fencing has been a huge issue for him.

Name: Marcie Clark

Email:

From what was presented tonight, what would you add to the ordinance? fewer units per acre & per acre

What are your major concerns about this ordinance being adopted? strip of land on west side open space?

please consider selling to residents.

Other Comments: ① Density, # of units, 10 per acre?

② height, prefer single, no more than 2 story, low rooflines.

③ location of buildings, Parking between residential. cement fence

④ Traffic. turning left onto 550 N.

⑤ strip of land on west side, sell to residents?

⑥ Traffic in subdivision, 425 N., to park

⑦ Only allow so many units to

be rental. NO airbnb.

⑧ # of parking, need more.

⑨ lighting shining on private property

Name: Carrie Burke

Email:

From what was presented tonight, what would you add to the ordinance? \_\_\_\_\_

\_\_\_\_\_

What are your major concerns about this ordinance being adopted? \_\_\_\_\_

neighbors looking down into my backyard, have two sides that will affected, noise from parking, etc.

Other Comments: would like copy of presentation  
Have Virginia Creeper on both sides of fence.

\_\_\_\_\_

\_\_\_\_\_

Name: Austin Johnson

Email:

From what was presented tonight, what would you add to the ordinance? \_\_\_\_\_

\_\_\_\_\_

What are your major concerns about this ordinance being adopted? \_\_\_\_\_

NOT Letting 570 N Go To STATE STs

Other Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: Shawni Keith

Email:

From what was presented tonight, what would you add to the ordinance? \_\_\_\_\_

What are your major concerns about this ordinance being adopted? \_\_\_\_\_

Other Comments: I live on 400 N.

My concern is what backs up against our property!  
ie: RV's.

Name: Amy Alvord

Email:

From what was presented tonight, what would you add to the ordinance? \_\_\_\_\_

What are your major concerns about this ordinance being adopted? \_\_\_\_\_

Other Comments: we live at the end of 570 N -  
our biggest concern and request is to  
dead end the street with a culdesac!!

Name: Brad James

Email:

From what was presented tonight, what would you add to the ordinance? ~~nothing~~ swift clean up of lot.

What are your major concerns about this ordinance being adopted? Added traffic

Other Comments: 10 to 12 foot fence & mature tree's please  
thank you.

From: **Lindsey Bayless** lindsey@baylessfamily.org  
 Subject: Regarding residential development on the Linden Nursery property  
 Date: June 8, 2020 at 5:59 PM  
 To: mflorence@lindoncity.org, jeff@southhaven-homes.com, Angela Neuwirth ajneuwirth@gmail.com

As I will be unable to attend the Planning Commission meeting to be held on 9 June 2020, I am writing to share my opinions regarding the proposed residential development on the present Linden Nursery property. My husband and I own a home located at 500 West Gillman Lane in Lindon. Our property extends north to the south border of the Nursery property and is therefor impacted by the future development. As is typical, I would prefer that the nursery stay in business and that all should remain as it is present. The Nursery has been a good neighbor. However, time and the economy changes and it appears to be time for the property behind the Nursery to change in use. I am certainly hopeful that the Platts will be able to stay in business, they have been a pleasing part of the Lindon State Street frontage for many years.

Mr Southard has given me a copy of the letter from the Platts and a copy of his letter, as well as the two potential "maps". He asked me to share my opinions regarding the potential development and his requests contained in his letter. Here are some of my thoughts and questions, not in any order of importance:

1. In regards to the property which my husband and I own, we would like to see a masonry wall of, either, 7 or 8 feet in height between the proposed residential development and our property, for the protection of our animals and to avoid becoming "an attractive nuisance" to residents in the development.
2. We are concerned regarding the irrigation ditch which borders the east side of our property. Will it be fenced where it borders the proposed residential development? This could be a safety hazard for families with young children, as, at times, the ditch carries high volumes of water at rapid flow.
3. Is the narrow strip of property which runs on the north side of Mr Farnworth's property considered part of the total acreage for the development? It would not appear to be of any value to the development but, if sold to neighbors, would lessen the overall acreage and, possibly, thereby lessen the number of homes to be developed.
4. Parking concerns - will there be designated visitor parking? This seems to be one of the major problems with many planned developments, often more important the number of designated parking spaces.. The roads appear to be fairly narrow and on street parking could cause problems. Please see #8 below.
5. In regard to the two maps shared by Mr Southard, the red line shown as a hard and fast 300 feet distance from State Street does not seem to facilitate the most sensible use of the land. The red line creates an awkward wedge of land at the north end of the property and could leave part of the property immediately behind the Nursery building as a no-man's land zoned residential but not used that way.

It is not unprecedented for the line designated for commercial property to be varied from the present standard width. There are a number of properties along State Street where adjustments have been made to facilitate better property usage. The adjustment suggested to make a 300' or greater average commercial depth with a 200' minimum seems appropriate.

6. Mr Southard's comment regarding regarding providing backyards makes sense. It seems far more valuable to provide some usable private backyard space for families in this type of development, than to rear load. *Given that these homes will not be adjacent to large business parks or mass transit, it seems far more likely that they will provide homes for young families and retirees rather than GenX commuters not interested in backyards.*
7. Some of the requirements proposed for building type variation do not seem desirable in such a small development. In very large multi-family developments there is value to having different "blocks" have different appearance i.e. different colors or styles, but in a smaller development, cohesiveness seems more appealing. When standing in the parking area on the south side of City Hall, the similar color and architectural style of City Hall, the Pool complex and the Public Safety department are a good example of a cohesive color scheme and architectural style.
8. Regarding the development named Cambria, which Mr Southard offered to use as an example of the type of 3-plex to view, and invited people to visit, my son lives in one of the 3-plex homes in Cambria. He was one of the first people to move in to the development - in the first building completed, so I am very familiar with the development and the homes. He has been very happy with the type of housing but the one concern he expressed, when I mentioned that Cambria might be a model for the area behind the Nursery, was the lack of ample parking for visitors.
9. If the financial difference between 10 units and 12 units per acre is a deal breaker, it would be my opinion that 12 units could be acceptable, if other concerns are addressed. Also, the 3-plex buildings are more desirable as they give more privacy to the owners.

Thank you for your time and willingness to consider my opinions.

Lindsey Bayless

June 8, 2020

**RE: Proposed development of a portion of the Linden Nursery**

Dear Lindon Planning Commission and City Council:

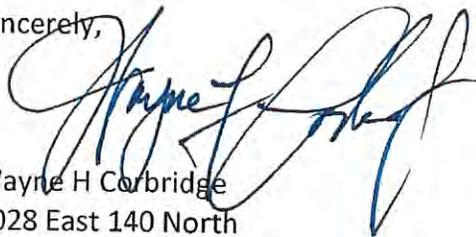
As a long-time resident of Lindon, I hereby voice my support for the development proposal for townhomes on the west portion of the Linden Nursery.

We have all heard for years about the housing crisis in Utah and the acute need for affordable housing. We all wring our hands and say, "someone" should do something about that. Or, maybe, the "government" should do something about that. Well, the Lindon City Planning Commission and City Council now have a perfect opportunity to actually "do something about that" and to facilitate the development of high quality, attainable housing in an ideal location here in Lindon.

The proposed location provides a perfect transition from the larger lot single family homes on the west to the high intensity commercial zoning on the east. These townhomes will create an ideal buffer between the two land uses.

We need more attainable housing in Lindon. Please help solve the housing crisis and approve the proposed development.

Sincerely,



Wayne H Corbridge  
1028 East 140 North  
Lindon, UT 84042

[wcorbridge@gmail.com](mailto:wcorbridge@gmail.com)  
801.362.6228

2 The Lindon City Planning Commission held a regularly scheduled *electronic meeting* on  
 4 **Tuesday, April 28, 2020 beginning at 6:00 p.m.** at the Lindon City Center, City  
 Council Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson  
 Invocation: Sharon Call

10

**PRESENT**

**EXCUSED**

12 Sharon Call, Chairperson  
 Mike Marchbanks, Commissioner  
 14 Rob Kallas, Commissioner  
 Steven Johnson, Commissioner  
 16 Scott Thompson, Commissioner  
 Jared Schauers, Commissioner  
 18 Renee Tribe, Commissioner  
 Mike Florence, Planning Director  
 20 Anders Bake, Associate Planner  
 Brian Haws, City Attorney  
 22 Kathryn Moosman, City Recorder

24 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
 28 Planning Commission meeting of April 14, 2020 were reviewed.

30 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF  
 THE REGULAR MEETING OF APRIL 14, 2020 AS PRESENTED. COMMISSIONER  
 32 JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE  
 MOTION CARRIED.

34 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any  
 audience member who wished to address any issue not listed as an agenda item.  
 36 There were no public comments.

38 **CURRENT BUSINESS** –

40 4. **Public Hearing for a zone map amendment to Residential Business Overlay**  
**zone for the property located at 172 South. Main Street.** Application is made  
 42 by Mike Podzikowski with Island Dance Studio. Parcel # 14:069:0236

44 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.  
 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
 46 VOTED IN FAVOR. THE MOTION CARRIED.

2 Mr. Florence stated the code doesn't say anything about the fencing and they are not  
required to do fencing.

4 Commissioner Tribe suggested, because she has been a small business owner, and  
she appreciates the complexities and challenges with revenues etc. Due to the virus, you  
6 cannot social distance with their business and would be a unique function of what they  
are offering. She would like this to be wrapped up by December of 2022 (2 1/2 years).  
8 She pointed out that small businesses are such an important backbone to our city and  
country and feels we need to support them in what they are doing for the community.

10 Chairperson Call called for any further comments or discussion from the  
Commission. Hearing none she called for a motion.

12

14 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:  
16 1. SITE PLAN APPROVAL IS CONTINGENT UPON ZONE MAP AMENDMENT  
APPROVAL FROM THE LINDON CITY COUNCIL TO REZONE THE PROPERTY  
TO THE RESIDENTIAL BUSINESS DISTRICT OVERLAY ZONE (RBO); 2. THE  
18 PLANS WILL MEET RELEVANT SPECIFICATIONS AS FOUND IN THE LINDON  
CITY DEVELOPMENT MANUAL; 3. THE APPLICANT WILL COMPLY WITH  
20 ALL BONDING REQUIREMENTS; 4. THE APPLICANT WILL ENSURE THAT  
CUSTOMERS FOLLOW THE PROPOSED PICK UP AND DROP OF  
22 REQUIREMENTS AS EXPLAINED IN THE STAFF REPORT; 5. THE APPLICANT  
WILL OBTAIN A BUILDING PERMIT AND MEET COMMERCIAL BUILDING  
24 REQUIREMENTS FOR THE PRIMARY STRUCTURE ON THE PROPERTY; 6. THE  
BUSINESS WILL COMPLY WITH THE MAXIMUM OCCUPANCY  
26 REQUIREMENTS FOR THE PRIMARY STRUCTURE; 7. THE APPLICANT WILL  
CONTINUALLY HOLD A BUSINESS LICENSE WITH LINDON CITY AND WILL  
28 COMPLY WITH THE ADDITIONAL BUSINESS LICENSE REQUIREMENTS FOR  
THE RBO ZONE; 8. THE APPLICANT WILL HAVE ALL IMPROVEMENTS IN BY  
30 DECEMBER 31, 2022; AND 9. ALL ITEMS OF THE STAFF REPORT.

32 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

34 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
36 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
38 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

40 THE MOTION CARRIED UNANIMOUSLY.

42 **6. Public Hearing: Ordinance amendment to Title 17.76 Planned Residential  
Development Overlay Zone.**

44

46 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC  
HEARING. COMMISSIONER TRIBE SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

48

2 Mr. Florence stated this item will need to be continued as several individuals have  
 4 requested this be forwarded to a future meeting as they want to add comment in a face to  
 6 face public hearing. He noted these individuals have no issues against the ordinance or  
 8 specific code section. Mr. Florence noted he spent 2 hrs. in a meeting with Mr. Southard  
 going through the ordinance, but not one property owner contacted him. Chairperson Call  
 stated she does not want to see this ordinance crafted to accommodate one property  
 owner. Mr. Florence stated this cannot go to the city council until the May 18<sup>th</sup> meeting.

Mr. Florence then went over the summary of changes in the ordinance from the  
 feedback from the planning commission at the last meeting as follows:

- 17.76.030 –
  - o Allow triplexes as a building type;
  - o Increase the single-family lot square footage from 4,000 to 5,000 square feet.  
Ivory development is approved for 5,000 square foot lots and the homes that they  
are building are approximately 2,000 sq. ft;
  - o Clarify subdivision language;
  - o Require that building permits and construction commenced for at least 25% of  
the approved commercial square footage prior to releasing building permits for  
residential construction.
- 17.76.080(7) – clarification that setbacks are measured from the property line.
- 17.76.080(9) - Staff did not change the seven-foot fence requirement but made it a  
minimum seven-foot requirement. Staff did call a number of pre-cast fencing companies  
and the ones that staff called do not make a seven-foot pre-cast fence. However, the  
ordinance would allow a developer to do a block fence at seven feet.
- 17.76.080(10)(i) – added that accent elements such as trellises, arches, arbors, columns,  
or low monument features shall be used to demarcate entrances to the development,  
common open spaces and paseos. Alternative accent elements may be approved by the  
land use authority. See example below.
- 17.76.080(11) – clarified that homeowners associations and housing units are to control  
lighting instead of apartments.
- 17.76.080(12) – the two-car garage requirement was reduced to 65% from the  
discussion at the last planning commission meeting.
- 17.76.080(12) – staff has studied the issue of guest parking and felt like the requirement  
of allowing 75% of the visitor parking on driveways was too high. Staff looked at the  
following example:
  - o 74 units requires 185 parking stalls (2.5 stalls per unit). The current code  
requires 2.0 stalls per unit and .5 guest stalls per unit. 148 stalls for the units and  
37 guest stalls
  - o 37 guest stalls with 75% allowed on the driveway leaves only 10 guest stalls not  
parked on a driveway. Staff recommends reducing that to 50% which would  
require 18 guest stalls not on driveways for 74 units. This is a 4 unit to 1stall ratio  
which is then similar to other developments such as Anderson Farms.
- 17.76.080(20) – requires, to the extent possible, that developments make at least one  
pedestrian access connection to a public street right-of-way.
- 17.76.080(22) – requires access to be identified on the site plan and subdivision plans.  
New public streets shall follow the Lindon City Streets Master Plan Map. Projects may  
be accessed through existing of new commercial uses when appropriate easements or

2 land is secured for access. Proposed developments shall not remove existing single-  
family homes for access connections to adjacent neighborhoods.

4 Mr. Florence stated we need to ensure the ordinance both transitions properly  
from commercial uses to low-density single family and creates the type of development  
6 envisioned for Lindon. Regarding the 5,000 square foot lot size, another option for the  
city would be to allow a maximum density for single family but consider a “cluster” type  
8 development around open space similar to Daybreak. Mr. Florence noted he did not have  
sufficient time to research this approach so it is not identified in the ordinance. He  
10 pointed out for the draft ordinance, the items in “red” are the changes discussed at the  
April 14th meeting. The items in “blue” are updates since the last meeting.

12 Mr. Florence then read public comments from Facebook live at this time  
including the following comments on the following items:

- 14 • Noticing
- Parking ratio requirements
- 16 • Where this will be permitted
- If this is only tied to commercial
- 18 • This seems like it would be a huge change for Lindon
- Should land owners be notified
- 20 • This is a far-reaching ordinance and needs public input

22 Chairperson Call asked who was noticed as it is important the neighbors are  
noticed and they can have the opportunity to provide input. Mr. Florence said it was  
24 noticed on the state and city website and in the newspaper. Due to Covid we have signs  
posted referencing to go those avenues; he personally sent invites out also.

26 Mr. Florence noted staff was approached by the developer of the Norton Property  
and they asked if the city would consider allowing live/work townhome units on State  
28 Street since they would have a commercial component and added to the ordinance as  
well. He noted he would prefer they come back to the Commission with their concept  
30 plan for discussion. The Commission was in agreement they would need to see the  
concept plan to know more information. Mr. Florence stated he will advise them to come  
32 back to the Commission with a concept plan for review and consideration.

34 There was then some general discussion by the Commission regarding the  
ordinance changes made agreeing they are reflective of the last conversation. Following  
discussion, the Commission was in agreement this item should be continued until the  
36 time we can have a public meeting in person so those impacted can make comment and  
express their concerns and to allow staff the time to make any additional changes.

38 Chairperson Call called for any further comments or discussion from the  
Commission. Hearing none she called for a motion.

40

COMMISSIONER KALLAS MOVED TO CONTINUE THE PUBLIC  
42 HEARING UNTIL A FUTURE DATE SO THE COMMISSION CAN MEET IN  
PERSON IN A PUBLIC MEETING TO ALLOW PUBLIC INPUT TO BE HEARD.  
44 COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
48 COMMISSIONER KALLAS	AYE

2 COMMISSIONER JOHNSON AYE  
 COMMISSIONER THOMPSON AYE  
 4 COMMISSIONER SCHAUERS AYE  
 COMMISSIONER TRIBE AYE  
 6 THE MOTION CARRIED UNANIMOUSLY.

8 7. **Public Hearing:** Ordinance amendment to Title 17.62 Flood Damage Prevention  
 ordinance and adopting pending FEMA Flood Insurance Study and Flood  
 10 Insurance Rate Maps.

12 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.  
 COMMISSIONER TRIBE SECONDED THE MOTION. ALL PRESENT VOTED IN  
 14 FAVOR. THE MOTION CARRIED.

16 Mr. Florence led this discussion item by explaining the National Flood Insurance  
 Program (NFIP) is a voluntary program that cities elect to participate in and is  
 18 administered by the Federal Emergency Management Agency (FEMA). According the  
 NFIP website: the NFIP program aims to reduce the impact of flooding on private and  
 20 public structures. It does so by providing affordable insurance to property owners, renters  
 and businesses and by encouraging communities to adopt and enforce floodplain  
 22 management regulations.

Mr. Florence noted these efforts help mitigate the effects of flooding on new and  
 24 improved structures. Overall, the program reduces the socio-economic impact of disasters  
 by promoting the purchase and retention of general risk insurance, but also of flood  
 26 insurance. FEMA has recently updated their Flood Insurance Study and Flood Insurance  
 Rate Map for Utah County and incorporated areas, such as Lindon. The study and maps  
 28 become effective on June 19, 2020. Before this date and to remain in the NFIP program,  
 Lindon City is required to update its Flood Damage Prevention ordinance to meet the  
 30 minimum program requirements and recognize the newest studies and maps published by  
 FEMA.

32 Mr. Florence noted this ordinance affects only those locations in Special Flood  
 Hazard Areas or areas that the Lindon or another agency has studied and know of  
 34 potential flooding risks. The Utah Division of Emergency Management provided two  
 model ordinances for communities to follow. One ordinance was similar to Lindon's  
 36 current minimum standards ordinance and the other was a higher standard ordinance.

Mr. Florence explained as the city planning director and engineer evaluated the  
 38 two ordinances and they felt the higher standards ordinance outlined review processes  
 better, provided more definitions, and suggested design standards that should be  
 40 considered when building structures in a Special Flood Hazard Area. City staff did not  
 include all of the higher standards in the model ordinance, only those that could be  
 42 reasonably applied to Lindon's specific circumstances.

44 **Mr. Florence noted the ordinance update adds the new sections to the code required  
 by FEMA as follows:**

- 46
- Stop work order process for a property owner who builds in a floodplain without obtaining a Floodplain Development Permit; See 17.62.160

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
 4 **June 9, 2020 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers,  
 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson  
 Invocation: Scott Thompson  
 10 Pledge of Allegiance: Renee Tribe

12 **PRESENT**

**EXCUSED**

Sharon Call, Chairperson  
 14 Rob Kallas, Commissioner  
 Mike Marchbanks, Commissioner  
 16 Steven Johnson, Commissioner  
 Scott Thompson, Commissioner  
 18 Jared Schauers, Commissioner  
 Renee Tribe, Commissioner  
 20 Mike Florence, Planning Director  
 Anders Bake, Associate Planner  
 22 Brian Haws, City Attorney  
 Kathryn Moosman, City Recorder

- 24
1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.
  - 26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
 28 Planning Commission meeting of May 26, 2020 were reviewed.

30 COMMISSIONER TRIBE MOVED TO APPROVE THE MINUTES OF THE  
 32 REGULAR MEETING OF MAY 26, 2020 AS PRESENTED. COMMISSIONER  
 THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
 THE MOTION CARRIED.

- 34
- 36 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any  
 audience member who – wished to address any issue not listed as an agenda item.  
 There were no public comments.

38 **CURRENT BUSINESS** –

- 40 4. **Public Hearing – Ordinance Amendment to Title 17.76 - Planned Residential.**

42 COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.  
 44 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
 VOTED IN FAVOR. THE MOTION CARRIED.

46 Mike Florence, Planning Director, led this agenda item by giving an overview  
 50 stating At the April 28, 2020 planning commission meeting, the commission continued

2 this item until an in-person public hearing could be held. On June 2, 2020, the  
 4 Community Development Department held two neighborhood meetings regarding the  
 6 proposed ordinance. Residents who border the Linden Nursery and Norton Properties  
 8 were noticed of the neighborhood meeting as well as property owners and developers.  
 10 The neighborhood meeting was well attended and allowed city staff to present the  
 12 proposed ordinance changes and receive feedback.

8 Mr. Florence explained the proposed ordinance provides two development  
 10 options. It keeps the current code requirement of allowing Planned Residential  
 12 Development on General Commercial properties if the development is greater than  
 14 20,000 square feet and no more than one acre. The second option allows development  
 16 greater than one acre on property zoned General Commercial if it is combined with an  
 18 existing or new commercial use. There is a 300-foot commercial depth requirement and  
 20 then residential could be constructed on the rear portions of the lots.

**Summary of Current Planned Residential Development Overlay zone**

- 16 • Development can only be developed on properties zoned General Commercial.
- 18 • Housing types include twin homes, condominiums, and townhomes.
- 20 • Density maximum is 10 units per acre.
- 22 • Minimum development area is 20,000 sq ft, maximum development area is one acre.
- 24 • Parking 2.5 stalls per acre.
- 26 • Architectural requirements to meet the Commercial Design Standards.

**Summary of Proposed Changes to Planned Development Overlay zone**

- 22 • 17.76.010 – purpose statements were added to coordinate with the draft changes of the  
 24 ordinance. These include appropriate transitions, improve building design, and preserve  
 26 the commercial tax base and intent of the Commercial General zone.
- 28 • 17.76.020 – maintains the requirement that development can only be located in the  
 30 General Commercial zone.
- 32 • 17.76.030
  - 34 o Allows the following building types: detached single family, twin homes, tri-plex,  
 36 multi-unit buildings, and townhomes.
  - 38 o Creates a minimum lot size of 5,000 sq ft for detached single family.
  - 40 o Multi-unit buildings are limited to 4 units.
  - 42 o Townhomes are limited to a maximum of 6 units in a row.
  - 44 o Building permits for twenty-five percent of the commercial square footages must be  
 46 obtained prior to releasing building permits for residential construction.
- 48 • 17.76.040-.050 – combines and organizes the entitlement sections.
- 17.76.080
  - o Maintains the density requirement at ten units per acre.
  - o Requires a commercial depth of 300 feet. This depth can only be reduced in  
 narrow circumstances by the planning commission and city council for irregularly  
 shaped lots and commercial development potential.
  - o Minimum area requirement of one acre.
  - o At least two building types are required for developments over two acres.
  - o Increases the side yard setback for projects one acre or less from 10 feet to 16 feet.
  - o Establishes setback requirements for projects over one acre.
  - o Identifies the perimeter fencing materials as masonry or pre-cast with a height of 7 feet.  
 The current ordinance gives the discretion to the planning commission of what type of  
 fence should be installed.

- 2 o Modifies landscaping requirements to common open space requirements. The current ordinance requires 40% landscaping. The proposed ordinance requires 20% common
- 4 open space to be incorporated into the design of the site. The proposal allows the planning commission to approve private individual yard areas.
- 6 o Trees are planted every 30 feet as a buffer adjacent to single family homes.
- 8 o A lighting and photometric study is required to reduce light trespass but provide adequate lighting for development.
- 10 o Parking is maintained at 2.5 stalls per unit. 65% of the units are required to have a two-car garage. Up to 50% of the required visitor parking can be on residential driveways.
- 12 o The proposed ordinance calls out architectural design requirements to create building variation.
- 14 o Buildings within the development must have connecting sidewalks. To the extent possible, development shall make at least one pedestrian connection to a public right-of-way.
- 16 o Buildings must front onto a public street, driveway or common open spaces, to the extent feasible.
- 18 o Proposed developments shall not remove existing single-family homes for access connections to adjacent neighborhoods.

20 Mr. Florence noted the planning commission should review the ordinance to ensure that it both transitions properly from commercial uses to low-density single family and creates the type of development envisioned for Lindon City. Staff provided comment cards at the neighborhood meetings and also asked for email comments. Following are items that came up in the comments that are not included in the ordinance but might want to be considered by the commission.

- 26 • Building lighting should be constructed as down lighting to reduce light trespass
- 28 • Increase the height of the required perimeter fencing
- 30 • Require more mature trees as a buffer to adjacent single family residential
- 32 • Lower rooflines
- More parking
- Don't allow housing less than one acre in the 300-foot commercial area

34 Mr. Florence then presented Draft Planned Residential Overlay ordinance with "redline" changes, Draft Planned Residential Overlay ordinance, Commercial depth map, Map identifying potential properties where the Planned Residential Developer Overlay zone could be applied and the comments from neighborhood meeting.

38 Chairperson Call asked if there were any public comments or discussion at this time. There were several residents in attendance who addressed the commission as follows:

42 **Joe Walker:** Mr. Walker stated he has concerns if the zone is changed that there may be high density or commercial right behind his house (right behind the nursery) that would deter from the value of his property. He moved to Lindon in 1997 and that was not the agreement back then.

46 **LaDawn Edwards:** Ms. Edwards asked for clarification in the ordinance on #7 regarding setbacks (a & b) and why is one 30 ft and one 20 ft. Mr. Florence stated both

2 should be 30 ft. She noted it is critical that the commission think about who you are now  
drawing the road map for the future. In defining what will become the law until another  
4 council wants to tackle what the road map will look like down the road. She would  
suggest being very careful with the wording. She feels in section #9 regarding fencing  
6 perimeter that the second sentence is not fair. She also mentioned #10 on the trees and  
how you preserve it for the future...well written but would ...recommend you preserve a  
8 space that allows for landscaping and doesn't let the development encroach on it. She  
added the commission needs to be thoughtful with consideration on who maintains it and  
10 to continue to have a buffer zone so they still have the privacy they bought their homes  
for. She also expressed her thanks to the commission for including the neighbors in the  
12 conversation and to please plan a good road map for our future as this action will affect  
many homeowners.

14  
**Lori Esteban:** Ms. Esteban stated her property borders the Lindon Nursery. She feels  
16 good with the two stories but she has concerns about the parking because with the bigger  
units can it be determined how much parking is needed. She feels the lack of parking  
18 makes it an undesirable place to live. You also create a shortage of parking when you  
start having garages. She also mentioned that lighting is an issue. She added the 7 ft. wall  
20 is great, but the trees are equally important. She also mentioned the 30 ft. setback in  
regards to open space as there is an unusable strip space behind the nursery. She  
22 expressed her concerns that this shouldn't be counted towards the planned development  
for density and the green space, and parking should be voided out and should be  
24 considered.

26 **Justin Stewart:** Mr. Stewart stated he came to Lindon for the yard size and the ½ acre  
lots. Now they are talking about putting high density next to him and right behind his  
28 yard with up to 5 times more density. He lives on a cul-de-sac and the consideration of  
putting a through street in gives him some concern.

30  
**Katrina Melhoff:** Ms. Melhoff stated she is the real estate agent for the Norton  
32 /Ostergaard property. She stated for the record the property owners are for any proposal  
they will need to be able to close with a buyer. She pointed out that this action will allow  
34 them to retain a buyer. They have brought several proposals including storage facilities  
and they are trying to get a proposal that attracts a buyer and also meets the needs of the  
36 community. They have tried very hard to work with the neighborhood meetings to create  
a balance.

38  
**Amy Alvord:** Ms. Alvord stated she lives at the top of the Norton property (570 North)  
40 She has concerns with what is on the master plan for their road to go through to state  
street as it is currently a cul-de-sac. Is passing this with that on the master plan with the  
42 traffic and if it is allowed to be through street. Could there be something to dead end  
their street on the master plan; this needs to be a consideration and be changed on the  
44 master plan as it would be devastating to their street; they want to protect their street.

46 **Austin Johnson:** Mr. Johnson commented the we need to make something that works for  
everyone and keep the street ending in the cul-de-sac.

48

2 **Ruth Ann Johnson:** Ms. Johnson commented that Lindon City doesn't use the road and  
 4 the amount of density needs to be reflective of what that road can handle based on width  
 6 etch. The density is high and feels 10 units per acre is a little on the high side. That is  
 8 still high but the impact could be negative for the school and church system to handle the  
 10 high impact; a balance needs to be reached. She also asked if the city could mandate that  
 12 the units would be owner occupied. Mr. Florence replied that legally we can't tell  
 14 someone if their home will be owner occupied or if they rent their own home. The  
 16 developer can include something in the HOA.

18 **Nadine:** If you divert traffic down 500 North it goes right to her front yard and drivers  
 20 are already speeding there. She noted if you do a traffic study do it from 7:30 am until 10  
 22 am and then again in the afternoon to get an accurate reading.

24 **Shawna Keetch:** Ms. Keetch commented her road was not developed to be a high  
 26 impact road. Drivers already go too fast and diverting it will not hold the traffic; there are  
 28 also no speedbumps.

30 **Angie Neuwirth:** Ms. Neuwirth stated Mr. Florence has put some good work into the  
 32 ordinance and the neighbors appreciate it. As far as the setbacks go, the 30 ft. buffer  
 34 between buildings is a concern. They are getting a better bang for their buck by giving  
 36 more density on their property. There are issues with noise, traffic, visitor parking etc.  
 that need to be addressed and we have to stick with the fence being a solid concrete fence  
 to create a sufficient buffer.

38 **Jeff Southard:** Mr. Southard spoke on the setbacks. He noted the parking and fencing  
 40 issues were two of the biggest concerns he heard at the neighborhood meeting.

42 **Amy Johnson:** Ms. Johnson stated she is the developer on the Norton property. She also  
 44 expressed that Mr. Florence has done a terrific job on the ordinance. They are good with  
 46 keeping two stories for this overlay. They do have some commercial, but they have lost  
 48 two very good tenants but they have two new ones that they think the community would  
 be happy with. She noted this needs to be passed so they can bring the tenants there. She  
 added having some leeway on 10 units vs. 12 units would be good and they are good with  
 open space etc. She pointed out they want to create something nice that will add to the  
 community so they are not encroaching on the cul-de-sac roads etc.

Chairperson Call asked if there were any public comments or discussion. Hearing  
 none she called for a motion to close the public hearing.

COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED  
 IN FAVOR. THE MOTION CARRIED.

Commissioner Kallas commented it was helpful to hear what the residents have to  
 say as there is a problem for these landowners on state street. The problem was created  
 in the 70's and he noted the commission is trying to solve it and the industry has  
 changed dramatically; this is a unique situation. He thinks the setbacks in the rear of 30

2 ft. is good in the ordinance, as that is not uncommon and is something he feels they  
 4 could live with. Could something be written into the ordinance that it must be an  
 6 average of 300 ft. on 80% of the frontage of the property so it could account for these  
 8 odd shaped pieces. He added that concrete fences are great and protects the residents and  
 10 the neighbors should be happy about that. He also spoke on parking noting it is a unique  
 problem. He noted he is not sure the city has to make it pencil out with the cost of the  
 land, the product, and the cost of construction and density as those are variables you can  
 adjust. He has mixed feelings on the density, but all in all, he is happy with what is  
 being proposed.

12 Commissioner Thompson stated he likes the flexibility noting it is difficult when  
 we don't have an ordinance in place. He commented that he visited the Cambria  
 development in Pleasant Grove and talked to the residents who indicated parking is an  
 14 issue along with the road width and too many pets; those were the common complaints.  
 He feels we need to move on, but he understands the residents' concerns. We can't stop  
 16 progress but we need to do it in a fair and equitable way. All the criteria are there, but he  
 likes that the council will have the flexibility.

18 Commissioner Schauers commented he appreciates the informed comments  
 heard tonight. He noted the commission has put a lot of thought into this issue but they  
 20 don't want to make things to infringing. They understand there are concerns of the  
 surrounding neighbors, but he feels they have done a good job with the guidelines to the  
 22 developer to make a nice addition to our city. He likes affordable housing, but things in  
 this ordinance will allow them to make something really nice. He is on board with what  
 24 Mr. Florence has written with taking everything discussed into account.

26 Commissioner Tribe stated she agrees with all the input heard tonight. She feels  
 a lot of parties have been put on hold so we need to make it happen. She understands  
 there are some anomalies with the land to make it usable.

28 Mr. Florence observed that he is hearing there doesn't seem to be any issues  
 between the 10 or 12 units. The setbacks are appropriate and it is an issue to have  
 30 adequate parking to ensure there isn't off-street parking, but we may need to be flexible  
 with the landscaping requirements.

32 Commissioner Johnson commented it is hard to think of going from single family  
 all the way up to high density. He would like to see a project with 5 to 6 units per acres.  
 34 He expressed his biggest concern is the traffic flow and the impact on the residential  
 neighbors and how to mitigate that. The residents would like a much lower density than  
 36 this but he understands it needs to pencil out but agrees it is not the city's job.

38 Commissioner Marchbanks stated he also agrees with the opinions expressed  
 tonight. He also talked about the 300 ft. depth.

40 Chairperson Call stated she also appreciates the opinions heard tonight and  
 agrees with what the others have said. She likes the number of units and would like to  
 keep that at 10 and then let the city council decide if they want to increase. She added  
 42 she appreciates the residents and understands the impact this is having. She pointed out  
 the city council are the elected officials they will determine the number of units. She  
 44 also likes the architectural guidelines in the ordinance and the two different types of  
 designs. The traffic issues need to be addressed and to keep the parking at 2.5. She  
 46 likes the ordinance as written noting Mr. Florence has done a very good job. There are  
 good things for developers and also addressed the impact on the residents.

2 Chairperson Call concluded by expressing her appreciation for everyone attending  
tonight and for their thoughtful comments.

4 Chairperson Call called for any further comments or discussion from the  
Commission. Hearing none she called for a motion.

6  
8 COMMISSIONER TRIBE MOVED TO RECOMMEND TO THE CITY  
COUNCIL APPROVAL OF ORDINANCE AMENDMENT #2020-8-O AS  
PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE  
10 VOTE WAS RECORDED AS FOLLOWS:

12	CHAIRPERSON CALL	AYE
12	COMMISSIONER MARCHBANKS	AYE
14	COMMISSIONER KALLAS	AYE
14	COMMISSIONER JOHNSON	AYE
16	COMMISSIONER THOMPSON	AYE
16	COMMISSIONER SCHAUERS	AYE
18	COMMISSIONER TRIBE	AYE

18 THE MOTION CARRIED UNANIMOUSLY.

20 Commissioner Johnson explained his intent on his aye vote stating he likes the  
ordinance as written, but expressed his concerns noting he doesn't think it should apply  
22 equally to both sides if there is going to be access to residential neighborhoods. The one  
that is written in specifically states they can't access a residential neighborhood and the  
24 other one doesn't have that same protection. He believes we should have gone into that  
more. He made it very clear this is a protection that needs to be made if we are going to  
26 propose a zone change that the traffic does not impact a current residential neighborhood  
by the zone change; it was written in on one side and he feels it should be written in on  
28 both sides.

30 *Commissioner Tribe was excused from the meeting at 8:05 pm.*

- 32 5. **Concept Review – 725 North Geneva Road.** Holiday Oil requests concept  
review to construct a convenience store on the property located at 725 N. Geneva  
34 Road (North West corner of 700 N. and Geneva Road). A Concept Review allows  
applicant to receive planning commission feedback and comments on proposed  
36 projects. No formal approvals or motions are given, but general suggestions or  
recommendations are typically provided

38  
40 Anders Bake, Associate Planner, led this agenda item by giving an overview  
stating the applicant is seeking concept review feedback for a proposed Holiday Oil gas  
station and convenience store at the corner on 700 North and Geneva Road in the Lindon  
42 Village Commercial Zone. The North section of this parcel recently received site plan  
approval for a commercial development.

44 Mr. Bake noted the property will be subject to the requirements of the Lindon  
Village Commercial zone as well as the Commercial Design Standards. The applicant has  
46 provided a concept site plan for the property and photographs of an existing Holiday Oil  
building that will be similar to the proposed building for this site. Staff has identified the

- 9. Public Hearing — Fee Schedule Update for Utility Rates. Resolution #2020-20-R.** The City Council will consider for adoption the 2020 Utility Rate Study with the associated rate increases recommended in the study.

Please review the fee schedule changes prepared in the red-line exhibit page. These are the same rate increases and changes anticipated in the FY2020-21 budget.

The Utility Rate Study is lengthy with a lot of technical details...so the best section to focus on is the summary on page i-ii and the graphs on pages 9-12.

**Sample Motion:** I move to (approve, deny, continue) Resolution #2020-20-R adopting the 2020 Utility Rate Study with the associated rate increases recommended in the study (as presented, or with changes).

**RESOLUTION NO. 2020-20-R**

**A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY FEE SCHEDULE FOR FISCAL YEAR 2020-2021 AND ADOPTING THE 2020 LINDON CITY UTILITY RATE STUDY AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Municipal Council of Lindon City (City) has adopted an annual Fee Schedule to define and identify all fees that may be imposed by Lindon City for various public services and utilities; and

WHEREAS, the City has contracted with a third-party engineering firm to annually review its utility billing rates and billing policies and recommend any specific changes to utility rate fees and policies as needed to successfully operate, maintain and replace critical utility infrastructure in Lindon City; and

WHEREAS, the City finds it prudent and in accordance with sound fiscal policy to amend the Lindon City Fee Schedule for Fiscal Year 2020-2021 (FY2021) and update specific utility rates according to the recommended changes; and

WHEREAS, the fees charged by the City have been carefully studied and found reasonable and will ensure adequate recovery of costs to allow continued effective services within the City; and

WHEREAS, in FY2021 Budget hearings and in 2020 and on July 20, 2020 the Lindon City Council held a duly noticed public hearings to consider the utility rates and fee schedule changes and, after receiving public comment, has reviewed and approves the updated fees and utility rates as shown on the attached memorandums, and approves and accepts the 2020 Utility Rate Study, finding that said fee/rate changes are reasonable and of benefit to the general public in that the city can adequately cover costs to operate, maintain and replace its utility infrastructure.

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

SECTION I. The FY2021 Lindon City Fee Schedule is hereby amended and adopted as shown on the attached memorandum and the 2020 Lindon City Utility Rate Study is accepted and adopted.

SECTION II. This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED AND MADE EFFECTIVE by the Lindon City Council on this the 20th day of July 2020.

\_\_\_\_\_  
Jeff Acerson, Mayor

ATTEST:

\_\_\_\_\_  
Kathryn A. Moosman, City Recorder

SEAL:

# PROPOSED FEE SCHEDULE CHANGES

July 20, 2020

## CHANGES

### Utilities

#### ■ Culinary Water

Base Rate

ZONES	METER SIZE						
	1"	1 ½"	2"	3"	4"	6"	8"
Below North Union Canal	<del>\$24.90</del> \$27.14	<del>\$48.64</del> \$53.12	<del>\$77.14</del> \$84.30	<del>\$167.37</del> \$183.03	<del>\$300.34</del> \$328.52	<del>\$618.54</del> \$676.67	<del>\$761.01</del> \$832.55
Above North Union Canal	<del>\$29.35</del> \$31.51	<del>\$53.09</del> \$57.49	<del>\$81.59</del> \$88.67	<del>\$171.82</del> \$187.40	<del>\$304.79</del> \$332.89	<del>\$622.99</del> \$681.04	<del>\$765.46</del> \$836.92
Upper Foothills	<del>\$46.54</del> \$45.44	<del>\$70.28</del> \$71.42	<del>\$98.78</del> \$102.60	<del>\$189.01</del> \$201.33	<del>\$321.98</del> \$346.82	<del>\$640.18</del> \$694.97	<del>\$782.65</del> \$850.85

Usage Rate per 1,000 gallons

ZONES	BLOCK			
	1	2	3	4
Below North Union Canal	<del>\$1.48</del> \$1.62	<del>\$1.92</del> \$2.11	<del>\$2.59</del> \$2.84	<del>\$3.55</del> \$3.89
Above North Union Canal	<del>\$1.81</del> \$2.00	<del>\$2.35</del> \$2.60	<del>\$3.17</del> \$3.50	<del>\$4.34</del> \$4.80
Upper Foothills	<del>\$1.81</del> \$2.00	<del>\$2.35</del> \$2.60	<del>\$3.17</del> \$3.50	<del>\$4.34</del> \$4.80

#### ■ Secondary Water - Metered secondary water (where available; in addition to fee based on lot size)

• Base

\$6.20

Meter Size	≤1"	1.5"	2"	3"	4"
Base Rate	\$6.39	\$12.78	\$20.45	\$44.73	\$80.51

• Usage rate per 1,000 gallons

» If using treated water

See Culinary Water Usage Rates and Blocks

» If using untreated water

~~\$0.57~~ \$0.58

#### ■ Sewer

Base charge - Based on Table 403.1 in 2015 International Plumbing Code as currently adopted or as may be amended.

- Single Family Residential (R-3, R-4) ~~\$20.22~~ \$21.03
  - 1 base rate fee covers up to 2 units (home + accessory apartment)
- Multi-family Residential (R-2), per unit ~~\$10.11~~ \$10.52  
(½ base rate fee for Single Family Residential)
- Other Residential (R-1, R-2 (dormitories); Institutional), per unit ~~\$5.06~~ \$5.26  
(¼ base rate fee for Single Family Residential)
- Non-Residential, per water meter ~~\$20.22~~ \$21.03

Usage rate per 1000 gallons

~~\$2.67~~ \$2.78

• For customers with pressurized irrigation, usage is based on water usage

• For customers without pressurized irrigation, usage is based on average winter water usage from December to March.



# Utility Rate Study

JUNE 2020



THE LANGDON GROUP  
a J-U-B Company



GATEWAY MAPPING INC.  
a J-U-B Company

OTHER J-U-B COMPANIES

## EXECUTIVE SUMMARY

### Introduction

Lindon City is proactive in the upkeep of adequate utility infrastructure to meet the needs of the residents and businesses of Lindon. The cost of this upkeep has caused a noticeable declining trend in utility fund balances. For these reasons we have prepared this study to identify the financial needs of the water, sewer, and storm water funds and recommend a change in rates to better meet the needs of each utility. This study is an update to the last rate study update completed in 2019.

The results of this update will enable the City to identify the existing deficiencies in each of the three utility funds and see the required revenues needed to maintain a high level of service for the residents and businesses. This study identifies future utility operating, maintenance, capital and replacement costs such that the utility funds will be able to meet future financial obligations.

### Scope of Study

The object of this study is to identify the needed revenues to cover future expenses without the requirement of debt. We accomplished this by using historical revenues and expenditures to project future operating and maintenance needs. We used existing costs for current and planned capital projects and debts. Last, we inventoried the complete utility network and estimated an annual replacement and maintenance cost using respective lifespans for each utility feature. The total of these three items for each utility is the needed future revenue. In 2014, we proposed an increase for each utility rate by an annual percent increase over a 5-year period until the future financial needs were met. The plan was disrupted in 2017 when an error in the recording of water usage was discovered, and a corresponding rate adjustment was made. Not counting the 2017-2018 fiscal year, the 5-year plan is expected to meet the need of water fund with rates set this year. This study makes rate change recommendations to meet expense projections.

This study also recommends pressure irrigation and groundwater rates for the Anderson Farms development.

Average residential water use appears to have decreased slightly since tiered water rates were enacted.

### Recommended Rates

We recommend the following rate changes for the upcoming 2020-2021 fiscal year:

Culinary Water: Base rate and usage rate increase of 9%

Pressure Irrigation: No change

Sanitary Sewer: Base and usage rates increase of 4%

Storm Water: Continue annual rate increase of 13%

Anderson Farms Groundwater: No change

Anderson Farms Pressure Irrigation: Increase base rate to \$6.39/month (in addition to the existing rate) and increase usage rate to \$0.58/1000 gallons

**Storm Water portions of the June 2020 Utility Rate Study have not been updated; the information shown is what existed in the 2019 study.**

We also recommend that all utility rates continue to be adjusted to keep up with inflation. The recommended rates include the recommended increase for inflation.



## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	i
TABLE OF CONTENTS.....	iii
LIST OF FIGURES.....	iv
LIST OF TABLES.....	iv
INTRODUCTION/BACKGROUND.....	1
METHODOLOGY .....	2
Utility Rates Philosophy .....	2
Culinary Water .....	2
Secondary Water .....	2
Sanitary Sewer .....	2
Storm Water .....	2
Anderson Farms.....	3
Historical Data Background.....	4
Revenues.....	4
Expenses .....	4
Electronic Files .....	5
HISTORICAL AND FUTURE REVENUES AND EXPENSES.....	6
Historical Revenues and Expenses.....	6
Water Fund .....	6
Sewer Fund .....	7
Storm Water Fund .....	7
Future Revenues and Expenses .....	8
Graphs of Historical and Future Revenues and Expenses.....	8
Detailed Tables of Historical and Future Revenues and Expenses .....	13
Effect on Typical Residential User.....	16
Anderson Farms .....	16
Projected Development Rate.....	16
Pressure Irrigation.....	17
Groundwater Pumping .....	18
WATER USE BEFORE AND AFTER TIERED WATER RATES .....	20
Observations .....	21
CONCLUSIONS AND RECOMMENDATIONS.....	22
Water Fund Recommendations .....	22
Sanitary Sewer Fund Recommendations .....	23
Storm Water Fund Recommendations .....	24
Anderson Farms Pressure Irrigation and Groundwater Systems Recommendations .....	24
APPENDIX A – Water Fund Expenditures and Revenues .....	A-1
APPENDIX B – Sewer Fund Expenditures and Revenues .....	B-1
APPENDIX C – Storm Water Fund Expenditures and Revenues.....	C-1
APPENDIX D – Current and Projected Connections and User Rates.....	D-1
APPENDIX E – Connections and Rate History .....	E-1
APPENDIX F – Anderson Farms Pressure Irrigation and Groundwater.....	F-1

\\jub.com\central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate\Planning\Study\Report\Utility Rate Study Report June 2020.docx

Prepared by:



J-U-B ENGINEERS, Inc.

