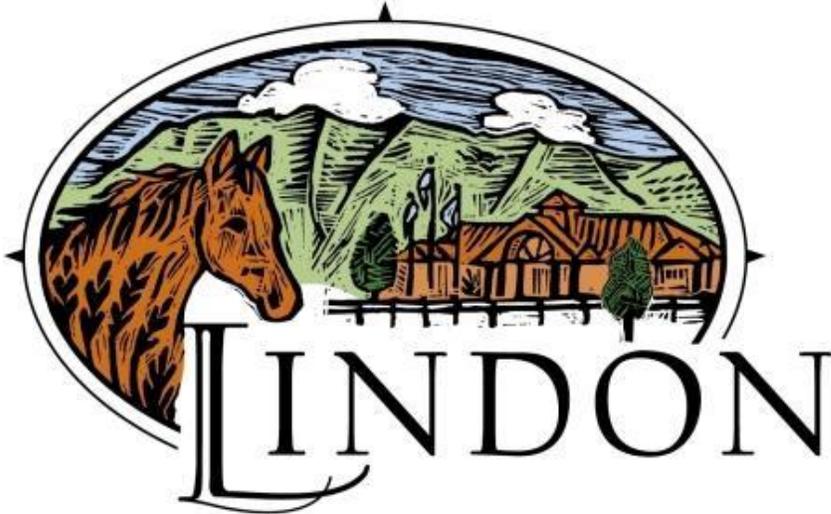


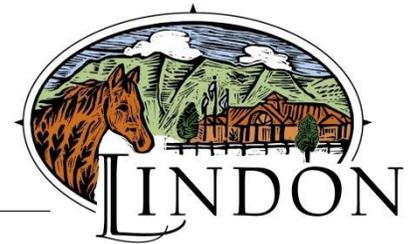
Lindon City Council Staff Report



Prepared by Lindon City
Administration

December 20, 2016

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a regularly scheduled meeting beginning at **7:00 p.m. on Tuesday, December 20, 2016** in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

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

Pledge of Allegiance: By Invitation

Invocation: Dustin Sweeten

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



(Review times are estimates only)

- 1. Call to Order / Roll Call** (2 minutes)
- 2. Presentations and Announcements** (5 minutes)
 - a) Comments / Announcements from Mayor and Council members
 - b) Oath of Office for Judge W. Brent Bullock, Lindon City Justice Court, administered by Mayor Jeff Acerson.
- 3. Approval of minutes:** December 6, 2016 (5 minutes)
- 4. Consent Agenda – No Items** (10 minutes)
- 5. Open Session for Public Comment** (For items not on the agenda) (10 minutes)
- 6. Presentation & Discussion — UTOPIA Overview and Update** (25 minutes)
UTOPIA Executive Director, Roger Timmerman, will present a general overview and update on the growth and progress being made by UTOPIA / UIA and delivery of its services to customers.
- 7. Review & Action — Major Subdivision; Gillman Corner Plat A** (20 minutes)
The Council will review and consider a request by Deny Farnworth for preliminary plan approval of a seven (7) lot residential major subdivision in the Single Family Residential (R1-20) zone at ~540 W. Gillman Lane. The Planning Commission recommends approval.
- 8. Public Hearing — Ordinance #2016-24-O; LCC 17.32.120 Streets** (10 minutes)
The Council will review and consider Ordinance #2016-24-O amending the Lindon City Code (LCC) Section 17.32.120 titled 'Streets' allowing for discretion in street alignment standards. The Planning Commission recommends approval.
- 9. Review & Action — Major Subdivision; Ray's Circle Subdivision, Plat A** (15 minutes)
The Council will review and consider a request by Steve Mitchell for preliminary plan approval of a five (5) lot residential major subdivision in the Single Family Residential (R1-20) zone at ~ 70 North 400 East. The Planning Commission recommends approval.
- 10. Discussion Item — Tiny Homes** (15 minutes)
Per a request by Councilmember Sweeten, Planning Director Hugh Van Wagenen will present a general overview of Tiny Homes and associated regulatory issues that cities are facing with Tiny Homes.
- 11. Review & Action — Resolution #2016-22-R; Fee Schedule Change – Aquatics Center** (10 minutes)
The Council will review and consider Resolution #2016-22-R authorizing updates to the 2016-17 Lindon City Fee Schedule specifically amending fees for the 2017 Aquatics Center season.
- 12. Review & Action — Water Credit Agreement for Secondary Water** (5 minutes)
The Council will review and consider an agreement between the LDS Church and Lindon City enabling the submittal of water shares to the City that will be credited towards future development within Lindon.
- 13. Council Reports:** (20 minutes)
 - A) MAG, COG, UIA, Utah Lake Commission, ULCT, NUVAS, IHC Outreach, Budget Committee - Jeff Acerson
 - B) Public Works, Irrigation/water, City Buildings - Van Broderick
 - C) Planning, BD of Adjustments, General Plan, Budget Committee - Matt Bean
 - D) Parks & Recreation, Trails, Tree Board, Cemetery - Carolyn Lundberg
 - E) Public Safety, Court, Lindon Days, Transfer Station/Solid Waste - Dustin Sweeten
 - F) Admin., Community Center, Historic Comm., UV Chamber, Budget Committee - Jacob Hoyt