## LIST OF FIGURES

Figure 1. Water Fund Revenues and Expenses .....	9
Figure 2. Sanitary Sewer Fund Revenues and Expenses .....	10
Figure 3. Storm Water Fund Revenues and Expenses .....	11
Figure 4. Groundwater Fund Revenues and Expenses .....	12
Figure 5. Anderson Farms Pressure Irrigation Revenues and Expenses .....	18
Figure 6. Anderson Farms Groundwater Revenues and Expenses .....	19
Figure 7. Average Monthly Summertime Water Use.....	20
Figure 8. Average Monthly Wintertime Water Use .....	20
Figure 9. Average Monthly Year-Round Water Use.....	21

## LIST OF TABLES

Table 1. Updated Meter Size Factors.....	6
Table 2. Historical and Projected Annual Water Rate Changes .....	9
Table 3. Historical and Projected Annual Sewer Rate Changes .....	10
Table 4. Historical and Projected Annual Storm Water Rate Changes .....	11
Table 5. Historical and Projected Annual Groundwater Rate Changes .....	12
Table 6. Historical and Projected Costs and Revenues for the Water Fund.....	13
Table 7. Historical and Projected Costs and Revenues for the Sanitary Sewer Fund .....	14
Table 8. Historical and Projected Costs and Revenues for the Storm Water Fund .....	15
Table 9. Typical monthly residential rate change increase.....	16
Table 10. Anderson Farms Pressure Irrigation Costs .....	17
Table 11. Anderson Farms Pressure Irrigation Revenue.....	17
Table 12. Anderson Farms Groundwater Costs .....	19
Table 13. Anderson Farms Groundwater Revenues .....	19
Table 14. Recommended Tiered Water Rate Structure.....	22
Table 15. Recommended Metered PI Base Rates.....	24
Table A.1. Water Fund Expenditures (Operating and Maintenance Costs).....	A-1
Table A.2. Water Fund Expenditures (Capital Improvements and Impact Fees).....	A-3
Table A.3. Water Fund Revenues.....	A-5
Table A.4. Projected Culinary Water Replacement Expenses in Next 25 Years (From 2015 Infrastructure Management Plan).....	A-7
Table A.5. Projected Secondary Water Replacement Expenses in Next 25 Years (From 2015 Infrastructure Management Plan).....	A-7
Table B.1. Sewer Fund Expenditures.....	B-1
Table B.2. Sewer Fund Revenues .....	B-6
Table B.3. Projected Sewer Replacement Expenses in Next 25 Years (From 2015 Infrastructure Management Plan).....	B-8
Table C.1. Storm Water Fund Expenditures (Operating and Maintenance Costs) .....	C-1

\\jub.com\central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate\Planning\Study\Report\Utility Rate Study Report June 2020.docx

Prepared by:



J-U-B ENGINEERS, Inc.

Table C.2. Storm Water Fund Expenditures (Capital and Replacement Costs) .....	C-3
Table C.3. Storm Water Fund Expenditures (Impact Fees) .....	C-5
Table C.4. Storm Water Fund Revenues .....	C-6
Table C.5. Projected Storm Drain Replacement Expenses in Next 25 Years (From 2015 Infrastructure Management Plan).....	C-9
Table D.1. Current and Projected Culinary Water Connections and User Rates .....	D-1
Table D.2. Current and Projected Sewer Connections and User Rates .....	D-5
Table D.3. Current and Projected Storm Water Connections and Rates .....	D-6
Table D.4. Current and Projected Pressure Irrigation Connections and Rates .....	D-7
Table D.5. Current and Projected Groundwater Connections and Rates .....	D-9
Table E.1. Culinary and Secondary Water Connection and Rate History.....	E-1
Table E.2. Culinary Water Connection and Rate History .....	E-4
Table E.3. Sanitary Sewer Connection and Rate History.....	E-4
Table E.4. Storm Water Connection and Rate History.....	E-5
Table E.5. Groundwater Connection and Rate History .....	E-5
Table F.1. Development Timeline for Anderson Farms .....	F-1
Table F.2. Groundwater Payment Timeline for Anderson Farms .....	F-2
Table F.3. Pressure Irrigation Payment Timeline for Anderson Farms .....	F-3

## INTRODUCTION/BACKGROUND

Providing, operating, maintaining, and replacing utility infrastructure is one of the primary obligations of a city. In fact, Lindon City incorporated in 1924 for the purpose of installing a culinary water system (Lindon, Our Town, p. 35). Lindon constructed a sanitary sewer system in 1977 and a pressure irrigation system in 1993. The storm drainage system has been constructed project-by-project over the years as land has developed.

As infrastructure ages, it requires increased maintenance, and the frequency of required replacement of system elements increases. During the land development boom of the 1990s and early 2000s there was considerable additional infrastructure added to the City. Larger utility systems, aging infrastructure, and inflation result in increased demand for funding to operate, maintain and replace utility infrastructure.

User rates need to be high enough to cover future costs of operation, maintenance, replacement and other capital projects for the city-operated utilities.

Lindon comprehensively reviewed utility rates in 2014. Using historical data, we projected future operating and maintenance costs. We roughly estimated replacement costs per linear foot of each utility. The Lindon City Council received and accepted recommendations to set annual rate increases from 2014 to 2019 to meet the future financial needs of the utility funds.

In 2015 J-U-B Engineers and Lindon City completed the Infrastructure Maintenance and Replacement Plan. It included a detailed inventory and evaluation of the state of the City's utility and street infrastructure, as well as an estimation of long-term maintenance and replacement costs. The 2015 Utility Rate Study included an adjustment to reflect the findings of the plan.

In 2016 Lindon City and Ivory Development entered into a development agreement related to Anderson Farms. It included construction of a pump station that will remove groundwater from the area and will provide pressure irrigation to the Anderson Farms development. It also requires metering of pressure irrigation water use on a user-by-user basis.

In mid-2017 Lindon City discovered an error in the accounting of water passing through meters larger than 1 inch in size. At the same time, the City introduced tiered culinary water rates to comply with new Utah requirements. In mid-2017, the City implemented scheduled rate increases to meet the requirement for tiered water rates, as well as adjustments to water rates to reflect the corrected understanding of water usage by the larger meters.

The 2018 study incorporated the 2017 changes in culinary water and storm drainage rates, updated the sewer rate, and recommended rates for pressure irrigation and groundwater pumping for the Anderson Farms development.

In 2019 we changed to meter size factors based on AWWA Safe Maximum Operating Capacity values. This affects culinary water base rates and the number of gallons in the usage blocks.

This update of the Utility Rate Study provides recommended rates for culinary water, storm drainage, sewer, and pressure irrigation and groundwater pumping for the Anderson Farms development as well as projections for future rates.

---

\\jub.com\central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate\Planning\Study\Report\Utility Rate Study Report June 2020.docx

Prepared by:

 J-U-B ENGINEERS, Inc.

## METHODOLOGY

### Utility Rates Philosophy

Utilities operated by Lindon City consist of culinary water, secondary water, sanitary sewer, and storm water, and in one area, groundwater. The cost of system operation, maintenance, and replacement varies for each utility. Lindon City has established criteria for determining the cost of each of these utilities for their users.

#### Culinary Water

In 2016, legislation passed by the State of Utah required the use of a tiered water system to promote water conservation. Ideally, culinary water base rates should cover fixed costs associated with managing the system, and usage rates should cover variable costs. In an effort to promote water conservation, a tiered rate structure assesses one usage rate for the first given amount of water and successively higher usage rates for increasingly larger amounts of water usage. In Lindon, usage rates cover the variable costs and some of the fixed costs; otherwise, usage rates would be so low that they would not encourage conservation.

#### Secondary Water

Secondary water is available in some locations of Lindon City. Since secondary water is not metered in most areas at the point of use, utility rates are a function of lot size, as water use loosely correlates to lot size. This rate has remained constant for many years, possibly since the system was constructed in the early 1990's. There has been hesitation to change the rate as some residents have reported being told the rate would not change when the system was built. They will need to change when the system is metered. Power costs associated with secondary water are added to the culinary rates.

#### Sanitary Sewer

For areas with pressure irrigation, the City bases the sanitary sewer rates on monthly culinary water consumption. For areas without pressure irrigation, the City bases sanitary sewer rates on average culinary water consumption from December to March. Again, ideally, base rates are a function of fixed costs and usage rates are a function of variable rates.

#### Storm Water

Since 1997, when Lindon City instituted storm water utility rates, Lindon City has based storm water utility fees on impervious area. Basing the storm water rates on impervious area allows the City to distribute the cost in a reasonable way amongst all users. Lindon City determined the average contributing impervious area of a typical residential lot to be 2820 square feet, thus defining 2820 square feet of impervious area as one equivalent residential unit (ERU). In non-residential areas, the City bases the fee on the number of equivalent ERUs. Since 1997 owners of new and substantially modified non-residential land developments have been required to limit the storm water runoff rate to 0.2 cubic feet per second per acre by detaining storm water on their site. Owners of non-residential developments whose site configuration limits the storm water runoff rate accordingly receive a 50% credit on their storm water utility fee.

## Anderson Farms

On June 6, 2016, Ivory Development LLC and Lindon City entered into an agreement to develop the Anderson Farms area. The agreement included construction of a groundwater collection system and a pump station to handle the collected water. During the irrigation season, the pump station pumps water into the pressure irrigation system; the rest of the year, it pumps the water to the storm drainage system. The agreement also specified metering of each resident's pressure irrigation usage. The development also includes construction of a sanitary sewer pump station. The sewer pump station, pressure irrigation pump station, and groundwater pump station are all contained within a single facility.

The groundwater pumping function of the pump station is unique in Lindon. The residents of Anderson Farms are assessed a monthly fee to pay for the anticipated cost of operation, maintenance and replacement of that aspect of the pump station.

Pressure irrigation service did not exist in this part of Lindon prior to the Anderson Farms development. The design of the system includes a connection to the existing Lindon pressure irrigation system at 400 West Lakeview Road and a dedicated pipe from that point to a pressure reducing valve near the pump station. The existing Zone 3 Pressure Irrigation Reservoir will provide storage for the system and the dedicated pipe will provide water to Anderson Farms during low flow times of day. During daily times of high flow, the pump station will draw water from the groundwater collection system to pump into the Anderson Farms system. The pump station will also return water to the existing Zone 3 service area to replace water drawn from the Zone 3 Reservoir. Pressure irrigation system users in Anderson Farms will pay the usual pressure irrigation rate (as they are users of the historical source, storage and transmission system), as well as a separate monthly pressure irrigation fee to pay for the cost to operate, maintain and replace the pressure irrigation system that serves only them, including the dedicated transmission line to Anderson Farms and the dedicated pressure irrigation pump station. Since pressure irrigation water use will be measured in Anderson Farms, there will be separate base and usage components of the monthly utility rate.

The number of residential units paying the associated costs will be fewer in the earlier years of the development than in the later years. Thus, we are recommending groundwater collection and pressure irrigation rates so that the billings over the next 25-years will cover the projected revenue over the 25 years.

Ideally, base rates are intended to cover the fixed costs and usage rates are intended to cover variable costs. This will vary somewhat as the development is built out.

The Ivory Development charged the pressure irrigation system with culinary water during the 2018 and 2019 irrigation seasons. They began using raw water in the 2020 irrigation season.

## Historical Data Background

This study uses historical data from rate studies for fiscal years 2004-05 to 2018-19, and more recent data provided to J-U-B Engineers by the City. We identified historical revenues from utility rates and the expenditures they fund for each utility (as opposed to other revenue and expenses such as those associated with impact fees). We projected utility fund expenses five years into the future based on historical trends, known upcoming projects, and anticipated replacement costs.

### Revenues

Each utility fund produces operating revenue from user rates and other miscellaneous operating sources as shown in Table 6 – Table 8.

Revenue from user rates is fairly consistent and predictable, though the introduction of tiered water appears to be resulting in some conservation. The rate revenue depends upon the number of service connections, base and usage rates, and the volume of water used. We estimated the quantity of future service connections using a projected growth rate of 1.5% per year over the next five years, which is based on past estimates provided by the Planning Department.

Miscellaneous revenue sources include sundry and interest revenues, connection fees, fixed asset disposal, and other miscellaneous sources. The miscellaneous revenue is very inconsistent and minimal compared to the rate revenue, so we did not use miscellaneous data in future projections for this study.

We derived the rate revenue slightly differently for each utility. Each of the three utilities has a fixed base monthly rate. Usage rates exist for the water systems and the sanitary sewer system. We estimated future water and sanitary sewer usage based on historical trends. In the case of the water fund, there are separate base rates for properties in the easterly two pressure zones, since service to them requires additional pumping.

Appendices A-C include a detailed tabulation of the revenue and expenses related to each utility fund. Appendix D includes a detailed tabulation of current and projected service connections and user rates.

### Expenses

We categorized expenses into four areas as shown in Table 6 – Table 8: operating and maintenance (O&M) expenses, capital improvements from rates, replacement costs, and impact fee projects.

Operating and maintenance expenses are the basic costs to keep the system running; they cover employees, materials, equipment and services related to taking care of the system, fixing problems as they occur, and collecting payment from account holders. We projected future operating and maintenance items using trends in the historical data. We did this on a line item basis, as some expenses change over time at different rates than others.

Capital improvement maintenance and replacement projects expenses are funded by rates (these do not include capital improvement projects needed to accommodate growth, which may be funded by impact fees). Under this expense we included past and current projects that are financed and require repayment, projects paid for in cash, and planned future projects. We also identified projects that can be funded using impact fees. If a project is 100% impact fee eligible, we expect that no funds from rates

\\jub.com\central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate\Planning\Study\Report\Utility Rate Study Report June 2020.docx

Prepared by:

 J-U-B ENGINEERS, Inc.

will be used to construct it. In instances in which the project is partially eligible for impact fee funding, we estimated the portion that will be funded using utility enterprise funds. This requires that impact fees be set to cover the entire cost of projects eligible for funding with impact fees, and that Lindon City update impact fees regularly.

Replacement costs represent expenses associated with replacing components of the utility system as they reach the end of their useful life. These costs include past replacement project debts and the projection of future replacement costs of any element within the utility system, as shown in Figure 1 - Figure 3, beginning with fiscal year 2019-20. For this study, we have used a 25-year annual average replacement cost for each utility. This annual average cost will account for any replacement needs foreseen in the next 25 years and average them over those years

Appendices A-C contain a breakdown of various historical costs and estimated future expenses as well as the method of estimating them. They also include a listing of projects planned for the near future and the anticipated funding sources, as well as the projected costs of replacement projects.

### **Electronic Files**

The electronic files that contain all the data from which this report was prepared reside on the J-U-B Central Server located at \\jub.com\Central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate.

## HISTORICAL AND FUTURE REVENUES AND EXPENSES

### Historical Revenues and Expenses

#### Water Fund

Historically, the Water Fund has been able to generate the revenue to cover costs, as shown in Figure 1. Water Fund Revenues and Expenses. The total rate revenues and total capital improvement costs have trended very closely. The only reason there has been increasing fund balances year to year is due to miscellaneous revenues which have been very minor with a spike between 2006 and 2007. This is an example of why we did not use these revenues for future projections. It should be noted that the years with overall costs significantly greater than the total rate revenue were due to replacement costs. For instance, in years 2006-07 and 2010-11, replacement costs were \$306,812 and \$471,016 respectively as shown in Table 6. As the utility network ages, there will be future yearly costs similar to these. Most planned capital improvement projects for the water systems (not including projects funded by impact fees) have been completed.

Note that the water utility consists of a culinary water system and a secondary water system. Historically they have operated from a single water fund, with culinary rates being adjusted and secondary rates being constant (we expect that they will change as PI metering becomes widespread).

The State has passed legislature requiring the use of tiered water rates to promote water conservation. This has necessitated the complete reevaluation of the culinary water rates, which was initially completed for the 2017-2018 fiscal year.

The 2019 study included a change in the meter size factors from what was historically used in Lindon to meter size factors that are based on Safe Maximum Operating Capacity in the AWWA standards (AWWA C-700, C-701 and C-702). The standards establish the ratio that is a measure of meter capacity of different size meters relative to a 1" meter, as shown below in Table 1. Updated Meter Size Factors. This change brings the factors used in Lindon more in line with a standard that is commonly used in the United States. The previous factors had been in use for many years and may have been related to the diameter of the opening in a particular valve. These new factors are the basis of recommended culinary water (and metered secondary water) base rates for different meter sizes, as well as the volume of water within the usage blocks for different meter sizes. Note that the effect of the change is most pronounced for 1.5", 2", 6" and 8" meters.

**Table 1. Updated Meter Size Factors**

<b>Meter Size</b>	<b>1</b>	<b>1.5</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>6</b>	<b>8</b>
Previous Size Factor	1.0	1.3	2.1	7.9	10.0	15.0	20.7
Safe Maximum Operating Capacity	50	100	160	350	630	1300	1600
<b>New Size Factor</b>	<b>1</b>	<b>2</b>	<b>3.2</b>	<b>7</b>	<b>12.6</b>	<b>26</b>	<b>32</b>

Appendix E shows tabulations of the historical number of culinary and secondary water connections and rates.

Sewer Fund

Historically, the sanitary sewer fund has been able to operate profitably. Total rate revenues and total capital improvement costs have trended very closely, as shown in Figure 2, in part due to substantial rate increases over the last several years needed to pay for necessary sewer treatment plant expansion projects. Miscellaneous revenues are minimal.

Appendix E shows tabulations of the historical number of culinary water connections, which are the basis of sanitary sewer billings, as well as historical sewer rates.

Storm Water Fund

The cost of managing the storm water system has steadily increased with growth and maintenance, as shown in Figure 3. For most years, revenue barely covered the costs of operating and maintenance, and has fallen short in some years, with the fund having recovered from having a negative balance just a few years ago.

Appendix F includes background of the storm water utility and a history of rates.

Expenses and revenue associated with the groundwater pump station and associated collection system are part of the storm water utility fund. The rates are set to cover the operation, maintenance, and replacement costs of the infrastructure. Annual revenue in the groundwater fund will increase as more users are added to the system until full capacity of the groundwater system is reached, which is expected to be in FY 2026/27. The number of expected connections each year is shown in Table 12 in Appendix F.

**Storm Water portions of the June 2020 Utility Rate Study have not been updated;  
the information shown is what existed in the 2019 study**

This timeline reflects developments based on the fact of the date of the development agreement, modified by the submittal of development applications for the various phases of the development. While there are no units associated with the park, the date of anticipated development is noted with an asterisk.

Due to this increasing number of connections over several years, we do not anticipate a need for rate changes during that time. We expect that when the system is built out, increases that maintain pace with inflation may be adequate for quite a long time.

Appendix G includes a tabulation of connections and will show a history of rates as years pass.

## Future Revenues and Expenses

The estimated costs for the operation and maintenance of utilities grows moderately for each year projected. The sanitary sewer fund shows little or no capital expenses over the projected years. The storm water and water funds have some capital expenses for each year. Beginning in fiscal year 2018-19, replacement and long-term maintenance costs are projected. Replacement and long-term maintenance costs are very significant and require a rate increase for each utility. The first few projected years include known replacement projects as well as the 25-year annual average replacement and long-term maintenance costs. We have assumed an inflation rate of 3% for the purposes of estimating future replacement costs. Typically, utility rates will need to increase yearly at a level matching the rate of inflation in order to preserve the ability of rate revenue to meet expenses.

## Graphs of Historical and Future Revenues and Expenses

The graphs contained in Figure 1 - Figure 4 illustrate historical and future expenses (separated into operation and maintenance expenses, capital costs, and replacement costs) and revenues (separated by revenue from rates and revenue from miscellaneous sources). Note that the expenses are stacked in order to illustrate the total of the three categories. The revenues are also cumulative, in order to show total revenues.

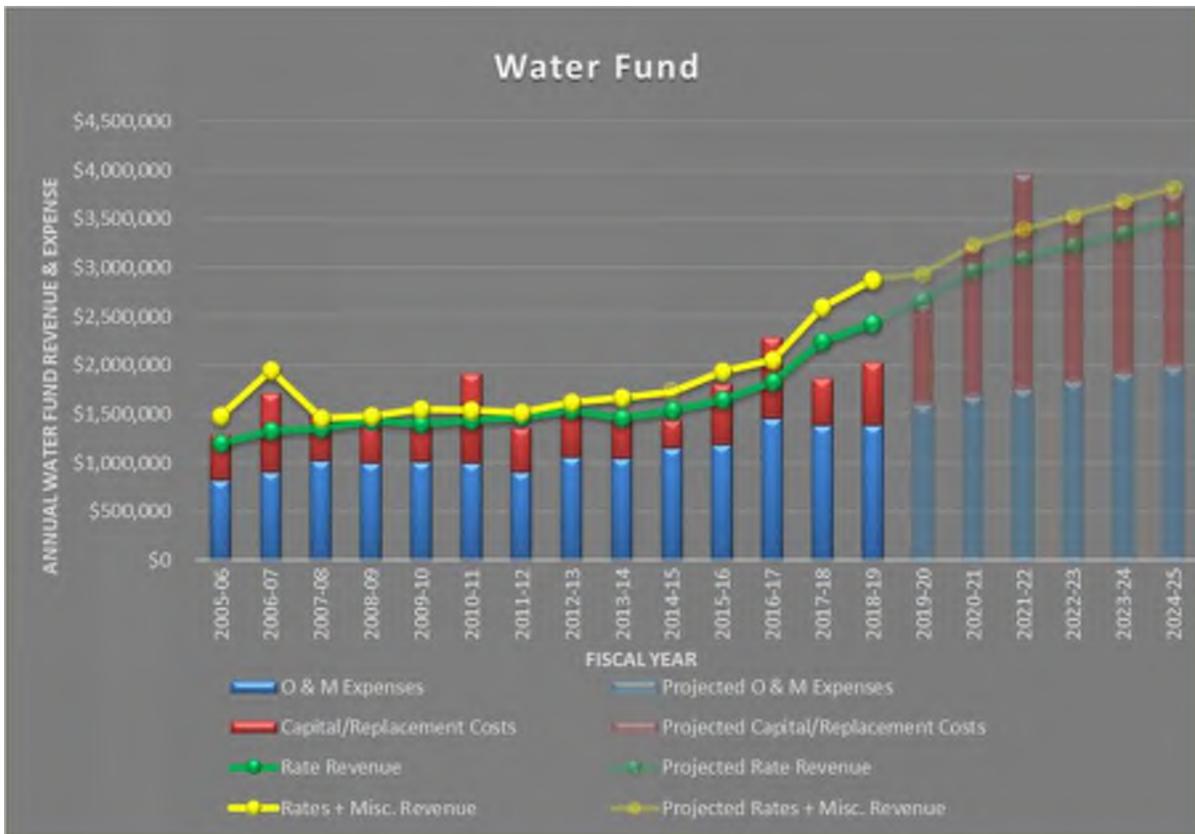


Figure 1. Water Fund Revenues and Expenses

Table 2. Historical and Projected Annual Water Rate Changes

Fiscal Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Culinary Water Rate Increase*	0%	7%	3%	4%	0%	2%	3%	2%	2%	3%	9%	9%	-1%	9%	9%	9%	3%	3%	3%	3%
Pressure Irrigation Rate Increase**	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Net Weighted Water Rate Increase*	0%	5%	2%	3%	0%	2%	2%	2%	1%	2%	6%	7%	-1%	7%	7%	7%	2%	2%	2%	2%

\* Based on water rates in Zones 2 & 3 and usage of 6,000 gallons per month  
 \*\* This may change when pressure irrigation use is metered on a large scale

The annual percent change in historical and projected rates illustrated in Figure 1 is tabulated above in Table 2. The graphical representation of rate revenue does not always correlate with the percent change in rates because of growth, occupancy rates, and fluctuations in water use. Note that the -1% change in fiscal year 2017-18 that corresponds with an increase in revenue that year was the result of the error in measuring flow through larger water meters that was corrected that year.

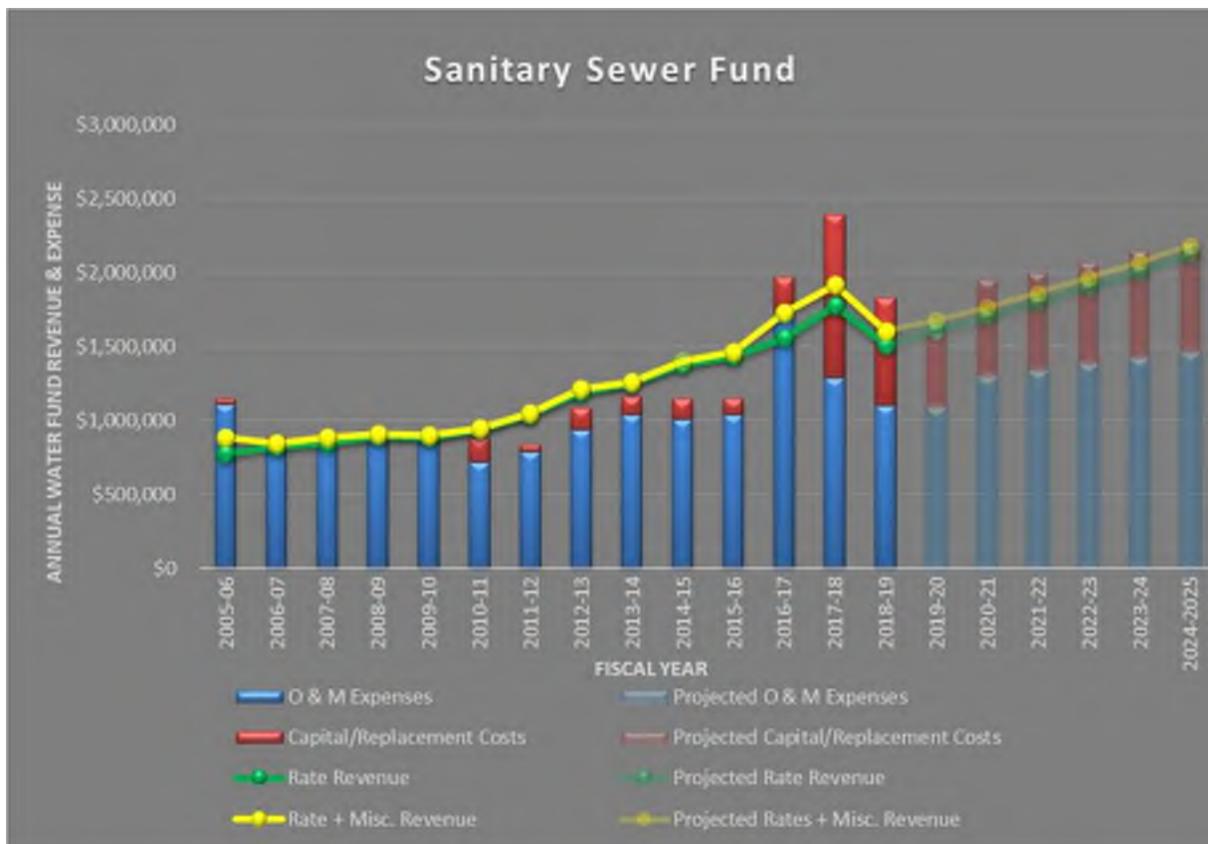


Figure 2. Sanitary Sewer Fund Revenues and Expenses

Table 3. Historical and Projected Annual Sewer Rate Changes

Rate Increase*	0%	3%	3%	4%	0%	4%	6%	20%	15%	4%	4%	5%	4%	-13%	4%	4%	4%	4%	4%	4%	4%
Fiscal Year	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	

\* Based on usage of 6,000 gallons per month

The annual percent change in historical and projected rates illustrated in Figure 2 is tabulated above in Table 3. The graphical representation of rate revenue does not always correlate with the percent change in rates because of growth, occupancy rates, and fluctuations in water use. Note that the -13% change in fiscal year 2018-19 that corresponds with an increase in revenue that year was the result of the error in measuring flow through larger water meters that was corrected that year.

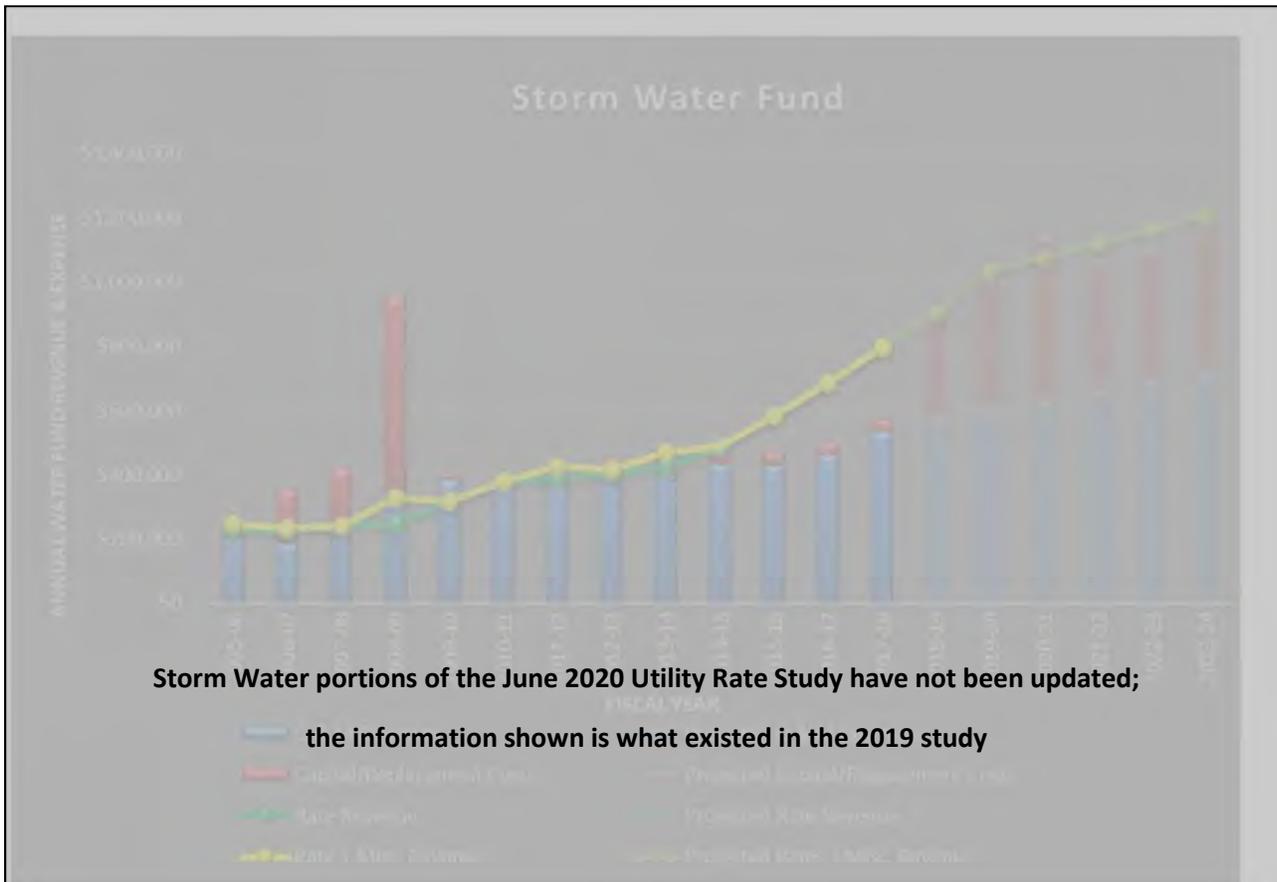


Figure 3. Storm Water Fund Revenues and Expenses

Table 4. Historical and Projected Annual Storm Water Rate Changes

Rate Increase*	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Fiscal Year	0%	0%	0%	0%	0%	0%	55%	2%	2%	13%	13%	13%	13%	13%	13%	3%	3%	3%	3%

The annual percent change in historical and projected rates illustrated in Figure 3 is tabulated above in Table 4. The graphical representation of rate revenue does not always correlate with the percent change in rates because of growth.

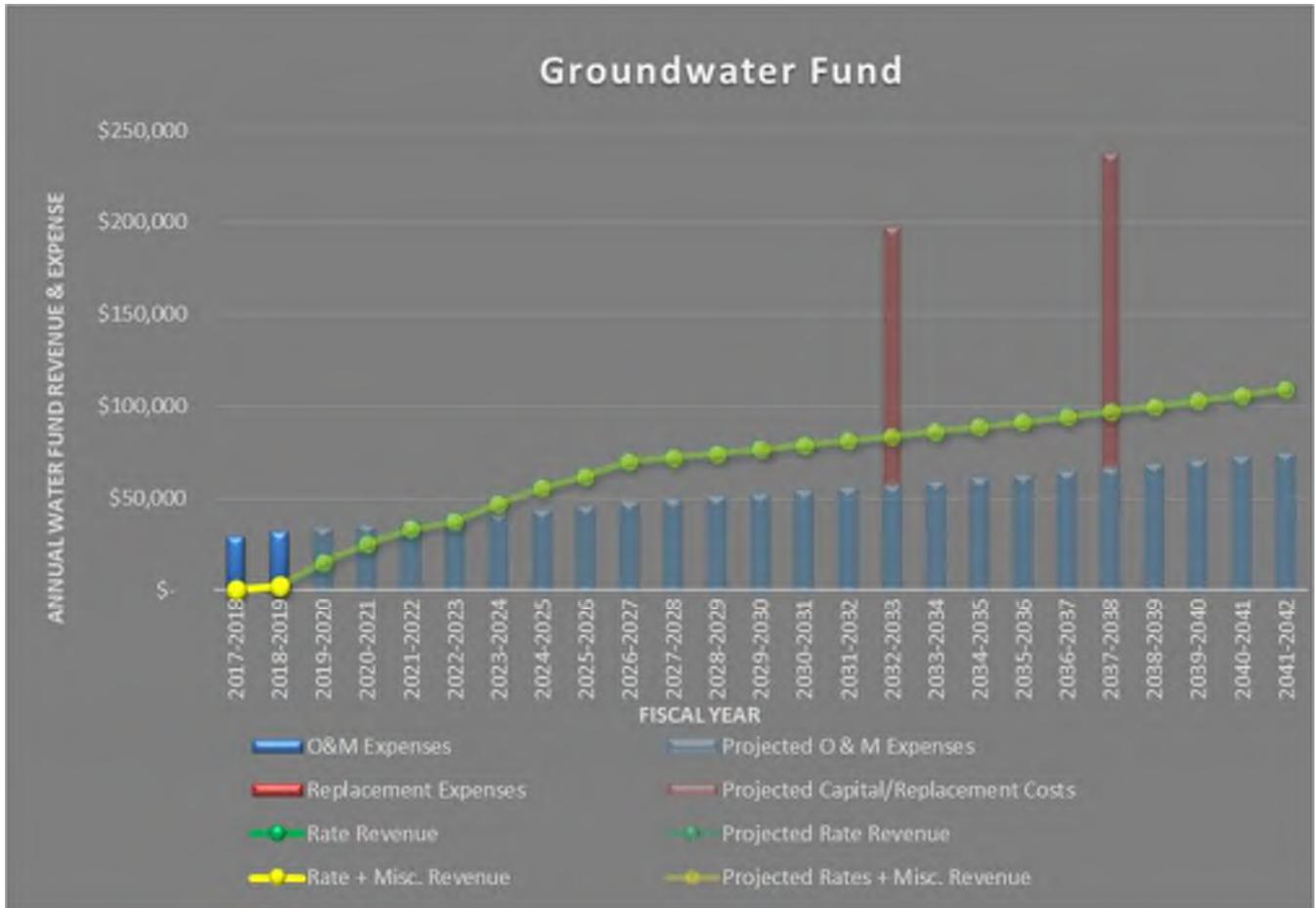


Figure 4. Groundwater Fund Revenues and Expenses

Table 5. Historical and Projected Annual Groundwater Rate Changes

Rate Increase	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	3%
Fiscal Year	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29

The annual percent change in historical and projected rates illustrated in Figure 4 is tabulated above in Table 5. The graphical representation of rate revenue does not always correlate with the percent change in rates because of growth. Growth is expected to stop in FY 2026-27, as the groundwater system is expected to be built out by that date, and no additional users will be added.

## Detailed Tables of Historical and Future Revenues and Expenses

Table 6 – Table 8 contain the categories of revenues and costs corresponding to the graphs shown in Figure 1 - Figure 3. The numbers in bold are the numbers graphed in Figure 1 - Figure 3.

**Table 6. Historical and Projected Costs and Revenues for the Water Fund**

WATER FUND	Fiscal Year - Historical Data									
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
<b>Operating Revenues:</b>										
CW Rate Revenues	850,094	977,117	993,409	1,066,644	1,023,718	1,053,622	1,094,502	1,162,626	1,073,101	1,149,191
SW Rate Revenues	345,635	356,358	361,967	368,650	375,793	376,047	374,523	381,494	383,912	386,491
<b>Rate Revenue</b>	<b>1,195,730</b>	<b>1,333,475</b>	<b>1,355,376</b>	<b>1,435,294</b>	<b>1,399,511</b>	<b>1,429,668</b>	<b>1,469,024</b>	<b>1,544,120</b>	<b>1,457,013</b>	<b>1,535,682</b>
Misc. Revenues	\$284,283	\$622,696	\$104,799	\$49,378	\$148,441	\$109,857	\$53,167	\$82,285	\$207,915	\$192,852
<b>Rates + Misc. Revenue</b>	<b>\$1,480,013</b>	<b>\$1,956,171</b>	<b>\$1,460,176</b>	<b>\$1,484,671</b>	<b>\$1,547,952</b>	<b>\$1,539,525</b>	<b>\$1,522,191</b>	<b>\$1,626,405</b>	<b>\$1,664,928</b>	<b>\$1,728,534</b>
<b>O &amp; M Expenses:</b>										
Pumping	\$131,624	\$152,855	\$169,219	\$185,508	\$177,912	\$179,067	\$165,039	\$190,295	\$195,216	\$201,158
Transmission & Distribution	\$193,121	\$173,542	\$241,656	\$166,886	\$167,417	\$176,161	\$176,113	\$224,625	\$253,917	\$200,067
Accounting	\$141,207	\$159,000	\$166,774	\$279,301	\$318,718	\$278,733	\$285,281	\$281,096	\$296,467	\$306,487
Employee and Benefits	\$299,143	\$344,193	\$355,303	\$273,953	\$248,563	\$273,344	\$212,759	\$214,011	\$210,260	\$252,139
Other Services	\$52,865	\$78,367	\$87,697	\$87,708	\$93,346	\$91,284	\$61,674	\$146,106	\$82,761	\$193,755
<b>O &amp; M Expenses</b>	<b>\$817,961</b>	<b>\$907,957</b>	<b>\$1,020,650</b>	<b>\$993,356</b>	<b>\$1,005,956</b>	<b>\$998,589</b>	<b>\$900,865</b>	<b>\$1,056,134</b>	<b>\$1,038,621</b>	<b>\$1,153,605</b>
<b>Capital Improvements &amp; Replacements from Rates:</b>										
Capital Projects	\$93,065	\$83,635	\$50,075	\$0	\$0	\$167,107	\$150,996	\$161,971	\$153,869	\$29,311
Replacement Projects	\$4,567	\$306,812	\$0	\$0	\$0	\$471,016	\$49,568	\$66,882	\$67,414	\$0
Debt Service	\$370,144	\$412,647	\$417,899	\$381,484	\$387,886	\$275,155	\$257,323	\$257,623	\$256,478	\$256,309
<b>Capital/Replacement Costs</b>	<b>\$467,775</b>	<b>\$803,094</b>	<b>\$467,973</b>	<b>\$381,484</b>	<b>\$387,886</b>	<b>\$913,278</b>	<b>\$457,887</b>	<b>\$486,477</b>	<b>\$477,762</b>	<b>\$285,620</b>

WATER FUND	Fiscal Year - Historical Data				Fiscal Year - Projected Data					
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
<b>Operating Revenues:</b>										
CW Rate Revenues	1,258,131	1,440,168	1,839,056	2,020,172	2,255,849	2,549,437	2,672,667	2,794,139	2,921,133	3,053,898
SW Rate Revenues	391,663	398,286	402,947	411,921	414,960	419,835	424,710	429,585	434,460	439,335
<b>Rate Revenue</b>	<b>1,649,794</b>	<b>1,838,454</b>	<b>2,242,003</b>	<b>2,432,093</b>	<b>2,670,808</b>	<b>2,969,272</b>	<b>3,097,376</b>	<b>3,223,724</b>	<b>3,355,592</b>	<b>3,493,233</b>
Misc. Revenues	\$293,818	\$217,766	\$356,669	\$449,537	\$266,526	\$267,777	\$304,696	\$310,204	\$327,016	\$330,406
<b>Rates + Misc. Revenue</b>	<b>\$1,943,612</b>	<b>\$2,056,221</b>	<b>\$2,598,671</b>	<b>\$2,881,631</b>	<b>\$2,937,334</b>	<b>\$3,237,049</b>	<b>\$3,402,072</b>	<b>\$3,533,927</b>	<b>\$3,682,608</b>	<b>\$3,823,638</b>
<b>O &amp; M Expenses:</b>										
Pumping	\$218,830	\$227,672	\$222,960	\$194,476	\$232,994	\$239,555	\$246,116	\$252,678	\$259,239	\$265,801
Transmission & Distribution	\$217,071	\$356,755	\$317,938	\$303,181	\$471,524	\$502,501	\$531,847	\$562,779	\$593,452	\$623,148
Accounting	\$321,208	\$336,338	\$413,335	\$389,965	\$369,616	\$382,885	\$396,154	\$409,424	\$422,693	\$435,963
Employee and Benefits	\$268,448	\$296,170	\$306,542	\$352,602	\$376,444	\$401,069	\$425,697	\$450,329	\$474,965	\$499,604
Other Services	\$154,368	\$234,519	\$124,913	\$138,866	\$139,728	\$143,611	\$147,601	\$151,701	\$155,915	\$160,245
<b>O &amp; M Expenses</b>	<b>\$1,179,926</b>	<b>\$1,451,453</b>	<b>\$1,385,689</b>	<b>\$1,379,090</b>	<b>\$1,590,306</b>	<b>\$1,669,622</b>	<b>\$1,747,416</b>	<b>\$1,826,911</b>	<b>\$1,906,264</b>	<b>\$1,984,760</b>
<b>Capital Improvements &amp; Replacements from Rates:</b>										
Capital Projects	\$346,426	\$570,844	\$285,962	\$433,801	\$206,075	\$212,257	\$790,149	\$225,184	\$231,939	\$238,897
Replacement Projects	\$24,197	\$85,515	\$54,178	\$68,132	\$685,606	\$1,205,224	\$1,275,465	\$1,329,181	\$1,403,805	\$1,392,975
Debt Service	\$256,134	\$173,526	\$141,666	\$141,666	\$142,404	\$142,404	\$142,404	\$142,404	\$142,404	\$142,404
<b>Capital/Replacement Costs</b>	<b>\$626,757</b>	<b>\$829,885</b>	<b>\$481,806</b>	<b>\$643,599</b>	<b>\$1,034,085</b>	<b>\$1,559,885</b>	<b>\$2,208,018</b>	<b>\$1,696,769</b>	<b>\$1,778,148</b>	<b>\$1,774,277</b>

\\jub.com\central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate\Planning\Study\Report\Utility Rate Study Report June 2020.docx

Prepared by:

 J-U-B ENGINEERS, Inc.

June 2020 | Page 13

**Table 7. Historical and Projected Costs and Revenues for the Sanitary Sewer Fund**

SANITARY SEWER	Fiscal Year - Historical Data									
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
<b>Operating Revenues:</b>										
Rate Revenue	775,612	823,471	848,179	897,755	888,423	940,994	1,045,161	1,190,398	1,256,141	1,378,891
Misc. Revenues	\$112,355	\$22,692	\$35,315	\$11,995	\$17,026	\$5,727	\$7,387	\$22,564	\$8,455	\$21,867
<b>Rate + Misc. Revenue</b>	<b>\$887,967</b>	<b>\$846,163</b>	<b>\$883,495</b>	<b>\$909,750</b>	<b>\$905,448</b>	<b>\$946,720</b>	<b>\$1,052,548</b>	<b>\$1,212,962</b>	<b>\$1,264,597</b>	<b>\$1,400,758</b>
<b>O &amp; M Expenses:</b>										
Pumping	\$3,396	\$3,973	\$4,125	\$4,328	\$5,636	\$8,113	\$8,989	\$6,888	\$11,542	\$19,614
Waste Water Treatment	\$334,777	\$369,600	\$367,553	\$437,861	\$427,129	\$331,112	\$371,865	\$449,059	\$394,679	\$408,342
Collection & Outfall System	\$438,708	\$148,977	\$81,599	\$39,400	\$25,501	\$37,995	\$37,828	\$82,509	\$176,662	\$48,622
Accounting	\$90,190	\$98,400	\$101,730	\$200,697	\$259,245	\$207,648	\$223,890	\$238,634	\$275,870	\$288,071
Employee and Benefits	\$217,303	\$222,745	\$242,253	\$157,840	\$116,021	\$102,842	\$134,715	\$139,134	\$145,788	\$167,078
Other Services	\$28,222	\$21,140	\$26,521	\$43,783	\$37,877	\$33,227	\$10,076	\$19,718	\$35,564	\$79,083
<b>O &amp; M Expenses</b>	<b>\$1,112,596</b>	<b>\$864,835</b>	<b>\$823,780</b>	<b>\$883,908</b>	<b>\$871,409</b>	<b>\$720,937</b>	<b>\$787,362</b>	<b>\$935,941</b>	<b>\$1,040,104</b>	<b>\$1,010,810</b>
<b>Capital Improvements &amp; Replacements from Rates:</b>										
Capital Projects	\$28,548	\$4,135	\$926	\$7,186	\$0	\$137,868	\$0	\$26,757	\$0	\$43,286
Debt Service	\$4,626	\$19,834	\$19,866	\$19,695	\$28,645	\$20,185	\$20,185	\$94,764	\$94,764	\$94,764
Replacement Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$28,608	\$29,067	\$29,592	\$0
<b>Capital/Replacement Costs</b>	<b>\$33,174</b>	<b>\$23,968</b>	<b>\$20,792</b>	<b>\$26,881</b>	<b>\$28,645</b>	<b>\$158,053</b>	<b>\$48,793</b>	<b>\$150,588</b>	<b>\$124,356</b>	<b>\$138,050</b>

SANITARY SEWER	Fiscal Year - Historical Data				Fiscal Year - Projected Data					
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-2025
<b>Operating Revenues:</b>										
Rate Revenue	1,430,918	1,561,189	1,773,733	1,508,923	1,612,570	1,702,276	1,797,611	1,899,163	2,004,623	2,117,853
Misc. Revenues	\$32,320	\$167,062	\$143,126	\$98,448	\$66,908	\$66,070	\$66,409	\$67,632	\$67,937	\$67,993
<b>Rate + Misc. Revenue</b>	<b>\$1,463,238</b>	<b>\$1,728,251</b>	<b>\$1,916,860</b>	<b>\$1,607,372</b>	<b>\$1,679,479</b>	<b>\$1,768,346</b>	<b>\$1,864,021</b>	<b>\$1,966,794</b>	<b>\$2,072,560</b>	<b>\$2,185,846</b>
<b>O &amp; M Expenses:</b>										
Pumping	\$13,479	\$13,240	\$25,108	\$28,520	\$29,553	\$26,601	\$28,337	\$30,072	\$31,807	\$33,543
Waste Water Treatment	\$474,470	\$475,571	\$464,930	\$475,143	\$331,525	\$459,171	\$465,971	\$472,771	\$479,571	\$486,371
Collection & Outfall System	\$46,853	\$490,315	\$57,033	\$68,593	\$139,460	\$151,786	\$156,951	\$162,217	\$165,726	\$169,992
Accounting	\$296,430	\$303,754	\$370,316	\$299,105	\$338,673	\$352,587	\$366,501	\$380,416	\$394,330	\$408,245
Employee and Benefits	\$176,171	\$226,028	\$243,184	\$188,967	\$219,586	\$246,563	\$259,178	\$271,846	\$284,510	\$297,175
Other Services	\$31,051	\$225,723	\$129,722	\$42,994	\$29,337	\$58,055	\$60,570	\$63,085	\$65,601	\$68,116
<b>O &amp; M Expenses</b>	<b>\$1,038,454</b>	<b>\$1,734,631</b>	<b>\$1,290,292</b>	<b>\$1,103,322</b>	<b>\$1,088,134</b>	<b>\$1,294,763</b>	<b>\$1,337,507</b>	<b>\$1,380,407</b>	<b>\$1,421,546</b>	<b>\$1,463,441</b>
<b>Capital Improvements &amp; Replacements from Rates:</b>										
Capital Projects	\$36,611	\$159,774	\$902,024	\$386,468	\$22,422	\$113,944	\$113,944	\$113,944	\$113,944	\$113,944
Debt Service	\$74,579	\$74,579	\$200,293	\$337,571	\$334,914	\$335,282	\$335,377	\$326,471	\$326,535	\$326,351
Replacement Costs	\$0	\$0	\$0	\$0	\$151,144	\$212,089	\$213,580	\$251,079	\$286,810	\$297,763
<b>Capital/Replacement Costs</b>	<b>\$111,189</b>	<b>\$234,353</b>	<b>\$1,102,317</b>	<b>\$724,039</b>	<b>\$508,481</b>	<b>\$661,315</b>	<b>\$662,901</b>	<b>\$691,493</b>	<b>\$727,289</b>	<b>\$738,058</b>

\\jub.com\central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate\Planning\Study\Report\Utility Rate Study Report June 2020.docx

Prepared by:



Table 8. Historical and Projected Costs and Revenues for the Storm Water Fund									
STORM WATER FUND HISTORIC	Fiscal Year - Historical Data								
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
<b>Operating Revenues:</b>									
Rate Revenue	225,840	230,571	238,602	244,815	315,572	378,554	387,187	404,939	424,103
Misc. Revenues	\$22,929	\$1,011	\$159	\$83,631	\$49	\$25	\$37,634	\$10,641	\$45,144
<b>Rate + Misc. Revenue</b>	<b>\$248,769</b>	<b>\$231,582</b>	<b>\$238,761</b>	<b>\$328,446</b>	<b>\$315,621</b>	<b>\$378,579</b>	<b>\$424,821</b>	<b>\$415,580</b>	<b>\$469,248</b>
<b>O &amp; M Expenses:</b>									
Collection & Outfall System	\$59,705	\$22,536	\$33,857	\$40,518	\$24,207	\$28,065	\$36,211	\$54,245	\$27,337
Accounting	\$26,442	\$27,720	\$28,479	\$123,959	\$178,617	\$127,929	\$131,757	\$129,224	\$142,621
Employee and Benefits	\$89,230	\$99,052	\$123,962	\$94,487	\$107,620	\$140,672	\$168,617	\$182,528	\$195,200
Other Services	\$26,481	\$38,120	\$70,117	\$91,300	\$74,303	\$58,492	\$30,107	\$35,336	\$35,525
<b>O &amp; M Expenses</b>	<b>\$201,868</b>	<b>\$187,428</b>	<b>\$256,215</b>	<b>\$350,263</b>	<b>\$384,748</b>	<b>\$355,377</b>	<b>\$366,692</b>	<b>\$401,336</b>	<b>\$400,683</b>
<b>Capital Improvements &amp; Replacements from Rates:</b>									
Capital Projects	\$28,209	\$4,135	\$926	\$372,290	\$0	\$0	\$0	\$0	\$0
Debt Service	\$696	\$23,433	\$22,026	\$22,026	\$0	\$695	\$695	\$578	\$46,936
Replacement Costs	\$1,418	\$136,459	\$136,853	\$207,298	\$10,180	\$0	\$55,375	\$35,966	\$36,637
<b>Capital/Replacement Costs</b>	<b>\$30,322</b>	<b>\$164,027</b>	<b>\$159,805</b>	<b>\$601,614</b>	<b>\$10,180</b>	<b>\$695</b>	<b>\$36,070</b>	<b>\$36,544</b>	<b>\$83,573</b>

STORM WATER FUND HISTORIC	Fiscal Year - Historical Data				Fiscal Year - Projected Data					
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
<b>Operating Revenues:</b>										
Rate Revenue	469,198	382,672	686,372	799,944	881,808	1,029,914	1,175,182	1,281,666	1,333,137	1,386,778
Misc. Revenues	(335)	\$135	(55)	\$138	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
<b>Rate + Misc. Revenue</b>	<b>\$468,863</b>	<b>\$382,807</b>	<b>\$686,317</b>	<b>\$800,082</b>	<b>\$887,808</b>	<b>\$1,035,914</b>	<b>\$1,181,182</b>	<b>\$1,287,666</b>	<b>\$1,339,137</b>	<b>\$1,392,778</b>
<b>O &amp; M Expenses:</b>										
Collection & Outfall System	\$26,804	\$36,189	\$33,375	\$53,592	\$77,576	\$80,824	\$83,853	\$87,850	\$91,198	\$94,772
Accounting	\$156,680	\$165,589	\$174,670	\$256,076	\$297,355	\$220,209	\$233,063	\$245,917	\$258,772	\$271,627
Employee and Benefits	\$164,828	\$168,942	\$187,882	\$181,236	\$230,736	\$247,145	\$257,553	\$267,961	\$278,369	\$288,777
Other Services	\$66,227	\$56,081	\$94,927	\$34,271	\$57,576	\$58,445	\$59,314	\$60,183	\$61,052	\$61,920
<b>O &amp; M Expenses</b>	<b>\$413,539</b>	<b>\$426,701</b>	<b>\$460,653</b>	<b>\$534,176</b>	<b>\$579,244</b>	<b>\$606,622</b>	<b>\$633,782</b>	<b>\$661,716</b>	<b>\$689,390</b>	<b>\$717,096</b>
<b>Capital Improvements &amp; Replacements from Rates:</b>										
Capital Projects	\$0	\$0	\$0	\$0	\$239,861	\$508,143	\$525,259	\$517,654	\$592,333	\$600,000
Debt Service	\$44,634	\$41,942	\$41,867	\$40,912	\$42,798	\$0	\$0	\$0	\$0	\$0
Replacement Costs	\$0	\$0	\$0	\$0	\$62,327	\$68,788	\$69,067	\$71,223	\$79,402	\$82,872
<b>Capital/Replacement Costs</b>	<b>\$44,634</b>	<b>\$41,942</b>	<b>\$41,867</b>	<b>\$40,912</b>	<b>\$344,486</b>	<b>\$577,931</b>	<b>\$594,326</b>	<b>\$588,877</b>	<b>\$671,735</b>	<b>\$682,872</b>

**Storm Water portions of the June 2020 Utility Rate Study have not been updated; the information shown is what existed in the 2019 study**

## Effect on Typical Residential User

Table 9, below, shows the estimated impacts of the recommended rate increases for an average residential user in fiscal year 2020-21. It represents an overall increase of 5.8% (not counting tax).

**Table 9. Typical monthly residential rate change increase**

Typical Monthly Residential Rate Changes			
Utility	Recommended Change	Existing 2019-20	Projected 2020-21
Culinary Water	9%	\$39.54	\$43.19
Secondary Water	0%	\$10.00	\$10.00
Sewer	4%	\$44.25	\$46.05
Monthly Total*	6%	\$93.79	\$99.24

\*Monthly total is BEFORE 6% franchise tax and does NOT account for any other fees or additional costs to the overall monthly utility bill over and above culinary water, secondary water, sewer, and storm water charges. Charges are based on 9000 gallons of water usage per month, for a user with a 1" meter located west of the North Union Canal on a 20,000 SF lot.

**Storm Water portions of the June 2020 Utility Rate Study have not been updated; the information shown is what existed in the 2019 study and is not included in these calculations.**

## Anderson Farms

### Projected Development Rate

While the rate of buildout of the Anderson Farms development will depend on the economy, based on the development agreement and our understanding of the current intentions of Ivory Development, we project that development will occur at rates shown in Table F.1 in Appendix F.

The cost of operating, maintaining, and saving for replacement of the pressure irrigation and groundwater pumping infrastructure will be relatively similar year by year (except for power costs), however, in the early years there will be fewer developed units constructed to pay this cost. We therefore recommend setting pressure irrigation and groundwater pumping utility rates so that the billings over 25 years will cover the projected revenue required over 25 years. Lindon City has taken this same approach for the other utilities.

Given the projected rate of buildout of the development, there would be approximately 91,668 pressure irrigation and 116,982 groundwater monthly payments made from 2018 to 2042. They are different because only a part of the area will be served by the groundwater collection system, and a large number of the residents will live in phases in which landscaping will be common area served through a small number of pressure irrigation meters, and charged to the homeowners association, rather than each utility account having a pressure irrigation meter.

## Pressure Irrigation

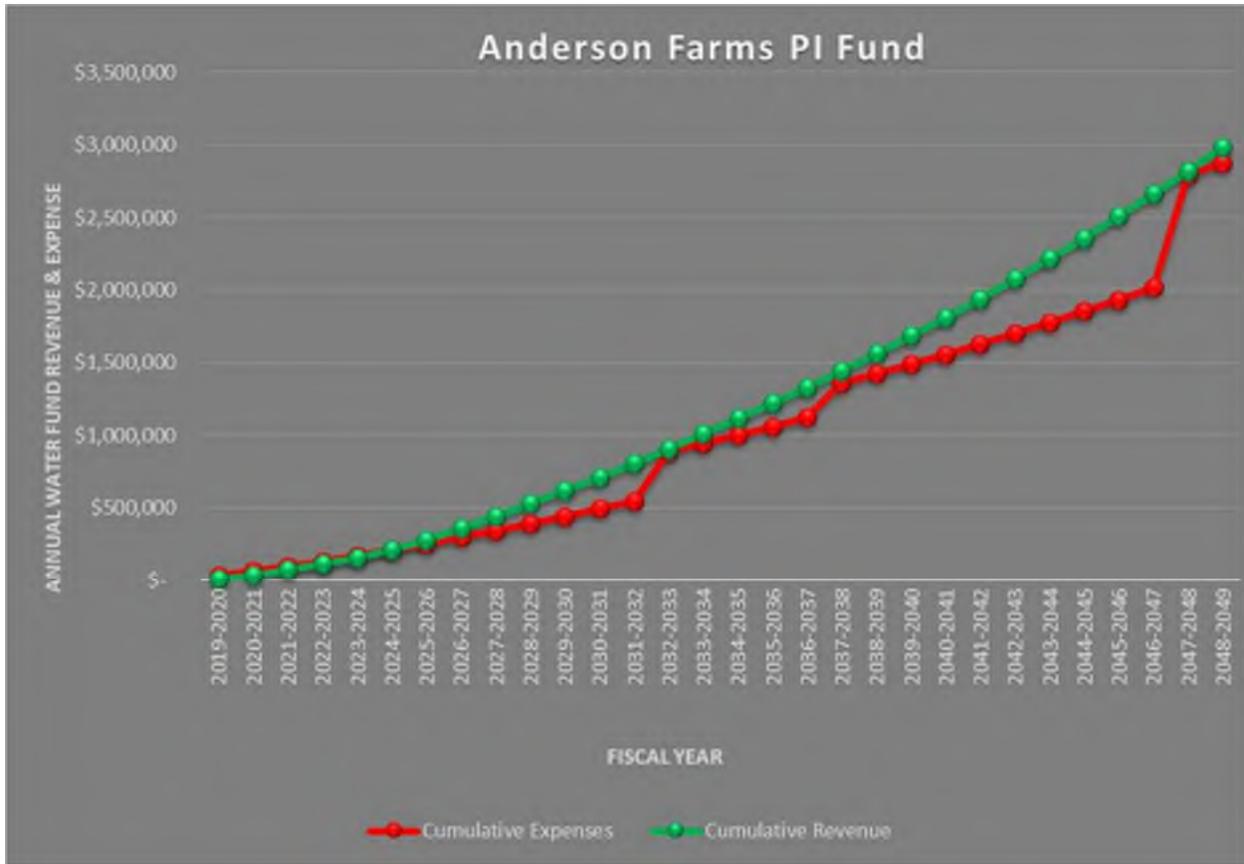
Table 10 and Table 11 show the costs and revenues associated with pressure irrigation for Anderson Farms, respectively. We recommend the rates be set at a monthly base rate of \$6.39 for a 1" meter (in addition to the monthly base rate of \$8.00 for the existing pressure irrigation system) and a usage rate of \$0.58 per 1,000 gallons for 2019-20. The information in Table 10 and Table 11 is represented in Figure 5 below. The graphical representation of rate revenue in Figure 5 does not always correlate with the percent change in rates because of the rapid growth in the number of units in the Anderson Farms development, which is served by the pressure irrigation pumps at the lift station.

**Table 10. Anderson Farms Pressure Irrigation Costs**

Item	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
<b>Operation and Maintenance Expenses</b>									
Lindon City Operator	\$ 10,900	\$ 11,227	\$ 11,564	\$ 11,911	\$ 12,268	\$ 12,636	\$ 13,015	\$ 13,406	\$ 13,808
Power Usage	\$ 6,471	\$ 7,416	\$ 8,388.72	\$ 9,391	\$ 10,423	\$ 11,486	\$ 12,581	\$ 13,708	\$ 14,870
Professional Services	\$ 833	\$ 858	\$ 884	\$ 911	\$ 938	\$ 966	\$ 995	\$ 1,025	\$ 1,056
Annual Equipment Maintenance	\$ 9,701	\$ 9,992	\$ 10,292	\$ 10,600	\$ 10,918	\$ 11,246	\$ 11,583	\$ 11,931	\$ 12,289
<b>O&amp;M Expenses</b>	<b>\$ 27,906</b>	<b>\$ 29,493</b>	<b>\$ 31,128</b>	<b>\$ 32,812</b>	<b>\$ 34,547</b>	<b>\$ 36,334</b>	<b>\$ 38,174</b>	<b>\$ 40,070</b>	<b>\$ 42,022</b>
<b>Infrastructure Replacement</b>									
<b>Replacement Expenses</b>	<b>\$ -</b>								
<b>Total</b>	<b>\$ 27,906</b>	<b>\$ 29,493</b>	<b>\$ 31,128</b>	<b>\$ 32,812</b>	<b>\$ 34,547</b>	<b>\$ 36,334</b>	<b>\$ 38,174</b>	<b>\$ 40,070</b>	<b>\$ 42,022</b>

**Table 11. Anderson Farms Pressure Irrigation Revenue**

Item	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Projected Number of Payments	240	360	1,068	1,896	2,556	2,556	2,556	3,276	3,804
Rate	\$ 6.00	\$ 6.00	\$ 6.20	\$ 6.39	\$ 6.58	\$ 6.78	\$ 6.98	\$ 7.19	\$ 7.41
<b>Rate Revenue</b>	<b>\$ 1,440</b>	<b>\$ 2,160</b>	<b>\$ 6,622</b>	<b>\$ 12,115</b>	<b>\$ 16,818</b>	<b>\$ 17,330</b>	<b>\$ 17,841</b>	<b>\$ 23,554</b>	<b>\$ 28,188</b>
Projected Number of Gallons	872	1,307	8,408	12,665	40,563	40,563	40,563	43,178	58,573
Usage Rate	\$ 0.55	\$ 0.55	\$ 0.57	\$ 0.58	\$ 0.60	\$ 0.62	\$ 0.64	\$ 0.66	\$ 0.68
<b>Usage Revenue</b>	<b>\$ 479</b>	<b>\$ 719</b>	<b>\$ 4,783</b>	<b>\$ 7,390</b>	<b>\$ 24,379</b>	<b>\$ 25,130</b>	<b>\$ 25,863</b>	<b>\$ 28,356</b>	<b>\$ 39,821</b>
Misc. Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Rate + Usage + Misc. Revenue</b>	<b>\$ 1,919</b>	<b>\$ 2,879</b>	<b>\$ 11,385</b>	<b>\$ 19,506</b>	<b>\$ 41,197</b>	<b>\$ 42,440</b>	<b>\$ 43,704</b>	<b>\$ 51,911</b>	<b>\$ 67,808</b>



**Figure 5. Anderson Farms Pressure Irrigation Revenues and Expenses**

Groundwater Pumping

Table 12, shows the costs associated with groundwater for Anderson Farms while Table 13 shows the projected revenues in the coming years. A monthly cost of \$12.00 per unit through 2026-27, with increases to keep up with inflation thereafter, should cover expenses in the next 25 years, as shown below in Figure 6. The graphical representation of rate revenue in Figure 6 does not always correlate with the percent change in rates because of the rapid growth in the number of units in the Anderson Farms development, which is served by the groundwater pump station.

A unique feature of the groundwater system is that replacement of the collection system may not be needed in 100 years. The historical trend has been that groundwater levels are dropping. It may also be that long into the future when the land redevelops, basements may not be part of the development plan. Or technology may be such that removal of groundwater is handled in a less expensive way that wholesale replacement of the collection system. For this reason, we have put a placeholder of \$1 million for replacement in 100 years. Given the current method of setting rates, that will have no effect on rates for another 75 years, so it is of little significance at this point.

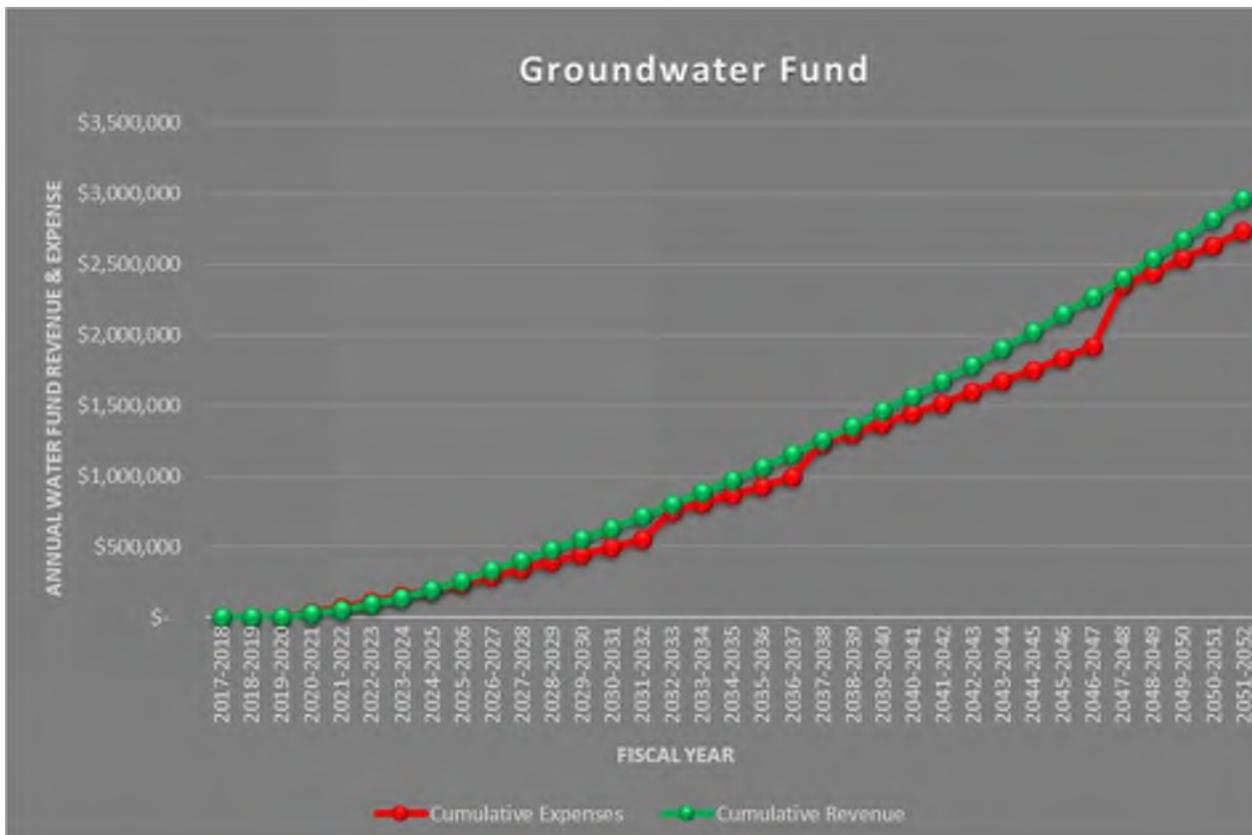
\\jub.com\central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate\Planning\Study\Report\Utility Rate Study Report June 2020.docx

**Table 12. Anderson Farms Groundwater Costs**

Item	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
<b>Estimated Operation and Maintenance Expenses</b>								
Lindon City Operator	\$ 10,900	\$ 11,227	\$ 11,564	\$ 11,911	\$ 12,268	\$ 12,636	\$ 13,015	\$ 13,406
Power Usage	\$ 8,233	\$ 9,994	\$ 11,163	\$ 12,367	\$ 13,608	\$ 14,886	\$ 16,202	\$ 17,557
Professional Services	\$ 833	\$ 858	\$ 884	\$ 911	\$ 938	\$ 966	\$ 995	\$ 1,025
Annual Equipment Maintenance	\$ 9,266	\$ 9,544	\$ 9,830	\$ 10,125	\$ 10,429	\$ 10,742	\$ 11,064	\$ 11,396
<b>O&amp;M Expenses</b>	<b>\$ 29,232</b>	<b>\$ 31,623</b>	<b>\$ 33,441</b>	<b>\$ 35,314</b>	<b>\$ 37,243</b>	<b>\$ 39,230</b>	<b>\$ 41,276</b>	<b>\$ 43,384</b>
<b>Estimated Infrastructure Replacement Expenses</b>								
<b>Replacement Expenses</b>	<b>\$ -</b>							
<b>Total</b>	<b>\$ 29,232</b>	<b>\$ 31,623</b>	<b>\$ 33,441</b>	<b>\$ 35,314</b>	<b>\$ 37,243</b>	<b>\$ 39,230</b>	<b>\$ 41,276</b>	<b>\$ 43,384</b>

**Table 13. Anderson Farms Groundwater Revenues**

Item	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Projected Number of Payments in Year			1,284	2,112	2,772	3,120	3,924	4,644
Rate	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00
<b>Rate Revenue</b>	<b>\$ -</b>	<b>\$ 2,556</b>	<b>\$ 15,408</b>	<b>\$ 25,344</b>	<b>\$ 33,264</b>	<b>\$ 37,440</b>	<b>\$ 47,088</b>	<b>\$ 55,728</b>
Misc. Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Rate + Misc. Revenue</b>	<b>\$ -</b>	<b>\$ 2,556</b>	<b>\$ 15,408</b>	<b>\$ 25,344</b>	<b>\$ 33,264</b>	<b>\$ 37,440</b>	<b>\$ 47,088</b>	<b>\$ 55,728</b>



**Figure 6. Anderson Farms Groundwater Revenues and Expenses**

## WATER USE BEFORE AND AFTER TIERED WATER RATES

Figure 7, Figure 8, and Figure 9, below, show the water average monthly water use rates before and after the implementation of tiered water rates on July 1, 2017. This data is based on water use between July 2014 and February 2020 by residential water users having a ¾” or 1” meter and having pressure irrigation. Summertime water use is considered June, July and August. Wintertime water use is considered December, January and February. The summer of 2017 is not included in summertime data set because it spanned the change to tiered water rates.

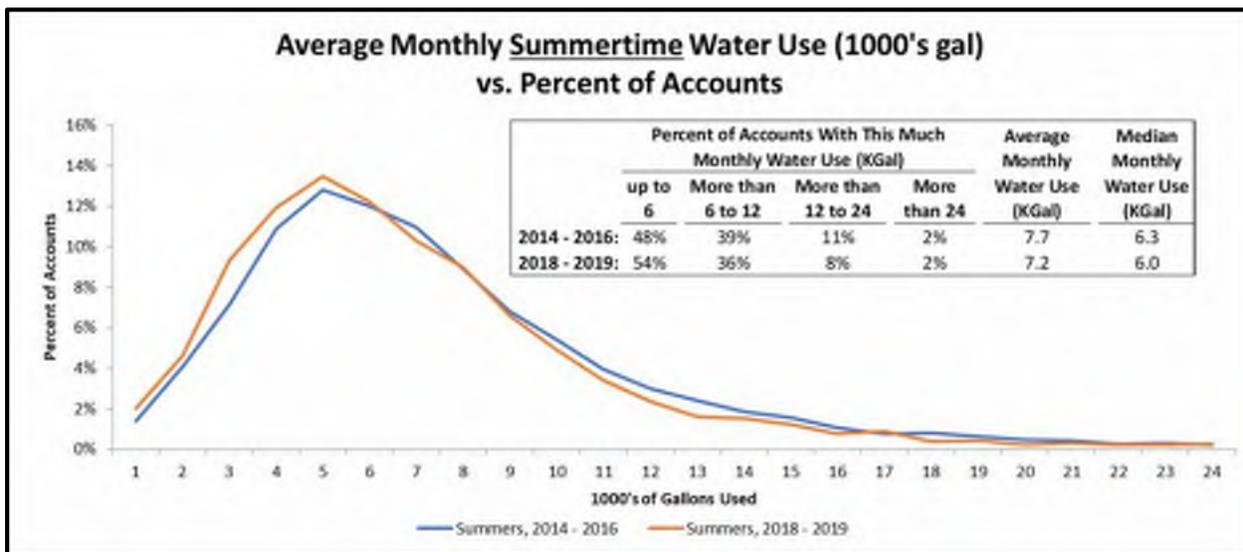


Figure 7. Average Monthly Summertime Water Use

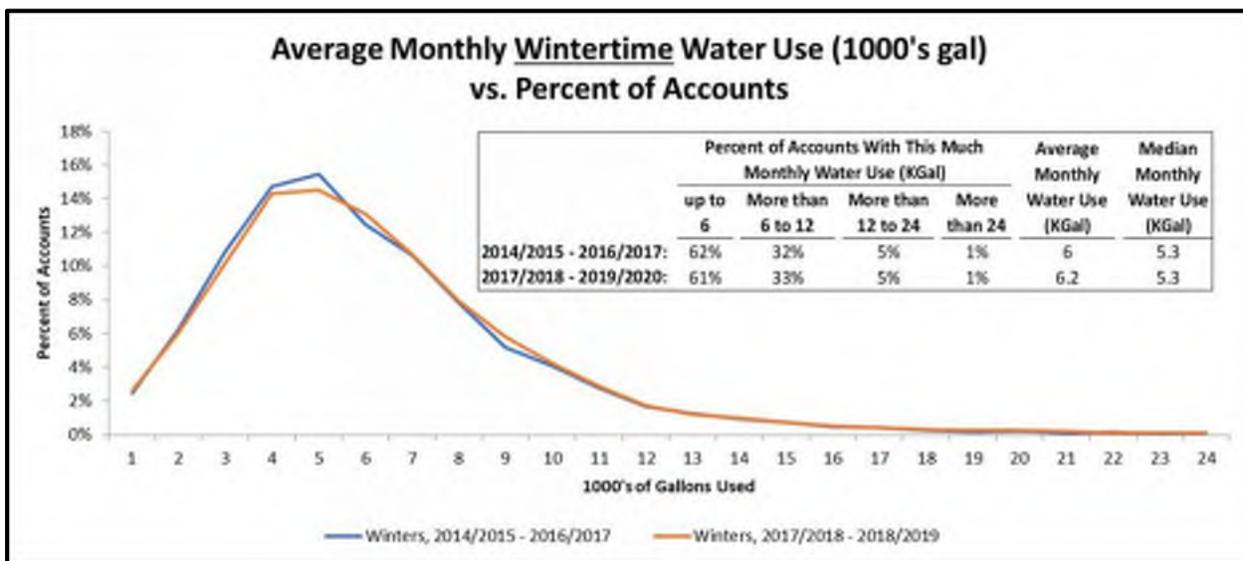
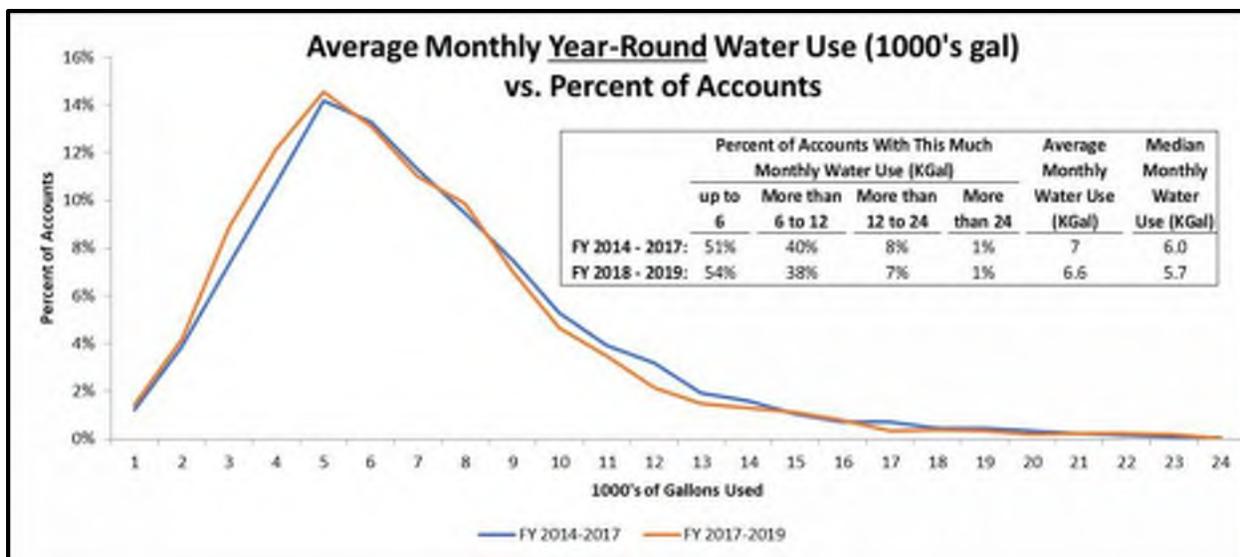


Figure 8. Average Monthly Wintertime Water Use



**Figure 9. Average Monthly Year-Round Water Use**

## Observations

We make the following observations relative to residential users having a ¾" or 1" meter and having pressure irrigation from before tiered water rates were enacted to after they were enacted:

1. There is a reduction in summertime water use.
  - a. About 30% of those using more than 12,000 gallons per month and up to 24,000 gallons per month have reduced their usage to be in the 6,000 – 12,000 range; this represents about 3% of all accounts.
  - b. About 15% of those using more than 6,000 gallons per month and up to 12,000 gallons per month have reduced their usage to be 6,000 gallons per month or less; this represents about 6% of all users.
  - c. The average summertime water use is about 500 gallons per month less.
  - d. The median summertime water use is about 300 gallons per month less.
  - e. Those who use more 24,000 gallons per month in the summertime (presumably mostly those filling swimming pools) continued to do so.
2. Wintertime water use has not changed much.
3. Average Year-round water use has decreased by about 6%

After tiered water rates were enacted in July 2017, of the residential users having a ¾" or 1" meter and having pressure irrigation, the following is true:

- 58% reduced their average monthly water use, with an average reduction of about 2025 gallons.
- 42% increased their average monthly water use; with an average increase of about 1950 gallons.
- The combined change is an average reduction per user of about 325 gallons per month, or about 5% of total use.

## CONCLUSIONS AND RECOMMENDATIONS

As the historical and projected revenues and expenses show, the water fund is in need of an increase to be prepared for future costs.

### Water Fund Recommendations

We make the following recommendations relative to the water fund:

4. Use the following tiered water rate structure:
  - a. Monthly Culinary Water Bill = Base Rate + Usage Cost
    - i. Note that both the Base Rate and the Usage Cost vary according to meter size and location.
    - ii. Usage Cost = 1000's gallons used x usage rate for each block of water used

**Table 14. Recommended Tiered Water Rate Structure**

Zones	Base Rate						
	Meter Size						
	1"	1.5"	2"	3"	4"	6"	8"
Zone 2, 3	\$27.14	\$53.12	\$84.30	\$183.03	\$328.52	\$676.67	\$832.55
Zone 1	\$31.51	\$57.49	\$88.67	\$187.40	\$332.89	\$681.04	\$836.92
Zone 0	\$45.44	\$71.42	\$102.60	\$201.33	\$346.82	\$694.97	\$850.85

Zones	Usage Rate per 1000's of Gallons			
	Block			
	1	2	3	4
Zone 2, 3	\$1.62	\$2.11	\$2.84	\$3.89
Zone 1	\$2.00	\$2.60	\$3.50	\$4.80
Zone 0	\$2.00	\$2.60	\$3.50	\$4.80

Meter Size	1000's of Gallons per Usage Block			
	Block			
	1	2	3	4
1"	0 - 6	7 - 12	13 - 24	more than 24
1.5"	0 - 12	13 - 24	25 - 48	more than 48
2"	0 - 19	20 - 38	39 - 77	more than 77
3"	0 - 42	43 - 84	85 - 168	more than 168
4"	0 - 76	77 - 151	152 - 302	more than 302
6"	0 - 156	157 - 312	313 - 624	more than 624
8"	0 - 192	193 - 384	385 - 768	more than 768

**Example:**

June Water Usage = 9 (meaning 9,000 gallons)

Meter size = 1"

CW Zone = Main Street (Zone 2)

June Water Bill = Base Rate + Usage Rate

Base Rate:		=	\$27.14	
Usage Rate:	6	x	\$1.62	= \$9.72 (this is for the 6 gallons in Block 1)
	3	x	\$2.11	= \$6.33 (this is for the 3 remaining gallons in Block 2)

**June Water Bill = \$43.19**

5. Increase the culinary water base rate and usage rate by 9% as shown in Table 14.
6. Review the rates annually to track the actual fund changes.
7. There has been a minor reduction in water use since tiered water rates were enacted, particularly in the summer among those who were using slightly above average water. Continue to review the effectiveness of the tiered rates.
8. Manage system replacement funding and costs by doing the following:
  - a. Set aside funds for replacement projects so that they can accumulate and be available to cover replacement projects as they are needed.
  - b. Schedule replacement projects so that aging water lines are replaced before they deteriorate, damage other infrastructure in the process, and force replacement at higher costs.
9. Consider the following actions in the future:
  - a. Add individual meters to the pressure irrigation services, and bill pressure irrigation service according to use.

### Sanitary Sewer Fund Recommendations

1. Increase the sanitary sewer base rate by 4% to \$21.03 per month and increase the usage rate by 4% to \$2.78 per 1000 gallons usage rate.
2. Adjust the sanitary sewer base and usage rates annually to keep up with inflation.
3. Review the rates annually to track the actual fund changes.
4. Manage system replacement funding and costs by doing the following:
  - a. Set aside funds for replacement projects so that they can accumulate and be available to cover replacement projects as they are needed.
  - b. Schedule replacement projects so that aging infrastructure is replaced before it fails, which could result in private property damage, and would force replacement at higher costs.

**Storm Water Fund Recommendations**

1. Increase the storm water rate by 13% this year.
2. Review the rates annually to track the actual fund changes.
3. Plan for growth in the City by doing the following:
  - a. Update the Storm Water System Capital Facilities Plan (as needed) and prepare an Impact Fee Facilities Plan (these are prerequisites to updating the impact fee).
  - b. Perform an Impact Fee Analysis.
  - c. Adopt **The information shown is what existed in the 2019 study.** projects required to support growth.
4. Manage system replacement funding and costs by doing the following:
  - a. Set aside funds for replacement projects so that they can accumulate and be available to cover replacement projects as they are needed.
  - b. Schedule replacement projects so that aging infrastructure is replaced before it fails, which could result in private property damage, and would force replacement at higher costs.

**Storm Water portions of the June 2020 Utility Rate Study have not been updated.**

**The information shown is what existed in the 2019 study.**

**Anderson Farms Pressure Irrigation and Groundwater Systems Recommendations**

1. Set rates for all units in the Anderson Farms development served by the groundwater pumping system at \$12.00 per month.
2. Set rates for all units in the Anderson Farms development served by the pressure irrigation system with 1" meters at \$6.39 per month to account for the pressure irrigation pump station infrastructure. Set rates for other size meters as shown in Table 15 below. **This is in addition to the established rate for pressure irrigation in Lindon.**

**Table 15. Recommended Metered PI Base Rates**

	Meter Size				
	1"	1.5"	2"	3"	4"
Base Rate	\$6.39	\$12.78	\$20.45	\$44.73	\$80.51

3. Set the PI water usage rate for all units in the Anderson Farms development served by pressure irrigation at \$0.58 per thousand gallons.
4. Review the rates annually to track the actual fund changes.
5. Manage system replacement funding and costs by doing the following:
  - c. Set aside funds for replacement projects so that they can accumulate and be available to cover replacement projects as they are needed.
  - d. Schedule replacement projects so that aging infrastructure is replaced before it fails, which could result in private property damage, and would force replacement at higher costs.

## APPENDIX A – Water Fund Expenditures and Revenues

Table A.1. Water Fund Expenditures (Operating and Maintenance Costs)

WATER FUND		Fiscal Year - Historical Expenditures											
51-40-XXX	Expenditures Category	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	
<b>O &amp; M Expenses:</b>													
<b>Pumping:</b>													
270	Purchased power (CW)	\$96,669	\$84,685	\$98,374	\$118,007	\$122,427	\$97,412	\$112,860	\$81,873	\$96,814	\$105,070	\$127,542	See Note 1
270	Purchased power (SW)	\$52,386	\$47,539	\$54,482	\$53,212	\$63,061	\$60,499	\$66,202	\$83,166	\$93,481	\$90,148	\$73,615	See Note 1
<b>Subtotal</b>		<b>\$149,055</b>	<b>\$132,224</b>	<b>\$152,856</b>	<b>\$171,219</b>	<b>\$185,508</b>	<b>\$157,912</b>	<b>\$179,062</b>	<b>\$165,039</b>	<b>\$190,295</b>	<b>\$195,218</b>	<b>\$201,158</b>	
<b>Transmission and Distribution:</b>													
250, 260, 280, 290	Operating Supplies & Maintenance	\$43,544	\$37,858	\$35,944	\$34,673	\$36,341	\$45,786	\$23,468	\$45,029	\$51,002	\$43,007	\$40,723	See Note 1
270	P.W. Building Utilities	\$625	\$791	\$1,022	\$1,713	\$2,060	\$1,358	\$1,580	\$1,882	\$2,569	\$1,907	\$1,299	See Note 1
740, 675, 610	Equipment Purchases	\$31,130	\$25,656	\$204	\$35,542	\$1,336	\$242	\$0	\$1,764	\$11,763	\$436	\$2,578	See Note 1
480	Special Department Supplies	\$22,899	\$38,823	\$37,958	\$62,169	\$33,535	\$36,091	\$15,847	\$23,256	\$50,571	\$49,233	\$38,047	See Note 1
350	Hydrants												
350	Other	\$2,412	\$2,217	\$1,891									
<b>Chlorination</b>													
640	CUP/Alone Reach Water Damage	\$7,102	\$7,774	\$27,329	\$12,080	\$11,545	\$4,069	\$4,462	\$4,942	\$6,043	\$6,855	\$7,882	See Note 1
680	CUP/WCD Power Loss Charge	\$12,840	\$8,432	\$15,170	\$22,999	\$8,106	\$1,943	\$3,357	\$8,253	\$9,583	\$14,176	\$15,078	See Note 1
690	CUP/Boswellville OM&R				\$11,218	\$12,290	\$13,346	\$16,911	\$21,392	\$24,613	\$31,910	\$32,398	See Note 1
690, 630	Water Stock Assessment	\$60,712	\$71,471	\$54,023	\$61,063	\$61,642	\$82,582	\$110,435	\$71,564	\$68,481	\$106,393	\$62,091	See Note 1
690, 630	Infrastructure Management Plan Maintenance												
<b>Subtotal</b>		<b>\$191,463</b>	<b>\$193,121</b>	<b>\$173,542</b>	<b>\$241,656</b>	<b>\$186,686</b>	<b>\$157,417</b>	<b>\$176,161</b>	<b>\$176,113</b>	<b>\$224,625</b>	<b>\$253,917</b>	<b>\$200,067</b>	
<b>Accounting</b>													
910	Admin Costs to General Fund	\$126,600	\$140,952	\$159,000	\$185,500	\$167,040	\$134,100	\$199,691	\$205,122	\$207,732	\$210,823	\$216,251	See Note 1
911	P.W. Admin Costs to General Fund					\$93,888	\$134,530	\$73,218	\$77,512	\$73,364	\$65,644	\$90,236	See Note 1
450, 460	Bad Debt Expense/Military Utility Waiver	\$30	\$255	\$0	\$1,274	\$18,371	\$88	\$5,823	\$2,647	\$0	\$0	\$0	See Note 1
<b>Subtotal</b>		<b>\$126,630</b>	<b>\$141,207</b>	<b>\$159,000</b>	<b>\$186,774</b>	<b>\$279,301</b>	<b>\$318,718</b>	<b>\$278,733</b>	<b>\$285,281</b>	<b>\$281,096</b>	<b>\$276,467</b>	<b>\$306,487</b>	
<b>Employee and Benefits</b>													
110 - 120	Salaries	\$191,155	\$187,724	\$207,508	\$211,518	\$166,362	\$148,600	\$133,495	\$132,260	\$127,972	\$131,901	\$160,847	See Note 1
135 - 165	Employee benefits	\$93,339	\$96,704	\$120,385	\$125,343	\$92,584	\$84,882	\$91,932	\$84,849	\$72,568	\$68,065	\$80,783	See Note 1
210 - 235	Dues, Travel, Training, Uniform Expense	\$3,947	\$5,787	\$5,793	\$6,718	\$3,544	\$3,215	\$3,882	\$4,632	\$3,141	\$3,012	\$3,012	See Note 2
510	Insurance	\$8,835	\$8,943	\$10,510	\$11,725	\$11,555	\$10,857	\$14,035	\$10,998	\$10,330	\$7,959	\$7,497	See Note 1
<b>Subtotal</b>		<b>\$296,257</b>	<b>\$299,143</b>	<b>\$344,193</b>	<b>\$355,903</b>	<b>\$273,063</b>	<b>\$248,583</b>	<b>\$273,344</b>	<b>\$212,759</b>	<b>\$214,011</b>	<b>\$210,260</b>	<b>\$252,138</b>	
<b>Other Services</b>													
310, 315	Professional & Technical Services	\$32,055	\$30,927	\$22,575	\$41,801	\$44,829	\$51,179	\$54,983	\$32,146	\$104,347	\$57,747	\$170,921	See Note 2
620	Other Services	\$2,894	\$3,184	\$35,051	\$20,844	\$17,460	\$10,156	\$12,261	\$6,951	\$22,183	\$5,939	\$3,745	See Note 2
625	Loan to General Fund						\$0	\$0	\$0	\$0	\$0	\$0	See Note 1
626	Loan to General Fund - Water Rights						\$0	\$0	\$0	\$0	\$0	\$0	See Note 1
730	Improvements Other Than Buildings	\$0	\$425	\$0	\$1,817	\$0	\$0	\$0	\$0	\$0	\$0	\$0	See Note 1
240	Office Expense & Supplies	\$20,629	\$18,346	\$20,741	\$28,138	\$25,418	\$22,011	\$24,009	\$22,578	\$19,571	\$19,105	\$19,088	See Note 1
<b>Subtotal</b>		<b>\$56,577</b>	<b>\$52,865</b>	<b>\$78,367</b>	<b>\$87,697</b>	<b>\$87,708</b>	<b>\$83,346</b>	<b>\$91,284</b>	<b>\$61,674</b>	<b>\$146,106</b>	<b>\$82,761</b>	<b>\$103,755</b>	
<b>Total O &amp; M expense</b>		<b>\$621,961</b>	<b>\$617,961</b>	<b>\$607,957</b>	<b>\$1,020,650</b>	<b>\$993,366</b>	<b>\$1,005,956</b>	<b>\$998,593</b>	<b>\$900,865</b>	<b>\$1,096,134</b>	<b>\$1,038,621</b>	<b>\$1,153,605</b>	
<b>Footnotes:</b>													
1 Used historic trendline with adjustments per employee changes													
2 Used historic average + 3% inflation rate													
3 Used 2015 Infrastructure Management Plan replacement cost in 2015 dollars with 3% annual inflation.													
4 No power loss charge in 2015-2017 and then used historic annual average from 2007-2015 with a 3% annual inflation rate.													