14. Administrator's Report

(10 minutes)

Adjourn

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

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within the Lindon City limits and on the State (<http://pmn.utah.gov>) and City (www.lindoncity.org) websites.

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

Date: December 16, 2016

Time: 11:00 a.m.

Place: Lindon City Center, Lindon Police Dept., Lindon Community Center

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

Pledge of Allegiance: By Invitation

Invocation: Dustin Sweeten

Item 1 – Call to Order / Roll Call

December 20, 2016 Lindon City Council meeting.

Jeff Acerson
Matt Bean
Van Broderick
Jake Hoyt
Carolyn Lundberg
Dustin Sweeten

Staff present: _____

Item 2 – Presentations and Announcements

- a) Comments / Announcements from Mayor and Council members.
- b) Oath of Office for Judge W. Brent Bullock, Lindon City Justice Court, administered by Mayor Jeff Acerson.

Item 3 – Approval of Minutes

- Review and approval of City Council minutes: **December 6, 2016**

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, December 6,**
4 **2016, beginning with a work session at 6:00 p.m.** in the Lindon City Center, City
Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Jeff Acerson, Mayor

10 **COUNCILMEMBERS PRESENT** **ABSENT**

- 12 Jeff Acerson, Mayor
- 12 Matt Bean, Councilmember
- 12 Carolyn Lundberg, Councilmember
- 14 Van Broderick, Councilmember
- 14 Jacob Hoyt, Councilmember
- 16 Dustin Sweeten, Councilmember
- 16 Adam Cowie, City Administrator
- 18 Kristen Colson, Finance Director
- 18 Cody Cullimore, Chief of Police
- 20 Kathryn Moosman, City Recorder

22 **DISCUSSION: Lindon Days & Aquatics Center financial reports.** The Lindon City
24 Council met with the Parks and Finance Directors to review reports from the 2016
Lindon Days and Aquatics Center season. No motions will be made as this item is for
discussion only.

26
28 Heath Bateman, Parks and Recreation Director and Kristen Colson, Finance
Director were in attendance to address the Council. Mr. Bateman began with a report on
Lindon Days. He noted attendance was up at all events and the weather was good which
30 made for a good environment for the fair. Josh Walker, the designated “fund raiser”
raised around 22,000 which helped offset some of the costs. He noted Mr. Walker did a
32 great job along with vendor sponsors who helped to raise money. Ms. Colson stated the
fair was subsidized \$25,561.00 this year which is less than the \$30,000 that was put into
34 the account in past years.

36 Mr. Bateman stated the car show needs to stay on Monday and keep the low key
events Tuesday and Wednesday because Thursday, Friday and Saturday are the busy
38 days. There was then some discussion on the different types and levels of bands and their
fees for the concert in the park agreeing some rotation may be an option to consider.
There was also some discussion on having the rodeo queens be from local communities
40 so they are closer and more available for events. In conclusion, Mr. Bateman stated
Lindon Days is pretty full and he feels it is a good week of activities. He noted they can
42 look at the budget again in February.