LINDON CITY UTILITY RATE STUDY

WATER FUND		Fiscal Year - Historical Expenditures				Fiscal Year - Projected Expenditures						
51-40-XXXX	Expenditures Category	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	
<b>O &amp; M Expenses:</b>												
<b>Pumping:</b>												
270	Purchased power (CW)	\$140,772	\$158,798	\$128,557	\$112,610	\$139,114	\$142,702	\$146,200	\$149,878	\$153,466	\$157,054	See Note 1
273	Purchased power (SW)	\$78,058	\$95,574	\$94,404	\$91,666	\$93,690	\$96,853	\$99,627	\$102,800	\$105,773	\$108,747	See Note 1
	<b>Subtotal</b>	<b>\$218,830</b>	<b>\$222,672</b>	<b>\$222,960</b>	<b>\$194,476</b>	<b>\$232,804</b>	<b>\$229,555</b>	<b>\$246,116</b>	<b>\$252,678</b>	<b>\$259,239</b>	<b>\$265,801</b>	
<b>Transmission and Distribution:</b>												
250, 260, 280, 290	Operating Supplies & Maintenance	\$66,626	\$90,958	\$92,387	\$88,592	\$107,762	\$119,692	\$131,622	\$143,553	\$155,483	\$167,413	See Note 1
270	P.W. Building Utilities	\$1,680	\$2,133	\$19,955	\$2,021	\$7,049	\$7,502	\$8,138	\$8,684	\$9,229	\$9,775	See Note 1
740, 675, 610	Equipment Purchases	\$2,101	\$52,587	\$29,842	\$3,862	\$32,287	\$36,231	\$40,166	\$44,100	\$48,034	\$51,969	See Note 1
480	Special Department Supplies	\$56,175	\$58,044	\$48,505	\$59,879	\$50,769	\$51,971	\$53,173	\$54,375	\$55,577	\$56,779	See Note 1
	Hydrants											
350	Other											
	Chlorination											
640	CUP/Alpine Reach Water Carriage	\$0	\$7,216	\$0	\$0	\$10,787	\$11,569	\$12,350	\$13,131	\$13,912	\$14,694	See Note 1
680	CUWCD Power Loss Charge	\$5,944	\$0	\$0	\$4,648	\$27,242	\$33,141	\$33,040	\$35,939	\$38,838	\$41,737	See Note 1
660	CUP/Bonneville DM&R	\$0	\$27,612	\$38,191	\$41,490	\$45,925	\$49,313	\$52,702	\$56,090	\$59,479	\$62,868	See Note 1
690, 630	Water Stock Assessment	\$84,546	\$118,805	\$99,057	\$102,690	\$121,078	\$124,212	\$127,346	\$130,480	\$133,613	\$136,747	See Note 1
	Infrastructure Management Plan Maintenance				\$0	\$88,619	\$71,781	\$73,311	\$76,427	\$79,286	\$81,167	
	<b>Subtotal</b>	<b>\$217,071</b>	<b>\$396,755</b>	<b>\$317,938</b>	<b>\$303,181</b>	<b>\$471,524</b>	<b>\$502,501</b>	<b>\$531,847</b>	<b>\$562,779</b>	<b>\$593,452</b>	<b>\$623,148</b>	
<b>Accounting</b>												
910	Admin Costs to General Fund	\$233,297	\$249,444	\$266,787	\$285,100	\$268,829	\$278,558	\$288,287	\$298,016	\$307,745	\$317,473	See Note 1
911	P.W. Admin Costs to General Fund	\$87,911	\$86,894	\$148,548	\$124,865	\$102,787	\$104,327	\$107,868	\$111,408	\$114,949	\$118,489	See Note 1
450, 460	Bad Debt Expense/Military Utility Waiver	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	See Note 1
	<b>Subtotal</b>	<b>\$321,208</b>	<b>\$336,338</b>	<b>\$413,335</b>	<b>\$389,965</b>	<b>\$369,616</b>	<b>\$382,885</b>	<b>\$396,154</b>	<b>\$409,424</b>	<b>\$422,693</b>	<b>\$435,963</b>	
<b>Employee and Benefits</b>												
110 - 120	Salaries	\$174,577	\$180,432	\$188,561	\$220,337	\$226,145	\$237,797	\$248,448	\$261,099	\$272,751	\$284,402	See Note 1
135 - 180	Employee benefits	\$83,632	\$102,368	\$102,349	\$115,565	\$133,054	\$145,451	\$156,948	\$168,445	\$179,942	\$191,439	See Note 1
210 - 230	Dues, Travel, Training, Uniform Expense	\$2,706	\$5,281	\$3,779	\$3,601	\$3,920	\$4,037	\$4,156	\$4,283	\$4,411	\$4,544	See Note 2
510	Insurance	\$7,332	\$8,069	\$11,853	\$13,109	\$12,425	\$13,784	\$15,143	\$16,502	\$17,861	\$19,220	See Note 1
	<b>Subtotal</b>	<b>\$268,448</b>	<b>\$296,170</b>	<b>\$306,542</b>	<b>\$352,602</b>	<b>\$376,444</b>	<b>\$401,069</b>	<b>\$425,697</b>	<b>\$450,329</b>	<b>\$474,965</b>	<b>\$499,604</b>	
<b>Other Services</b>												
310, 315	Professional & Technical Services	\$132,096	\$211,923	\$100,325	\$110,288	\$113,507	\$117,004	\$120,515	\$124,130	\$127,654	\$131,289	See Note 2
620	Other Services	\$2,235	\$2,943	\$3,199	\$4,997	\$5,147	\$5,301	\$5,460	\$5,624	\$5,793	\$5,968	See Note 2
625	Loan to General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	See Note 1
626	Loan to General Fund - Water Rights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	See Note 1
730	Improvements Other Than Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	See Note 1
240	Office Expense & Supplies	\$20,038	\$19,653	\$21,399	\$23,581	\$20,985	\$21,306	\$21,627	\$21,947	\$22,268	\$22,589	See Note 1
	<b>Subtotal</b>	<b>\$154,369</b>	<b>\$234,519</b>	<b>\$124,913</b>	<b>\$138,866</b>	<b>\$139,725</b>	<b>\$143,611</b>	<b>\$147,601</b>	<b>\$151,701</b>	<b>\$155,915</b>	<b>\$160,245</b>	
	<b>Total O &amp; M expense</b>	<b>\$1,179,925</b>	<b>\$1,451,453</b>	<b>\$1,385,689</b>	<b>\$1,379,090</b>	<b>\$1,580,305</b>	<b>\$1,669,622</b>	<b>\$1,747,416</b>	<b>\$1,826,911</b>	<b>\$1,906,264</b>	<b>\$1,984,760</b>	
<b>Footnotes:</b>												
1 Used historic trendline with adjustments per employee changes												
2 Used historic average + 3% inflation rate												
3 Used 2015 Infrastructure Management Plan replacement cost in 2015 dollars with 3% annual inflation.												
4 No power loss charge in 2015-2017 and then used historic annual average from 2007-2015 with a 3% annual inflation rate.												

Table A.2. Water Fund Expenditures (Capital Improvements and Impact Fees)

WATER FUND F1-40-XX	Expenditure Category	Fiscal Year - Historical Expenditures										
		2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
<b>Capital Improvements from Rates:</b>												
<b>Capital Projects</b>												
750	115 Wastewater						\$0	\$64,523	\$0	\$0	\$0	\$0
759	Special Projects	\$4,500	\$5,458	\$78,500	\$40,148	\$0	\$72,884	\$150,996	\$161,971	\$153,860	\$29,311	
814	Joint Capital Expense to General Fund	\$17,600	\$28,206	\$4,139	\$0							
820	Joint Capital Expense to Sewer Fund		\$22,285									
Projected Projects From 2015 Lindon City Culinary Water System Capital Facilities Plan:												
	Well #3 Capacity Upsize (2015 Plan)											
	New 650 gpm Well (2015 Plan)											
	Replace 0.5 MG 835 E Tank with 1.38 MG Tank (2015 Plan)											
	<b>Subtotal</b>	\$24,400	\$65,965	\$85,639	\$10,278	\$0	\$0	\$167,107	\$150,996	\$161,971	\$153,860	\$29,311
<b>Debt Service</b>												
<b>Principal</b>												
801	1992 Irrigation Bond (Principal)	\$198,500	\$208,000	\$219,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
841	1994 Culinary Bond (Principal)	\$107,000	\$122,000	\$138,000	\$155,000	\$173,000	\$208,000	\$90,000	\$0	\$0	\$0	\$0
854	CLIF Water Principal (40 Years)				\$142,424	\$41,342	\$42,674	\$44,049	\$45,465	\$46,933	\$48,441	\$50,006
873	2006-453 N Culinary Bond (Principal)				\$20,353	\$21,371	\$22,439	\$23,561	\$24,739	\$25,976	\$27,271	\$28,636
876	2010 Wtr Meter Lease (Principal)						\$0	\$0	\$71,809	\$74,323	\$76,926	\$79,616
880	Participate in Vector Debt Service			\$21,330	\$21,330	\$21,330						
<b>Interest</b>												
800	1992 Irrigation Bond (Interest)	\$27,967	\$17,883	\$10,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
840	1994 Culinary Bond (Interest)	\$23,488	\$20,825	\$19,100	\$15,650	\$11,775	\$4,850	\$1,000	\$0	\$0	\$0	\$0
855	CLIF Water Interest (40 Years)				\$50,521	\$101,062	\$99,043	\$89,868	\$95,326	\$94,860	\$100,300	\$91,727
870	2006-453 N Culinary Bond (Interest)		\$1,636	\$4,267	\$11,604	\$10,604	\$10,527	\$15,025	\$17,283	\$16,128	\$14,742	\$13,321
876	2010 Wtr Meter Lease (Interest)						\$0	\$11,873	\$11,245	\$9,950	\$8,763	\$7,600
890	Bond Amortization						\$363	\$0	\$363	\$353	\$0	\$0
	<b>Subtotal</b>	\$256,954	\$370,144	\$412,647	\$417,886	\$390,484	\$387,886	\$276,155	\$257,329	\$257,623	\$256,478	\$256,308
	<b>Total Debt Rates</b>	\$308,406	\$509,444	\$492,078	\$432,420	\$390,022	\$402,445	\$288,078	\$271,000	\$272,102	\$271,124	\$270,807
<b>Impact Fee Projects:</b>												
<b>Impact Fee Eligible Projects</b>												
749	700 North Water Line	\$2,172	\$476,415	\$5,821	\$0	\$0	\$0	\$12,893	\$0	\$0	\$0	\$0
748	Creekside overpassing water line						\$0	\$12,893	\$0	\$0	\$0	\$0
Projected Projects From 2015 Lindon City Culinary Water System Capital Facilities Plan:												
	Well #3 Capacity Upsize (2015 Plan)											
	New 650 gpm Well (2015 Plan)											
	Replace 0.5 MG 835 E Tank with 1.38 MG Tank (2015 Plan)											
775	Impact Fee Use for Capital Projects (Deduction)	(\$2,172)	(\$280,916)								\$63,412	
	<b>Subtotal</b>	\$0	\$196,502	\$5,821	\$0	\$0	\$0	\$12,893	\$0	\$0	\$63,412	\$0
<b>Impact Fee Eligible Debt Service</b>												
<b>Principal</b>												
861	2009-100 N Culinary Bond (Principal)			\$7,200	\$7,454	\$7,707	\$8,060	\$8,399	\$8,897	\$9,428	\$9,994	\$10,717
<b>Interest</b>												
860	2009-100 N Culinary Bond (Interest)	\$1,092	\$13,300	\$7,811	\$7,033	\$6,781	\$6,409	\$6,154	\$5,839	\$5,513	\$5,292	\$4,821
	<b>Subtotal</b>	\$1,092	\$13,300	\$15,011	\$14,487	\$14,518	\$14,554	\$14,523	\$14,537	\$14,539	\$14,686	\$14,558
	<b>Total from Impact Fee Projects</b>	\$1,092	\$211,802	\$20,832	\$14,527	\$14,518	\$14,554	\$27,416	\$14,537	\$14,539	\$78,098	\$14,558
<b>Replacement Improvements:</b>												
<b>Replacement Projects</b>												
749	400 North Water Line - Canal to Main St	\$0	\$1,804	\$306,812								
751	Well Replacement	\$62,731	\$2,703				\$0	\$23,000	\$0	\$10,000	\$11,900	\$0
752	North Union Canal Piping											
760	Meter Replacement						\$0	\$447,447	\$0	\$0	\$0	\$0
771	Woodcock Utility Relocation						\$0	\$0	\$49,568	\$50,260	\$51,064	\$0
	<b>Subtotal</b>	\$62,731	\$4,507	\$306,812	\$0	\$0	\$0	\$471,016	\$49,568	\$60,862	\$62,964	\$0
<b>Footnotes:</b>												
1 Used historic trendline w th adjustments per employee changes												
2 Used historic average + 3% inflation rate												
3 Used 2015 Infrastructure Management Plan replacement cost in 2015 dollars w th 3% annual inflation.												
4 No power loss charge in 2015-2017 and then used historic annual average from 2007-2015 w th a 3% annual inflation rate.												

See Note 2  
See Note 2

See Note 3



Table A.3. Water Fund Revenues

WATER FUND		Fiscal Year - Historical Revenues											
51-30-000	Revenues Category	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	
<b>Operating Revenues:</b>													
<b>Water Sales:</b>													
130, 150	Culinary Water	\$876,486	\$650,094	\$977,117	\$993,409	\$1,066,644	\$1,023,716	\$1,053,622	\$1,094,502	\$1,162,626	\$1,073,101	\$1,143,191	See note 1
300	Secondary Water	\$323,707	\$345,635	\$356,356	\$361,967	\$368,650	\$375,793	\$376,047	\$374,523	\$381,484	\$383,912	\$396,491	See note 1
	<b>Subtotal</b>	<b>\$1,200,193</b>	<b>\$1,195,730</b>	<b>\$1,333,473</b>	<b>\$1,355,376</b>	<b>\$1,435,294</b>	<b>\$1,399,511</b>	<b>\$1,429,669</b>	<b>\$1,469,024</b>	<b>\$1,544,120</b>	<b>\$1,457,013</b>	<b>\$1,539,682</b>	
<b>Misc. Revenues</b>													
110	Interest revenue (CW)	\$8,181	\$22,643	\$34,660	\$40,130	\$17,921	\$3,602	\$2,412	\$1,711	\$582	\$710	\$548	Used \$1,000/yr
310 to 340	Other fees (CW)	\$39,066	\$35,044	\$51,308	\$59,787	\$26,782	\$49,587	\$44,505	\$34,883	\$38,751	\$28,089	\$105,421	See note 1
351	Secondary Water Share Rentals (SW)						\$1,540	\$46,159	\$1,796	\$1,796	\$1,796	\$1,796	Used \$2,000/yr
355	Retainage Water Meter Bond (CW)						\$0	\$0	\$0	\$0	\$0	\$0	
410	Fee in lieu of water stock (SW)	\$38,550	\$217,892	\$536,729	\$0	\$4,675	\$93,712	\$16,535	\$11,929	\$28,038	\$174,291	\$82,457	See note 2
640	Fixed Asset Disposal Gain/Loss						\$0	\$0	\$0	\$0	\$0	\$0	
900	Sundry Revenue (CW)	\$871	\$8,704	\$0	\$4,883		\$0	\$248	\$2,846	\$13,117	\$5,049	\$2,831	Used \$5,000/yr
	<b>Subtotal</b>	<b>\$86,672</b>	<b>\$294,283</b>	<b>\$622,696</b>	<b>\$104,799</b>	<b>\$49,378</b>	<b>\$148,441</b>	<b>\$109,857</b>	<b>\$53,767</b>	<b>\$82,295</b>	<b>\$207,915</b>	<b>\$182,852</b>	
	<b>Total Operating Revenue</b>	<b>\$1,286,865</b>	<b>\$1,490,013</b>	<b>\$1,956,171</b>	<b>\$1,460,175</b>	<b>\$1,484,671</b>	<b>\$1,547,952</b>	<b>\$1,539,525</b>	<b>\$1,522,191</b>	<b>\$1,626,405</b>	<b>\$1,664,928</b>	<b>\$1,726,534</b>	
<b>Nonoperating Revenues:</b>													
440	Property Tax												
	Funds From Financing Source						\$0	\$385,075	\$0	\$0	\$0	\$0	
	<b>Total Nonoperating Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$385,075</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Impact Fees:</b>													
120	Impact fees	\$94,369	\$78,201	\$102,774	\$130,213	\$39,865	\$53,527	\$34,268	\$32,540	\$40,014	\$59,016	\$75,967	See note 1
125	Impact fees - interest	\$4,995	\$2,945	\$3,862	\$10,458	\$6,475	\$2,373	\$2,109	\$2,610	\$2,298	\$1,809	\$1,441	See note 1
<b>Footnotes:</b>													
1 Used historic trendline													
2 Used historic average + 3% inflation rate													

LINDON CITY UTILITY RATE STUDY

WATER FUND 51-30-XXX Revenues Category		Fiscal Year - Historical Revenues				Fiscal Year - Projected Revenues						
		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	
<b>Operating Revenues:</b>												
<b>Water Sales:</b>												
130, 150	Culinary Water	\$1,258,131	\$1,440,168	\$1,830,056	\$2,020,172	\$2,255,849	\$2,540,437	\$2,872,667	\$2,704,130	\$2,921,133	\$3,053,868	See note 1
300	Secondary Water	\$391,683	\$398,288	\$402,947	\$411,021	\$414,960	\$419,835	\$424,110	\$429,585	\$434,460	\$439,335	See note 1
Subtotal		\$1,649,794	\$1,838,454	\$2,242,003	\$2,432,093	\$2,670,808	\$2,960,272	\$3,397,376	\$3,223,724	\$3,355,592	\$3,493,203	
<b>Misc. Revenues:</b>												
110	Interest revenue (CW)	\$791	\$1,328	\$2,785	\$5,884	\$0	\$0	\$0	\$0	\$0	\$0	Used \$1,000/yr
310 to 340	Other fees (CW)	\$93,119	\$72,938	\$148,696	\$157,115	\$120,787	\$127,570	\$134,533	\$141,477	\$148,390	\$155,283	See note 1
351	Secondary Water Share Rentals (SW)	\$0	\$0	\$0	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	Used \$2,000/yr
355	Retainage Water Meter Bond (CW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
410	Fee in lieu of water stock (SW)	\$199,744	\$182,161	\$171,570	\$272,895	\$138,759	\$133,107	\$163,123	\$161,727	\$171,636	\$168,122	See note 2
640	Fixed Asset Disposal Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
900	Sundry Revenue (CW)	\$165	\$11,280	\$33,648	\$13,648	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	Used \$5,000/yr
Subtotal		\$293,818	\$217,706	\$356,099	\$449,537	\$296,526	\$297,777	\$304,696	\$310,204	\$327,016	\$330,406	
Total Operating Revenue		\$1,943,612	\$2,056,221	\$2,598,671	\$2,881,631	\$2,937,334	\$3,237,049	\$3,402,072	\$3,533,927	\$3,682,608	\$3,823,638	
<b>Nonoperating Revenues:</b>												
440	Property tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Nonoperating Revenue		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Impact Fees:</b>												
120	Impact fees	\$97,019	\$65,448	\$145,136	\$207,857	\$113,024	\$116,623	\$120,322	\$124,422	\$128,221	\$132,020	See note 1
125	Impact fees - interest	\$2,126	\$3,757	\$7,370	\$13,568	\$5,605	\$5,738	\$5,871	\$6,004	\$6,137	\$6,270	See note 1
<b>Footnotes:</b>												
1 Used historic trends												
2 Used historic average + 3% inflation rate												

**Table A.4. Projected Culinary Water Replacement Expenses in Next 25 Years (From 2015 Infrastructure Management Plan)**

		Beginning Year	2020	2025	2035
		Ending Year	2024	2034	2044
		Period Duration	5	10	10
Culinary Water	Fire Hydrants				\$290,000
Culinary Water	Pipes			\$167,966	\$9,212,773
Culinary Water	PRV Stations				\$128,648
Culinary Water	Pump Stations		\$60,000	\$100,000	\$310,000
Culinary Water	Services & Meters		\$3,600,975	\$3,738,000	\$2,196,975
Culinary Water	Springs				
Culinary Water	Telemetry		\$42,400	\$54,100	\$54,000
Culinary Water	Tanks				
Culinary Water	Valves				\$6,500
Culinary Water	Wells		\$120,000	\$560,000	\$210,000

The largest part of the culinary water replacement work is associated with replacing aging water service and meters. Capacity adding projects include a culinary water well to provide redundancy.

**Table A.5. Projected Secondary Water Replacement Expenses in Next 25 Years (From 2015 Infrastructure Management Plan)**

		Beginning Year	2020	2025	2035
		Ending Year	2024	2034	2044
		Period Duration	5	10	10
Secondary Water	Structures				
Secondary Water	Boxes			\$176,000	\$596,000
Secondary Water	Pipes				
Secondary Water	PRV Stations				\$96,486
Secondary Water	Pump Stations			\$535,000	\$39,000
Secondary Water	Reservior				
Secondary Water	Services & Meters			\$3,423,000	\$175,500
Secondary Water	Telemetry		\$21,600	\$38,000	\$38,000

In the coming 5 to 15 years there will likely be a need to replace pressure irrigation services. Installation of meters is not included in these figures.

## APPENDIX B – Sewer Fund Expenditures and Revenues

Table B.1 Sewer Fund Expenditures

SANITARY SEWER FUND		Fiscal Year - Historical Expenditures											
52-40-XXX	Expenditures Category	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	
<b>O &amp; M Expenses</b>													
<b>Pumping:</b>													
270	Utilities	\$3,098	\$3,390	\$3,973	\$4,125	\$4,328	\$5,630	\$8,113	\$8,989	\$6,888	\$11,542	\$19,614	See Note 1
Subtotal		\$3,098	\$3,390	\$3,973	\$4,125	\$4,328	\$5,630	\$8,113	\$8,989	\$6,888	\$11,542	\$19,614	
<b>Waste Water Treatment:</b>													
600	Orem City Sewage Treatment	\$308,305	\$334,777	\$366,900	\$307,553	\$437,861	\$427,129	\$331,112	\$371,865	\$449,059	\$394,679	\$408,342	See Note 1
Subtotal		\$308,305	\$334,777	\$366,900	\$307,553	\$437,861	\$427,129	\$331,112	\$371,865	\$449,059	\$394,679	\$408,342	
<b>Collection and Outfall System</b>													
250 & 290	Operating Supplies & Maintenance	\$18,373	\$18,528	\$28,183	\$27,709	\$24,919	\$13,954	\$18,866	\$21,103	\$25,133	\$17,330	\$20,053	See Note 1
740, 675, & 610	Equipment Purchases & Rental	\$2,305	\$367,221	\$99,637	\$22,836	\$0	\$0	\$0	\$1,380	\$1,570	\$10,685	\$11,784	See Note 2
480	Special Department Supplies	\$16,741	\$6,730	\$6,956	\$2,955	\$6,180	\$3,610	\$4,931	\$5,055	\$1,753	\$2,999	\$3,637	See Note 2
730	Improvements Other than Bldgs						\$0	\$0	\$0	\$0	\$0	\$0	
757	Infiltration Elimination	\$119,625	\$39,729	\$4,000	\$14,750	\$0	\$2,099	\$0	\$0	\$42,000	\$0	\$0	
765	Pump/Lift Stations						\$0	\$0	\$0	\$0	\$0	\$0	
772	Orem Sewer Plant Expansion						\$0	\$0	\$0	\$0	\$134,910	\$0	
655	Sewer Backup Claims	6575	\$0	\$2,334	\$5,518	\$0	\$0	\$7,061	\$0	\$1,129	\$0	\$3,980	See Note 2
270	P.W. Building Utilities	\$825	\$791	\$1,022	\$1,713	\$2,090	\$1,358	\$1,580	\$1,882	\$2,568	\$1,907	\$2,129	See Note 1
280 & 290	Telephone, Gas & Oil	\$7,213	\$6,709	\$6,945	\$6,116	\$6,294	\$4,509	\$5,554	\$7,408	\$8,354	\$8,635	\$9,741	See Note 1
Infrastructure Management Plan Maintenance													See Note 5
Subtotal		\$198,659	\$438,708	\$148,977	\$81,566	\$39,400	\$25,501	\$37,995	\$37,828	\$82,508	\$176,662	\$48,622	
<b>Accounting:</b>													
910	Admin Costs to General Fund	\$84,600	\$90,000	\$98,400	\$101,400	\$101,400	\$124,715	\$131,738	\$140,323	\$165,275	\$190,228	\$197,835	See Note 1
911	P.W. Costs to General Fund			\$0	\$330	\$5,407	\$0	\$2,690	\$55	\$0	\$0	\$0	See Note 1
450 & 460	Bud Debt Expense/Military Utility Waiver	\$0	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Used \$1,000/yr
Subtotal		\$84,600	\$90,190	\$98,400	\$101,730	\$200,697	\$259,245	\$207,648	\$223,696	\$238,634	\$275,870	\$288,071	
<b>Employee and Benefits:</b>													
110 - 120	Salaries	\$138,614	\$132,818	\$136,822	\$143,586	\$92,533	\$72,120	\$59,728	\$84,137	\$62,396	\$63,307	\$111,288	See Note 1
130 - 185	Employee benefits	\$67,262	\$75,332	\$78,445	\$85,508	\$56,343	\$33,751	\$32,829	\$41,051	\$47,103	\$47,317	\$47,891	See Note 1
210 - 236	Membership, Uniforms, Travel, Training	\$2,632	\$3,104	\$2,310	\$2,528	\$980	\$938	\$1,951	\$1,702	\$2,480	\$1,867	\$2,889	See Note 2
510	Insurance	\$5,348	\$6,249	\$7,368	\$6,033	\$7,478	\$9,213	\$8,335	\$7,628	\$7,149	\$3,364	\$4,912	See Note 1
Subtotal		\$211,856	\$217,303	\$222,745	\$242,253	\$157,840	\$116,021	\$102,642	\$134,715	\$139,134	\$145,788	\$167,078	
<b>Footnotes:</b>													
1 Used historic trendline with adjustments per employee changes													
2 Used historic average													
3 Used approximate annual percent increase from 2010-2018 for each projected year. \$62,000 was added to fiscal year 2018-2019 for an additional full-time employee.													
4 Used weighted average from 2008 with 3% annual inflation.													
5 Used 2015 Infrastructure Management Plan replacement cost in 2015 dollars with 3% annual inflation.													
6 Used historic average from 2006.													

SANTARY SEWER FUND		Fiscal Year - Historical Expenditures											
52-40-300	Expenditures Category	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	
<b>Other Services:</b>													
310	Professional, Technical & Other Services	\$7,589	\$26,097	\$11,674	\$23,512	\$41,151	\$36,160	\$30,752	\$5,279	\$14,920	\$26,585	\$73,315	See Note 1
620	Other Services	\$2,700	\$1,639	\$8,530	\$2,389	\$2,108	\$1,489	\$1,029	\$4,286	\$4,368	\$6,718	\$5,229	See Note 1
625	Loan to General Fund						\$0	\$0	\$0	\$0	\$0	\$0	
240	Office Expense & Supplies	\$553	\$496	\$930	\$941	\$524	\$248	\$046	\$511	\$424	\$261	\$539	See Note 1
	<b>Subtotal</b>	<b>\$10,842</b>	<b>\$28,222</b>	<b>\$21,140</b>	<b>\$26,521</b>	<b>\$43,783</b>	<b>\$37,877</b>	<b>\$33,227</b>	<b>\$10,076</b>	<b>\$19,718</b>	<b>\$35,564</b>	<b>\$79,083</b>	
	<b>Total O &amp; M expense</b>	<b>\$785,367</b>	<b>\$1,112,596</b>	<b>\$664,835</b>	<b>\$823,780</b>	<b>\$883,908</b>	<b>\$871,409</b>	<b>\$720,937</b>	<b>\$787,362</b>	<b>\$935,941</b>	<b>\$1,040,104</b>	<b>\$1,010,810</b>	
<b>Capital Improvements:</b>													
<b>Capital Projects</b>													
745	RTS Widening						\$0	\$109,523	\$0	\$0	\$0	\$0	
755	Special Projects	\$0	\$339			\$7,188	\$0	\$28,345	\$0	\$26,757	\$0	\$43,286	See Note 6
914	Joint Capital Expense to General Fund	\$17,905	\$26,209	\$4,135	\$926	\$0							
Projected Projects From 2015 Lindon City Sanitary Sewer System Capital Facilities Plan:													
	Install Flow Metering and VFD at LS#4 & LS#5; Install Backup Power and SCADA at LS#5 (2015 Plan)												2015 costs adjusted to 2018 costs
	Abandon LS#2 and Install Gravity Pipe to Anderson Lane (2015 Plan)												2015 costs adjusted to 2020 costs
	Infiltration Reduction Lining (2015 Plan)												
	Abandon LS #1 and LS #3												
	<b>Subtotal</b>	<b>\$0</b>	<b>\$26,548</b>	<b>\$4,135</b>	<b>\$926</b>	<b>\$7,188</b>	<b>\$0</b>	<b>\$137,868</b>	<b>\$0</b>	<b>\$26,757</b>	<b>\$0</b>	<b>\$43,286</b>	
	<b>Net Capital Projects from Rates</b>	<b>\$2,172</b>	<b>\$555,096</b>	<b>\$23,437</b>	<b>\$926</b>	<b>\$7,188</b>	<b>\$171,062</b>	<b>\$1,893,152</b>	<b>\$1,059,049</b>	<b>\$474,165</b>	<b>\$0</b>	<b>\$43,286</b>	
<b>Debt Service</b>													
<b>Principle</b>													
805	Orem WRF Expansion Project						\$26,645	\$20,185	\$20,185	\$94,764	\$94,764	\$94,764	
881	Debt service - principal (Vector Truck)			\$14,353	\$16,662	\$18,880							
810	2011 Geneva Rd Proj. Bond (Principal)						\$0						
840	2017 Sewer Bond (Lift Station #7 and Off-Site Piping)												
<b>Interest</b>													
880	Debt service - interest (Vector Truck)		\$4,626	\$5,480	\$3,173	\$806							
820	2011 Geneva Rd Proj. Bond (Interest)						\$8,410						
845	2017 Sewer Bond (Lift Station #7 and Off-Site Piping)												
	<b>Subtotal</b>	<b>\$0</b>	<b>\$4,626</b>	<b>\$19,834</b>	<b>\$19,866</b>	<b>\$19,666</b>	<b>\$26,645</b>	<b>\$20,185</b>	<b>\$20,185</b>	<b>\$94,764</b>	<b>\$94,764</b>	<b>\$94,764</b>	
	<b>Net Debt Service from Rates</b>	<b>\$0</b>	<b>\$4,626</b>	<b>\$19,834</b>	<b>\$19,866</b>	<b>\$19,666</b>	<b>\$48,387</b>	<b>\$86,759</b>	<b>\$226,096</b>	<b>\$352,149</b>	<b>\$352,149</b>	<b>\$352,001</b>	
	<b>Total Capital Improvement Costs</b>	<b>\$2,172</b>	<b>\$559,722</b>	<b>\$43,271</b>	<b>\$20,792</b>	<b>\$26,661</b>	<b>\$199,707</b>	<b>\$1,913,337</b>	<b>\$1,079,234</b>	<b>\$568,926</b>	<b>\$94,764</b>	<b>\$138,050</b>	
<b>Replacement Improvements:</b>													
<b>Network Replacement Projects</b>													
771	Murdock Utility Relocation						\$0	\$0	\$28,608	\$29,067	\$29,592	\$0	See Note 5
	Infrastructure Management Plan Replacement												
	<b>Total Replacement Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,608</b>	<b>\$29,067</b>	<b>\$29,592</b>	<b>\$0</b>	
<b>Footnotes:</b>													
1 Used historic baseline w th adjustments per employee changes													
2 Used historic average													
3 Used approximate annual percent increase from 2010-2018 for each projected year. \$62,000 was added to fiscal year 2018-2019 for an additional full-time employee.													
4 Used weighted average from 2008 w th 3% annual inflation.													
5 Used 2015 Infrastructure Management Plan replacement cost in 2015 dollars w th 3% annual inflation.													
6 Used historic average from 2008.													

SANITARY SEWER FUND		Fiscal Year - Historical Expenditures										
52-40-XXX	Expenditures Category	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
<b>Impact Fee Projects:</b>												
<b>Impact Fee Eligible Projects</b>												
740	Geneva Road Upgrade Project						\$0	\$1,755,284	\$1,059,049	\$447,408	\$2,505	\$0
747	700 North Sewer Line	\$2,172	\$526,548	\$19,302								
763	Pressure Sewer Main						\$171,062	\$0	\$0	\$0		
Projected Projects From 2015 Lindon City Sanitary Sewer System Capital Facilities Plan:												
	Install Flow Metering and VFD at LS#4 & LS#5; Install Backup Power and SCADA at LS#5 (2015 Plan)											
	Abandon LS#2 and Install Gravity Pipe to Anderson Lane (2015 Plan)											
	Infiltration Reduction Lining (2015 Plan)											
	Abandon LS #1 and LS #3											
	<b>Subtotal</b>	\$2,172	\$526,548	\$19,302	\$0	\$0	\$171,062	\$1,755,284	\$1,059,049	\$447,408		
<b>Impact Fee Eligible Debt Service</b>												
<b>Principle</b>												
805	Orem WRF Expansion Project						\$19,742	\$13,911	\$13,911	\$65,310	\$65,310	\$65,310
810	2011 Geneva Rd Proj. Bond (Principal)						\$0	\$0	\$117,000	\$120,000	\$123,000	\$126,000
840	2017 Sewer Bond (Lift Station #7 and Off-Site Piping)											
<b>Interest</b>												
820	2011 Geneva Rd Proj. Bond (Interest)						\$0	\$8,410	\$75,000	\$72,075	\$69,075	\$65,927
845	2017 Sewer Bond (Lift Station #7 and Off-Site Piping)											
<b>Other</b>												
830	Cost of Bond Issuance						\$0	\$44,253	\$0	\$0	\$0	\$0
	<b>Subtotal</b>	\$0	\$0	\$0	\$0	\$0	\$19,742	\$66,574	\$205,911	\$257,385	\$257,385	\$257,238
	<b>Total from Impact Fee Projects</b>	\$2,172	\$526,548	\$19,302	\$0	\$0	\$190,804	\$1,821,858	\$1,264,960	\$704,793	\$257,365	\$257,238
<b>Footnotes:</b>												
1 Used historic baseline w/th adjustments per employee changes												
2 Used historic average												
3 Used approximate annual percent increase from 2010-2018 for each projected year. \$62,000 was added to fiscal year 2018-2019 for an additional full-time employee.												
4 Used weighted average from 2008 w/th 3% annual inflation.												
5 Used 2015 Infrastructure Management Plan replacement cost in 2015 dollars w/th 3% annual inflation.												
6 Used historic average from 2008.												

SANITARY SEWER FUND		Fiscal Year - Historical Expenditures				Fiscal Year - Projected Expenditures						
50-40-300X	Expenditures Category	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	
<b>O &amp; M Expenses</b>												
<b>Pumping:</b>												
270	Utilities	\$13,479	\$13,240	\$25,108	\$28,620	\$29,553	\$26,601	\$28,337	\$30,072	\$31,807	\$33,543	See Note 1
	Subtotal	\$13,479	\$13,240	\$25,108	\$28,620	\$29,553	\$26,601	\$28,337	\$30,072	\$31,807	\$33,543	
<b>Waste Water Treatment:</b>												
600	Orem City Sewage Treatment	\$474,470	\$475,571	\$464,930	\$475,143	\$301,525	\$459,171	\$465,971	\$472,771	\$479,571	\$486,371	See Note 1
	Subtotal	\$474,470	\$475,571	\$464,930	\$475,143	\$301,525	\$459,171	\$465,971	\$472,771	\$479,571	\$486,371	
<b>Collection and Outfall System</b>												
250 & 260	Operating Supplies & Maintenance	\$26,624	\$46,044	\$34,926	\$29,868	\$27,200	\$36,617	\$38,461	\$40,304	\$42,149	\$43,992	See Note 1
740, 675, & 610	Equipment Purchases & Rental	\$1,448	\$432,631	\$2,372	\$31,978	\$8,404	\$62,141	\$62,141	\$62,141	\$62,141	\$62,141	See Note 2
480	Special Department Supplies	\$5,527	\$1,742	\$10,167	\$740	\$0	\$5,053	\$5,053	\$5,053	\$5,053	\$5,053	See Note 2
730	Improvements Other than Bldgs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
757	Infiltration Elimination	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
765	Pump/Lift Stations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
772	Orem Sewer Plant Expansion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
655	Sewer Backup Claims	\$4,245	\$0	\$0	\$0	\$0	\$1,553	\$1,553	\$1,553	\$1,553	\$1,553	See Note 2
270	P. W. Building Utilities	\$2,190	\$2,258	\$2,735	\$2,021	\$2,366	\$2,711	\$2,813	\$2,916	\$3,018	\$3,120	See Note 1
280 & 290	Telephone, Gas & Oil	\$6,817	\$7,641	\$6,833	\$3,979	\$5,484	\$6,304	\$6,268	\$6,232	\$6,195	\$6,151	See Note 1
	Infrastructure Management Plan Maintenance				\$0	\$95,976	\$37,426	\$40,662	\$44,018	\$45,617	\$47,972	See Note 5
	Subtotal	\$46,853	\$490,315	\$57,033	\$68,593	\$139,460	\$151,786	\$156,951	\$162,217	\$165,726	\$169,992	
<b>Accounting:</b>												
910	Admin Costs to General Fund	\$208,519	\$216,890	\$223,768	\$174,240	\$233,345	\$243,719	\$254,093	\$264,467	\$274,841	\$285,215	See Note 1
911	P. W. Costs to General Fund	\$67,911	\$66,894	\$146,548	\$124,855	\$104,327	\$107,656	\$111,408	\$114,949	\$118,489	\$122,030	See Note 1
450 & 460	Bad Debt Expense/Military Utility Waiver	\$0	\$0	\$0	\$0	\$1,001	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Used \$1,000/yr
	Subtotal	\$296,430	\$303,754	\$370,316	\$299,105	\$338,673	\$352,587	\$366,501	\$380,416	\$394,330	\$408,245	
<b>Employee and Benefits:</b>												
110 - 120	Salaries	\$122,609	\$141,921	\$153,502	\$120,303	\$146,723	\$161,008	\$169,843	\$178,677	\$187,511	\$196,345	See Note 1
130 - 185	Employee benefits	\$47,020	\$75,902	\$78,121	\$58,288	\$61,013	\$74,026	\$77,722	\$81,419	\$85,116	\$88,813	See Note 1
210 - 230	Membership, Uniforms, Travel, Training	\$2,794	\$3,065	\$3,097	\$1,895	\$1,484	\$2,285	\$2,235	\$2,238	\$2,238	\$2,238	See Note 2
510	Insurance	\$3,748	\$5,140	\$8,464	\$6,481	\$10,366	\$9,244	\$9,377	\$9,511	\$9,645	\$9,778	See Note 1
	Subtotal	\$176,171	\$226,028	\$243,184	\$186,967	\$219,586	\$246,563	\$259,178	\$271,846	\$284,510	\$297,175	
<b>Footnotes:</b>												
1 Used historic trendline w/th adjustments per employee changes												
2 Used historic average												
3 Used approximate annual percent increase from 2010-2018 for each projected year. \$62,000 w as added to fiscal year 2018-2019 for an additional full-time employee.												
4 Used weighted average from 2008 w/th 3% annual inflation.												
5 Used 2015 Infrastructure Management Plan replacement cost in 2015 dollars w/th 3% annual inflation.												
6 Used historic average from 2006.												

SANITARY SEWER FUND		Fiscal Year - Historical Expenditures				Fiscal Year - Projected Expenditures					
52-40-300X	Expenditures Category	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
<b>Impact Fee Projects:</b>											
<b>Impact Fee Eligible Projects</b>											
746	Geneva Road Upgrade Project	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
747	700 North Sewer Line										
763	Pressure Sewer Main										
Projects From 2015 Lindon City Sanitary Sewer System Capital											
	Install Flow Metering and VFD at LS#4 & LS#5; Install Backup Power and SCADA at LS#5 (2015 Plan)				\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Abandon LS#2 and Install Gravity Pipe to Anderson Lane (2015 Plan)				\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Infiltration Reduction Lining (2015 Plan)				\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Abandon LS #1 and LS #3				\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Impact Fee Eligible Debt Service</b>											
<b>Principle</b>											
805	Orem WRF Expansion Project	\$51,399	\$51,399	\$51,399	\$51,399	\$51,399	\$51,399	\$51,399	\$45,197	\$45,274	\$45,274
810	2011 Geneva Rd Proj. Bond (Principal)	\$0	\$263,000	\$10,295	\$10,588	\$10,815	\$11,117	\$11,344	\$11,647	\$11,949	\$12,252
840	2017 Sewer Bond (Lift Station #7 and Off-Site Piping)			\$0	\$13,606	\$14,006	\$14,406	\$15,006	\$15,406	\$15,806	\$16,207
<b>Interest</b>											
820	2011 Geneva Rd Proj. Bond (Interest)	\$62,856	\$59,600	\$4,258	\$3,999	\$3,734	\$3,484	\$3,188	\$2,900	\$2,611	\$2,312
845	2017 Sewer Bond (Lift Station #7 and Off-Site Piping)			\$3,791	\$7,581	\$6,632	\$6,228	\$5,805	\$5,370	\$4,924	\$4,466
<b>Other</b>											
830	Cost of Bond Issuance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Subtotal</b>	<b>\$114,255</b>	<b>\$373,999</b>	<b>\$69,732</b>	<b>\$67,173</b>	<b>\$86,586</b>	<b>\$86,612</b>	<b>\$86,740</b>	<b>\$80,523</b>	<b>\$80,565</b>	<b>\$80,511</b>
	<b>Total from Impact Fee Projects</b>	<b>\$114,255</b>	<b>\$373,999</b>	<b>\$69,732</b>	<b>\$67,173</b>	<b>\$86,586</b>	<b>\$86,612</b>	<b>\$86,740</b>	<b>\$80,523</b>	<b>\$80,565</b>	<b>\$80,511</b>
<b>Footnotes:</b>											
1 Used historic trendline with adjustments per employee changes											
2 Used historic average											
3 Used approximate annual percent increase from 2010-2018 for each projected year. \$62,000 w/as added to fiscal year 2018-2019 for an additional full-time employee.											
4 Used weighted average from 2008 with 3% annual inflation.											
5 Used 2015 Infrastructure Management Plan replacement cost in 2015 dollars with 3% annual inflation.											
6 Used historic average from 2006.											

**Table B.2. Sewer Fund Revenues**

SANITARY SEWER FUND		Fiscal Year - Historical Revenues											
52-30-XXX	Revenues Category	2004-05	2006-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	
<b>Operating Revenues:</b>													
<b>Rate Revenues:</b>													
100	Sewer Charges	\$738,978	\$775,612	\$823,471	\$848,179	\$897,755	\$888,423	\$940,964	\$1,045,161	\$1,190,398	\$1,258,141	\$1,378,891	See note 1
<b>Misc. Revenues:</b>													
110	Interest revenue	\$916	\$115	\$631	\$371	\$253	\$119	\$1,961	\$3,758	\$1,031	\$226	\$375	Used \$1,000/yr
300	Sundry Revenue	\$107	\$55				\$0	\$0	\$562	\$19,439	(\$1)	\$0	Used \$5,000/yr
310	Sewer Line Inspector	\$3,000	\$2,880	\$6,946	\$2,091	\$350	\$550	\$700	\$575	\$700	\$1,060	\$1,325	See note 2
410	Sewer Assessment - 1900 West			\$1,882	\$5,726		\$0	\$0	\$0	\$1,066	\$5,774	\$11,315	Used \$5,000/yr
420	Sewer Assessment - 200 South	\$1,956	\$8,428	\$1,076	\$11,814	\$7,308	\$0	\$0	\$0	\$0	\$0	\$0	
430	Sewer Assessment - Other	\$22,791	\$41,489	\$12,157	\$14,373	\$4,394	\$16,357	\$3,038	\$2,492	\$328	\$1,406	\$8,353	Used \$5,000/yr
900	Joint Capital Expense from Water		\$59,388										
	<b>Subtotal</b>	<b>\$28,760</b>	<b>\$112,355</b>	<b>\$22,602</b>	<b>\$35,315</b>	<b>\$11,095</b>	<b>\$17,028</b>	<b>\$5,727</b>	<b>\$7,387</b>	<b>\$22,564</b>	<b>\$8,455</b>	<b>\$21,867</b>	
	<b>Total Operating Revenue</b>	<b>\$765,747</b>	<b>\$887,967</b>	<b>\$846,163</b>	<b>\$883,495</b>	<b>\$909,750</b>	<b>\$905,448</b>	<b>\$946,720</b>	<b>\$1,052,548</b>	<b>\$1,212,962</b>	<b>\$1,264,597</b>	<b>\$1,400,758</b>	
<b>Nonoperating Revenues:</b>													
	Property tax												
	Interest expense												
250	Funds from Financing Sources		\$177,915				\$0	\$2,217,241	\$0	\$0	\$0	\$0	
550	Bond Proceeds						\$0	\$3,000,000	\$0	\$0	\$0	\$0	
600	CDBG Grant	\$92,049					\$0	\$0	\$0	\$0	\$0	\$0	
640	Fixed Asset Disposal Gain/Loss		\$70,000	\$10,000			\$0	\$0	\$0	\$0	\$0	\$0	
	Bond issuance costs												
	<b>Total Nonoperating Revenue</b>	<b>\$92,049</b>	<b>\$247,915</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,217,241</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Impact Fees:</b>													
400	Impact fees	\$216,044	\$179,275	\$223,916	\$266,223	\$37,748	\$76,060	\$71,943	\$67,610	\$80,236	\$129,842	\$279,940	See note 3
405	Impact fees - interest	\$13,902	\$18,150	\$21,624	\$33,675	\$18,941	\$5,948	\$4,316	\$6,003	\$3,815	\$576	\$311	See note 3
<b>Footnotes:</b>													
1 Projected values based off Utility Accounts Detail.													
2 Used historic annual average from 2009-2018 with a 3.5% annual inflation rate.													
3 Used historic annual average from 2016-2018 with a 3.5% annual inflation rate.													

SANITARY SEWER FUND		Fiscal Year - Historical Revenues				Fiscal Year - Projected Revenues						
52-30-XXX	Revenues Category	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	
<b>Operating Revenues:</b>												
<b>Rate Revenues:</b>												
100	Sewer Charges	\$1,430,918	\$1,561,189	\$1,773,733	\$1,508,923	\$1,612,570	\$1,702,276	\$1,797,611	\$1,899,163	\$2,004,623	\$2,117,853	See note 1
<b>Misc. Revenues:</b>												
110	Interest revenue	\$1,845	\$3,132	\$17,994	\$23,054	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	Used \$1,000/yr
300	Sundry Revenue	\$0	\$154,037	\$87,583	\$11,052	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	Used \$5,000/yr
310	Sewer Line Inspection	\$1,375	\$1,175	\$3,895	\$9,787	\$1,908	\$1,070	\$1,409	\$2,632	\$2,937	\$2,993	See note 2
410	Sewer Assessment - 1900 West	\$18,513	\$0	\$0	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	Used \$5,000/yr
420	Sewer Assessment - 200 South	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	
430	Sewer Assessment - Other	\$10,787	\$8,717	\$53,855	\$54,575	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	Used \$5,000/yr
900	Joint Capital Expense from Water		\$164,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Subtotal	\$32,320	\$167,062	\$143,126	\$86,448	\$66,908	\$66,070	\$66,409	\$67,632	\$67,937	\$67,993	
	<b>Total Operating Revenue</b>	<b>\$1,463,238</b>	<b>\$1,728,251</b>	<b>\$1,916,860</b>	<b>\$1,607,372</b>	<b>\$1,679,479</b>	<b>\$1,768,346</b>	<b>\$1,864,021</b>	<b>\$1,966,794</b>	<b>\$2,072,560</b>	<b>\$2,185,846</b>	
<b>Nonoperating Revenues:</b>												
	Property tax											
	Interest expense											
250	Funds from Financing Sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
550	Bond Proceeds	\$0	\$0	\$1,262,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
600	CDBG Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
640	Fixed Asset Disposal Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Bond issuance costs											
	<b>Total Nonoperating Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,262,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Impact Fees:</b>												
400	Impact fees	\$280,634	\$77,697	\$100,629	\$184,729	\$128,378	\$147,442	\$164,979	\$157,010	\$187,569	\$174,847	See note 3
405	Impact fees - interest	\$938	\$789	\$131	\$3,73	\$339	\$167	\$190	\$247	\$211	\$228	See note 3
<b>Footnotes:</b>												
1 Projected values based off Utility Accounts Data												
2 Used historic annual average from 2009-2013 with a 3.5% annual inflation rate.												
3 Used historic annual average from 2016-2018 with a 3.5% annual inflation rate.												

**Table B.3. Projected Sewer Replacement Expenses in Next 25 Years (From 2015 Infrastructure Management Plan)**

		<b>Beginning Year</b>	<b>2020</b>	<b>2025</b>	<b>2035</b>
		<b>Ending Year</b>	<b>2024</b>	<b>2034</b>	<b>2044</b>
		<b>Period Duration</b>	<b>5</b>	<b>10</b>	<b>10</b>
Sanitary Sewer	SWPP Control				
Sanitary Sewer	Lift Station		\$358,000	\$559,000	\$1,916,000
Sanitary Sewer	Manholes				
Sanitary Sewer	Pipes			\$246,829	\$1,453,919
Sanitary Sewer	Telemetry		\$11,000	\$12,000	\$17,000

The sanitary sewer lift stations will require continued replacement of pumps and motors.

Capital projects in coming years include replacing lift station 2 with a gravity line to lift station 7.



STORM WATER FUND		Fiscal Year - Historical Expenditures						Fiscal Year - Projected Expenditures					
54-40-300	Expenditures Category	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24		
<b>O &amp; M Expenses</b>													
<b>Collection and Outfall System</b>													
200 & 280	Operating Supplies & Maintenance	\$13,762	\$13,460	\$14,920	\$17,634	\$13,862	\$19,624	\$17,267	\$17,808	\$17,992	\$18,300	\$18,648	\$18,996
740, 875, & 810	Equipment Purchases & Rental	\$7,210	\$387	\$1,640	\$6,415	\$2,792	\$2,333	\$5,998	\$6,329	\$6,720	\$7,110	\$7,501	\$7,893
480	Coastal Department Supplies	\$4,600	\$696	\$246	\$1,441	\$1,796	\$1,411	\$1,414	\$1,383	\$1,261	\$1,339	\$1,287	\$1,258
640 & 650	SW Mgmt Program & Phase 2 Implementation Costs	\$1,410	\$65	\$800	\$800	\$800	\$1,320	\$888	\$914	\$941	\$969	\$997	\$1,025
320	Game Settlement/Expense		\$0	\$0	\$471	\$4,088	\$472	\$1,336	\$1,377	\$1,418	\$1,460	\$1,504	\$1,548
270	P.W. Building Utilities	\$825	\$1,007	\$1,269	\$1,680	\$2,133	\$2,78,005	\$8,361	\$7,647	\$8,313	\$8,979	\$9,645	\$10,311
280 & 290	Telephone, Gas & Oil	\$8,191	\$10,812	\$7,862	\$7,748	\$8,713	\$10,002	\$9,486	\$9,683	\$9,971	\$10,118	\$10,308	\$10,503
	Infrastructure Management Plan Maintenance							\$24,297	\$25,881	\$27,257	\$29,390	\$31,270	\$33,161
	<b>Subtotal</b>	<b>\$38,221</b>	<b>\$27,337</b>	<b>\$28,904</b>	<b>\$36,198</b>	<b>\$33,378</b>	<b>\$53,892</b>	<b>\$77,878</b>	<b>\$80,624</b>	<b>\$83,663</b>	<b>\$87,890</b>	<b>\$91,188</b>	<b>\$94,773</b>
<b>Accounting</b>													
910	Admin Costs to General Fund	\$24,000	\$26,077	\$26,444	\$27,478	\$27,776	\$28,828	\$29,832	\$29,767	\$30,703	\$30,838	\$31,815	\$32,810
911	P.W. Costs to General Fund		\$85,644	\$90,238	\$87,811	\$88,894	\$148,548	\$115,208	\$122,115	\$129,026	\$135,835	\$142,843	\$149,752
450 & 460	Bad Debt Expense/Utility Utility Waiver		\$0	\$0	\$0	\$0	\$0	\$315	\$324	\$334	\$344	\$354	\$365
	<b>Subtotal</b>	<b>\$24,000</b>	<b>\$111,721</b>	<b>\$116,682</b>	<b>\$115,289</b>	<b>\$116,670</b>	<b>\$277,376</b>	<b>\$245,355</b>	<b>\$252,206</b>	<b>\$263,063</b>	<b>\$276,917</b>	<b>\$284,972</b>	<b>\$292,827</b>
<b>Employee and Benefits</b>													
110 - 120	Salaries	\$32,825	\$118,749	\$107,596	\$114,104	\$114,566	\$122,821	\$151,868	\$158,868	\$168,128	\$173,287	\$180,447	\$187,608
130 - 140	Employee benefits	\$13,894	\$85,991	\$9,817	\$9,834	\$7,262	\$9,979	\$76,892	\$79,999	\$83,190	\$86,353	\$89,590	\$92,787
210 - 230	Membership, Uniforms, Travel, Training							\$3,015	\$3,140	\$3,282	\$3,414	\$3,547	\$3,680
510	Insurance	\$4,186	\$7,503	\$4,447	\$2,953	\$3,163	\$4,974	\$5,114	\$5,031	\$4,989	\$4,867	\$4,785	\$4,703
	<b>Subtotal</b>	<b>\$50,901</b>	<b>\$212,243</b>	<b>\$121,860</b>	<b>\$126,891</b>	<b>\$124,991</b>	<b>\$137,774</b>	<b>\$236,793</b>	<b>\$226,998</b>	<b>\$239,603</b>	<b>\$247,897</b>	<b>\$254,769</b>	<b>\$265,778</b>
<b>Other Services</b>													
310, (54-30-300)	Professional & Technical Services	\$28,956	\$29,925	\$75,987	\$54,423	\$62,074	\$29,564	\$53,548	\$54,303	\$55,130	\$55,957	\$56,694	\$57,483
620	Other Services	\$7,291	\$4,796	\$4,553	\$1,022	\$1,771	\$3,817	\$3,045	\$3,071	\$3,098	\$3,126	\$3,152	\$3,179
240	Office Expense & Supplies	\$823	\$802	\$687	\$636	\$1,082	\$690	\$886	\$1,040	\$1,096	\$1,150	\$1,205	\$1,259
	<b>Subtotal</b>	<b>\$37,070</b>	<b>\$35,523</b>	<b>\$81,227</b>	<b>\$56,481</b>	<b>\$64,927</b>	<b>\$34,071</b>	<b>\$57,479</b>	<b>\$58,414</b>	<b>\$59,324</b>	<b>\$60,183</b>	<b>\$60,952</b>	<b>\$61,921</b>
	<b>Total O &amp; M Expense</b>	<b>\$147,361</b>	<b>\$400,683</b>	<b>\$402,539</b>	<b>\$428,761</b>	<b>\$490,951</b>	<b>\$834,170</b>	<b>\$870,244</b>	<b>\$909,622</b>	<b>\$933,782</b>	<b>\$961,738</b>	<b>\$990,290</b>	<b>\$1,017,698</b>
<b>Footnotes:</b>													
1. Used historic trends with adjustments per employee changes 2. Used historic average 3. Used approximate annual percent increase from 2010 to last year for each projected year 4. Used 2015 Infrastructure Management Plan costs in present dollars with 3% annual inflation													

**Storm Water portions of the June 2020 Utility Rate Study have not been updated;  
the information shown is what existed in the 2019 study**

**Table C.2. Storm Water Fund Expenditures (Capital and Replacement Costs)**

STORM WATER FUND		Fiscal Year - Historical Expenditures									
54-40-000	Expenditures Category	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
<b>Capital Improvements</b>											
<b>Capital Projects</b>											
753	Westside Wetlands Purchase					\$372,290					
914	Joint Capital Expense to General Fund	\$17,905	\$28,209	\$4,135	\$926	\$0					\$0
Projected Projects from 2011 London City Storm Drain Master Plan and Capital Facilities Plan:											
	London Hollow Creek - Reach 1 (2017)										
	Enlarge 0001 Detention Basin (2021)										
	Main Ditch Channel Acquisition & Improvements (2018-19)										
	Lower Ditch Piping on 800 North (2020)										
	Main Sewer - 40 North to 150 North (Projected 2021)										
	Box Culvert Along 2000 West London Hollow Creek (2022)										
	Replace 24" on 1200 West 180 N to Main Ditch (2022)										
	To be determined										
	<b>Subtotal</b>	<b>\$17,905</b>	<b>\$28,209</b>	<b>\$4,135</b>	<b>\$926</b>	<b>\$372,290</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>Net Capital Projects from Rates</b>	<b>\$115,487</b>	<b>\$818,796</b>	<b>\$24,034</b>	<b>\$15,309</b>	<b>\$372,290</b>	<b>\$3,775</b>	<b>\$157,379</b>	<b>\$6,918</b>	<b>\$266,453</b>	<b>\$9,813</b>
<b>Debt Service</b>											
<b>Principal</b>											
850	Street Sweeper Lease (Principal)			\$21,331	\$21,331	\$21,330					\$45,000
880	Participate in Vector Debt Service										
<b>Interest</b>											
850	Street Sweeper Lease (Interest)										1,838.00
<b>Other</b>											
845	700 North Debt Service Reserve						\$0	\$695	\$695	\$578	\$0
890	Amortize Cost of Issuance		\$698	\$698	\$696	\$696	\$0	\$695	\$695	\$578	\$0
	<b>Subtotal</b>	<b>\$0</b>	<b>\$698</b>	<b>\$23,633</b>	<b>\$22,028</b>	<b>\$22,028</b>	<b>\$0</b>	<b>\$695</b>	<b>\$695</b>	<b>\$578</b>	<b>\$48,838</b>
	<b>Net Debt Service from Rates</b>	<b>\$2,195</b>	<b>\$26,741</b>	<b>\$62,891</b>	<b>\$61,490</b>	<b>\$61,487</b>	<b>\$30,538</b>	<b>\$40,149</b>	<b>\$40,185</b>	<b>\$40,072</b>	<b>\$58,476</b>
	<b>Total Capital Improvement Costs</b>	<b>\$117,625</b>	<b>\$845,537</b>	<b>\$86,894</b>	<b>\$78,799</b>	<b>\$433,757</b>	<b>\$43,314</b>	<b>\$197,528</b>	<b>\$47,103</b>	<b>\$308,525</b>	<b>\$68,292</b>
<b>Replacement Improvements</b>											
<b>Network Replacement Projects</b>											
725	Main Drain Improvements			\$138,459	\$130,976	\$12,053	\$0,880	\$0	\$0	\$0	\$0
730	West Side Drainage		\$1,418				\$000	\$0	\$0	\$0	\$0
750	MSS Storm Drain Replacement	\$26,214									
750	Hollow Drainage Improvements										
750	Culverts				\$5,877	\$106,245	\$0	\$0	\$0	\$0	\$0
935	Mudlock Utility Relocation						\$0	\$0	\$55,375	\$35,998	\$39,857
	Infrastructure Management Plan Replacement										
	<b>Total Replacement Costs</b>	<b>\$26,214</b>	<b>\$1,418</b>	<b>\$138,459</b>	<b>\$136,853</b>	<b>\$207,298</b>	<b>\$10,180</b>	<b>\$0</b>	<b>\$55,375</b>	<b>\$35,998</b>	<b>\$39,857</b>
<b>Footnote:</b>											
1 Used historical trendline as the adjustments are unknown (ranges)											
2 Used historical average											
3 Used approximate annual percent increase from 2012 to last year for each projected year											
4 Used 2015 Infrastructure Management Plan costs in present dollars with 2% annual inflation.											

**Storm Water portions of the June 2020 Utility Rate Study have not been updated;  
the information shown is what existed in the 2019 study**

STORM WATER FUND		Fiscal Year - Historical Expenditures				Fiscal Year - Projected Expenditures					
54-63-3000	Expenditures Category	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
<b>Capital Improvements</b>											
<b>Capital Projects</b>											
753	Westside Wetlands Purchase										
914	Joint Capital Expense to General Fund					\$0	\$0	\$0	\$0	\$0	\$0
Projected Projects From 2011 Lindon City Storm Drain Master Plan and Capital Facilities Plan											
	Lindon Hollow Creek - Reach 1 (2017)					\$23,679					
	Enlarge UDOT Detention Basin (2021)					\$25,335		\$75,298			
	Main Ditch Channel Acquisition & Improvements (2018-19)					\$190,448	\$196,143				
	Lower Ditch Piping on 600 North (2020)								\$86,838		
	Main Street - 60 North to 150 North (Projected 2021)								\$71,810		
	Box Culvert Reag 2000 West/Lindon Hollow Creek (2022)									\$120,900	
	Replace 50 ft 1200 West 150 N to Main Ditch (2022)									\$121,424	
	To be determined						\$350,000	\$450,000	\$350,000	\$350,000	\$400,000
	<b>Subtotal</b>		\$0	\$0	\$0	\$200,961	\$350,000	\$450,000	\$350,000	\$350,000	\$400,000
	<b>Net Capital Projects from Rates</b>					\$408,673	\$685,913	\$450,000	\$620,344	\$565,741	\$586,751
<b>Debt Service</b>											
<b>Principal</b>											
650	Street Sweeper Lease (Principal)	\$37,476	\$38,487	\$39,522	\$40,585	\$41,677					
690	Participate in Vector Debt Service										
<b>Interest</b>											
655	Street Sweeper Lease (Interest)										
<b>Other</b>											
845	700 North Debt Service Reserve										
690	Amortize Cost of Issuance										
	<b>Subtotal</b>	\$44,634	\$41,942	\$41,867	\$40,912	\$42,798	\$0	\$0	\$0	\$0	\$0
	<b>Net Debt Service from Rates</b>	\$44,177	\$41,485	\$41,410	\$40,455	\$294,820	\$0	\$0	\$0	\$0	\$0
	<b>Total Capital Improvement Costs</b>	\$88,177	\$81,460	\$81,410	\$80,455	\$703,693	\$685,913	\$450,000	\$620,344	\$565,741	\$586,751
<b>Replacement Improvements</b>											
<b>Network Replacement Projects</b>											
725	Main Drain Improvements										
730	West Side Drainage										
755	MSS Storm Drain Replacement										
756	Hollow Drainage Improvements										
760	Culverts										
771	Murdock Utility Relocation	\$0									
	Infrastructure Management Plan Replacement					\$59,340	\$61,121	\$62,954	\$64,843	\$66,788	\$68,792
	<b>Total Replacement Costs</b>	\$0	\$0	\$0	\$0	\$59,340	\$61,121	\$62,954	\$64,843	\$66,788	\$68,792
<b>Footnotes:</b>											
1. Used historic trends with adjustments per employee changes											
2. Used historic average											
3. Used approximate annual percent increase from 2010 to last year for each projected year											
4. Used 2015 Infrastructure Management Plan costs in present dollars with 3% annual inflation.											

**Storm Water portions of the June 2020 Utility Rate Study have not been updated;  
the information shown is what existed in the 2019 study**

See Note 4

**Table C.3. Storm Water Fund Expenditures (Impact Fees)**

STORM WATER FUND		Fiscal Year - Historical Expenditures									
54-46-300	Expenditure Category	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
<b>Impact Fee Projects:</b>											
<b>Impact Fee Eligible Projects</b>											
725	600 N Locust Ave Improvements										
745	Main Street - 60 N 160 N	\$39,113									
747	700 N Storm Drain System	\$2,606	\$21,810	\$16,754							
748	Creekside Oversizing Storm Drain						\$0	\$126,741	\$0	\$0	\$0
750	Special Projects	\$47,891	\$10,136	\$841	\$14,383		\$2,344	\$30,638	\$0	\$21,997	\$12,230
768	Lindon Hollow Creek						\$1,451	\$0	\$6,916	\$246,456	(\$2,616)
770	200 South Storm Drain System	\$8,094	\$258,641	\$2,304							
315	Services - Impact Fees										
<b>Projected Projects From 2011 Lindon City Storm Drain Master Plan and Capital Facilities Plan</b>											
	Lindon Hollow Creek - Reach 1 (2017)										
	Main Ditch Channel Acquisition & Improvements (2019)										
	2000 West Dash Acquisition & Improvements (2020)										
	New 54-inch Storm Drain From 1-15 to Railroad (2022)										
	Box Culvert King 2000 West Lindon Hollow Creek (2022)										
	Replace SD in 1200 West 190 N to Main Ditch (2022)										
	2000 West Storm Drain Extension (2023)										
	Linnell Avenue - 450 N to 600 N (2023)										
	400 North - 250 W to Main Street (2024)										
	To be determined										
	<b>Subtotal</b>	<b>\$97,582</b>	<b>\$790,587</b>	<b>\$19,898</b>	<b>\$14,383</b>	<b>\$0</b>	<b>\$3,775</b>	<b>\$157,379</b>	<b>\$6,916</b>	<b>\$246,453</b>	<b>\$0,613</b>
<b>Impact Fee Eligible Debt Service</b>											
<b>Principal</b>											
841	700 N Storm Water Bond (Principal)			\$19,615	\$20,358	\$21,101	\$21,893	\$22,736	\$23,627	\$24,519	\$25,411
<b>Interest</b>											
840	700 N Storm Water Bond (Interest)	\$2,138	\$26,045	\$19,812	\$19,106	\$18,340	\$17,598	\$16,710	\$15,864	\$14,975	\$14,050
	<b>Subtotal</b>	<b>\$2,138</b>	<b>\$26,045</b>	<b>\$19,828</b>	<b>\$19,464</b>	<b>\$39,441</b>	<b>\$39,532</b>	<b>\$39,446</b>	<b>\$39,491</b>	<b>\$39,494</b>	<b>\$39,462</b>
	<b>Total from Impact Fee Projects</b>	<b>\$99,720</b>	<b>\$816,633</b>	<b>\$39,727</b>	<b>\$33,847</b>	<b>\$39,441</b>	<b>\$43,314</b>	<b>\$196,834</b>	<b>\$46,409</b>	<b>\$307,948</b>	<b>\$48,150</b>
<b>Footnotes:</b>											
1 Used historic inflation with adjustments for employee changes											
2 Used historic average											
3 Used approximate annual percent increase from 2010 to last year for each projected year											
4 Used 2015 Infrastructure Management Plan costs in present dollars with 3% annual inflation											

**Storm Water portions of the June 2020 Utility Rate Study have not been updated;  
the information shown is what existed in the 2019 study**

STORM WATER FUND		Fiscal Year - Historical Expenditures				Fiscal Year - Projected Expenditures					
54-40-000	Expenditure Category	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
<b>Impact Fee Projects:</b>											
<b>Impact Fee Eligible Projects</b>											
735	800 N/Locust Ave Improvements										
745	Main Street - 60 N-150 N										
747	700 N Storm Drain System										
748	Creekside Oversizing Storm Drain	\$0	\$0	\$0	\$0						
750	Special Projects	\$34,000	\$0	\$296,256	\$51,561						
758	Lindon Hollow Creek	\$0	\$0	\$0	\$0						
770	200 South Storm Drain System										
315	Services - Impact Fees	\$45,212	\$37,900	\$32,637	\$54,085						
<b>Proposed Projects From 2011 Lindon City Storm Drain Master Plan and Capital Facilities Plan</b>											
	Lindon Hollow Creek - Reach 1 (2017)					\$19,172					
	Main Ditch Channel Acquisition & Improvements (2010)					\$150,340	\$119,670				
	2000 West Ditch Acquisition & Improvements (2020)						\$216,345				
	New 54-inch Storm Drain From I-15 to Railroad (2022)								\$67,347		
	Box Culvert Along 2100 West Lindon Hollow Creek (2022)								\$51,318		
	Repair SC at 1200 West Locust Ave to Main Street (2022)								\$131,579		
	2600 West Storm Drain L. (2022)									\$118,026	
	Locust Avenue - 430 N to 801 N (2023)									\$97,714	
	900 North - 290 W to Main Street (2024)										\$195,751
	To be determined										
	<b>Subtotal</b>	<b>\$9,613</b>	<b>\$9,613</b>	<b>\$9,613</b>	<b>\$9,613</b>	<b>\$188,512</b>	<b>\$335,815</b>	<b>\$0</b>	<b>\$270,244</b>	<b>\$215,741</b>	<b>\$195,751</b>
<b>Impact Fee Eligible Debt Service</b>											
<b>Principal</b>											
841	700 N Storm Water Bond (Principal)	\$26,451	\$27,342	\$28,383	\$29,423	\$230,640					
<b>Interest</b>											
840	700 N Storm Water Bond (Interest)	\$13,066	\$12,491	\$11,023	\$10,697	\$12,182					
	<b>Subtotal</b>	<b>\$39,542</b>	<b>\$39,542</b>	<b>\$39,542</b>	<b>\$39,542</b>	<b>\$252,822</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>Total from Impact Fee Projects</b>	<b>\$49,155</b>	<b>\$49,155</b>	<b>\$49,155</b>	<b>\$49,155</b>	<b>\$441,334</b>	<b>\$335,815</b>	<b>\$0</b>	<b>\$270,244</b>	<b>\$215,741</b>	<b>\$195,751</b>
<b>NOTES:</b>											
1. All amounts are based on the 2019 study. All amounts are in dollars. 2. All amounts are based on the 2019 study. All amounts are in dollars. 3. All amounts are based on the 2019 study. All amounts are in dollars. 4. All amounts are based on the 2019 study. All amounts are in dollars. 5. All amounts are based on the 2019 study. All amounts are in dollars.											

**Storm Water portions of the June 2020 Utility Rate Study have not been updated;  
the information shown is what existed in the 2019 study**

Table C.4. Storm Water Fund Revenues

STORM WATER FUND		Fiscal Year - Historical Revenues										
04-35-XXX	Revenue Category	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	
<b>Operating Revenues</b>												
<b>Rate Revenues:</b>												
100	Storm Water Utility Rates	\$219,670	\$228,840	\$240,671	\$248,600	\$244,815	\$315,202	\$378,664	\$387,187	\$404,806	\$424,100	See Note 1
<b>Misc. Revenues:</b>												
300	Sundry Revenue	\$19	\$7				\$0	\$0	\$37,634	\$10,641	\$144	Used \$0.000/yr
350	Interest Revenue		\$14,687	\$1,011	\$109	\$49	\$49	\$26	\$0	\$0	\$0	Used \$1,000/yr
600	Funds From Other Entities		\$8,032			\$63,592						
640	Fixed Asset Disposal Gain/Loss		\$,302				\$0	\$0	\$0	\$0	\$45,000	
900	Use of Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Subtotal	\$19	\$14,694	\$1,011	\$109	\$63,641	\$49	\$26	\$37,634	\$10,641	\$45,144	
	Total Operating Revenue	\$219,689	\$243,534	\$241,682	\$248,709	\$308,456	\$315,621	\$378,690	\$424,821	\$415,447	\$469,244	
<b>Nonoperating Revenues:</b>												
250, 325, 64-60-630	Property tax Funds from Financing Sources	\$695,600					\$560,000	\$0	\$0	\$127,489	\$0	
	Total Nonoperating Revenue	\$695,600	\$0	\$0	\$0	\$0	\$560,000	\$0	\$0	\$127,489	\$0	
<b>Impact Fees:</b>												
200	Storm Water Impact Fees	\$93,290	\$73,624	\$93,050	\$98,709	\$24,177	\$23,700	\$36,673	\$18,377	\$25,158	\$41,262	See Note 2
<b>General Fund Transfers:</b>												
800	Transfer from General Fund		\$250,000	\$400,000								
<b>RDA Fund Transfers:</b>												
805	Transfer from RDA											
Footnotes:												
1. Projected values based off Utility Accounts Detail.												
2. Used historic annual average from 2010-2018 with a 3.0% annual inflation rate.												

Storm Water portions of the June 2020 Utility Rate Study have not been updated;  
the information shown is what existed in the 2019 study

STORM WATER FUND		Fiscal Year - Historical Revenues				Fiscal Year - Projected Revenues						
54-20-000	Revenue Category	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
<b>Operating Revenues:</b>												
<b>Rate Revenues:</b>												
100	Storm Water Utility Rates	\$489,198	\$682,872	\$688,372	\$799,344	\$697,860	\$1,029,954	\$1,071,184	\$1,114,982	\$1,158,020	\$1,205,534	See note 1
<b>Misc. Revenues:</b>												
300	Sundry Revenue	\$35	\$130	\$15	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	Used \$5,000/yr
350	Interest Revenue	\$0	\$0	\$10	\$108	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Used \$1,000/yr
600	Funds from Other Entities					\$0	\$0	\$0	\$0	\$0	\$0	
640	Fixed Asset Disposal Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
800	Use of Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	<b>Subtotal</b>	<b>\$535</b>	<b>\$130</b>	<b>\$35</b>	<b>\$130</b>	<b>\$8,000</b>	<b>\$8,000</b>	<b>\$8,000</b>	<b>\$8,000</b>	<b>\$8,000</b>	<b>\$8,000</b>	
	<b>Total Operating Revenue</b>								<b>\$1,182</b>	<b>\$1,194,020</b>	<b>\$1,211,534</b>	
<b>Storm Water portions of the June 2020 Utility Rate Study have not been updated;</b>												
<b>the information shown is what existed in the 2019 study</b>												
<b>Nonoperating Revenues:</b>												
250, 325, (54-40-630)	Property Tax Funds from Financing Sources	\$0	\$0	\$0	\$0							
	<b>Total Nonoperating Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>							
<b>Impact Fees:</b>												
200	Storm Water Impact Fees	\$99,702	\$104,820	\$49,476	\$124,866	\$99,487	\$102,969	\$106,573	\$110,303	\$114,163	\$118,159	See note 2
<b>General Fund Transfers:</b>												
800	Transfer from General Fund			\$121,253	\$0							
<b>RDA Fund Transfers:</b>												
800	Transfer from RDA		\$18,935	\$0	\$0							
<b>Footnote:</b>												
1. Projected values based off Utility A course Detail.												
2. Used historic annual average from 2015-2018 w/ a 3.5% annual inflation rate.												

Table C.5. Projected Storm Drain Replacement Expenses in Next 25 Years (From 2015 Infrastructure Management Plan)

	Beginning Year	2019	2024	2034
	Ending Year	2023	2033	2043
	Period Duration	5	10	10
Storm Drain	Drying Beds			
Storm Drain	Detention Facility			
Storm Drain	Inlets			
Storm Drain	Manholes			
Storm Drain	<b>Storm Water portions of the June 2020 Utility Rate Study have not been updated;</b>	<b>298</b>	<b>\$183,991</b>	
Storm Drain	<b>the information shown is what existed in the 2019 study</b>		<b>\$30,000</b>	

Much of the storm water replacement work in coming decades is likely to be on subsurface drain lines owned by the City. Capital projects include replacing the Main Dutch conveyance system below Lakeview Road with additional and enlarged detention, as well as piping in Lakeview Road and 200 West Street. The schedule and costs for those projects are not yet programmed.

## APPENDIX D – Current and Projected Connections and User Rates

Table D.1. Current and Projected Culinary Water Connections and User Rates

2019-20		Meter Size							Total	Usage Rates					
		1"	1.5"	2"	3"	4"	6"	8"		Zone 2, 3	Zone 1	Zone 0			
Count	Zone 2, 3	2317	23	70	2	2	1		2415						
	Zone 1	753		2					755						
	Zone 0	62	1						63						
Base Rate	Zone 2, 3	\$24.90	\$48.64	\$77.14	\$167.37	\$300.34	\$618.54	\$761.01							
	Zone 1	\$29.35	\$53.09	\$81.59	\$171.82	\$304.79	\$622.99	\$765.46							
	Zone 0	\$46.54	\$70.28	\$98.78	\$189.01	\$321.98	\$640.18	\$782.65							
Blocks of Water (1000 gal)	1	0 - 6	0 - 12	0 - 19	0 - 42	0 - 76	0 - 156	0 - 192					\$1.48	\$1.81	\$1.81
	2	7 - 12	13 - 24	20 - 38	43 - 84	77 - 151	157 - 312	193 - 384					\$1.92	\$2.35	\$2.35
	3	13 - 24	25 - 48	39 - 77	85 - 168	152 - 302	313 - 624	385 - 768					\$2.59	\$3.17	\$3.17
	4	> 24	> 48	> 77	> 168	> 302	> 624	> 768					\$3.55	\$4.34	\$4.34
Water Usage (Kgal)	Zone 2, 3	278449	22658	86693	340		3231	269		391640					
	Zone 1	65643		145						65788					
	Zone 0	5622	73							5695					
Revenue from Base Rate	Zone 2, 3	\$662,251	\$14,811	\$60,132	\$4,077		\$7,534	\$9,269	\$758,074						
	Zone 1	\$284,871		\$1,988					\$286,859						
	Zone 0	\$35,142	\$856						\$35,998						
Revenue from Gallonage	Zone 2, 3	\$683,782	\$68,007	\$261,797	\$503		\$6,140	\$431	\$1,020,660						
	Zone 1	\$141,827		\$268					\$142,096						
	Zone 0	\$12,031	\$132						\$12,163						
Revenue from Base Rate									\$1,080,931						
Revenue from Gallonage									\$1,174,918						
Total Revenue									\$2,255,849						

2020-21		Meter Size							Total	Usage Rates					
		1"	1.5"	2"	3"	4"	6"	8"		Zone 2, 3	Zone 1	Zone 0			
Count	Zone 2, 3	2242	23	72	2		1		2341						
	Zone 1	885		2		2			889						
	Zone 0	70	1						71						
Base Rate	Zone 2, 3	\$27.14	\$53.12	\$84.30	\$183.03	\$328.52	\$676.67	\$832.55							
	Zone 1	\$31.51	\$57.49	\$88.67	\$187.40	\$332.89	\$681.04	\$836.92							
	Zone 0	\$45.44	\$71.42	\$102.60	\$201.33	\$346.82	\$694.97	\$850.85							
Blocks of Water (1000 gal)	1	0 - 6	0 - 12	0 - 19	0 - 42	0 - 76	0 - 156	0 - 192					\$1.62	\$2.00	\$2.00
	2	7 - 12	13 - 24	20 - 38	43 - 84	77 - 151	157 - 312	193 - 384					\$2.11	\$2.60	\$2.60
	3	13 - 24	25 - 48	39 - 77	85 - 168	152 - 302	313 - 624	385 - 768					\$2.84	\$3.50	\$3.50
	4	> 24	> 48	> 77	> 168	> 302	> 624	> 768					\$3.89	\$4.80	\$4.80
Water Usage (Kgal)	Zone 2, 3	267297	19126	80646	281		3375			370725					
	Zone 1	72052		261		13132				85445					
	Zone 0	6849	134							6983					
Revenue from Base Rate	Zone 2, 3	\$722,942	\$14,881	\$72,901	\$4,459		\$8,242		\$823,424						
	Zone 1	\$335,061		\$2,160		\$8,109			\$345,330						
	Zone 0	\$38,190	\$870						\$39,059						
Revenue from Gallonage	Zone 2, 3	\$752,924	\$62,886	\$269,266	\$455		\$6,961		\$1,092,492						
	Zone 1	\$170,164		\$583		\$61,227			\$231,974						
	Zone 0	\$16,882	\$276						\$17,158						
Revenue from Base Rate									\$1,207,814						
Revenue from Gallonage									\$1,341,624						
Total Revenue									\$2,549,437						

2021-22		Meter Size							Usage Rates			
		1"	1.5"	2"	3"	4"	6"	8"	Total	Zone 2, 3	Zone 1	Zone 0
Count	Zone 2, 3	2276	24	73	2		1		2376			
	Zone 1	898		2		2			902			
	Zone 0	71	1						72			
Base Rate	Zone 2, 3	\$27.96	\$54.71	\$86.83	\$188.52	\$338.38	\$696.97	\$857.53				
	Zone 1	\$32.46	\$59.21	\$91.33	\$193.02	\$342.88	\$701.47	\$862.03				
	Zone 0	\$46.80	\$73.56	\$105.68	\$207.37	\$357.22	\$715.82	\$876.38				
Blocks of Water (1000 gal)	1	0 - 6	0 - 12	0 - 19	0 - 42	0 - 76	0 - 156	0 - 192		\$1.67	\$2.06	\$2.06
	2	7 - 12	13 - 24	20 - 38	43 - 84	77 - 151	157 - 312	193 - 384		\$2.17	\$2.68	\$2.68
	3	13 - 24	25 - 48	39 - 77	85 - 168	152 - 302	313 - 624	385 - 768		\$2.93	\$3.61	\$3.61
	4	> 24	> 48	> 77	> 168	> 302	> 624	> 768		\$4.01	\$4.94	\$4.94
Water Usage (Kgal)	Zone 2, 3	271307	19413	81855	285		3425		376286			
	Zone 1	73133		265		13329			86726			
	Zone 0	6952	136						7088			
Revenue from Base Rate	Zone 2, 3	\$763,558	\$15,557	\$76,214	\$4,661		\$8,616		\$868,607			
	Zone 1	\$349,888		\$2,258		\$8,478			\$360,624			
	Zone 0	\$39,925	\$909						\$40,835			
Revenue from Gallonage	Zone 2, 3	\$787,144	\$65,744	\$281,504	\$476		\$7,277		\$1,142,146			
	Zone 1	\$177,898		\$609		\$64,009			\$242,517			
	Zone 0	\$17,649	\$288						\$17,938			
									Revenue from Base Rate	\$1,270,066		
									Revenue from Gallonage	\$1,402,601		
									<b>Total Revenue</b>	<b>\$2,672,667</b>		

2022-23		Meter Size							Usage Rates			
		1"	1.5"	2"	3"	4"	6"	8"	Total	Zone 2, 3	Zone 1	Zone 0
Count	Zone 2, 3	2310	24	74	2		1		2412			
	Zone 1	912		2		2			916			
	Zone 0	72	1						73			
Base Rate	Zone 2, 3	\$28.79	\$56.36	\$89.43	\$194.18	\$348.53	\$717.88	\$883.25				
	Zone 1	\$33.43	\$60.99	\$94.07	\$198.81	\$353.16	\$722.52	\$887.89				
	Zone 0	\$48.21	\$75.77	\$108.85	\$213.59	\$367.94	\$737.29	\$902.67				
Blocks of Water (1000 gal)	1	0 - 6	0 - 12	0 - 19	0 - 42	0 - 76	0 - 156	0 - 192		\$1.72	\$2.12	\$2.12
	2	7 - 12	13 - 24	20 - 38	43 - 84	77 - 151	157 - 312	193 - 384		\$2.24	\$2.76	\$2.76
	3	13 - 24	25 - 48	39 - 77	85 - 168	152 - 302	313 - 624	385 - 768		\$3.01	\$3.71	\$3.71
	4	> 24	> 48	> 77	> 168	> 302	> 624	> 768		\$4.13	\$5.09	\$5.09
Water Usage (Kgal)	Zone 2, 3	275376	19704	83083	290		3477		381930			
	Zone 1	74230		269		13529			88027			
	Zone 0	7056	138						7194			
Revenue from Base Rate	Zone 2, 3	\$798,261	\$16,264	\$79,678	\$4,873		\$9,008		\$908,085			
	Zone 1	\$365,791		\$2,361		\$8,863			\$377,014			
	Zone 0	\$41,740	\$951						\$42,691			
Revenue from Gallonage	Zone 2, 3	\$822,920	\$68,732	\$294,299	\$498		\$7,608		\$1,194,056			
	Zone 1	\$185,984		\$637		\$66,919			\$253,539			
	Zone 0	\$18,452	\$302						\$18,753			
									Revenue from Base Rate	\$1,327,790		
									Revenue from Gallonage	\$1,466,349		
									<b>Total Revenue</b>	<b>\$2,794,139</b>		

2023-24		Meter Size							Total	Usage Rates						
		1"	1.5"	2"	3"	4"	6"	8"		Zone 2, 3	Zone 1	Zone 0				
Count	Zone 2, 3	2345	24	75	2		1		2448							
	Zone 1	926		2		2			930							
	Zone 0	73	1						74							
Base Rate	Zone 2, 3	\$29.66	\$58.05	\$92.12	\$200.00	\$358.98	\$739.42	\$909.75								
	Zone 1	\$34.43	\$62.82	\$96.89	\$204.78	\$363.76	\$744.19	\$914.53								
	Zone 0	\$49.65	\$78.04	\$112.11	\$220.00	\$378.98	\$759.41	\$929.75								
Blocks of Water (1000 gal)	1	0 - 6	0 - 12	0 - 19	0 - 42	0 - 76	0 - 156	0 - 192					\$1.77	\$2.19	\$2.19	
	2	7 - 12	13 - 24	20 - 38	43 - 84	77 - 151	157 - 312	193 - 384					\$2.31	\$2.84	\$2.84	
	3	13 - 24	25 - 48	39 - 77	85 - 168	152 - 302	313 - 624	385 - 768					\$3.10	\$3.82	\$3.82	
	4	> 24	> 48	> 77	> 168	> 302	> 624	> 768					\$4.25	\$5.25	\$5.25	
Water Usage (Kgal)	Zone 2, 3	279507	19999	84330	294		3529						387659			
	Zone 1	75343		273		13732							89348			
	Zone 0	7162	140										7302			
Revenue from Base Rate	Zone 2, 3	\$834,542	\$17,004	\$83,300	\$5,095		\$9,417			\$949,358						
	Zone 1	\$382,416		\$2,468		\$9,266				\$394,150						
	Zone 0	\$43,637	\$994							\$44,631						
Revenue from Gallonage	Zone 2, 3	\$860,321	\$71,856	\$307,675	\$520		\$7,954		\$1,248,326							
	Zone 1	\$194,437		\$666		\$69,960			\$265,063							
	Zone 0	\$19,290	\$315						\$19,606							
Revenue from Base Rate									\$1,388,138							
Revenue from Gallonage									\$1,532,994							
Total Revenue									\$2,921,133							

2024-25		Meter Size							Total	Usage Rates						
		1"	1.5"	2"	3"	4"	6"	8"		Zone 2, 3	Zone 1	Zone 0				
Count	Zone 2, 3	2380	25	76	2		1		2485							
	Zone 1	939		2		2			944							
	Zone 0	74	1						75							
Base Rate	Zone 2, 3	\$30.55	\$59.79	\$94.88	\$206.00	\$369.75	\$761.60	\$937.04								
	Zone 1	\$35.47	\$64.71	\$99.80	\$210.92	\$374.67	\$766.52	\$941.96								
	Zone 0	\$51.14	\$80.38	\$115.48	\$226.60	\$390.35	\$782.19	\$957.64								
Blocks of Water (1000 gal)	1	0 - 6	0 - 12	0 - 19	0 - 42	0 - 76	0 - 156	0 - 192					\$1.82	\$2.25	\$2.25	
	2	7 - 12	13 - 24	20 - 38	43 - 84	77 - 151	157 - 312	193 - 384					\$2.37	\$2.93	\$2.93	
	3	13 - 24	25 - 48	39 - 77	85 - 168	152 - 302	313 - 624	385 - 768					\$3.20	\$3.94	\$3.94	
	4	> 24	> 48	> 77	> 168	> 302	> 624	> 768					\$4.38	\$5.40	\$5.40	
Water Usage (Kgal)	Zone 2, 3	283700	20299	85595	298		3582						393474			
	Zone 1	76473		277		13938							90688			
	Zone 0	7270	142										7412			
Revenue from Base Rate	Zone 2, 3	\$872,472	\$17,777	\$87,086	\$5,326		\$9,845			\$992,506						
	Zone 1	\$399,797		\$2,580		\$9,687				\$412,064						
	Zone 0	\$45,620	\$1,039							\$46,659						
Revenue from Gallonage	Zone 2, 3	\$899,423	\$75,122	\$321,658	\$544		\$8,316		\$1,305,063							
	Zone 1	\$203,274		\$696		\$73,140			\$277,110							
	Zone 0	\$20,167	\$330						\$20,497							
Revenue from Base Rate									\$1,451,229							
Revenue from Gallonage									\$1,602,669							
Total Revenue									\$3,053,898							

2025-26		Meter Size							Usage Rates											
		1"	1.5"	2"	3"	4"	6"	8"	Total	Zone 2, 3	Zone 1	Zone 0								
Count	Zone 2, 3	2416	25	78	2		1		2522											
	Zone 1	953		2		2			958											
	Zone 0	75	1						77											
Base Rate	Zone 2, 3	\$31.46	\$61.58	\$97.73	\$212.18	\$380.84	\$784.45	\$965.15												
	Zone 1	\$36.53	\$66.65	\$102.79	\$217.25	\$385.91	\$789.51	\$970.22												
	Zone 0	\$52.68	\$82.80	\$118.94	\$233.40	\$402.06	\$805.66	\$986.37												
Blocks of Water (1000 gal)	1	0 - 6	0 - 12	0 - 19	0 - 42	0 - 76	0 - 156	0 - 192										\$1.88	\$2.32	\$2.32
	2	7 - 12	13 - 24	20 - 38	43 - 84	77 - 151	157 - 312	193 - 384										\$2.45	\$3.01	\$3.01
	3	13 - 24	25 - 48	39 - 77	85 - 168	152 - 302	313 - 624	385 - 768										\$3.29	\$4.06	\$4.06
	4	> 24	> 48	> 77	> 168	> 302	> 624	> 768										\$4.51	\$5.56	\$5.56
Water Usage (Kgal)	Zone 2, 3	287955	20604	86878	303		3636			399376										
	Zone 1	77620		281		14147				92048										
	Zone 0	7379	144							7523										
Revenue from Base Rate	Zone 2, 3	\$912,126	\$18,584	\$91,044	\$5,568		\$10,293		\$1,037,616											
	Zone 1	\$417,967		\$2,698		\$10,127			\$430,792											
	Zone 0	\$47,694	\$1,086						\$48,780											
Revenue from Gallonage	Zone 2, 3	\$940,302	\$78,536	\$336,278	\$569		\$8,693		\$1,364,378											
	Zone 1	\$212,513		\$728		\$76,464			\$289,704											
	Zone 0	\$21,084	\$345						\$21,428											
									Revenue from Base Rate										\$1,517,188	
									Revenue from Gallonage		\$1,675,510									
									Total Revenue		\$3,192,698									