44 Mr. Bateman then referenced the Aquatics Center Report prepared by Ms. Colson
followed by some general discussion. Mr. Bateman noted admissions (day pass users)
went up with 50% more nonresidents than residents attending. He also reported that
46 season passes and flow rider admissions (1,000) also went up. Mr. Bateman stated there
were 46 days over 89 degrees and about 32 days over 90 degrees and 18 days over 95

2 degrees with not many rain days stating the good weather played a factor in the increase
in admissions. There was also some discussion regarding the swim team with Mr.
4 Bateman noting they may need to increase the wage for the coach to get and keep a good
coach for the swim team.

6 Mr. Bateman explained from 2010 to 2016 expenditures for salary and wages has
gone up significantly. He reported it has been tough getting lifeguards at the lower wages
8 so they had some fee increases to get more lifeguards and they also let them work more
hours. He noted they are committed to lower some of the salaries and wages but to still
10 provide a safe environment for the employees and patrons. Mr. Bateman reported they
used less PARC tax money this year and the General Fund was subsidized \$21,108.00.
12 He noted that Alan Walker, Pool Manager, will be here another year which is great as he
represents the city well. He also reported on the parts, repairs and services at the facility.
14 Mr. Bateman also gave an update on lights at the pool and the bid process. Mr. Cowie
commented to keep in mind the Aquatics Center is an aging piece of infrastructure and as
16 much as we want to make it revenue positive the reality is it is going to be extremely
difficult to do that in years where there is high maintenance (pumps, parts, etc.). Mr.
18 Walker also referenced the breakdown of season pool pass use (resident and non-
resident) followed by discussion. Mr. Bateman concluded by stating their overall goal is
20 to break even and to take the burden off the general fund.

22 Following some additional discussion Mayor Acerson called for any further
comments from the Council. Hearing none he moved on to the regular City Council
session at 7:00 pm.

24 **REGULAR SESSION** – 7:00 P.M.

- 26 Conducting: Jeff Acerson, Mayor
- 28 Pledge of Allegiance: Cole Blackhurst, Boy Scout
- 30 Invocation: Carolyn Lundberg, Councilmember

- 32 **PRESENT** **ABSENT**
- 32 Jeff Acerson, Mayor
- 32 Matt Bean, Councilmember
- 34 Carolyn Lundberg, Councilmember
- 34 Van Broderick, Councilmember
- 36 Jacob Hoyt, Councilmember
- 36 Dustin Sweeten, Councilmember
- 38 Adam Cowie, City Administrator
- 38 Kristen Colson, Finance Director
- 40 Cody Cullimore, Chief of Police
- 40 Hugh Van Wagenen, Planning Director
- 42 Kathryn Moosman, City Recorder

- 44 1. **Call to Order/Roll Call** – The meeting was called to order at 7:05 p.m.
- 46 2. **Presentations/Announcements** –
 - a) **Mayor/Council Comments** – There were no announcements at this time.

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3. **Approval of Minutes** – The minutes of the regular meeting of the City Council meeting of November 15, 2016 were reviewed.

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COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 15, 2016 AS AMENDED. COUNCILMEMBER SWEETEN SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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COUNCILMEMBER BEAN AYE

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COUNCILMEMBER LUNDBERG AYE

12

COUNCILMEMBER BRODERICK AYE

14

COUNCILMEMBER HOYT AYE

14

COUNCILMEMBER SWEETEN AYE

THE MOTION CARRIED UNANIMOUSLY.

16

18

4. **Consent Agenda** – No items.

20

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

22

CURRENT BUSINESS

24

6. **Review & Action – Financial Audit Report for Fiscal Year 2015-16.**

26

Representatives from Keddington & Christensen, LLP and Lindon City Finance Director, Kristen Colson, will present for the Mayor and Council’s acceptance the city’s annual financial audit report, included as part of the Comprehensive Annual Financial Report (CAFR), for fiscal year ended June 30, 2016.