Table D.2. Current and Projected Sewer Connections and User Rates

2019-20 Customer Type	Number of Customers	Number of Units	Base Rate/Month	Annual Base Amount	Usage (kgal)	Usage Rate/ (kgal)	Use Amount	Total Amount	Base Rate Increase	Usage Rate Increase	Growth Rate	ERU Use (kgal)	Annual Bill per Unit	Monthly Bill per Unit
Residential	2,759	2,792	\$20.22	\$677,329.56	223,801	\$2.67	\$597,548.67	\$1,274,878.23	4.00%	4.00%	1.50%			
Industrial	145	155	\$20.22	\$37,609.20	25,383	\$2.67	\$67,771.28	\$105,380.48						
Commercial	189	200	\$20.22	\$48,406.68	48,666	\$2.67	\$130,711.19	\$179,117.87						
School-Church-City	42	42	\$20.22	\$10,190.88	16,106	\$2.67	\$43,003.02	\$53,193.90						
<b>Totals</b>	<b>3,135</b>	<b>3,188</b>	<b>\$20.22</b>	<b>\$773,536.32</b>	<b>314,245</b>	<b>\$2.67</b>	<b>\$839,034</b>	<b>\$1,612,570</b>				<b>98.57</b>	<b>\$505.83</b>	<b>\$42.15</b>
<b>Proposed Rates</b>												<b>Average ERU Use (kgal)</b>	<b>Average Annual Bill per Unit</b>	<b>Average Monthly Bill per Unit</b>
2020-21 Customer Type	Number of Customers	Number of Units	Base Rate/Month	Annual Base Amount	Usage (kgal)	Usage Rate/ (kgal)	Use Amount	Total Amount	Rate Increase	Usage Rate Increase	Growth Rate	ERU Use (kgal)	Annual Bill per Unit	Monthly Bill per Unit
Residential	2,800	2,833	\$21.03	\$715,029.88	227,158	\$2.78	\$630,772.38	\$1,345,802.26	4.00%	4.00%	1.50%			
Industrial	147	157	\$21.03	\$39,702.54	25,763	\$2.78	\$71,539.36	\$111,241.89						
Commercial	192	202	\$21.03	\$51,101.01	49,690	\$2.78	\$137,978.73	\$189,079.73						
School-Church-City	43	42.83	\$21.03	\$10,758.11	16,348	\$2.78	\$45,393.99	\$56,152.09						
<b>Totals</b>	<b>3,182</b>	<b>3,236</b>	<b>\$21.03</b>	<b>\$816,591.54</b>	<b>318,959</b>	<b>\$2.78</b>	<b>\$855,684.45</b>	<b>\$1,702,270</b>				<b>98.57</b>	<b>\$526.07</b>	<b>\$43.84</b>
<b>Proposed Rates</b>												<b>Average ERU Use (kgal)</b>	<b>Average Annual Bill per Unit</b>	<b>Average Monthly Bill per Unit</b>
2021-22 Customer Type	Number of Customers	Number of Units	Base Rate/Month	Annual Base Amount	Usage (kgal)	Usage Rate/ (kgal)	Use Amount	Total Amount	Rate Increase	Usage Rate Increase	Growth Rate	ERU Use (kgal)	Annual Bill per Unit	Monthly Bill per Unit
Residential	2,842	2,876	\$21.87	\$754,785.55	230,565	\$2.89	\$666,333.96	\$1,421,119.51	4.00%	4.00%	1.50%			
Industrial	149	160	\$21.87	\$41,910.00	26,150	\$2.89	\$75,572.59	\$117,482.59						
Commercial	195	206	\$21.87	\$53,942.22	50,435	\$2.89	\$145,757.67	\$199,699.89						
School-Church-City	43	43	\$21.87	\$11,356.26	16,593	\$2.89	\$47,953.20	\$59,309.46						
<b>Totals</b>	<b>3,230</b>	<b>3,284</b>	<b>\$21.87</b>	<b>\$861,994.02</b>	<b>323,743</b>	<b>\$2.89</b>	<b>\$935,617.43</b>	<b>\$1,797,611</b>				<b>98.57</b>	<b>\$547.33</b>	<b>\$45.61</b>
<b>Proposed Rates</b>												<b>Average ERU Use (kgal)</b>	<b>Average Annual Bill per Unit</b>	<b>Average Monthly Bill per Unit</b>
2022-23 Customer Type	Number of Customers	Number of Units	Base Rate/Month	Annual Base Amount	Usage (kgal)	Usage Rate/ (kgal)	Use Amount	Total Amount	Rate Increase	Usage Rate Increase	Growth Rate	ERU Use (kgal)	Annual Bill per Unit	Monthly Bill per Unit
Residential	2,885	2,919	\$22.75	\$796,890.05	234,024	\$3.01	\$704,411.84	\$1,501,301.89	4.00%	4.00%	1.50%			
Industrial	152	162	\$22.75	\$44,247.88	26,542	\$3.01	\$79,891.21	\$124,139.09						
Commercial	198	209	\$22.75	\$56,951.30	51,192	\$3.01	\$154,087.04	\$211,038.34						
School-Church-City	44	44	\$22.75	\$11,989.75	16,842	\$3.01	\$50,693.50	\$62,683.25						
<b>Totals</b>	<b>3,278</b>	<b>3,334</b>	<b>\$22.75</b>	<b>\$910,078.99</b>	<b>328,598</b>	<b>\$3.01</b>	<b>\$989,083.59</b>	<b>\$1,859,163</b>				<b>98.57</b>	<b>\$569.70</b>	<b>\$47.47</b>
<b>Proposed Rates</b>												<b>Average ERU Use (kgal)</b>	<b>Average Annual Bill per Unit</b>	<b>Average Monthly Bill per Unit</b>
2023-24 Customer Type	Number of Customers	Number of Units	Base Rate/Month	Annual Base Amount	Usage (kgal)	Usage Rate/ (kgal)	Use Amount	Total Amount	Rate Increase	Usage Rate Increase	Growth Rate	ERU Use (kgal)	Annual Bill per Unit	Monthly Bill per Unit
Residential	2,928	2,963	\$23.66	\$841,197.14	237,534	\$3.13	\$743,482.12	\$1,584,679.26	4.00%	4.00%	1.50%	80.17	\$534.86	\$44.57
Industrial	154	165	\$23.66	\$46,708.06	26,940	\$3.13	\$84,322.39	\$131,030.45						
Commercial	201	212	\$23.66	\$60,117.80	51,980	\$3.13	\$162,633.50	\$222,751.29						
School-Church-City	45	45	\$23.66	\$12,656.38	17,094	\$3.13	\$53,505.23	\$66,161.60						
<b>Totals</b>	<b>3,327</b>	<b>3,384</b>	<b>\$23.66</b>	<b>\$960,679.38</b>	<b>333,528</b>	<b>\$3.13</b>	<b>\$1,043,943.23</b>	<b>\$2,004,623</b>				<b>98.57</b>	<b>\$592.45</b>	<b>\$49.37</b>
<b>Proposed Rates</b>												<b>Average ERU Use (kgal)</b>	<b>Average Annual Bill per Unit</b>	<b>Average Monthly Bill per Unit</b>
2024-25 Customer Type	Number of Customers	Number of Units	Base Rate/Month	Annual Base Amount	Usage (kgal)	Usage Rate/ (kgal)	Use Amount	Total Amount	Rate Increase	Usage Rate Increase	Growth Rate	ERU Use (kgal)	Annual Bill per Unit	Monthly Bill per Unit
Residential	2,972	3,007	\$24.61	\$888,097.61	241,097	\$3.26	\$785,976.99	\$1,674,074.61	4.00%	4.00%	1.50%	80.17	\$556.69	\$46.39
Industrial	156	167	\$24.61	\$49,312.24	27,344	\$3.26	\$89,141.97	\$138,454.21						
Commercial	204	215	\$24.61	\$63,469.63	52,739	\$3.26	\$171,929.07	\$235,398.70						
School-Church-City	45	45	\$24.61	\$13,362.03	17,351	\$3.26	\$56,563.40	\$69,925.43						
<b>Totals</b>	<b>3,377</b>	<b>3,434</b>	<b>\$24.61</b>	<b>\$1,014,241.52</b>	<b>338,531</b>	<b>\$3.26</b>	<b>\$1,103,611.42</b>	<b>\$2,117,853</b>				<b>98.57</b>	<b>\$616.66</b>	<b>\$51.38</b>

\\jub.com\central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate\Planning\Study\Report\Utility Rate Study Report June 2020.docx

Prepared by:



**Table D.3. Current and Projected Storm Water Connections and Rates**

Existing Accounts and Rates						
2018-2019 Customer Type	Number of Customers	Number of Effective ERU's	Base Rate/Month	Annual Base Amount	Rate Increase	Growth Rate
Residential	2,703	2736	\$8.92	\$292,861.44	13.05%	1.50%
Industrial	200	2666	\$8.92	\$285,368.64	13.05%	1.50%
Commercial	143	2157	\$8.92	\$230,885.28	13.05%	1.50%
School-Church-City	35	830	\$8.92	\$88,843.20	13.05%	1.50%
<b>Totals</b>	<b>3,081</b>	<b>8,389</b>		<b>\$897,959</b>		
Projected Accounts and Rates						
2019-20 Customer Type	Number of Customers	Number of ERU's	Base Rate/Month	Annual Base Amount	Rate Increase	Growth Rate
Residential	2,744	2777	\$10.08	\$335,897.43	13.00%	1.50%
Industrial	203	2706	\$10.08	\$327,303.58	13.00%	1.50%
Commercial	145	2189	\$10.08	\$264,813.87	13.00%	1.50%
School-Church-City	36	842	\$10.08	\$101,898.71	13.00%	1.50%
<b>Totals</b>	<b>3,127</b>	<b>8,515</b>		<b>\$1,029,914</b>		
Projected Accounts and Rates						
2020-21 Customer Type	Number of Customers	Number of ERU's	Base Rate/Month	Annual Base Amount	Rate Increase	Growth Rate
Residential	2,785	2819	\$10.38	\$351,163.97	3.00%	1.50%
Industrial	206	2747	\$10.38	\$342,179.51	3.00%	1.50%
Commercial	145	2189	\$10.38	\$264,813.87	3.00%	1.50%
School-Church-City	36	842	\$10.38	\$104,955.67	3.00%	1.50%
<b>Totals</b>						
<b>Storm Water portions of the June 2020 Utility Rate Study have not been updated; the information shown is what existed in the 2019 study</b>						
Projected Accounts and Rates						
2021-22 Customer Type	Number of Customers	Number of ERU's	Base Rate/Month	Annual Base Amount	Rate Increase	Growth Rate
Residential	2,826	2861	\$10.69	\$367,124.37	3.00%	1.50%
Industrial	209	2788	\$10.69	\$357,731.57	3.00%	1.50%
Commercial	150	2191	\$10.69	\$281,201.53	3.00%	1.50%
School-Church-City	36	842	\$10.69	\$108,104.34	3.00%	1.50%
<b>Totals</b>	<b>3,221</b>	<b>8,683</b>		<b>\$1,114,162</b>		
Projected Accounts and Rates						
2022-23 Customer Type	Number of Customers	Number of ERU's	Base Rate/Month	Annual Base Amount	Rate Increase	Growth Rate
Residential	2,869	2904	\$11.01	\$383,810.17	3.00%	1.50%
Industrial	212	2830	\$11.01	\$373,990.47	3.00%	1.50%
Commercial	152	2192	\$11.01	\$289,771.73	3.00%	1.50%
School-Church-City	36	842	\$11.01	\$111,347.47	3.00%	1.50%
<b>Totals</b>	<b>3,268</b>	<b>8,768</b>		<b>\$1,158,920</b>		
Projected Accounts and Rates						
2023-24 Customer Type	Number of Customers	Number of ERU's	Base Rate/Month	Annual Base Amount	Rate Increase	Growth Rate
Residential	2,912	2947	\$11.34	\$401,254.34	3.00%	1.50%
Industrial	215	2872	\$11.34	\$390,988.33	3.00%	1.50%
Commercial	154	2193	\$11.34	\$298,603.06	3.00%	1.50%
School-Church-City	36	842	\$11.34	\$114,687.89	3.00%	1.50%
<b>Totals</b>	<b>3,317</b>	<b>8,855</b>		<b>\$1,205,534</b>		

\\jub.com\central\Clients\UT\LindonCity\Projects\50-20-014\_2020UtilityRateStudyUpdate\Planning\Study\Report\Utility Rate Study Report June 2020.docx

Prepared by:



**Table D.4. Current and Projected Pressure Irrigation Connections and Rates**

2018-2019										2018-19
Connection Type	Zone 2 & 3	Zone 0 & 1	Rate	Total	Growth	Increase in Rate	Projected Revenue	Actual Revenue		
DUPLEX UNIT	5	4	\$ 4.00	9			\$ 432.00			
IRRIGATION under 11,001 sf	118	62	\$ 8.00	180			\$ 17,280.00			
IRRIGATION 11,001 - 21,000 sf	952	624	\$ 10.00	1,576			\$ 189,120.00			
IRRIGATION 21,001 - 28,000 sf	243	85	\$ 15.00	328			\$ 59,040.00			
IRRIGATION 28,001 - 40,000 sf	45	23	\$ 20.00	68			\$ 16,320.00			
IRRIGATION 40,001 - 60,000 sf	31	10	\$ 30.00	41			\$ 14,760.00			
IRRIGATION 60,001 - 80,000 sf	6	1	\$ 40.00	7			\$ 3,360.00			
IRRIGATION 80,001 - 87,120 sf	1	0	\$ 50.00	1			\$ 600.00			
IRRIGATION AGRICULTURAL BASE RATE	115	8	\$ 10.00	123			\$ 14,760.00			
AGRICULTURAL FEE PER ACRE			\$ 3.00	177			\$ 6,372.00			
NON-AGRICULTURAL BASE RATE	58	4	\$ 50.00	62			\$ 37,200.00			
NON-AGRICULTURAL FEE PER 1/4 ACRE			\$ 3.00	964			\$ 34,704.00			
METERED BASE RATE 1" METERS*	80		\$ 6.00	80			\$ 5,760.00			
METERED BASE RATE 1.5" METERS*	5		\$ 12.00	5			\$ 720.00			
METERED USAGE (KGAL)			\$ 0.55	706			\$ 4,659.60			
<b>Total Connections</b>	<b>1,659</b>	<b>821</b>		<b>2,480</b>			<b>\$ 405,087.60</b>		<b>\$411,921.28</b>	

2019-2020										2019-20
Connection Type	Zone 2 & 3	Zone 0 & 1	Rate	Total	Growth	Increase in Rate	Revenue	Actual Revenue		
DUPLEX UNIT	5	4	\$ 4.00	9	0.0%		\$ 432.00			
IRRIGATION under 11,001 sf	115	67	\$ 8.00	182	1.1%		\$ 17,472.00			
IRRIGATION 11,001 - 21,000 sf	893	690	\$ 10.00	1,583	0.4%		\$ 189,960.00			
IRRIGATION 21,001 - 28,000 sf	240	94	\$ 15.00	328	0.0%		\$ 59,040.00			
IRRIGATION 28,001 - 40,000 sf	44	25	\$ 20.00	68	0.0%		\$ 16,320.00			
IRRIGATION 40,001 - 60,000 sf	29	25	\$ 30.00	41	0.0%		\$ 14,760.00			
IRRIGATION 60,001 - 80,000 sf	6	1	\$ 40.00	7	0.0%		\$ 3,360.00			
IRRIGATION 80,001 - 87,120 sf	1	0	\$ 50.00	1	0.0%		\$ 600.00			
IRRIGATION AGRICULTURAL BASE RATE	112	8	\$ 10.00	123	0.0%		\$ 14,760.00			
AGRICULTURAL FEE PER ACRE			\$ 3.00	158	-10.7%		\$ 5,688.00			
NON-AGRICULTURAL BASE RATE	56	6	\$ 50.00	62	0.0%		\$ 37,200.00			
NON-AGRICULTURAL FEE PER 1/4 ACRE			\$ 3.00	704	-27.0%		\$ 25,344.00			
METERED BASE RATE 1" METERS*	154		\$ 6.20	154	81.2%		\$ 11,453.90			
METERED BASE RATE 1.5" METERS*	4		\$ 12.40	4	0.0%		\$ 595.01			
METERED USAGE (KGAL)			\$ 0.55	574	-18.7%		\$ 3,786.71			
<b>Total Connections</b>	<b>1,659</b>	<b>920</b>		<b>2,562</b>			<b>\$ 400,771.63</b>			

2020-2021										2020-21
Connection Type	Zone 2 & 3	Zone 0 & 1	Rate	Total	Growth	Increase in Rate	Revenue	Actual Revenue		
DUPLEX UNIT		0	\$ 4.00	9	0.0%		\$ 432.00			
IRRIGATION under 11,001 sf	0	0	\$ 8.00	184	1.1%		\$ 17,666.13			
IRRIGATION 11,001 - 21,000 sf	0	0	\$ 10.00	1,590	0.4%		\$ 190,803.73			
IRRIGATION 21,001 - 28,000 sf	0	0	\$ 15.00	328	0.0%		\$ 59,040.00			
IRRIGATION 28,001 - 40,000 sf	0	0	\$ 20.00	68	0.0%		\$ 16,320.00			
IRRIGATION 40,001 - 60,000 sf	0	0	\$ 30.00	41	0.0%		\$ 14,760.00			
IRRIGATION 60,001 - 80,000 sf	0	0	\$ 40.00	7	0.0%		\$ 3,360.00			
IRRIGATION 80,001 - 87,120 sf	0	0	\$ 50.00	1	0.0%		\$ 600.00			
IRRIGATION AGRICULTURAL BASE RATE	0	0	\$ 10.00	123	0.0%		\$ 14,760.00			
AGRICULTURAL FEE PER ACRE			\$ 3.00	141	-10.7%		\$ 5,077.42			
NON-AGRICULTURAL BASE RATE	0	0	\$ 50.00	62	0.0%		\$ 37,200.00			
NON-AGRICULTURAL FEE PER 1/4 ACRE			\$ 3.00	514	-27.0%		\$ 18,508.48			
METERED BASE RATE 1" METERS*	0		\$ 6.40	217	0.0%	0.033	\$ 16,672.20			
METERED BASE RATE 1.5" METERS*	0		\$ 12.81	12	0.0%	0.033	\$ 1,843.93			
METERED USAGE (KGAL)			\$ 0.55	832	44.9%	0	\$ 5,488.34			
<b>Total Connections</b>	<b>0</b>	<b>0</b>		<b>2,642</b>			<b>\$ 402,532.24</b>			

2021-2022										2021-22
Connection Type	Zone 2 & 3	Zone 0 & 1	Rate	Total	Growth	Increase in Rate	Revenue	Actual Revenue		
DUPLEX UNIT		0	\$ 4.00	9	0.0%		\$ 432.00			
IRRIGATION under 11,001 sf	0	0	\$ 8.00	186	1.1%		\$ 17,862.42			
IRRIGATION 11,001 - 21,000 sf	0	0	\$ 10.00	1,597	0.4%		\$ 191,651.21			
IRRIGATION 21,001 - 28,000 sf	0	0	\$ 15.00	328	0.0%		\$ 59,040.00			
IRRIGATION 28,001 - 40,000 sf	0	0	\$ 20.00	68	0.0%		\$ 16,320.00			
IRRIGATION 40,001 - 60,000 sf	0	0	\$ 30.00	41	0.0%		\$ 14,760.00			
IRRIGATION 60,001 - 80,000 sf	0	0	\$ 40.00	7	0.0%		\$ 3,360.00			
IRRIGATION 80,001 - 87,120 sf	0	0	\$ 50.00	1	0.0%		\$ 600.00			
IRRIGATION AGRICULTURAL BASE RATE	0	0	\$ 10.00	123	0.0%		\$ 14,760.00			
AGRICULTURAL FEE PER ACRE			\$ 3.00	126	-10.7%		\$ 4,532.39			
NON-AGRICULTURAL BASE RATE	0	0	\$ 50.00	62	0.0%		\$ 37,200.00			
NON-AGRICULTURAL FEE PER 1/4 ACRE			\$ 3.00	375	-27.0%		\$ 13,516.57			
METERED BASE RATE 1" METERS*	0		\$ 6.61	217	0.0%	0.033	\$ 17,222.38			
METERED BASE RATE 1.5" METERS*	0		\$ 13.23	12	0.0%	0.033	\$ 1,904.78			
METERED USAGE (KGAL)			\$ 0.55	832	0.0%	0	\$ 5,488.34			
<b>Total Connections</b>	<b>0</b>	<b>0</b>		<b>2,651</b>			<b>\$ 398,650.09</b>			

2022-2023

Connection Type	Zone 2 & 3	Zone 0 & 1	Rate	Total	Growth	Increase in Rate	Revenue
DUPLEX UNIT		0	\$ 4.00	9	0.0%		\$ 432.00
IRRIGATION under 11,001 sf	0	0	\$ 8.00	188	1.1%		\$ 18,060.90
IRRIGATION 11,001 - 21,000 sf	0	0	\$ 10.00	1,604	0.4%		\$ 192,502.45
IRRIGATION 21,001 - 28,000 sf	0	0	\$ 15.00	328	0.0%		\$ 59,040.00
IRRIGATION 28,001 - 40,000 sf	0	0	\$ 20.00	68	0.0%		\$ 16,320.00
IRRIGATION 40,001 - 60,000 sf	0	0	\$ 30.00	41	0.0%		\$ 14,760.00
IRRIGATION 60,001 - 80,000 sf	0	0	\$ 40.00	7	0.0%		\$ 3,360.00
IRRIGATION 80,001 - 87,120 sf	0	0	\$ 50.00	1	0.0%		\$ 600.00
IRRIGATION AGRICULTURAL BASE RATE	0	0	\$ 10.00	123	0.0%		\$ 14,760.00
AGRICULTURAL FEE PER ACRE			\$ 3.00	112	-10.7%		\$ 4,045.86
NON-AGRICULTURAL BASE RATE	0	0	\$ 50.00	62	0.0%		\$ 37,200.00
NON-AGRICULTURAL FEE PER 1/4 ACRE			\$ 3.00	274	-27.0%		\$ 9,871.02
METERED BASE RATE 1" METERS*	0		\$ 6.83	217	0.0%	0.033	\$ 17,790.72
METERED BASE RATE 1.5" METERS*	0		\$ 13.66	12	0.0%	0.033	\$ 1,967.64
METERED USAGE (KGAL)			\$ 0.55	832	0.0%	0	\$ 5,488.34
<b>Total Connections</b>	<b>0</b>	<b>0</b>		<b>2,660</b>			<b>\$ 396,198.92</b>

2023-2024

Connection Type	Zone 2 & 3	Zone 0 & 1	Rate	Total	Growth	Increase in Rate	Revenue
DUPLEX UNIT		0	\$ 4.00	9	0.0%		\$ 432.00
IRRIGATION under 11,001 sf	0	0	\$ 8.00	190	1.1%		\$ 18,261.57
IRRIGATION 11,001 - 21,000 sf	0	0	\$ 10.00	1,611	0.4%		\$ 193,357.48
IRRIGATION 21,001 - 28,000 sf	0	0	\$ 15.00	328	0.0%		\$ 59,040.00
IRRIGATION 28,001 - 40,000 sf	0	0	\$ 20.00	68	0.0%		\$ 16,320.00
IRRIGATION 40,001 - 60,000 sf	0	0	\$ 30.00	41	0.0%		\$ 14,760.00
IRRIGATION 60,001 - 80,000 sf	0	0	\$ 40.00	7	0.0%		\$ 3,360.00
IRRIGATION 80,001 - 87,120 sf	0	0	\$ 50.00	1	0.0%		\$ 600.00
IRRIGATION AGRICULTURAL BASE RATE	0	0	\$ 10.00	123	0.0%		\$ 14,760.00
AGRICULTURAL FEE PER ACRE			\$ 3.00	100	-10.7%		\$ 3,611.56
NON-AGRICULTURAL BASE RATE	0	0	\$ 50.00	62	0.0%		\$ 37,200.00
NON-AGRICULTURAL FEE PER 1/4 ACRE			\$ 3.00	200	-27.0%		\$ 7,208.71
METERED BASE RATE 1" METERS*	0		\$ 7.06	277	0.0%	0.033	\$ 23,459.24
METERED BASE RATE 1.5" METERS*	0		\$ 14.12	12	0.0%	0.033	\$ 2,032.57
METERED USAGE (KGAL)			\$ 0.55	1049	26.2%	0	\$ 6,926.33
<b>Total Connections</b>	<b>0</b>	<b>0</b>		<b>2,730</b>			<b>\$ 401,329.46</b>

2024-2025

Connection Type	Zone 2 & 3	Zone 0 & 1	Rate	Total	Growth	Increase in Rate	Revenue
DUPLEX UNIT		0	\$ 4.00	9	0.0%		\$ 432.00
IRRIGATION under 11,001 sf	0	0	\$ 8.00	192	1.1%		\$ 18,464.48
IRRIGATION 11,001 - 21,000 sf	0	0	\$ 10.00	1,618	0.4%		\$ 194,216.30
IRRIGATION 21,001 - 28,000 sf	0	0	\$ 15.00	328	0.0%		\$ 59,040.00
IRRIGATION 28,001 - 40,000 sf	0	0	\$ 20.00	68	0.0%		\$ 16,320.00
IRRIGATION 40,001 - 60,000 sf	0	0	\$ 30.00	41	0.0%		\$ 14,760.00
IRRIGATION 60,001 - 80,000 sf	0	0	\$ 40.00	7	0.0%		\$ 3,360.00
IRRIGATION 80,001 - 87,120 sf	0	0	\$ 50.00	1	0.0%		\$ 600.00
IRRIGATION AGRICULTURAL BASE RATE	0	0	\$ 10.00	123	0.0%		\$ 14,760.00
AGRICULTURAL FEE PER ACRE			\$ 3.00	90	-10.7%		\$ 3,223.88
NON-AGRICULTURAL BASE RATE	0	0	\$ 50.00	62	0.0%		\$ 37,200.00
NON-AGRICULTURAL FEE PER 1/4 ACRE			\$ 3.00	146	-27.0%		\$ 5,264.45
METERED BASE RATE 1" METERS*	0		\$ 7.29	321	0.0%	0.033	\$ 28,082.74
METERED BASE RATE 1.5" METERS*	0		\$ 14.58	12	0.0%	0.033	\$ 2,099.64
METERED USAGE (KGAL)			\$ 0.55	1209	15.2%	0	\$ 7,980.86
<b>Total Connections</b>	<b>0</b>	<b>0</b>		<b>2,783</b>			<b>\$ 405,804.35</b>

Table D.5. Current and Projected Groundwater Connections and Rates

Existing & Projected Accounts and Rates					
Fiscal Year	Number of Customers	Base Rate/Month	Annual Base Amount	Rate Increase	Growth Rate
2016-17	20	\$12.00	\$2,880.0		
2017-18	20	\$12.00	\$2,880.0	0%	0%
2018-19	30	\$12.00	\$2,880.00	0%	50%
2019-20	107	\$12.00	\$4,320.00	0%	257%
2020-21	176	\$12.00	\$15,408.00	0%	64%
2021-22	231	\$12.00	\$25,344.00	0%	31%
2022-23	260	\$12.00	\$33,264.00	0%	13%
2023-24	327	\$12.00	\$37,440.00	0%	26%
2024-25	387	\$12.00	\$47,088.00	0%	18%
2025-26	431	\$12.00	\$55,728.00	0%	11%
2026-27	487	\$12.00	\$62,064.00	0%	13%
2027-28	487	\$12.36	\$72,231.84	3%	0%
2028-29	487	\$12.73	\$74,398.80	3%	0%

## APPENDIX E – Connections and Rate History

### Table E.1. Culinary and Secondary Water Connection and Rate History

Culinary Water Connection and Rate History										
2004-05			Meter Size and Connections							
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	5-inch	6-inch	Total
Zone 2 & 3	\$12.50	\$1.02	1,825	13	34					
Zone 1	\$15.77	\$1.15	836	1	3		1			
0 Zone	\$22.00	\$1.15	55		2					
Totals			2,516	14	39	1	1	0	0	2,571

2005-06			Meter Size and Connections							
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	5-inch	6-inch	Total
Zone 2 & 3	\$12.50	\$1.02	1,659	17	35					1
Zone 1	\$14.50	\$1.12	841	0	0		1			
0 Zone	\$22.45	\$1.18	61		2					
Totals			2,561	17	37	1	1	0	1	2,618

2006-07			Meter Size and Connections							
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	5-inch	6-inch	Total
Zone 2 & 3	\$13.40	\$1.10	1,685	19	35	1				1
Zone 1	\$15.00	\$1.16	869	1	3		1			
0 Zone	\$23.24	\$1.22	70		1					
Totals			2,569	21	42	1	1	0	3	2,637

2008-09			Meter Size and Connections							
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	5-inch	6-inch	Total
Zone 2 & 3	\$14.28	\$1.17	1,817	22	41	1				1
Zone 1	\$16.68	\$1.36	837	1	3		1			
0 Zone	\$25.95	\$1.49	69		1					
Totals			2,723	23	45	1	1	0	1	2,794

2009-10			Meter Size and Connections							
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	5-inch	6-inch	Total
Zone 2 & 3	\$14.28	\$1.17	1,775	22	42	1				
Zone 1	\$15.84	\$1.22	807	1	3		1			
0 Zone	\$25.60	\$1.46	67	2	1					
Totals			2,650	25	46	1	0	0	0	2,722

2010-11			Meter Size and Connections							
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	5-inch	6-inch	Total
Zone 2 & 3	\$14.50	\$1.20	1,800	23	44	1				
Zone 1	\$15.84	\$1.22	815	1	3		1			
0 Zone	\$25.60	\$1.46	69	2	1					
Totals			2,682	26	48	1	1	0	0	2,758

Secondary Water Connection and Rate History						
2004-05		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	788	8	4	1	801
Zone 2	\$10.00	611	43	50	0	704
Zone 3	\$10.00	512	23	38	3	576
Totals		1,911	74	92	4	2,081

2005-06		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	808	12	4	2	826
Zone 2	\$10.00	624	45	45	0	714
Zone 3	\$10.00	533	24	22	0	579
Totals		1,965	81	71	2	2,119

2006-07		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	813	8	2	1	823
Zone 2	\$10.00	650	45	41	0	736
Zone 3	\$10.00	509	24	22	0	555
Totals		2,049	77	65	1	2,193

2008-09		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	815	1	2	1	819
Zone 2	\$10.00	674	48	41	0	763
Zone 3	\$10.00	509	24	23	0	556
Totals		2,098	73	66	1	2,234

2009-10		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	815	1	2	1	819
Zone 2	\$10.00	684	48	42	0	774
Zone 3	\$10.00	615	24	23	0	662
Totals		2,118	80	67	1	2,266

2010-11		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	815	1	2	1	819
Zone 2	\$10.00	690	48	42	0	780
Zone 3	\$10.00	600	24	23	1	648
Totals		2,131	80	67	2	2,280

2011-12		Meter Size and Connections								
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	6-inch	8-inch	Total
Zone 2 & 3	\$15.06	\$1.24	1,819	23	45	1				
Zone 1	\$16.10	\$1.20	810	1	3		1			
0 Zone	\$25.85	\$1.54	69	2	1					
Totals			2,698	26	49	1	1	0	0	2,775

2012-13		Meter Size and Connections								
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	6-inch	8-inch	Total
Zone 2 & 3	\$15.41	\$1.27	1,944	27	48	1		2		
Zone 1	\$16.35	\$1.30	850	1	3		1			
0 Zone	\$25.20	\$1.55	73	2	1					
Totals			2,867	30	52	1	1	2	0	2,953

2013-14		Meter Size and Connections								
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	6-inch	8-inch	Total
Zone 2 & 3	\$15.70	\$1.29	1,883	27	44	0	1	2		
Zone 1	\$16.91	\$1.34	810							
0 Zone	\$26.14	\$1.63	69	1						
Totals			2,742	28	44	1	1	2	0	2,818

2014-15		Meter Size and Connections								
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	6-inch	8-inch	Total
Zone 2 & 3	\$18.17	\$1.33	2,021	30	49	1	1	3	0	
Zone 1	\$17.51	\$1.40	860	0	2	0	0	0	0	
0 Zone	\$26.24	\$1.63	77	0	1	0	0	0	0	
Totals			2,978	30	52	1	1	3	0	3,065

2015-16		Meter Size and Connections								
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	6-inch	8-inch	Total
Zone 2 & 3	\$17.63	\$1.45	2,083	30	44	1	1	2	0	
Zone 1	\$19.07	\$1.54	902	0	2	0	0	0	0	
0 Zone	\$27.47	\$1.75	80	0	3	0	0	0	0	
Totals			3,065	30	49	1	1	2	0	3,148

2016-17		Meter Size and Connections								
Service Zone	Base Rate	per 1,000 Gal	1-inch	1 1/2-inch	2-inch	3-inch	4-inch	6-inch	8-inch	Total
Zone 2 & 3	\$19.22	\$1.58	2,003	30	49	1	1	3	0	
Zone 1	\$20.62	\$1.68	895	0	2	0	0	0	0	
0 Zone	\$29.01	\$1.93	77	0	1	0	0	0	0	
Totals			3,035	30	52	1	1	3	0	3,123

2017-18	Count	Meter Size								Usage Rates		
		1-inch	1 1/2-inch	2-inch	3-inch	4-inch	6-inch	8-inch	Total	Zone 2 & 3	Zone 1	Zone 0
	Zone 2, 3	2137	24	66	2	3	0	0	2232			
	Zone 1	875	0	2	0	0	0	0	877			
	Zone 0	68	1	0	0	0	0	0	69			
	Base Rate	Zone 2, 3	\$20.95	\$37.71	\$60.75	\$230.45	\$419.00	\$777.24	\$1,340.79			
		Zone 1	\$22.48	\$40.46	\$65.19	\$247.28	\$449.60	\$834.01	\$1,438.72			
		Zone 0	\$34.60	\$62.28	\$100.34	\$380.60	\$662.00	\$1,283.66	\$2,214.40			
	Blocks of Water (1000 gal)	1	0-6	0-8	0-12	0-47	0-60	0-60	0-124	\$1.24	\$1.68	\$1.68
		2	6-12	8-15	12-25	47-94	60-120	90-180	124-249	\$1.49	\$2.01	\$2.01
		3	12-24	15-31	25-50	94-189	120-240	180-360	249-497	\$1.98	\$2.68	\$2.68
		4	> 24	> 31	> 50	> 189	> 240	> 360	> 497	\$2.73	\$3.69	\$3.69

2011-12		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	833	6	2	1	842
Zone 2	\$10.00	693	49	46	0	788
Zone 3	\$10.00	634	24	23	0	681
Totals		2,159	79	71	1	2,289

2012-13		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	822	6	2	1	831
Zone 2	\$10.00	698	49	46	0	793
Zone 3	\$10.00	643	24	23	0	690
Totals		2,163	79	71	1	2,314

2013-14		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00					0
Zone 2	\$10.00					0
Zone 3	\$10.00					0
Totals		0	0	0	0	0

2014-15		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	822	6	2	1	831
Zone 2	\$10.00	702	49	46	0	797
Zone 3	\$10.00	654	24	23	0	701
Totals		2,178	79	71	1	2,329

2015-16		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	857	9	2	1	869
Zone 2	\$10.00	726	49	47	0	822
Zone 3	\$10.00	685	24	25	0	734
Totals		2,268	82	74	1	2,425

2016-17		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	865	9	2	1	877
Zone 2	\$10.00	738	49	52	0	839
Zone 3	\$10.00	703	24	32	0	759
Totals		2,306	82	86	1	2,475

2017-18		Meter Size and Connections				
Service Zone	Base Rate	1-inch	1 1/2-inch	2-inch	4-inch	Total
Zone 0 & 1	\$10.00	873	9	2	1	885
Zone 2	\$10.00	753	49	54	0	856
Zone 3	\$10.00	743	26	35	0	804
Totals		2,369	84	91	1	2,545

2018-19		Meter Size							Usage Rates			
		1"	1.5"	2"	3"	4"	6"	8"	Total	Zone 2, 3	Zone 1	Zone 0
Count	Zone 2, 3	2188	25	64	2	0	1	1	2281			
	Zone 1	793	0	2	0	0	0	0	795			
	Zone 0	62	1	0	0	0	0	0	63			
Base Rate	Zone 2, 3	\$22.84	\$29.25	\$46.51	\$174.62	\$221.97	\$332.59	\$458.93				
	Zone 1	\$26.68	\$33.09	\$50.35	\$178.46	\$225.81	\$336.43	\$462.77				
	Zone 0	\$42.73	\$49.14	\$66.40	\$194.51	\$241.86	\$352.48	\$478.82				
Blocks of Water (1000 gal)	1	0-6	0-8	0-12	0-47	0-60	0-90	0-124	\$1.36	\$1.80	\$1.80	
	2	6-12	8-15	12-25	47-94	60-120	90-180	124-249	\$1.78	\$2.35	\$2.35	
	3	12-24	15-31	25-50	94-189	120-240	180-360	249-497	\$2.37	\$3.14	\$3.14	
	4	> 24	> 31	> 50	> 189	> 240	> 360	> 497	\$3.26	\$4.32	\$4.32	

2018-2019		Users in Each Zone		
Connection Type	Base Rate	Zone 2 & 3	Zone 0 & 1	Total
DUPLEX UNIT	\$4.00	5	4	9
IRRIGATION under 11,001 sf	\$8.00	115	67	182
IRRIGATION 11,001 - 21,000 sf	\$10.00	893	690	1,583
IRRIGATION 21,001 - 28,000 sf	\$15.00	240	94	334
IRRIGATION 28,001 - 40,000 sf	\$20.00	44	25	69
IRRIGATION 40,001 - 60,000 sf	\$30.00	29	12	41
IRRIGATION 60,001 - 80,000 sf	\$40.00	6	1	7
IRRIGATION 80,001 - 87,120 sf	\$50.00	1	0	1
IRRIGATION AGRICULTURAL BASE RATE	\$10.00	112	8	120
AGRICULTURAL FEE PER ACRE	\$3.00	0	0	31
NON-AGRICULTURAL BASE RATE	\$50.00	56	6	62
NON-AGRICULTURAL FEE PER 1/4 ACRE	\$3.00	0	0	19
METERED BASE RATE 1" METERS*	\$6.00	31	0	31
METERED BASE RATE 1.5" METERS*	\$12.00	5	0	5
METERED USAGE (GAL)	\$0.55	0	0	0
Totals		1,445	901	2,408

2019-20		Meter Size							Usage Rates			
		1"	1.5"	2"	3"	4"	6"	8"	Total	Zone 2, 3	Zone 1	Zone 0
Count	Zone 2, 3	2317	23	70	2	2	1	0	2415			
	Zone 1	753	0	2	0	0	0	0	755			
	Zone 0	62	1	0	0	0	0	0	63			
Base Rate	Zone 2, 3	\$24.90	\$48.64	\$77.14	\$167.37	\$300.34	\$618.54	\$761.01				
	Zone 1	\$29.35	\$53.09	\$81.59	\$171.82	\$304.79	\$622.99	\$765.46				
	Zone 0	\$46.54	\$70.28	\$98.78	\$189.01	\$321.98	\$640.18	\$782.65				
Blocks of Water (1000 gal)	1	0 - 6	0 - 12	0 - 19	0 - 42	0 - 76	0 - 156	0 - 192	\$1.48	\$1.81	\$1.81	
	2	7 - 12	13 - 24	20 - 38	43 - 84	77 - 151	157 - 312	193 - 384	\$1.92	\$2.35	\$2.35	
	3	13 - 24	25 - 48	39 - 77	85 - 168	152 - 302	313 - 624	385 - 768	\$2.59	\$3.17	\$3.17	
	4	> 24	> 48	> 77	> 168	> 302	> 624	> 768	\$3.55	\$4.34	\$4.34	

2019-2020		Users in Each Zone		
Connection Type	Base Rate	Zone 2 & 3	Rate	Total
DUPLEX UNIT	\$4.00	5	4	9
IRRIGATION under 11,001 sf	\$8.00	115	67	182
IRRIGATION 11,001 - 21,000 sf	\$10.00	893	690	1,583
IRRIGATION 21,001 - 28,000 sf	\$15.00	240	94	334
IRRIGATION 28,001 - 40,000 sf	\$20.00	44	25	69
IRRIGATION 40,001 - 60,000 sf	\$30.00	29	12	41
IRRIGATION 60,001 - 80,000 sf	\$40.00	6	1	7
IRRIGATION 80,001 - 87,120 sf	\$50.00	1	0	1
IRRIGATION AGRICULTURAL BASE RATE	\$10.00	112	8	120
AGRICULTURAL FEE PER ACRE	\$3.00	0	0	31
NON-AGRICULTURAL BASE RATE	\$50.00	56	6	62
NON-AGRICULTURAL FEE PER 1/4 ACRE	\$3.00	0	0	19
METERED BASE RATE 1" METERS*	\$6.00	31	0	31
METERED BASE RATE 1.5" METERS*	\$12.00	5	0	5
METERED USAGE (GAL)	\$0.55	0	0	280
Totals		1,445	901	2,408

\*In addition to fee based on lot size

**Table E.2. Culinary Water Connection and Rate History**

Fiscal Year	Connections*	Base Rate*	per 1,000 Gal	Rate Change**
2004-2005	1,625	\$12.50	\$1.02	
2005-2006	1,659	\$12.50	\$1.02	0%
2006-2007	1,685	\$13.40	\$1.10	7%
2007-2008	1,685	\$13.75	\$1.13	3%
2008-2009	1,817	\$14.28	\$1.17	4%
2009-2010	1,776	\$14.28	\$1.17	0%
2010-2011	1,803	\$14.59	\$1.20	2%
2011-2012	1,819	\$15.06	\$1.24	3%
2012-2013	1,944	\$15.41	\$1.27	2%
2013-2014	1,863	\$15.70	\$1.29	2%
2014-2015	2,021	\$16.17	\$1.33	3%
2015-2016	2,083	\$17.63	\$1.45	9%
2016-2017	2,063	\$19.22	\$1.58	9%
2017-2018	2,137	\$20.95	\$1.24	-1%
2018-2019	2,188	\$22.84	\$1.36	9%
2019-2020	2,317	\$24.90	\$1.48	9%
<b>2020-2021</b>	<b>2,242</b>	<b>\$27.14</b>	<b>\$1.62</b>	<b>9%</b>

\* Based on Zone 2 & 3  
\*\* Base on usage of 6,000 gallons per month

**Table E.3. Sanitary Sewer Connection and Rate History**

Fiscal Year	Connections	Units	Base Rate	per 1,000 Gal	Rate Change*
2004-2005			\$10.00	\$1.70	
2005-2006			\$10.00	\$1.70	0%
2006-2007	2,610	2,758	\$10.00	\$1.80	3%
2007-2008	2,668	2,808	\$10.26	\$1.85	3%
2008-2009	2,705	2,844	\$10.67	\$1.92	4%
2009-2010	2,644	2,804	\$10.67	\$1.92	0%
2010-2011	2,642	2,803	\$11.10	\$2.00	4%
2011-2012	2,644	2,804	\$11.83	\$2.12	6%
2012-2013	2,642	2,803	\$14.19	\$2.55	20%
2013-2014	2,747	2,812	\$16.32	\$2.93	15%
2014-2015	2,813	2,986	\$16.97	\$3.05	4%
2015-2016	3,074	3,252	\$17.65	\$3.17	4%
2016-2017	2,979	3,140	\$18.69	\$3.30	5%
2017-2018	3,148	3,148	\$19.44	\$3.43	4%
2018-2019	3,008	3,120	\$19.44	\$2.57	-13%
2019-2020	3,135	3,188	\$20.22	\$2.67	4%
<b>2020-2021</b>	<b>3,182</b>	<b>3,236</b>	<b>\$21.03</b>	<b>\$2.78</b>	<b>4%</b>

\* Based on usage of 6,000 gallons per month

**Table E.4. Storm Water Connection and Rate History**

Year	Customers	ERUs	Base Fee	Rate Change
2004-2005			\$3.00	
2005-2006			\$3.00	0%
2006-2007			\$3.00	0%
2007-2008	2,541		\$3.00	0%
2008-2009	2,764		\$3.00	0%
2009-2010	2,778		\$3.00	0%
2010-2011	2,717		\$3.00	0%
2012-2013	2,786	7,008	\$4.75	2%
2014-2015	3,080	8,537	\$5.47	13%
2015-2016	3,129	8,537	\$6.18	13%
2016-2017	3,320	9,076	\$6.98	13%
2017-2018	3,236	9,083	\$7.69	13%
2018-2019	3,061	8,189	\$8.57	13%
2019-2020	3,127	8,915	\$10.00	13%
2020-2021				3%
2021-2022				3%
2022-2023				3%
2023-2024				3%

**Storm Water portions of the June 2020 Utility Rate Study have not been updated; the information shown is what existed in the 2019 study**

**Table E.5. Groundwater Connection and Rate History**

Year	Customers	Base Fee	Rate Change
2016-2017	0	\$12.00	
2017-2018	0	\$12.00	0%
2018-2019	18	\$12.00	0%
2019-2020	107	\$12.00	0%
<b>2020-2021</b>	<b>176</b>	<b>\$12.00</b>	<b>0%</b>

## APPENDIX F – Anderson Farms Pressure Irrigation and Groundwater

Table F.1. Development Timeline for Anderson Farms

Year	Number of Units								
	Parcel A (Single Family)	Parcel B (Single Family)	Parcel C (Townhomes)	Parcel E (Single Family)	Parcel F (Active Adults)	Parcel G (Single Family)	Parcel H (Single Family)	Parcel I (Apartments)	Park
2017		20							
2018		10							
2019		48	29						
2020			29		69				
2021			67	55					*
2022									
2023									
2024	60								
2025						44			
2026							56		
2027								180	
2028								200	
<b>Total</b>	<b>60</b>	<b>78</b>	<b>125</b>	<b>55</b>	<b>69</b>	<b>44</b>	<b>56</b>	<b>380</b>	

This timeline reflects development dates estimated at the time of the development agreement, modified by the submittal of development applications for the various phases of the development. While there are no units associated with the park, the date of anticipated development is noted with an asterisk.

**Table F.2. Groundwater Payment Timeline for Anderson Farms**

Year	Number of Base Rates										No. of Payments	Cumulative No. of Payments
	Parcel A (Single Family)	Parcel B (Single Family)	Parcel C (Townhomes)	Parcel E (Single Family)	Parcel F (Active Adults)	Parcel G (Single Family)	Parcel H (Single Family)	Parcel I (Apartments)	Park			
2017		20									240	240
2018		10									360	600
2019		48	29								1284	1884
2020			29		69						2460	4344
2021			67	55							3924	8268
2022											3924	12192
2023											3924	16116
2024	60										4644	20760
2025						44					5172	25932
2026							56				5844	31776
2027											5844	37620
2028											5844	43464
2029											5844	49308
2030											5844	55152
2031											5844	60996
2032											5844	66840
2033											5844	72684
2034											5844	78528
2035											5844	84372
2036											5844	90216
2037											5844	96060
2038											5844	101904
2039											5844	107748
2040											5844	113592
2041											5844	119436
2042											5844	125280
2043											5844	131124

Note that the groundwater collection system does not serve the areas of Parcel I or the park.

**Table F.3. Pressure Irrigation Payment Timeline for Anderson Farms**

Year	Number of Equivalent Base Rates									No. of Payments	Cumulative No. of Payments
	Parcel A (Single Family)	Parcel B (Single Family)	Parcel C (Townhomes)	Parcel E (Single Family)	Parcel F (Active Adults)	Parcel G (Single Family)	Parcel H (Single Family)	Parcel I (Apartments)	Park		
2017		20								240	240
2018		10								360	600
2019		48	11							1068	1668
2020					69					1896	3564
2021				55					16	2748	6312
2022										2748	9060
2023										2748	11808
2024	60									3468	15276
2025						44				3996	19272
2026							56			4668	23940
2027								11		4800	28740
2028										4800	33540
2029										4800	38340
2030										4800	43140
2031										4800	47940
2032										4800	52740
2033										4800	57540
2034										4800	62340
2035										4800	67140
2036										4800	71940
2037										4800	76740
2038										4800	81540
2039										4800	86340
2040										4800	91140
2041										4800	95940
2042										4800	100740
2043										4800	105540

Note that for Parcels C and I, and for the park, the number of equivalent base rates does not match the unit count, as it is expected that service connections will irrigate larger areas than that associated with single units.

**10. Discussion Item — Christmas Tree / holiday decorations.** The City Council will discuss the possible purchase of a Christmas Tree and holiday decorations. If in favor, the city council will motion in the next action item to purchase the items.

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

This discussion and action item has been requested by Councilmember Powell. She would like the City Council to consider purchase of a 50' tall Christmas tree that has been used at the Provo Towne Center Mall for seasonal display. It is listed for sale on KSL Classifieds for \$4,000. This item has not been previously discussed nor approved in the budget, hence this discussion prior to a potential action item on the agenda.

Councilmember Powell asked the Parks & Recreation Director to provide input on potential purchase of the tree. Here's some of the issues Heath Bateman provided for consideration:

- It is pre-lit with mini LED lights that do not require very much power. It will need to be placed somewhere where power is available. Power is near the flag pole at the front of the City Center if that location is selected for the display.
- Elite Grounds, whom is our landscaping contractor, is really familiar with it and has been the company that has put it up and taken it down for the Mall. They originally quoted a price of \$8k to put it up and \$3K to take it down. They have since revised the amount to \$1,800 to put it up and \$1,000 to take it down annually. In-house staffing ability to set up and take down is likely not feasible.
- Storage will be the biggest challenge. The City does not have anywhere in existing City facilities that can hold the number of boxes and structures associated with the tree. (Estimated amount of room needed for the entire tree is approximately the size of a Primary or Relief Society Room in an LDS church.)
- Although it is made for inside applications, it would work outside IF . . . we can find a way to stake it down. It will most likely require several guywires.
- Regardless of how long we have it, it will weather and get shabby looking from being outside. Estimated life from outdoor use is maybe 8-10 years. Is it worth having and/or replacing when the time comes in a few years?

This first discussion item is for the Council to consider the request for purchase and the associated costs with storing, setting up/taking down, and maintaining the tree.





**11. Review & Action — Purchase of Christmas Tree / holiday decoration.** The City Council will review and consider the purchase of a Christmas Tree and holiday decorations.

**Sample Motion:** I move to (approve, deny, continue) the purchase of a Christmas tree and holiday decorations (as presented, or with changes).

**12. Public Hearing — Ordinance #2020-13-O, Government Records Access Management.** The Council will review and consider city-initiated updates to LCC Title 4, Government Records Access Management. Updates to the Lindon City Policy and Procedures Manual, Section 9, related to government records retention will also be considered for approval.

These city initiated updates were prepared by our City Attorney and City Recorder to bring our current codes and policies into conformance with State requirements and to set the City's own retention schedule for specific types of records.

Unfortunately, the newspaper legal ad notice deadline was missed and the legal notice ran a couple days late. Therefore, Staff recommends continuing with the public hearing and discussing the item with the request to continue this matter to the next Council meeting Consent Agenda so any additional public comments that may come in to the City can be taken into consideration.

**Sample Motion:** I move to (continue) Ordinance #2020-13-O to the Consent Agenda on the next available City Council meeting to allow time for any additional public input to be submitted.

**Ordinance No. 2020-13-0**

AN ORDINANCE AMENDING TITLE 4 OF THE LINDON CITY CODE, UPDATING AND REVISION LINDON CITY'S GOVERNMENT RECORDS ACCESS AND MANAGEMENT ORDINANCE TO SATISFY CURRENT STATE REQUIREMENTS CONCERNING PUBLIC ACCESS TO GOVERNMENT RECORDS.

WHEREAS, Title 4 of the Lindon City Code has not been revised since 1993; and

WHEREAS, Numerous changes in state law have occurred since the last revision of Title 4 and it is in the best interest of the citizens of Lindon City to ensure that City's ordinances protecting the public's rights to access to government records are updated and consistent with established state laws; and

WHEREAS, Lindon City is currently subject to state wide retention schedules for its public records because the City's current ordinance do not set forth a retention schedule specific to Lindon City; and

WHEREAS, It is in the best interest of Lindon City to establish its own records retention schedule which takes into account local conditions and practices unique to Lindon City.

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

PART ONE: Amendment of Title 4 of the Lindon City Code.

Title 4 of the Lindon City Code is amended as follows:

**TITLE 4**

**GOVERNMENT RECORDS ACCESS MANAGEMENT**

**Chapters:**

- 4.01      **Lindon City Records ~~Government Records Access Management~~**
- 4.02      **Maintenance and Retention of Records ~~Classification of Records~~**
- 4.03      **Access to and Disclosure of Records**
- 4.04      **Requests for Records and Procedures for Access**
- 4.05      **Appeals ~~Records Retention~~**
- 4.06      **Enforcement and Penalties ~~Appeals~~**
- 4.07      ~~**Rights of Individuals on Whom Data Is Maintained**~~
- 4.08      ~~**Criminal Penalties**~~

**Chapter 4.01**

**LINDON CITY RECORDS ~~GOVERNMENT RECORDS ACCESS MANAGEMENT~~**

**Sections:**

- 4.01.010 Purpose and Intent Method of classification.  
 4.01.020 Utah Governmental Records Access and Management Act Intent.  
 4.01.030 Records Officer Designation and Duties Definitions.

**4.01.010 Purpose and Intent Method of classification.**

It is the purpose and Intent of the Lindon City Council to establish fair and reasonable practices to ensure the public's right of easy and reasonable access to public records while protecting personal private information which maybe contained records maintained by the City.

~~Lindon City recognizes and acknowledges two fundamental constitutional rights: the right of privacy in relation to personal data gathered by the city; and the public's right of access to information concerning the conduct of the public's business.~~

1. ~~The city shall:
 
  - a. ~~evaluate all record series that it uses or creates;~~
  - b. ~~designate those record series as provided by this title; and~~
  - c. ~~report the designation of its record series to the state archives.~~~~
2. ~~The city may classify a particular record, record series, or information within a record at any time, but is not required to classify a particular record, record series, or information until access to the record is requested.~~
3. ~~The city may designate another record series or reclassify a record or record series, or information within a record at any time.~~

**4.01.020 Utah Governmental Records Access and Management Act Intent.**

It is the purpose and intent of the Lindon City Council that the City shall acknowledge and comply with the provisions of the Utah Government Records Access and Management Act, Chapter 2 of Title 63G of the Utah Code Annotated, 1953 as amended.

1. All City departments and employees shall comply with the provisions of this Title as well as with Chapter 2 of Title 63G of the Utah Code, as amended hereafter.
2. The definition of words and terminology used in this Title shall be the same as the definitions set forth in the Utah Government Records Access and Management Act, as found in § 63G-2-103 of the Utah Code, and as amended hereafter.

~~It is the intent of Lindon City to:~~

1. ~~Establish fair information practices to prevent abuse of personal information by the city while protecting the public's right of easy and reasonable access to unrestricted public records;~~
2. ~~Provide guidelines of openness to government information and privacy of personal information consistent with nationwide standards; and~~
3. ~~Establish and maintain an active, continuing program for the economical and efficient management of the city's records as provided in this ordinance.~~

#### **4.01.030      Records Officer Designation and Duties ~~Definitions.~~**

The City Recorder is hereby appointed as the Lindon City Records Officer and is to oversee and coordinate records management, access, and archive activities.

1. The Records Officer shall:
  - a. Comply with § 63G-2-108 "Certification of Records Officer" and obtain all required training and certifications as identified therein;
  - b. Make annual reports of records services activities to the City Council, as requested;
  - c. Provide training relative to records management, maintenance and access, to the various City departments and employees, as necessary;
  - d. Establish and maintain an active, continuing program for the economical and efficient management of the City's records as provided by this Title;
  - e. Make and maintain adequate and proper documentation of the organization, functions, policies, decisions, procedures and essential transactions of the City designed to furnish information to protect the legal and financial rights of persons directly affected by the City's activities;
  - f. Submit to the state archivist the approved classifications and schedules of records and retention as provided for in this Title;
  - g. Coordinate and cooperate with the state archivist in conducting surveys made by the state archivist; and
  - h. Establish and report, to the state archives, retention schedules for objects that the City determines are not records, but that have historical or evidentiary value.
  - i. Designate those record series as required by this Title and Chapter 2 of Title 63G of the Utah Code, and report such designations to the state archives.

2. The Records Officer may classify a particular record, record series or information within a record at any time, but is not required to classify a particular record, record series or information until access to the record is requested.
3. The Records Officer may re-designate a record series or reclassify a record, record series or information within a record at any time.
4. The Records Officer shall file with the state archives a copy of any amendment to this Ordinance, no later than 30 days after its effective date.

For purposes of this title, the following words and phrases shall have the meanings respectively ascribed to them by this section:

~~“Audit” means a systematic examination of financial, management, program, and related records for the purpose of determining the fair presentation of financial statements, adequacy of internal controls, or compliance with laws and regulations; or a systematic examination of program procedures and operations for the purpose of determining their effectiveness, economy, efficiency, and compliance with statutes and regulations.~~

~~“Chronological logs” mean the regular and customary summary records of law enforcement agencies and other public safety agencies that show the time and general nature of police, fire, and paramedic calls made to the agency and any arrests or jail bookings made by the agency.~~

~~“Classification,” “classify,” and their derivative forms mean determining whether a record series, record, or information within a record is public, private, controlled, protected, or exempt from disclosure under U.C.A., §6-32-201(3)~~

~~“Computer program” means a series of instructions or statements that permit the functioning of a computer system in a manner consistent with the manipulation of associated documentation and source material that explain how to operate the computer program.~~

a. ~~“Computer program” does not mean:~~

- i. ~~the original data, including numbers, text, voice, graphics, and images;~~
- ii. ~~analysis, compilation, and other manipulated forms of the original data produced by use of the program; or~~
- and then you iii. ~~the mathematical or statistical formulas (excluding the underlying mathematical algorithms contained in the program) that could be used if the manipulated forms of the original data were to be produced manually.~~

~~“Controlled record” means a record containing data on individuals that is controlled as provided in Section 4.02.070.~~

~~“Contractor” means any person who contracts with the city to provide goods or services directly to the city; or any private, nonprofit organization that receives funds from the city. “Contractor” does not mean a private provider.~~

~~“Gross compensation” means every form of remuneration payable for a given period to any individual for services provided including salaries, commissions, vacation pay, severance pay, bonuses, and any board, rent, housing, lodging, payments in kind, and any similar benefit received from the individual’s employer.~~

~~“Designation,” “designate,” and their derivative forms mean indicating, based on the city's familiarity with a record series or based on the city's review of a reasonable sample of a record series, the primary classification that a majority of records in a record series would be given if classified and the classification that other records typically present in the record series would be given if classified.~~

~~“Initial contact report”~~

~~a. means an initial written or recorded report, however titled, prepared by peace officers engaged in public patrol or response duties describing official actions initially taken in response to either a public complaint about or the discovery of an apparent violation of law, which report may describe: the date, time, location, and nature of the complaint, the incident, or offense;~~

~~i. names of victims;~~

~~ii. the nature or general scope of the agency's initial actions taken in response to the incident;~~

~~iii. the general nature of any injuries or estimate of damages sustained in the incident;~~

~~iv. the name, address, and other identifying information about any person arrested or charged in connection with the incident; and~~

~~v. the identity of the public safety personnel (except undercover personnel) or prosecuting attorney involved in responding to the initial incident.~~

~~b. “Initial contact report” does not include follow-up or investigative reports prepared after the initial contact report. However, if the information specified in subsection (1) appears in follow-up or investigative reports, it may only be treated confidentially if it is private, controlled, protected, or exempt from disclosure under U.C.A. § 63-2-201(3)(b).~~

~~“Individual” means a human being.~~

~~“Person” means any individual, nonprofit or profit corporation, partnership, sole proprietorship, or other type of business organization.~~

~~“Private record” means a record containing data on individuals that is private as classified by Sections 4.02.050 and 4.02.060.~~

~~“Private provider” means any person who contracts with the city to provide services directly to the public.~~

~~“Protected record” means a record that is protected as classified by Section 4.02.080.~~

~~“Public record” means a record that has not been appropriately classified private, controlled, or protected as provided in Sections 4.02.050, 4.02.060, 4.02.070, and 4.02.080 of this title.~~

~~“Record” means~~

~~a. all books, letters, documents, papers, maps, plans, photographs, films, cards, tapes, recordings, or other documentary materials, and electronic data regardless of physical form or characteristics, prepared, or owned, used, received, or retained by the city.~~

~~b. “Record” does not mean:~~

~~i. temporary drafts or similar materials prepared for the originator's personal use or prepared by the originator for the personal use of an individual for whom he is working;~~

~~ii. materials that are legally owned by an individual in his private capacity;~~

~~iii. materials to which access is limited by the laws of copyright or patent unless the copyright or patent is owned by the city;~~

~~iv. proprietary software;~~

~~v. junk mail or commercial publications received by the city or an official or employee of the city;~~

~~vi. books and other materials that are cataloged, indexed, or inventoried and contained in the collections of libraries open to the public, regardless of physical form or characteristics of the material;~~

~~vii. daily calendars and other personal notes prepared by the originator for the originator's personal use or for the personal use of an individual for whom he is working;~~

~~viii. computer programs that are developed or purchased by or for the city for its own use; or ix. notes or internal memoranda prepared as part of the deliberative process by a member of the judiciary, an administrative law judge, a member of the Board of~~

~~Pardons, or a member of any other body charged by law with performing a judicial or quasi-judicial function.~~

~~“Record series” means a group of records that may be treated as a unit for purposes of designation, description, management, or disposition.~~

~~“Records officer” means the city recorder and other individuals as appointed by the Mayor to work in the care, maintenance, scheduling, designation, classification, disposal, and preservation of records.~~

~~“Summary data” means statistical records and compilations that contain data derived from private, controlled, or protected information but that do not disclose private, controlled, or protected information.~~

## Chapter 4.02

### CLASSIFICATION MAINTENANCE AND RETENTION OF RECORDS

#### Sections:

~~4.02.010 Records Maintenance Procedures Method of Classification.~~

~~4.02.020 Storage Medium Records which are always public.~~

~~4.02.030 Retention Schedule Records which are normally public.~~

~~4.02.040 Records which are not public.~~

~~4.02.050 Records which are always private.~~

~~4.02.060 Records which may be private.~~

~~4.02.070 Controlled Records.~~

~~4.02.080 Protected records.~~

**4.02.010 Records Maintenance Method of Classification.**

Records maintenance procedures shall be developed by the Records Officer to ensure that due care is taken to maintain and preserve City records safely and accurately and in compliance with State requirements. The Records Officer shall be responsible for monitoring the application and use of technical processes in the creation, duplication and disposal of City Records, and shall monitor compliance with this Title and with State requirements by City departments and employees.

~~The following rules shall apply in classifying records in the city's possession or control:~~

~~1. The city shall:~~

~~a. Evaluate all record series that it uses or creates;~~

- b. ~~Designate those record series as provided by this title; and~~
- c. ~~Report the designation of its record services to the state archives.~~
- 2. ~~The city may classify a particular record, record series, or information within a record at any time, but is not required to classify a particular record, record series, or information until access to the record is requested.~~
- 3. ~~The city may designate another record series or reclassify a record or record series, or information within a record at any time.~~

#### **4.02.020 Storage Medium Records which are always public.**

The City retains and reserves to itself the right to use any type of non-verbal or non-written format for the storage, retention and retrieval of government records, including, but not limited to, audio tapes, video tapes, microforms, any type of computer, data processing, imaging or electronic information storage or processing equipment or systems, which are not prohibited by State statute and do not compromise legal requirements for records storage, retrieval, security and maintenance, to store and maintain City records. All computerized and non-written format records and data which are designated and classified in accordance with this Title shall be made available to a requester in accordance with this Title and State law.

~~All records are public unless otherwise expressly provided by this title or State or Federal law or regulation. The lists of public records in this section and Section 4.02.030 are not exhaustive and should not be used to limit access to records.~~

The following records are always public:

- 1. ~~Laws and ordinances;~~
- 2. ~~Names, gender, gross compensation, job titles, job descriptions, business addresses, business telephone numbers, number of hours worked per pay period, dates of employment, and relevant education, previous employment, and similar job qualifications of the city's former and present employees and officers, excluding undercover law enforcement personnel or investigative personnel if disclosure could reasonably be expected to impair the effectiveness of investigations or endanger any individuals safety;~~
- 3. ~~Final opinions, including concurring and dissenting opinions, and orders that are made by the city in an administrative, adjudicative, or judicial proceeding, except that if the proceedings were properly closed to the public, the opinion and order may be withheld to the extent that they contain information that is private, protected, or controlled;~~
- 4. ~~Final interpretations of statutes or rules by the city unless classified as protected under Section 4.02.080(15), (16), or (17);~~

5. ~~Information contained in or compiled from transcripts, minutes, or reports of the open portion of a meeting of the city, including the records of all votes of each member of the city council;~~
6. ~~Judicial records unless a court orders the records to be restricted under the rules of civil or criminal procedure or unless the records are private.~~
7. ~~Records filed with or maintained by county recorders, clerks, treasurers, surveyors, zoning commissions, the Division of State Lands and Forestry, the Division of Oil, Gas and Mining, the Division of Water Rights, or other governmental entities that give public notice of:
 
  - a. ~~Titles or encumbrances to real property;~~
  - b. ~~Restrictions on the use of real property;~~
  - c. ~~The capacity of persons to take or convey title to real property; or~~
  - d. ~~Tax status for real or personal property;~~~~
8. ~~Records of the Department of Commerce that evidence incorporations, mergers, name changes, and uniform commercial code filings;~~
9. ~~Data on individuals that would otherwise be private under this ordinance if the individual who is the subject of the record has given the city written permission to make the records available to the public;~~
10. ~~Documentation of the compensation that the city pays to a contractor or private provider;~~
11. ~~Summary data.~~

#### **4.02.030      Retention Schedule ~~Records which are normally public.~~**

The public records of Lindon City shall be classified and retained pursuant to the provisions of this Section 9 of the Lindon City Policies and Procedures Manual, as may be amended from time to time.

The following records are normally public, but to the extent a record is expressly exempted from disclosure, access may be restricted:

1. ~~Administrative staff manuals, instructions to staff, and statements of policy;~~
2. ~~Records documenting a contractor's or private provider's compliance with the terms of a contract with the city;~~
3. ~~Records documenting the services provided by a contractor or private provider to the extent the records would be public if prepared by the city;~~
4. ~~Contracts entered into by the city;~~
5. ~~Any account, voucher, or contract that deals with the receipt or expenditure of funds by the city;~~

6. ~~Records relating to governmental assistance or incentives publicly disclosed, contracted for, or given by the city, encouraging a person to expand or relocate a business in Utah, except as provided in U.C.A. Subsection 63-2-304(34);~~
7. ~~Chronological logs and initial contact reports;~~
8. ~~Correspondence by and with the city in which the city determines or states an opinion upon the rights of the state, a political subdivision, the public, or any person;~~
9. ~~The empirical data contained in drafts if:
 
  - a. ~~The empirical data is not reasonably available to the requester elsewhere in similar form; and~~
  - b. ~~The city is given opportunity to correct any errors or make non-substantive changes before release.~~~~
10. ~~Drafts that are circulated to anyone other than the city, state, or federal agency if the city, state, or federal agency are jointly responsible for implementation of a program or project that has been legislatively approved;~~
11. ~~Drafts that have never been finalized but were relied on by the city in carrying out action or policy;~~
12. ~~Original data in a computer program if the city chooses not to disclose the program;~~
13. ~~Arrest warrants after issuance, except that, for good cause, a court may order restricted access to arrest warrants prior to service;~~
14. ~~Search warrants after execution and filing of the return, except that a court, for good cause, may order restricted access to search warrants prior to trial;~~
15. ~~Records that would disclose information relating to formal charges or disciplinary actions against a past or present city employee if:
 
  - a. ~~The disciplinary action has been completed and all time periods for administrative appeal have expired; and~~
  - b. ~~The formal charges were sustained.~~~~
16. ~~Records maintained by the Division of State Lands and Forestry or the Division of Oil, Gas and Mining that evidence mineral production on government lands;~~
17. ~~Final audit reports;~~
18. ~~Occupational and professional licenses;~~
19. ~~Business licenses; and~~
20. ~~A notice of violation, a notice of agency action under U.C.A. § 63-46b-3, or similar records used to initiate proceedings for discipline or sanctions against persons regulated by the city, but not including records that initiate employee discipline;~~

**4.02.040 — Records which are not public.**

The following records are not public:

1. ~~Records that are appropriately classified as private, controlled, or protected only those records specified in Sections 4.02.050, 4.02.060, 4.02.070, and 4.02.080 may be classified as private, controlled, or protected; and~~
2. ~~Records to which access is restricted pursuant to court rule, state statute, federal statute, or federal regulation, including records for which access is governed or restricted as a condition of participation in a state or federal program or for receiving state or federal funds.~~

**4.02.050** ~~Records which are always private.~~

The following records are always private:

1. ~~Records concerning an individual's eligibility for unemployment insurance benefits, social services, welfare benefits, or the determination or benefit levels;~~
2. ~~Records containing data on individuals describing medical history, diagnosis, condition, treatment, evaluation, or similar medical data;~~
3. ~~Records of publicly funded libraries that when examined alone or with other records identify a patron;~~
4. ~~Records received or generated in a Senator or House ethics committee concerning any alleged violation of the rules on legislative ethics if the committee meeting was closed to the public.~~
5. ~~Records concerning a current or former city employee or applicant for city employment that would disclose the individual's home address, home telephone number, social security number, insurance coverage, marital status, or payroll deductions.~~

**4.02.060** ~~Records which may be private.~~

1. ~~Records concerning a current or former city employee or applicant for city employment, including performance evaluations and personal status information such as race, religion, or disabilities, but not including records that are public or private;~~
2. ~~Records describing an individual's finances, except that the following are public:
 
  - a. ~~Records described in Section 4.02.020;~~
  - b. ~~Information provided to the city for the purpose of complying with a financial assurance requirement; or~~
  - c. ~~Records that must be disclosed in accordance with another statute~~~~
3. ~~Records of independent state agencies if the disclosure of those records would conflict with fiduciary obligations of the agency;~~

4. ~~Other records containing data on individuals, the disclosure of which constitutes a clearly unwarranted invasion of personal privacy;~~
5. ~~Records provided by the United States or by a governmental entity outside the state that are the records are given with the requirement that the records are managed as private records, if the providing entity states in writing that the record would not be subject to public disclosure if retained by it.~~

#### **4.02.070 ~~Controlled Records.~~**

A record is controlled only if:

1. ~~The record contains medical, psychiatric, or psychological data about an individual;~~
2. ~~The city reasonably believes that releasing the information in the record to the subject of the record would be detrimental to the subject's mental health, or releasing the information would constitute a violation of normal professional practice and medical ethics; and~~
3. ~~The city has properly classified the record.~~

#### **4.02.080 ~~Protected records.~~**

The following records are protected if properly classified as protected by the city:

1. ~~Trade secrets as defined in U.C.A. §3-24-2 if the person submitting the trade secret has provided the city with the information specified in U.C.A. §63-2-308;~~
2. ~~Commercial information or non-individual financial information obtained from a person if:
 
  - a. ~~Disclosure of the information could reasonably be expected to result in unfair competitive injury to the person submitting the information or disclosure would impair the ability of the city to obtain necessary information in the future;~~
  - b. ~~The person submitting the information has a greater interest in prohibiting access than the public in obtaining access; and~~
  - c. ~~The person submitting the information has provided the city with the information specified in U.C.A. §63-2-308;~~~~
3. ~~Commercial or financial information acquired or prepared by the city to the extent that a disclosure would lead to financial speculations in currencies, securities, or commodities that will interfere with a planned transaction by the city or cause substantial financial injury to the city or state economy;~~

4. ~~Test questions and answers to be used in future license, certification, registration, employment, or academic examinations;~~
5. ~~Records the disclosure of which would impair governmental procurement or give an unfair advantage to any person proposing to enter into a contract or agreement with the city, except that this subsection does not restrict the right of a person to see bids submitted to or by the city after bidding has closed;~~
6. ~~Records that would identify real property or the appraisal or estimated value of real or personal property, including intellectual property, under consideration for public acquisition before any rights to the property are acquired, unless:
 
  - a. ~~Public interest in obtaining access to the information outweighs the city's need to acquire the property on the best terms possible; and~~
  - b. ~~The information has already been disclosed to persons not employed by or under a duty of confidentiality to the entity;~~
  - c. ~~In the case of records that would identify the appraisal or estimated value of property, the potential sellers have already learned of the city's estimated value of the property; or~~~~
7. ~~Records prepared in contemplation of sale, exchange, lease, rental, or other compensated transaction of real or personal property including intellectual property, which, if disclosed prior to completion of the transaction, would reveal the appraisal or estimated value of the subject property, unless:
 
  - a. ~~The public interest in access outweighs the interests in restricting access, including the city's interest in maximizing the financial benefit of the transaction;~~  
or
  - b. ~~When prepared by or on behalf of the city, appraisals or estimates of the value of the subject property have already been disclosed to persons not employed by or under a duty of confidentiality to the city;~~~~
8. ~~Records created or maintained for civil, criminal, or administrative enforcement purposes or audit purposes, or for discipline, licensing, certification, or registration purposes if release of the records:
 
  - a. ~~Reasonably could be expected to interfere with investigations undertaken for enforcement, discipline, licensing, certification, or registration purposes;~~
  - b. ~~Reasonably could be expected to interfere with audits, disciplinary, or enforcement proceedings;~~
  - c. ~~Would create a danger of depriving a person of a right to a fair trial or impartial hearing;~~
  - d. ~~Reasonably could be expected to disclose the identity of a source who is not generally known outside of government and, in the case of a record compiled in~~~~

~~the course of an investigation, disclose information furnished by a source not generally known outside of government if disclosure would compromise the source; or~~

- ~~e. Reasonably could be expected to disclose investigative or audit techniques, procedures, policies, or orders not generally known outside of government, if disclosure would interfere with enforcement or audit efforts;~~
- ~~9. Records the disclosure of which would jeopardize the life or safety of an individual;~~
- ~~10. Records the disclosure of which would jeopardize the security of governmental property, governmental programs, or governmental record keeping systems from damage, theft, or other appropriation or use contrary to law or public policy;~~
- ~~11. Records the disclosure of which would jeopardize the security or safety of a correctional facility, or records relating to incarceration, treatment, probation, or parole, that would interfere with the control and supervision of an offender's incarceration, treatment, probation, or parole;~~
- ~~12. Records that if disclosed would reveal recommendations made to the Board of Pardons by an employee of or contractor for the Department of Corrections, the Board of Pardons, or the Department of Human Services that are based on the employee's or contractor's supervision, diagnosis, or treatment of any person within the board's jurisdiction;~~
- ~~13. Records and audit work papers that identify audit, collection, and operational procedures and methods used by the Utah State Tax Commission, if disclosure would interfere with audits or collections;~~
- ~~14. Records of communications between the city and an attorney representing, retained, or employed by the city, if the communications would be privileged as provided in U.C.A. §78-24-8;~~
- ~~15. Drafts, unless otherwise classified as public;~~
- ~~16. Records concerning the city's strategy about collective bargaining or pending litigation;~~
- ~~17. Records of investigations of loss occurrences and analysis of loss occurrences;~~
- ~~18. Records, other than personnel evaluations, that contain a personal recommendation concerning an individual, if disclosure would constitute a clearly unwarranted invasion of personal privacy, or disclosure is not in the public interest;~~
- ~~19. Records that reveal the location of historic, prehistoric, paleontological, or biological resources that if known would jeopardize the security of those resources or of valuable historic, scientific, educational, or cultural information;~~
- ~~20. Records of independent state agencies if the disclosure of the records would conflict with the fiduciary duties of the agency;~~
- ~~21. Records provided by the United States or by a government entity outside the state the are given to the city with a requirement that they be managed as protected records if the~~

- providing entity certifies that the record would not be subject to public disclosure if retained by it;
22. — Records of a governmental audit agency relating to an ongoing or planned audit until the final audit is released;
23. — Records prepared by or on behalf of the city solely in anticipation of litigation that are not available under the rules of discovery;
24. — Records disclosing an attorney's work product, including mental impressions or legal theories of an attorney or other representative of the city concerning litigation;
25. — Transcripts, minutes, or reports of the closed portion of a meeting of a public body except as provided in Section 52-4-7 of the Open and Public Meeting Act;
26. — Records that would reveal the contents of settlement negotiations, but not including final settlements or empirical data to the extent that they are not otherwise exempt from disclosure;
27. — Memoranda prepared by staff and used in the decision-making process by an administrative law judge, a member of the Board of Pardons, or a member of any other body charged by law with performing a quasi-judicial function;
28. — Records that would reveal negotiations regarding assistance or incentives offered by or requested from the city for the purpose of encouraging a person to expand or locate a business in Utah, but only if disclosure would result in actual economic harm to the person or place the city at a competitive disadvantage, but this section may not be used to restrict access to a record evidencing a final contract; and
29. — Materials to which access must be limited for purposes of securing or maintaining the city's proprietary protection of intellectual property rights, including patents, copyrights, and trade secrets.

### Chapter 4.03

#### DISCLOSURE OF RECORDS

##### Sections:

- 4.03.010 ~~Disclosure of Access to public records.~~
- 4.03.020 ~~Adoption and Enforcement of the Utah Government Records Access and Management Act Disclosure of non-public records.~~
- 4.03.030 — ~~Disclosure of private records.~~
- 4.03.040 — ~~Disclosure of controlled records.~~
- 4.03.050 — ~~Disclosure of protected records.~~
- 4.03.060 — ~~Additional limitations on disclosure of private, controlled, and protected records.~~
- 4.03.070 — ~~Disclosure of private or controlled records for research purposes.~~

~~4.03.080 — Right to a certified copy of the record.~~

~~4.03.090 — Additional limitations on public's right of access.~~

~~4.03.100 — Disclosure pursuant to court order.~~

~~4.03.110 — Confidential treatment of records for which no exemption applies.~~

**4.03.010      Disclosure of Access to public records.**

Subject to provisions of this Title, Every person has the right to inspect a public record, free of charge, and the right to receive take a copy of a public record upon payment of a reasonable cost as set forth herein during normal working hours, subject to the payment of costs and fees pursuant to Section 4.05.030.

**4.03.020      Adoption and Enforcement of the Utah Government Records Access and Management Act Disclosure of non-public records.**

In order to ensure the public's right to access and review public records, while still providing required protections for private and protected information which may be contained in such records, Lindon City hereby adopts and incorporates the Utah Government Records Access and Management Act as set forth in Chapter 2 of Title 63G of the Utah Code, as may hereafter be amended.

1. ~~The city may not disclose to any person a record that is private, controlled, or protected except as provided in this title.~~
2. ~~The city may, in its discretion, disclose records that are private or protected to persons other than those otherwise entitled to obtain such records if the city council, or its designee, determines that there are no interests in restricting access to the record, or that the interests favoring access outweigh the interests favoring restriction of access.~~
3. ~~The disclosure of records to which access is governed or limited pursuant to court rule, state statute, federal statute, or federal regulation, including records for which access is governed or limited as a condition of participation in a state or federal program or for receiving state or federal funds, is governed by the specific provisions of that statute, rule, or regulation, but only if the Lindon City Code is inconsistent with the statute, rule, or regulation.~~

**4.03.030 — Disclosure of private records.**

Upon request the city shall disclose a private record to:

1. The subject of the record;

2. ~~— The parent or legal guardian of an un-emancipated minor who is the subject of the record;~~
3. ~~— The legal guardian of a legally incapacitated individual who is the subject of the record;~~
4. ~~— Any other individual who has a power of attorney from the subject of the record, or who submits a notarized release from the subject of the record or his legal representative dated no later than 90 days before the date the request is made; or~~
5. ~~— Any person to whom the record must be provided pursuant to court order~~

**4.03.040 — ~~Disclosure of controlled records.~~**

Upon request the city shall disclose a controlled record to:

1. ~~— A physician, psychologist, or certified social worker upon submission of a notarized release from the subject of the record that is dated no more than 90 days prior to the date the request is made and a signed acknowledgment of the terms of disclosure of controlled information as provided in Section 4.03.060; and~~
2. ~~— Any person to whom a record must be disclosed pursuant to court order.~~

**4.03.050 — ~~Disclosure of protected records.~~**

Upon request the city shall disclose a protected record to:

1. ~~— The person who submitted the information in the record;~~
2. ~~— Any other individual who has a power of attorney from all persons, government entities, or political subdivisions whose interests were sought to be protected by the protected classification, or who submits a notarized release from their legal representatives dated no more than 90 days prior to the date the request is made; or~~
3. ~~— Any person to whom a record must be provided pursuant to court order.~~

**4.03.060 — ~~Additional limitations on disclosure of private, controlled, and protected records.~~**

The following additional limitations apply to the disclosure of controlled, private and protected records:

1. ~~— A person who receives a controlled record from the city may not disclose controlled information from that record to any other person, including the subject of the record.~~
2. ~~— If there is more than one subject of a private or controlled record, the portion of the record that pertains to another subject shall be segregated from the portion that the requester is entitled to inspect.~~

3. ~~The city may disclose a record classified as private, controlled, or protected to another governmental entity, city, state, the United States, or a foreign government only as provided by U.C.A. § 63-2-206.~~
4. ~~Before releasing a private, controlled, or protected record, the person requesting disclosure shall provide satisfactory evidence of his identity.~~
5. ~~Except as otherwise provided in this title, the city may not disclose records that are private or protected to persons other than those specified in this chapter.~~
6. ~~Under U.C.A. Subsection 63-2-404(8) a court may require the disclosure of records that are private, controlled, or protected to persons other than those specified in this chapter~~

**4.03.070 ~~Disclosure of private or controlled records for research purposes.~~**

1. ~~The city may disclose or authorize disclosure of private or controlled records for research purpose if the city:
 
  - a. ~~Determines that the research purpose cannot reasonably be accomplished without disclosure of the information to the researcher in individually identifiable form;~~
  - b. ~~Determines that the proposed research is bona fide, and that the value of the research outweighs the infringement upon personal privacy.~~
  - c. ~~Requires the researcher to assure the integrity, confidentiality, and security of the records and requires the removal or destruction of the individual identifiers associated with the records as soon as the purpose of the research project has been accomplished.~~
  - d. ~~Prohibits the researcher from disclosing the record in individually identifiable form except as provided in Subsection 2 of this section, or from using the record for purposes other than the research approved by the city; and~~
  - e. ~~Secures from the researcher a written statement of his understanding of an agreement to the conditions of this Section and his understanding that violation of the terms of this section may subject him to criminal prosecution under U.C.A. §6-32-801.~~~~
2. ~~A researcher may disclose a record in individually identifiable form if the record is disclosed for the purpose of auditing or evaluating the research program and no subsequent use or disclosure of the record in individually identifiable form will be made by the auditor or evaluator except as provided by this section.~~
3. ~~The city may require indemnification as a condition of permitting research under this section.~~

**4.03.080 ~~Right to a certified copy of the record.~~**

The city shall provide a person with a certified copy of a record if the person requesting the record has a right to inspect it, identifies the record with reasonable specificity, and pays the lawful fees.

**4.03.090 ——— Additional limitations on public's right of access.**

The following are additional limitations on a person's right to access and the city's duty to produce records:

1. ——— The city is not required to create a record in response to a request;
2. ——— Nothing in this ordinance requires the city to fulfill a person's records request if the request unreasonably duplicates prior records requests from that person;
3. ——— If a person requests copies of more than 50 pages of records, and if the records are contained in files that do not contain records that are exempt from disclosure, the city may provide the requester with facilities for copying the requested records and require that the requester make the copies himself; or allow the requester to provide his own copying facilities and personnel to make the copies at the city offices, and waive the fees for copying the records;
4. ——— If the city owns an intellectual property right and offers the intellectual property right for sale or license, the city may control by ordinance or duplication policy, the distribution of the material, based on terms the city considers to be in the public interest. Nothing in this ordinance shall be construed to limit or impair the rights or protections granted to the city under federal copyright or patent law as a result of its ownership of the intellectual property right;
5. ——— The city may not use the physical form, electronic or otherwise, in which a record is stored, to deny or unreasonably hinder the rights of persons to inspect and receive copies of a record under this title.

**4.03.100 ——— Disclosure pursuant to court order.**

The city shall disclose a record pursuant to the terms of a court order signed by a judge from a court of competent jurisdiction, provided that:

1. ——— The record deals with a matter in controversy over which the court has jurisdiction;
2. ——— The court has considered the merits of the request for access to the record;
3. ——— The court has considered and limited the requester's use and further disclosure of the record, where appropriate, in order to protect privacy interests in the case of private or controlled records, business confidentiality interests in the case of records protected under U.C.A. §63-2-304(1) and (2), and privacy interests in the case of other protected records;

4. ~~To the extent the record is properly classified as private, controlled, or protected, the court has determined that interests favoring access, considering limitations on the requester's use and further disclosure of the record, outweigh the interests favoring restriction of access; and~~
5. ~~Where access is restricted by a rule, statute, or regulation referred to in Section 4.02.040(2), the court has authority to order disclosure, independent of the Lindon City Code.~~

**4.03.110 ~~Confidential treatment of records for which no exemption applies.~~**

1. ~~A court may order confidential treatment and non-disclosure of records for which there is no other exemption from disclosure, if:
 
  - a. ~~There are compelling interests favoring restriction of access to the record; and~~
  - b. ~~The interests favoring restriction of access clearly outweigh the interests favoring access.~~~~
2. ~~If the city requests a court to restrict access to a record under this section, the court shall require the city to pay the reasonable attorney fees incurred by the party seeking disclosure in opposing the city's request, if:
 
  - a. ~~The court finds that no statutory or constitutional exemption from disclosure could reasonably apply to the record in question; and~~
  - b. ~~The court denies confidential treatment under this section.~~~~
3. ~~This section does not apply to records that are specifically required to be public under this title or U.C.A. §632-301, except as provided in Subsections 4 and 5 of this section.~~
4. ~~Access to drafts and empirical data in drafts may be limited under this section, but the court may consider, in its evaluation of interests favoring restriction of access, only those interests that relate to the underlying information, and not to the deliberative nature of the record.~~
5. ~~Access to original data in a computer program may be limited under this section, but the court may consider, in its evaluation of interests favoring restriction of access, only those interests that relate to the underlying information, and not to the status of that data as part of a computer program.~~

**Chapter 4.04**

**REQUESTS FOR RECORDS AND PROCEDURES FOR ACCESS**

**Sections:**

- 4.04.010 **Request for records Form of requests.**
- 4.04.020 **Fees City's response to requests.**

~~4.04.030 — Presumption of public benefit.~~

~~4.04.040 — Extraordinary circumstances allowing delay in response time.~~

~~4.04.050 — Time limits for extraordinary circumstances.~~

~~4.04.060 — Effect of failure to disclose within time limitations.~~

~~4.04.070 — Disclosure denials.~~

**4.04.010        Request for records ~~Form of requests.~~**

All record requests shall be made by written request upon forms provided by Lindon City, which request shall be directed to the City department where the record is kept. Lindon City will respond to all requests for records pursuant to and in accordance with the requirements of the Utah Government Records Access and Management Act as adopted in this Title.

~~A person making a request for a record shall furnish the city with a written request containing his name, mailing address, daytime telephone number if available, and a description of the records requested that identifies the record with reasonable specificity.~~

**4.04.020        Fees ~~City's response to requests.~~**

Lindon City may charge reasonable fees and costs to cover the City's actual cost of compiling and duplicating a record.

1. Fees for such requests may be set and revised by resolution of the City Council.
2. The City may modify or waive the fee pursuant to the terms of the Utah Government Records Access and Management Act as adopted in this Title.

~~As soon as reasonably possible, but no later than 10 business days after receiving a written request, or five business days after receiving a written request if the requester demonstrates that expedited response to the record request benefits the public rather than the person, the city shall respond to the request by:~~

1. ~~Approving the request and providing the record;~~
2. ~~Denying the request;~~
3. ~~Notifying the requester that it does not maintain the record and providing the name and address of the individual having possession of the record, if known; or~~
4. ~~Notifying the requester that because of one of the extraordinary circumstances listed in Section 4.04.040, the city cannot immediately approve or deny the request. The notice shall describe the circumstances relied on and specify the earliest time and date when the records will be available.~~

**4.04.030 — Presumption of public benefit.**

Any person who requests a record to obtain information for a story or report for publication or broadcast to the general public is presumed to be acting to benefit the public rather than a person.

#### **4.04.040 — Extraordinary circumstances allowing delay in response time.**

The following circumstances constitute “extraordinary circumstances” that allow the city to delay approval or denial by an additional period of time as specified in Section 4.04.050 if the city determines that due to the extraordinary circumstances it cannot respond within the time limits provided in Section 4.04.020:

1. Another governmental entity is using the record, in which case the city shall promptly request that the other governmental entity return the record;
2. Another governmental entity is using the record as part of an audit and returning the record before completion of the audit would impair the conduct of the audit;
3. The request is for a voluminous quantity of records;
4. The city is currently processing a large number of records requests;
5. The request requires the city to review a large number of records to locate the records requested;
6. The decision to release a record involves legal issues that require the city to seek legal counsel for the analysis of statutes, rules, ordinances, regulations, or case law;
7. Segregating information the requester is entitled to inspect from information that the requester is not entitled to inspect requires extensive editing; or
8. Segregating information that the requester is entitled to inspect from information that the requester is not entitled to inspect requires computer programming.

#### **4.04.050 — Time limits for extraordinary circumstances.**

If one of the extraordinary circumstances listed in Section 4.04.040 precludes approval or denial within the time specified in Section 4.04.020, the following time limits apply to the extraordinary circumstances:

1. For delays under section 4.04.040(1), the governmental entity currently in possession of the record shall return the record to the city within five business days of the request for the return unless returning the record would impair the holder's work.
2. For delays under Section 4.04.040(2), the city shall notify the requester when the record is available for inspection and copying;
3. For delays under Section 4.04.040(3), (4), and (5), the city shall:
  - a. Disclose the records that it has located which the requester is entitled to inspect;

- b. — Provide the requester with an estimate of the amount of time it will take to finish the work required to respond to the request; and
  - c. — Complete the work and disclose those records that the requester is entitled to inspect as soon as reasonably possible.
4. — For delays under Section 4.04.040(6), the city shall either approve or deny the request within five business days after the response time specified for the original request has expired;
  5. — For delays under Section 4.04.040(7), the city shall fulfill the request within 15 business days from the date of the original request; for delays under Section 4.04.040(8), the city shall complete its programming and disclose the requested records as soon as reasonably possible.

**4.04.060 — Effect of failure to disclose within time limitations.**

If the city fails to provide the requested records or issue a denial within the specified time period, that failure is considered the equivalent of a determination denying access to the records.

**4.04.070 — Disclosure denials.**

The following rules apply to denials of record requests:

1. — If the city denies the request in whole or part, it shall provide a notice of denial to the requester either in person or by sending the notice to the requester's address by U.S. mail.
2. — The notice of denial shall contain the following information:
  - a. — A description of the record or portions of the record to which access is denied, provided that the description does not disclose private, controlled, or protected information or records to which access is restricted pursuant to court rule, another state statute, federal statute, or federal regulation, including records for which access is governed or restricted as a condition of participation in a state or federal program or for receiving state or federal funds;
  - b. — Citations to the provisions of this ordinance, another state statute, federal statute, court rule or order, or federal regulation that exempts the record or portions of the record from disclosure, provided that the citations do not disclose private, controlled, or protected information;
  - c. — A statement that the requester has the right to appeal the denial to the city council; and
  - d. — A brief summary of the appeals process and the time limit for filing an appeal.