28

30

Adam Cowie, City Administrator, led this agenda item by explaining in accordance with State Law, the City is required to annually have a complete financial audit performed by an independent auditing firm. Keddington & Christensen, LLP (K&C) has performed the audit for the 2015-16 fiscal year ending June 30, 2016. He noted over the past several months their firm has been reviewing the City’s financial records, policies, and procedures. He mentioned there are two findings from the audit that will be reviewed and explained tonight. Mr. Cowie stated staff recommends that the City Council accept the FY 2015-16 audit as presented. He then turned the time over to Angie Broadhead representing K&C and Kristen Colson, Lindon City Finance Director, to present the audit report and answer any questions.

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Kristen Colson, Lindon City Finance Director, and Angie Broadhead, representing Keddington & Christensen, LLP, addressed the Council at this time. Ms. Broadhead noted this is the fourth year that Keddington & Christensen has performed the audit for the city and they appreciate having Lindon City as a client. She noted as part of the audit they are required to report certain items concerning the audit to those who are in charge of city governance; whom they consider as the City Council who is over the City and they are responsible for the financial statements. Ms. Broadhead stated it is their responsibility to perform tests and procedures to obtain reasonable assurance of whether

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2 or not there is a fair presentation of the financial position of Lindon. She stated that the
4 audit went well and she is happy to report that they gave a clean opinion and they believe
6 the financial statements are a fair presentation of the financial position of Lindon City
dated June 30, 2016. She noted their job is not to speculate on the future of the city or if
they believe the city is healthy financially or operating effectively; that is outside the
scope of their engagement.

8 Ms. Broadhead then gave a summary of what an audit entails. She explained that
whenever they perform an audit they always look at the internal controls over the
10 financial reporting that are the mechanisms or processes that are put in place that protect
employees and help keep them honest and protect accounting records from error or fraud;
12 they sometimes test them to plan the audit and zero in on the riskier areas that are more
prone to error or fraud to give a better audit. They also look at the controls over cash
14 disbursements, controls over cash receipting, controls over payroll, controls over journal
entries etc. She noted while looking at these areas if they see a weak or deficient area in
16 the controls they would report that to the Council and give a recommendation on how to
fix that as it is a changing environment and important to keep an eye on those things. Ms.
18 Broadhead stated when they do an audit there is more to it than just the numbers, there
are also qualitative aspects as well and they look to see if management accounting
20 policies are sound and if there is a reliable accounting system to produce the financial
data and that the financial disclosures are consistent and clear.

22 Ms. Broadhead stated they believe management has done a good job with those
things and it went really smoothly and they had open access which is very important as
24 they take fraud very seriously and re-iterated if they had found something the Council
would already know about it, although fraud is rare (3%) and usually is found by a tip.

26 Ms. Broadhead then went over the State compliance audit guide. She noted that
every year the state auditor revamps and re-issues the state compliance guide as there are
28 new laws and old laws to test for compliance etc. She noted this year there are two
findings. The first is that the general fund balance is too high by \$518,000 dollars (too
30 many assets in the general fund). Ms. Colson explained in order to avoid going past the
maximum there was a transfer of \$500,000 to the road fund for future capital projects,
32 however the road fund is considered part of the general fund. She noted they are looking
at changing the road fund so it is not considered part of the general fund but a capital
34 improvement project fund. Mr. Cowie stated this would be a simple fix with approval and
passage of a resolution. Ms. Broadhead stated the second finding is with the expenditures
36 (capital projects fund) on the public safety building as the expenditures exceeded the final
budget by \$208,370.00. Ms. Colson explained this was because of a timing issue as the
38 project is being split between fiscal years. Councilmember Bean pointed out these two
findings are not really severe items.

40 Ms. Broadhead concluded by stating, in their opinion, the financial statements
referred to above present a fair and respective financial position of the governmental
42 activities of Lindon City. Ms. Broadhead summarized that all in all the audit went very
well and smoothly with no difficulties and she believes there are no large errors in the
44 financial statements. She noted there was open access and staff was timely with their
responses and very helpful.