3. ~~Unless otherwise required by a court or agency of competent jurisdiction, the city may not destroy or give up custody of any record to which access was denied until the period for an appeal has expired or the end of the appeals process, including judicial appeal.~~

**Chapter 4.05**  
**APPEALS RECORDS RETENTION**

**Sections:**

- 4.05.010** ~~Appeal to Chief Administrative Officer Records retention.~~
- 4.05.020** ~~Appeal of the Decision of Chief Administrative Officer Segregation of records.~~
- 4.05.030** ~~Judicial Review Fees.~~
- 4.05.040** ~~Fee waivers.~~
- 4.05.050** ~~Circumstances under which fee may not be charged.~~

**4.05.010** ~~Appeal to Chief Administrative Officer Records retention.~~

1. ~~For purposes of this Chapter, the Lindon City Administrator shall be Lindon City's Chief Administrative Officer.~~
2. ~~A person who believes their request for records has been wrongfully denied, or that the requested records have not been fully provided, may appeal such decision to the Chief Administrative Officer, or their designee, pursuant to the appeals process set forth in the Utah Government Records Access and Management Act as adopted by this Title.~~

~~The city shall by resolution establish a retention schedule for each record series. The initial retention schedule shall be as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.~~

**4.05.020** ~~Appeal of the Decision of Chief Administrative Officer Segregation of records.~~

~~Lindon City has not established a local appeals board. As such, any of appeal of a decision of the Chief Administrative Officer shall be made to the state records committee as set forth in §63G-2-403 of the Utah Code, as adopted by this Title.~~

~~Notwithstanding any other provision in this ordinance, if the city receives a request for access to a record that contains both information that the requester is entitled to inspect and information~~

that the requester is not entitled to inspect, and if the information the requester is entitled to inspect is intelligible, the city:

1. ~~Shall allow access to information in the record that the requester is entitled to inspect; and~~
2. ~~May deny access to information in the record if the information is exempt from disclosure to the requester by issuing a notice of denial.~~

#### **4.05.030 Judicial Review Fees.**

Any petition for judicial decision of an order or decision made under the authority of this Title shall be made pursuant to the requirements of § 63G-2-404 of the Utah Code, as adopted by this Title.

The city may charge a reasonable fee to cover the city's actual cost of duplicating a record or compiling a record in a form other than that maintained by the city. The fees may be set by resolution. The initial fees, until changed by resolution, are set forth in Exhibit B, attached hereto and incorporated herein by this reference.

#### **4.05.040 ~~Fee waivers.~~**

The city may fulfill a record request without a charge when it determines that:

1. ~~Releasing the record primarily benefits the public rather than a person;~~
2. ~~The individual requesting the record is the subject of the record; or~~
3. ~~The requester's legal rights are directly implicated by the information in the record, and the requester is impecunious.~~

#### **4.05.050 ~~Circumstances under which fee may not be charged.~~**

The city may not charge a fee for reviewing a record to determine whether it is subject to disclosure, or for inspecting a record.

### Chapter 4.06

#### **ENFORCEMENT AND PENALTIES APPEALS**

##### Sections:

- 4.06.010 Enforcement Notice of Appeal.**
- 4.06.020 Disciplinary Action Appeal from claim of extraordinary circumstances.**
- 4.06.030 ~~Appeal involving confidential business records.~~**
- 4.06.040 ~~Mayor's determination of appeal.~~**
- 4.06.050 ~~Appeal of mayor's determination to city council.~~**

~~4.06.060 — Appeal of classification determination.~~

~~4.06.070 — Judicial review.~~

**4.06.010        Enforcement Notice of Appeal.**

The Records Officer shall ensure that all Departments and City employees comply with the requirements of this Title and the Utah Government Records Access and Management Act as adopted in herein.

~~Any person aggrieved by the city's access determination under this title, including a person not a party to the city's proceeding, may appeal the determination to the mayor by filing a notice of appeal no later than 30 days after notification of the determination. The notice of appeal shall contain the petitioner's name, address, daytime telephone number, and a statement of the relief sought. The petitioner may also file a short statement of facts, reasons, and legal authority in support of the appeal.~~

**4.06.020        Disciplinary Action Appeal from claim of extraordinary circumstances.**

The City may take disciplinary action, which may include suspension or discharge, against any employee who violates any provision of this Title or the Utah Government Records Access and Management Act as adopted in herein.

~~If the city claims extraordinary circumstances and specifies the date when the records will be available and if the requester believes the extraordinary circumstances do not exist or that the time specified is unreasonable, the requester may appeal the city's claim of extraordinary circumstances or date for compliance no later than 30 days after notification of a claim of extraordinary circumstances by the city, despite the lack of a "determination" or its equivalent. The notice of appeal shall contain the petitioner's name, address, daytime telephone number, and a statement of the relief sought. The petitioner may also file a short statement of facts, reasons, and legal authority in support of the appeal.~~

**4.06.030 — Appeal involving confidential business records.**

~~If the appeal involves a record that is the subject of a business confidentiality claim under U.C.A. §63-2-308:~~

- ~~1. — The city recorder shall:
 
  - ~~a. — Send notice of the requester's appeal to the business confidentiality claimant within three business days after receiving notice, except that if notice under this section must be given to more than 35 persons, it shall be given as soon as reasonably possible; and~~~~

- b. ~~Send notice of the business confidentiality claim and the schedule for the mayor's determination to the requester within three business days after receiving notice of the requester's appeal.~~
2. ~~The claimant shall have seven business days after notice is sent by the city recorder to submit further support for the claim of business confidentiality.~~

**4.06.040 — Mayor's determination of appeal.**

1. ~~The mayor shall make the determination on the appeal within five business days after the mayor's receipt of the notice of appeal, or within 12 business days after the city sends the requester's notice of appeal to a person who submitted a claim of business confidentiality. However, the parties participating in the proceeding may, by agreement, extend the time periods specified in this chapter.~~
2. ~~If the mayor fails to make a determination within the time specified in Subsection 1, the failure shall be considered the equivalent of an order denying the appeal.~~
3. ~~The mayor may, upon consideration and weighing of the various interests and public policies pertinent to the classification and disclosure or non-disclosure, order the disclosure of information properly classified as private or protected if the interests favoring access outweigh the interests favoring restriction of access.~~
4. ~~The city shall send written notice of the determination of the mayor to all participants. If the mayor affirms the denial in whole or in part, the denial shall include a statement that the requester has the right to appeal the denial to the city council, and the time limits for filing an appeal.~~
5. ~~The duties of the mayor under this section may be delegated.~~

**Chapter 4.07**

**RIGHTS OF INDIVIDUALS ON WHOM DATA IS MAINTAINED**

**Sections:**

~~4.07.010 — Right to contest accuracy of record.~~

~~4.07.020 — Approval or denial of amendment request.~~

~~4.07.030 — Inapplicability of certain sections.~~

~~4.07.040 — Additional rights of individuals on whom data is maintained.~~

~~4.07.010 — Right to contest accuracy of record.~~

~~Subject to Chapter 4.04 of this title, an individual may contest the accuracy or completeness of any public, private, or protected record concerning that individual by requesting the city to amend the record. This chapter does not affect the right of access to private or protected records. The request shall contain the following information:~~

1. ~~The requester's name, mailing address, and daytime telephone number; and~~

2. ~~— A brief statement explaining why the city should amend the record.~~

**4.07.020 ~~— Approval or denial of amendment request.~~**

1. ~~— The city shall issue an order either approving or denying the request to amend no later than 30 days after receipt of the request.~~
2. ~~— If the city approves the request, it shall correct all of its records that contain the same incorrect information as soon as practical. A city may not disclose the record until the record is amended.~~
3. ~~— If the city denies the request, it shall inform the requester in writing and provide a brief statement giving its reasons for denying the request.~~
4. ~~— If the city denies a request to amend a record, the requester may submit a written statement contesting the information in the record. In such event, the city shall:
 
  - a. ~~— File the requester's statement with the disputed record if the record is in a form such that the statement can accompany the record, or make the statement accessible if the record is not in a form such that the statement can accompany the record; and~~
  - b. ~~— Disclose the requester's statement along with the information in the record whenever the city discloses the disputed information.~~~~
5. ~~— If the city denies a request to amend a record, the requester may appeal the denial pursuant to Chapter 4.06 of this title.~~

**4.07.030 ~~— Inapplicability of certain sections.~~**

~~Sections 4.07.010 and 4.07.020 do not apply to records relating to title to real or personal property, medical records, judicial case files, or any other records that the city determines must be maintained in their original form to protect the public interest and to preserve the integrity of the record system.~~

**4.07.040 ~~— Additional rights of individuals on whom data is maintained.~~**

1. ~~— The city shall file with the state archivist a statement explaining the purposes for which a record series designated private or controlled are collected and used by the city, which statement is a public record.~~
2. ~~— Upon request, the city shall explain to an individual:
 
  - a. ~~— The reasons the individual is asked to furnish information to the city that could be classified as private or controlled;~~
  - b. ~~— The intended uses of the information; and~~
  - c. ~~— The consequences for refusing to provide the information.~~~~

3. ~~The city may not use private or controlled records for purposes other than those given in the statement filed with the statement filed with the state archivist under Subsection 1 or for purposes other than those for which the governmental entity could use the record under U.C.A. § 63-2-206.~~

## **Chapter 4.08**

### **CRIMINAL PENALTIES**

#### **Sections:**

~~4.08.010 — Illegal disclosure of non-public record.~~

~~4.08.020 — Defenses to illegal disclosure of non-public record.~~

~~4.08.030 — Illegally obtaining access to non-public record.~~

~~4.08.040 — Unlawful refusal to release record.~~

~~4.08.050 — Acts Constituting Separate Offenses.~~

~~4.08.010 — Illegal disclosure of non-public record.~~

~~A public employee or other person who has lawful access to any private, controlled, or protected record under this title, and who intentionally discloses or provides a copy of a private, controlled, or protected record to any person, knowing that such disclosure is prohibited, is guilty of a class B misdemeanor.~~

~~4.08.020 — Defenses to illegal disclosure of non-public record.~~

~~The following are defenses to prosecution under Section 4.08.010:~~

- ~~1. — The actor released private, controlled, or protected information in the reasonable belief that the disclosure of the information was necessary to expose a violation of law involving government corruption, abuse of office, or misappropriation of public funds or property.~~
- ~~2. — The record could have lawfully been released to the recipient if it had been properly classified.~~

~~4.08.030 — Illegally obtaining access to non-public record.~~

~~A person who by false pretenses, bribery, or theft, gains access to or obtains a copy of any private, controlled, or protected record to which he is not legally entitled is guilty of a class B misdemeanor. However, no person shall be guilty under this section if the person receives the record, information, or copy after the fact and without prior knowledge of or participation in the false pretenses, bribery, or theft.~~

**~~4.08.040 Unlawful refusal to release record.~~**

~~A public employee who intentionally refuses to release a record the disclosure of which the employee knows is required by law or by final order which has not been appealed from the city, or a court, is guilty of a class B misdemeanor.~~

**~~4.08.050 Acts Constituting Separate Offenses.~~**

- ~~7. Each act of intentionally disclosing or providing a copy of a private, controlled, or protected record as prohibited by Section 4.08.020 shall constitute a separate offense under this Chapter.~~
- ~~8. Each protected record that is accessed in violation of Section 4.08.030 shall constitute a separate offense.~~
- ~~9. The unlawful refusal to disclose a required document under Section 4.08.040 shall be a separate offense for each request for new documents. The refusal to disclose required documents on multiple requests for the same, or similar documents, from the same applicant, or applicants associated or affiliated with one another, shall only constitute one offense for the purposes of Section 4.08.040.~~

PART TWO: Amendment of Section 9 of the Lindon City Policies and Procedures Manual.

Section 9 the Lindon City Policies and Procedures Manual is hereby amended to read as follows:

Section 9 – Records Management Policies

- 9.1 PURPOSES
- 9.2 POLICY
- 9.3 PROCEDURE
- 9.4 RETENTION SCHEDULE

9.1 PURPOSE

Lindon City is committed to meeting required retention schedules as set for in the Government Records Access Management Act (GRAMA). Lindon City is also committed to providing access to all public records, and creating transparency in all aspects of government operations.

9.2 POLICY

It is the policy of Lindon City to establish guidelines governing the management, retention and destruction of all government records.

9.3 PROCEDURE

1. The City shall follow the classification and retention schedule set forth in Subsection 9.4. Any record, or records series, not specifically identified or designated in Subsection 9.4 shall be kept and retained pursuant to the model retention schedule as established in GRAMA and maintained by the Utah State Archives and Records Department.
2. Each City Department Head is responsible for management, retention and destruction of the records of their individual departments. The Department Head may delegate the day to day management of records to department staff.
3. Annual destruction of records will be scheduled between January 15 and February 28.
4. Destruction will be completed by on-site shredding, or transferred to the incinerator with Police Department evidence which is ready for destruction.
5. On the date of destruction, each Department Head will provide a written inventory of records destroyed to the City Recorder.
6. Frequently requested public records will be made available for public access on the City website as much as possible.
7. Any citizen requesting a copy of a record (GRAMA request) is required to complete a records request form and pay any associated fees for processing the request.
8. Records requests forms will be forwarded to the City Recorder. The City Recorder is responsible to process the request in cooperation with the department with control of the record.
9. All citizen requests will be completed as soon as possible, but no later than ten business days after the request is received. If processing the request within the ten-day period is not possible, the citizen requesting the records must be contacted prior to the end of the ten-day period and notified of the date the records will be available.
10. Any email message received by a City employee or official which is relevant to any City business shall be retained in electronic format until final action, including any appeal period, is complete. Following final action, any email correspondence shall be printed in hard copy form and placed in the file of the application or project as part of the project record. The electronic message may be deleted when the hard copy of the correspondence is printed and placed in the file.

#### 9.4 RETENTION SCHEDULE

City records shall be classified and retained pursuant to the provisions of this Subsection.

1. Permanent Retention: Records deemed to have historical value and importance shall be retained permanently. The Records officer may transfer permanent records to the State Archives for retention if necessary. The following Records shall be retained permanently:
  - a. Articles of Incorporation: Records related to the organization and establishment of the city, including annexation and boundary adjustments;
  - b. General Plan: Records of the comprehensive plan for municipal development adopted by the City Council;
  - c. Ordinances and Resolutions: Records of the official legislative actions of the City Council;
  - d. Public Minutes: Approved minutes of the Lindon City Council, Lindon City Planning Commission, and the Lindon City Board of Adjustment;

- e. Building Permits: Permits issued by building officials authorizing the construction, demolition, or remodeling structures and buildings, including inspections reports and certificates issued by the City;
  - f. City Histories: Chronological records of activities of the city and its departments, including photographs, newspaper clippings, flyers, program notes, brochures, and other items related to activities of the city and its citizens; and
  - g. Agency History Records: Records prepared specifically to document the organization or modification of governmental entities, including histories, functional information, and organizational files.
2. Seven Year Retention. The following records shall be retained for a period of seven years:
- a. Real Estate Acquisition Records: Documentation of the purchase of real property by Lindon City, including contracts, correspondence and deeds;
  - b. State or Federal Grants: Documentation of monetary grants applied for and received from federal or state sources, including Community Development Block Grants (CDBG), which documentation includes original applications, contract agreements, and annual and final performance reports;
    - i. The retention period for these records shall begin to run at the completion of the project or program, including any warranty period.
  - c. System Studies Final Reports: Final reports of various studies of program analysis, or project studies of city operations or public activities created by private or public agencies; and
  - d. Commercial Building Plans: Blueprints and specifications submitted by building contractors and owners when applying for a building permit for a commercial building or structure.
3. Three Year Retention. The following records shall be retained for a period of three years:
- a. Census Information Files: Copies of US Census Bureau forms completed by the city regarding government employment and tax revenues. Used to compile state and national statistical reports, meeting the requirements for federal revenue sharing and publication of financial information with the public; and
  - b. Publications: Records issued by Lindon City for public distribution at the expense of the city entity, including annual reports and policy and procedure manuals.
    - i. The retention period for these records shall begin to run upon the publication of a subsequent volume or amendment of the publication or a retraction of the publication.
4. Two Year Retention. The following records shall be retained for a period of two years:
- a. Executive Correspondence. Correspondence, regardless of format that provides information relating to official actions to facilitate or promote functions, policies, procedures or programs of Lindon City and which document the actions of executive decision makers made regarding city interests. Executive decision-makers may include the Mayor, the City Administrator, or other department heads identified by the City Administrator;

- b. Feasibility Studies. Studies conducted before the installation of any significant technology or equipment, including specific studies and system analysis for the initial establishment or major modification of such systems;
  - c. Public Relations Records. Records created for the distribution to news media or the public, including speeches, press releases, public announcements, and similar records; and
  - d. Policy and Procedure Case files. Records related to policy and procedure issuance with documentation of the policies' formulation, including issues related to routine administrative functions. (e.g. payroll, procurement, and personnel).
    - i. The retention period for these records shall begin to run upon a policy or procedure being superseded or rescinded.
5. One Year Retention. The following records shall be retained for a period of one year:
- a. Notary Bond Files: Documentation of City employees providing the City services as Notaries Public, including development certificates, copies of bonds, and related correspondence; and
    - i. The retention period for these records shall begin to run upon the expiration of a Notary's certification.
  - b. Unsuccessful Grant Application. Record related to the rejection or withdrawal of the grant application, including memoranda, correspondence, and other records related to the decision to reject or withdraw the grant proposal.
    - i. The retention period for these records shall begin to run upon the denial or withdrawal of a grant application.
6. 90 Day Retention. The following records shall be retained for a period of 90 days:
- a. Temporary Correspondence: Correspondence, regardless of format, related to matters of short-term interest and which contain no final contractual, financial, or policy information, including routine requests for information, unofficial notices for meetings and events, request for supplies, approvals to attend training or scheduling activities, duty rosters or work assignments, schedules, appointments or activity logs and working copies of documents which are not considered drafts and records relating to daily activities that do not reflect policy or official actions;
  - b. Temporary Tracking Records: Records documenting temporary transactions which tracks information regarding services rendered, movement of people, materials, including Internet website visitor information; and
  - c. Temporary Work Files and Notes: Records containing unique information in notes or drafts assembled and used repair or analyze other documents, including information, understanding, and context of the formulation of City staff's actions, decisions or responses in administrative functions and which are not part of a record otherwise defined by the Chapter.
7. No Retention Period Required. The following documents do not to be retained by the Records Officer:
- a. Documents or records that do not meet the criteria of a "record" as defined by state law, including personal notes and communications, temporary drafts made for personal use, materials copyrighted and owned by an individual in a private capacity,

daily calendars kept for personal use, information protected by the attorney-client privilege or nongovernmental publications or documents.

PART THREE: Severability

Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

PART FOUR: Effective Date.

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

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_,  
JEFF ACERSON,  
Lindon City Mayor

ATTEST:

\_\_\_\_\_,  
Kathy Moosman  
City Recorder

**13. Discussion Item — Ranked Choice Voting.** The City Council will discuss Ranked Choice Voting to determine if Lindon City should change to this type of election process. This is a discussion only. No final decisions will be made.

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

### Ranked Choice Voting – Discussion Item Only

The State requires that Cities have to notify the State by April 2021 if they intend to participate in Ranked Choice Voting (RCV) in the 2021 elections. This discussion item is to see what interest, considerations and/or questions the Lindon City Council may have regarding RCV and if there's any desire to pursue it for Lindon City.

The deadline to inform the lieutenant governor's office is April 15, 2021. The written notice must state that the municipality intends to participate in the ranked choice voting pilot project for the year specified in the notice and a document, signed by the city's election officer, stating that the city has the resources and capability necessary to participate in the pilot project. See Utah Code 20A-4-602(3)

A Utah RCV group was formed with info published at the following website: [www.UtahRCV.com](http://www.UtahRCV.com) Some FAQ sheets from their group are attached.

- **What questions do you have on RCV?**
- **Is this something you want to pursue for the 2021 elections in Lindon?**
- **Anything staff can help find out for you to make a more informed decision?**

Payson and Vineyard participated in RCV in the 2019 elections. Kathy asked for comments about RCV from City Recorders from Vineyard and Payson as found below:

*Payson:*

*“Ranked Choice Voting (RCV) went very well for Payson and created a positive election. The Lt. Governor’s office, Utah County Elections Office, and Utah Ranked Choice Voting (URCV) were instrumental in the process.*

*The Lt. Governor’s Office hired a marketing firm who developed a video and created a website for residents to get one-stop election information. They also arranged for signage and mailers; they funded educational RCV items.*

*Utah County was on top of the RCV process and had purchased new election equipment, which processed ballots very quickly. Following the election the County send me the results, but I had to create new forms such as the Statement of Votes Cast and Election Results Report to show RCV results.*

*URCV assisted with a booth at the Payson City Celebration where residents could ask questions and receive printed information. Residents liked the concept of RCV and were very positive. During the entire day I only had one negative comment from a person who didn’t even live in Payson. On election day, a URCV representative asked voters how they liked the process and received very positive comments.*

*Payson would not have needed a Primary Election so there was no savings there, but the election process was shorter. Candidates were very cordial and ran clean campaigns using the mindset of being a second or third choice if they weren’t a voter’s first choice. I held trainings with two Payson groups and Payson staff on how RCV worked, which received positive feedback. Up to and through election day, I only received a few calls with questions. Payson had three council seats open. During the ballot count after the first candidate was elected, the third place candidate jumped over the second place candidate to be elected. The race between third and*

*fourth wasn't even close. As for future elections, the Payson City Council will need to decide whether to use RCV again for the 2021 election."*

*Vineyard:*

*"I have been getting this question a lot lately. Here is my response:  
I feel that the ranked choice voting election went very well. We were able to work with the Lieutenant Governor's Office and Utah County to hire a marketing firm who put together flyers, mailers, and a video that we were able to share with our residents.*

*It did save us money with not having to hold a primary election. The candidates did not declare until August so the election cycle was shortened significantly. I am not sure it made a difference with one of our candidates on running a clean campaign.*

*We were also able to work with Utah Ranked Choice Voting <https://utahrcv.com/>, who helped me with a booth at our summer celebration. I also held two live demonstrations on how the voting and counting of the votes would work. To be honest, very few people showed up to my demonstrations. The candidates told me that most of the people they spoke with seemed to understand how it worked and liked the idea.*

*Utah RCV did an exit poll and most of the people really liked the ranked choice voting method. There really weren't too many questions about the ballot. I believe the county only had a few calls and I only had two. The county did a great job with showing the election results and updating them often.*

*As for if we will hold our next election using the ranked choice voting, that will be up to the council next April. According to how they voted last time our council will need to vote on it again next April. If it were up to me, I would definitely hold the election using ranked choice.*

*Here is a link to our ranked choice voting page with the video produced by the marketing firm. <https://www.vineyardvotes.com/> "*



# BETTER. FASTER. CHEAPER. IT WORKS.

# RANKED CHOICE VOTING SUCCESS IN UTAH

★ Commended by Legislature



## ★ Utah House Concurrent Resolution 8:

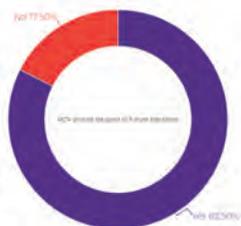
- Encourages other municipalities to adopt ranked choice voting for municipal elections.
- Commends the towns of Payson and Vineyard, as well as the Utah County election officials.



## ★ Positive Voter and Candidate Experiences



**82.5%** of voters said RCV should be used in future elections

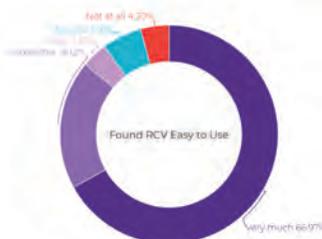


"I really like the approach and think it should be adopted by more cities."  
- Payson City Candidate

**87.5%** of candidates reported a positive impression of RCV



**86%** of voters said they found RCV "Very Much" or "Somewhat easy to use"



"I loved it! It's easy and makes a lot of sense."  
- Vineyard City Voter

# UTAH LEGISLATURE ENCOURAGES RANKED CHOICE VOTING!

## BETTER. FASTER. CHEAPER. IT WORKS.



Utah lawmakers voted to commend Payson and Vineyard cities, as well as Utah County election officials, for conducting the first-ever ranked choice voting elections in state history.

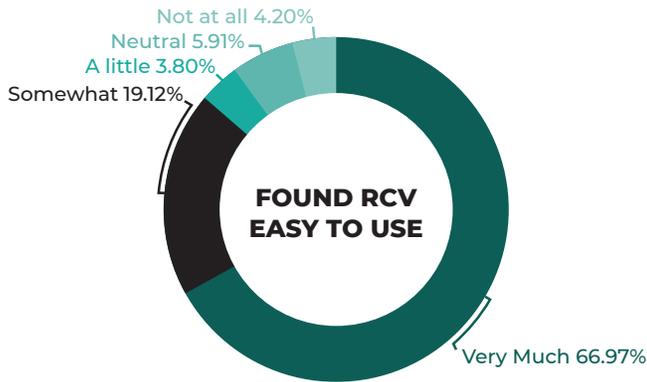
In addition, legislators and the Governor officially encouraged all 249 cities and towns throughout Utah to adopt ranked choice voting for upcoming municipal elections!

Utah's first ranked choice elections were a huge success! Voters who participated reported an overwhelmingly positive experience. 86% of them said ranked choice was "easy to use" and more than 82% liked RCV so much they said it "should be used in future elections."

### POSITIVE VOTER EXPERIENCE

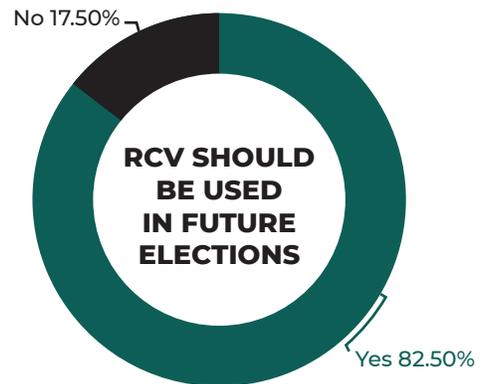
#### VOTERS:

86% said they found RCV "VERY MUCH" or "SOMEWHAT EASY" to use. ONLY 4.2% found it "NOT AT ALL" easy to use.



#### VOTERS:

82.5% said RCV SHOULD BE USED IN FUTURE ELECTIONS



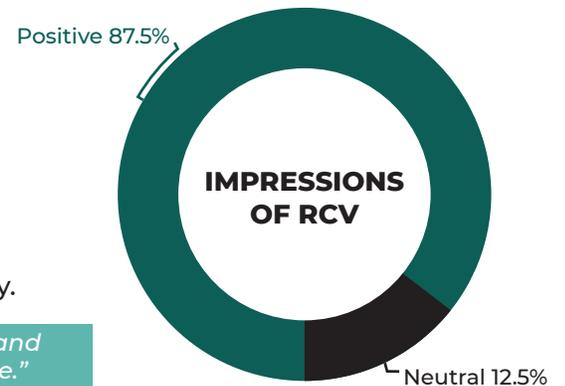
### POSITIVE CANDIDATE EXPERIENCE

#### IMPRESSIONS OF RANKED CHOICE VOTING:

87.5% of respondents reported a positive impression of RCV. No candidates reported a negative impression.

#### CONTINUING TO USE RANKED CHOICE VOTING:

75% YES 25% No Opinion  
NO candidate expressed a preference for returning to the other way.



*"I really like the approach and think it should be adopted by more cities."*  
-Payson City Candidate

*"I loved it! It's easy and makes a lot of sense."*  
-Vineyard City Voter



WANT TO LEARN MORE ABOUT RANKED CHOICE VOTING?  
PLEASE VISIT [UTAHRCV.COM](http://UTAHRCV.COM)



**14. Discussion Item — CARES Act / COVID-19.** The City Council will review for discussion the anticipated expenditures related to the Covid-19 pandemic.

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

CARES Act grant: COVID-19 related expenditures.

The federal Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”) funding was distributed to The State of Utah and Utah County which then distributed the grant money to local cities based on population. In a prior meeting the Lindon City Council approved the Interlocal Agreement with Utah County accepting \$837,872.68 in grant funding. There is no match or repayment required as long as the use of funds meets the criteria for disbursement.

The CARES Act provides that payments from the Fund may only be used to cover costs that—

1. are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID–19);
2. were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or government; and
3. were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020. *(The agreement with Utah County requires that the money be spent by November 2<sup>nd</sup> and anything remaining returned to the County so they can use it prior to Dec 30<sup>th</sup>.)*

This is an extremely fast time line to procure equipment, supplies and/or complete construction work. City Staff has formed a CARES Act expenditure committee that has been meeting each week to discuss potential needs and expenditures to ensure it meets the grant criteria. With the Interlocal Agreement approved and funds having been received by the County, Staff has started to complete and purchase many of the needs and equipment that are more immediate.

The following is a list of items that has been compiled with conservative estimates on potential costs associated with each item. Additional details for each category/expenditure are being kept (not shown here). Department requests have been discussed by the committee and given a Yes or No in regards to whether the project/expenditure qualifies under the CARES Act. We wanted to keep you informed as to these qualifying projects and needs. These lists have not been finalized and are in DRAFT form.

**Facilities Division:**

Item	Estimated Price per unit	Units Needed	Total Estimated Price	Possible Additional Parts	Yes/No
Deep cleaning of facilities	\$ 7,993.50	1	\$ 7,993.50		Y
Permanent Sneeze Guards	\$ 55,000.00	1	\$ 55,000.00	Price not finalized yet (\$50-60k)	Y
Automatic Flush Operators	\$ 160.00	15	\$ 2,400.00	CH - 2, CC - 3, VH - 2, PW - 3, PS - 5	Y
Touchless Hand Dryers (NO if significant cost for pulling electric)	\$ 450.00			Parks Only	?
Bottle Filler Reforfr	\$ 600.00	10	\$ 6,000.00	\$ 1,000.00 CH - 2, CC - 2, VH - 1, PW - 1, PS - 3, AC - 1	Y
Bottle Filler Fountain	\$ 1,000.00			Parks?	?
Additional Hand Sanitizer Dispensers	\$ 20.00	20	\$ 400.00		Y
Cases of Hand Sanitizer Refill	\$ 50.00	100	\$ 5,000.00	3 bottles per case	Y
Touchless Lavatory Faucet	\$ 250.00	25	\$ 6,250.00	\$ 1,000.00 CH - 8, CC - 9, VH - 2, PW - 6	Y
Surface Disinfectant Case	\$ 50.00	10	\$ 500.00	4 gallons per case	Y
Wypall Towels Case	\$ 85.00	10	\$ 850.00	10 boxes per case	Y
Storage Shed for COVID items (Com Center parking lot)	\$ 100,000.00	1	\$ 100,000.00	add on to shed in com center parking lot (double-doors)	Y
Storage Shed for COVID items / Aquatics			\$ 40,000.00	finalize location(s)	Y
light switches replaced w/auto sensors			\$ 2,500.00		Y
finalize shed vs storage buildings, etc. Check w/Planning Dept					
<b>Total</b>			\$ 226,893.50		



**Parks & Recreation**

<b><u>Ideas</u></b>	<b><u>Justification</u></b>	<b><u>Challenges</u></b>	<b><u>Cost \$</u></b>	<b><u>Yes/No</u></b>
<b>Parks</b>				
Auto Hand Dryers Parks Restrooms	No Touch	(electrical, already have push button style)		?
Auto Flush Toilets Parks	No reason to touch		6000	Y
Auto sinks Parks	No reason to touch		5000	Y
Commercial HOT water Pressure washer with Trailer and Fresh Water Tank	Cleaning of facilities and Playgrounds. Portable. Ease of use		15000	Y
Add/upgrade drinking fountains with bottle fillers	No touch fountains / foot control	(explore retrofit kits first)	15000	Y
Hand Sanitizing Stations	Help spread of germs before play		6000	Y
<b>Facilities</b>				
Large Tent for Outdoor Senior Lunch Service (Purchase or Rent)	Outdoor Summer and Winter Drive Through Lunch Service			Y
UV sterilizers for HVAC System Community Center	In Air Germ killer in buildings	difficult to implement everywhere		N/?
Commercial Fridge and Freezer Community Center	Need to keep more food refrigerated and frozen.			?
New Auto Doors at Community Center.	No Touch			N
New Door Alcove Entry Way	No Touch			N
<b>Aquatics Center</b>				
Larger Concessions Stand	The Utah Leads Together recommends that we have to have each food worker a minimum of 6 feet apart from each other unless they wear proper PPE like masks. Our concessions is very small and will not support the	Construction		N

	6 feet rule. An expansion on the concessions will allow more storage room and food working room.			
Sanitizing Mister at Pool	Walk through germ killer or backpack mister. Not sure exactly but something to make it easier to go around and sanitize all tables, chairs, rails, etc.		\$5,000.00	Y
Auto Sanitizing Stations in Pool	Always available to patrons			N
Replace all Guard Tubes Cracked	Many tubes are cracked/split and needing to be replaced. We also need to make sure that we have one tube per guard so they do not need to trade it with other guards.		\$500-\$700	Y/?
New Kick Boards	We have been needing to purchase new kickboards for a couple years. With the low number of boards, some team members have to share boards which is something we want to avoid. Buying more boards will eliminate this problem. They will get sanitized between levels.		\$800.00	Y/?
New Gate Pool Exit System	Remove two way traffic getting out of the pool. Patrons entering and exiting in the same place with heavy crowding and no social distancing. This is due to the design of the facility.	Construction	\$25,000.00	Y

Ice and Water Dispenser	<p>our staff has to stand in line at concessions on their 15 minute break to fill up water. They have also been using an orange water jug and to fill their water bottles. If we could get a ice and water dispenser for the break room, we could eliminate standing in line in the concessions or the need to sanitize in-between water bottle fill ups (when they use their fingers to push the dispensing button). It would be nice to have one in the office and one in the break room. Orem has included several in their requests as well and I feel this fits into not spreading COVID-19 very well.</p>		\$4,500	?
Drinking Fountain Water Bottle Refilling	<p>If we replaced one of the drinking fountains with this, then guests will not have to stand in line to fill bottles. We could also have this open when the drinking fountains are closed.</p>		\$1,100.00	?

	We have run out of room at the facility and with COVID, we have used the last of our storage rooms to house all COVID related products (gloves, bags, sanitizer, cleaning equipment, power washer, etc.) If we got a new shed, we could devote a larger space for COVID related products and not have items piled on the deck by the west gate. This needs to be very close to the pool/in the gates. The city shed will be good for other items but the pool needs one devoted to pool equipment that can be easily accessed and have a roll-up gate that a pallet cart can get into.			
New Storage Shed		Construction	\$30,000.00	Y
Thermal Camera for Mass Gatherings	thermal camera at the pool entrance. We record all employee temps but it might be good to just have a scan of anyone entering the facility.			N
better temp taking equip	upgrade current temp gauges/scanners		\$3,000.00	Y
Break Room/Office Chairs	The chairs in the break room and office are cloth and are not easily sanitized. Replacing them with new chairs with an easy to clean material. A total of 8-12 chairs.		\$600.00	Y

Break Room Expansion	Our break room is extremely small. For proper social distancing, we could only have 3 or 4 employees in there at a time MAX. Each shift normally has 30+ employees and they cannot fit in that room. Expanding the break room south into the flower bed would allow a much bigger area for employees.	Construction		N
Break Room Entrance	If the expansion above is not possible, making a separate entrance for staff would be helpful. They would not need to walk through a crowded space to get to the break room. Maybe a separate gate entrance just south east of the break room door.	Construction		N
Deck Chairs and Tables / concrete pads in grass	Increase the number of chairs and tables for the guests. This will help most people have a chair if they want and stop people from sharing chairs before they can be sanitized.		\$20,000.00	Y
additional shade structures	enable people to spread out under shade		\$40,000.00	Y
Remove Flower Bed East of Entrance	removing the flower bed just east of the entrance bricks. Lots of people congregate outside the entrance and with a small area, they are unable to follow proper social distancing.		\$10,000.00	Y

Hand Sanitizer Stations	Additional sanitizing stations out around the facility and on the deck. We have a few at the moment in the bathrooms but not in the hallway, on deck, by concessions, tables, etc.		\$500.00	Y
In-Ground/Additional Stanchions	Purchasing additional stanchion (possible in ground screw in) that can help with the line before we open. As the summer gets hot, we get large crowds coming to the pool. Once they purchase their ticket, they pack inside the tunnel until it is time to open. There is a 10 minute turnover between when lessons end and open swim starts. That is why we do not let them in the facility until we are officially open/ready.		\$4,000.00	Y

\$191,500

**Coronavirus Relief Fund**  
**Guidance for State, Territorial, Local, and Tribal Governments**  
**Updated June 30, 2020<sup>1</sup>**

The purpose of this document is to provide guidance to recipients of the funding available under section 601(a) of the Social Security Act, as added by section 5001 of the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”). The CARES Act established the Coronavirus Relief Fund (the “Fund”) and appropriated \$150 billion to the Fund. Under the CARES Act, the Fund is to be used to make payments for specified uses to States and certain local governments; the District of Columbia and U.S. Territories (consisting of the Commonwealth of Puerto Rico, the United States Virgin Islands, Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands); and Tribal governments.

The CARES Act provides that payments from the Fund may only be used to cover costs that—

1. are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
2. were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or government; and
3. were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.<sup>2</sup>

The guidance that follows sets forth the Department of the Treasury’s interpretation of these limitations on the permissible use of Fund payments.

***Necessary expenditures incurred due to the public health emergency***

The requirement that expenditures be incurred “due to” the public health emergency means that expenditures must be used for actions taken to respond to the public health emergency. These may include expenditures incurred to allow the State, territorial, local, or Tribal government to respond directly to the emergency, such as by addressing medical or public health needs, as well as expenditures incurred to respond to second-order effects of the emergency, such as by providing economic support to those suffering from employment or business interruptions due to COVID-19-related business closures.

Funds may not be used to fill shortfalls in government revenue to cover expenditures that would not otherwise qualify under the statute. Although a broad range of uses is allowed, revenue replacement is not a permissible use of Fund payments.

The statute also specifies that expenditures using Fund payments must be “necessary.” The Department of the Treasury understands this term broadly to mean that the expenditure is reasonably necessary for its intended use in the reasonable judgment of the government officials responsible for spending Fund payments.

***Costs not accounted for in the budget most recently approved as of March 27, 2020***

The CARES Act also requires that payments be used only to cover costs that were not accounted for in the budget most recently approved as of March 27, 2020. A cost meets this requirement if either (a) the

---

<sup>1</sup> This version updates the guidance provided under “Costs incurred during the period that begins on March 1, 2020, and ends on December 30, 2020”.

<sup>2</sup> See Section 601(d) of the Social Security Act, as added by section 5001 of the CARES Act.

cost cannot lawfully be funded using a line item, allotment, or allocation within that budget *or* (b) the cost is for a substantially different use from any expected use of funds in such a line item, allotment, or allocation.

The “most recently approved” budget refers to the enacted budget for the relevant fiscal period for the particular government, without taking into account subsequent supplemental appropriations enacted or other budgetary adjustments made by that government in response to the COVID-19 public health emergency. A cost is not considered to have been accounted for in a budget merely because it could be met using a budgetary stabilization fund, rainy day fund, or similar reserve account.

***Costs incurred during the period that begins on March 1, 2020, and ends on December 30, 2020***

Finally, the CARES Act provides that payments from the Fund may only be used to cover costs that were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020 (the “covered period”). Putting this requirement together with the other provisions discussed above, section 601(d) may be summarized as providing that a State, local, or tribal government may use payments from the Fund only to cover previously unbudgeted costs of necessary expenditures incurred due to the COVID-19 public health emergency during the covered period.

Initial guidance released on April 22, 2020, provided that the cost of an expenditure is incurred when the recipient has expended funds to cover the cost. Upon further consideration and informed by an understanding of State, local, and tribal government practices, Treasury is clarifying that for a cost to be considered to have been incurred, performance or delivery must occur during the covered period but payment of funds need not be made during that time (though it is generally expected that this will take place within 90 days of a cost being incurred). For instance, in the case of a lease of equipment or other property, irrespective of when payment occurs, the cost of a lease payment shall be considered to have been incurred for the period of the lease that is within the covered period, but not otherwise. Furthermore, in all cases it must be necessary that performance or delivery take place during the covered period. Thus the cost of a good or service received during the covered period will not be considered eligible under section 601(d) if there is no need for receipt until after the covered period has expired.

Goods delivered in the covered period need not be used during the covered period in all cases. For example, the cost of a good that must be delivered in December in order to be available for use in January could be covered using payments from the Fund. Additionally, the cost of goods purchased in bulk and delivered during the covered period may be covered using payments from the Fund if a portion of the goods is ordered for use in the covered period, the bulk purchase is consistent with the recipient’s usual procurement policies and practices, and it is impractical to track and record when the items were used. A recipient may use payments from the Fund to purchase a durable good that is to be used during the current period and in subsequent periods if the acquisition in the covered period was necessary due to the public health emergency.

Given that it is not always possible to estimate with precision when a good or service will be needed, the touchstone in assessing the determination of need for a good or service during the covered period will be reasonableness at the time delivery or performance was sought, *e.g.*, the time of entry into a procurement contract specifying a time for delivery. Similarly, in recognition of the likelihood of supply chain disruptions and increased demand for certain goods and services during the COVID-19 public health emergency, if a recipient enters into a contract requiring the delivery of goods or performance of services by December 30, 2020, the failure of a vendor to complete delivery or services by December 30, 2020, will not affect the ability of the recipient to use payments from the Fund to cover the cost of such goods or services if the delay is due to circumstances beyond the recipient’s control.

This guidance applies in a like manner to costs of subrecipients. Thus, a grant or loan, for example, provided by a recipient using payments from the Fund must be used by the subrecipient only to purchase (or reimburse a purchase of) goods or services for which receipt both is needed within the covered period and occurs within the covered period. The direct recipient of payments from the Fund is ultimately responsible for compliance with this limitation on use of payments from the Fund.

***Nonexclusive examples of eligible expenditures***

Eligible expenditures include, but are not limited to, payment for:

1. Medical expenses such as:
  - COVID-19-related expenses of public hospitals, clinics, and similar facilities.
  - Expenses of establishing temporary public medical facilities and other measures to increase COVID-19 treatment capacity, including related construction costs.
  - Costs of providing COVID-19 testing, including serological testing.
  - Emergency medical response expenses, including emergency medical transportation, related to COVID-19.
  - Expenses for establishing and operating public telemedicine capabilities for COVID-19-related treatment.
2. Public health expenses such as:
  - Expenses for communication and enforcement by State, territorial, local, and Tribal governments of public health orders related to COVID-19.
  - Expenses for acquisition and distribution of medical and protective supplies, including sanitizing products and personal protective equipment, for medical personnel, police officers, social workers, child protection services, and child welfare officers, direct service providers for older adults and individuals with disabilities in community settings, and other public health or safety workers in connection with the COVID-19 public health emergency.
  - Expenses for disinfection of public areas and other facilities, *e.g.*, nursing homes, in response to the COVID-19 public health emergency.
  - Expenses for technical assistance to local authorities or other entities on mitigation of COVID-19-related threats to public health and safety.
  - Expenses for public safety measures undertaken in response to COVID-19.
  - Expenses for quarantining individuals.
3. Payroll expenses for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency.
4. Expenses of actions to facilitate compliance with COVID-19-related public health measures, such as:
  - Expenses for food delivery to residents, including, for example, senior citizens and other vulnerable populations, to enable compliance with COVID-19 public health precautions.
  - Expenses to facilitate distance learning, including technological improvements, in connection with school closings to enable compliance with COVID-19 precautions.
  - Expenses to improve telework capabilities for public employees to enable compliance with COVID-19 public health precautions.

- Expenses of providing paid sick and paid family and medical leave to public employees to enable compliance with COVID-19 public health precautions.
  - COVID-19-related expenses of maintaining state prisons and county jails, including as relates to sanitation and improvement of social distancing measures, to enable compliance with COVID-19 public health precautions.
  - Expenses for care for homeless populations provided to mitigate COVID-19 effects and enable compliance with COVID-19 public health precautions.
5. Expenses associated with the provision of economic support in connection with the COVID-19 public health emergency, such as:
    - Expenditures related to the provision of grants to small businesses to reimburse the costs of business interruption caused by required closures.
    - Expenditures related to a State, territorial, local, or Tribal government payroll support program.
    - Unemployment insurance costs related to the COVID-19 public health emergency if such costs will not be reimbursed by the federal government pursuant to the CARES Act or otherwise.
  6. Any other COVID-19-related expenses reasonably necessary to the function of government that satisfy the Fund's eligibility criteria.

***Nonexclusive examples of ineligible expenditures***<sup>3</sup>

The following is a list of examples of costs that would *not* be eligible expenditures of payments from the Fund.

1. Expenses for the State share of Medicaid.<sup>4</sup>
2. Damages covered by insurance.
3. Payroll or benefits expenses for employees whose work duties are not substantially dedicated to mitigating or responding to the COVID-19 public health emergency.
4. Expenses that have been or will be reimbursed under any federal program, such as the reimbursement by the federal government pursuant to the CARES Act of contributions by States to State unemployment funds.
5. Reimbursement to donors for donated items or services.
6. Workforce bonuses other than hazard pay or overtime.
7. Severance pay.
8. Legal settlements.

---

<sup>3</sup> In addition, pursuant to section 5001(b) of the CARES Act, payments from the Fund may not be expended for an elective abortion or on research in which a human embryo is destroyed, discarded, or knowingly subjected to risk of injury or death. The prohibition on payment for abortions does not apply to an abortion if the pregnancy is the result of an act of rape or incest; or in the case where a woman suffers from a physical disorder, physical injury, or physical illness, including a life-endangering physical condition caused by or arising from the pregnancy itself, that would, as certified by a physician, place the woman in danger of death unless an abortion is performed. Furthermore, no government which receives payments from the Fund may discriminate against a health care entity on the basis that the entity does not provide, pay for, provide coverage of, or refer for abortions.

<sup>4</sup> See 42 C.F.R. § 433.51 and 45 C.F.R. § 75.306.

**ADJOURN**