46 Ms. Broadhead complemented Ms. Colson and Mr. Cowie and staff for their
diligent efforts and for being forthright with open access and ensuring that the audit went

2 very smooth this year. Ms. Broadhead emphasized that they work for the City Council
and if they ever have any questions or concerns to please let them know.

4 Mayor Acerson thanked them for their hard work and for the valuable information
presented. He then called for any further comments or discussion from the Council.
6 Hearing none he called for a motion.

8 COUNCILMEMBER LUNDBERG MOVED TO ACCEPT THE AUDIT
REPORT AS PRESENTED FOR FISCAL YEAR ENDED JUNE 30, 2016.
10 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

- 12 COUNCILMEMBER BEAN AYE
 - COUNCILMEMBER LUNDBERG AYE
 - 14 COUNCILMEMBER BRODERICK AYE
 - COUNCILMEMBER HOYT AYE
 - 16 COUNCILMEMBER SWEETEN AYE
- THE MOTION CARRIED UNANIMOUSLY.

18
7. **Public Hearing — Ordinance #2016-23-O; LCC 17.48 Lindon Village
20 Commercial Zone.** The Council will review and consider Ordinance #2016-23-O
amending Chapter 17.48 of the Lindon City Code to create the Lindon Village
22 Commercial zone ordinance for regulation of uses along the 700 N. corridor.

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

28 Hugh Van Wagenen, Planning Director, began by stating the next three agenda
items are tied together but will be presented separately. First is the text itself (ordinance),
30 next is the zoning map and last is the land use table. He noted this is a follow up to the
700 North Steering Committee recommendations of the future development of the 700
32 North commercial corridor and Ordinance 2016-23-O is the first step in implementing
those recommendations.

34 Mr. Van Wagenen mentioned that several property owners have inquired of staff
how their property will be affected by the change and several were present at the
36 Planning Commission meeting. There were questions about heights of buildings, how
many additional requirements may be placed on development in the zone, and traffic on
38 700 North. In the end, there was no opposition to the ordinance language as presented
and no additional comment has been received since the Planning Commission meeting.
40 He explained the Lindon Village Commercial Zone builds upon the 700 North
Commercial Corridor Districts that were established in 2015 and much of the ordinance
42 reflects the General Commercial Zone, but there are a handful of non-permitted uses in
the LVC Zone that are permitted in the CG Zone as follows:

- 44 1. Motor Vehicles
- 2. New and used car dealerships
- 46 3. Tire shops
- 4. Lube & tune shops

- 2 5. Light equipment, truck, and car rentals
- 3 6. Indoor gun ranges
- 4 7. Assisted living centers

6 Mr. Van Wagenen noted the ordinance also specifies setbacks and height for the
 7 zone as well as the Commercial Design Standards. He also noted that several formatting
 8 and typographical errors are being corrected within LCC 17.48. For example, any
 9 reference to “Commercial Design Guidelines” has been changed to “Commercial Design
 10 Standards.” Councilmember Bean pointed out a minor wording issue in Section
 11 17.48.025D. He noted the ordinance content looks great. Councilmember Broderick
 12 asked on all three items coming up if the property parcels (owners) in question have been
 13 notified as to what can occur here. Mr. Van Wagenen stated there were a handful of
 14 property owners at the planning meeting following up with the notices that were sent and
 15 most just had general questions. He pointed out that everyone within 300 ft. got a notice
 16 showing the affected property owners who are subject to this change. Ultimately there
 17 were inquiries with no one opposed to what was being presented.

18 He noted that Ron Anderson (who is a large property owner) said he is not
 19 opposed to the changes but he would want to be careful that the city doesn’t put too many
 20 requirements and restrictions on the corridor, as a property owner, for future sales.
 21 Councilmember Hoyt asked what the thought is timewise when to look at the changes in
 22 architecture. Mr. Van Wagenen stated that is next on the punch list. There was then some
 23 general discussion regarding this issue including ancillary uses on the corridor.

24 Mayor Acerson called for any public comments at this time. Linda Matheson,
 25 resident in attendance, questioned if large storage facilities will be allowed on the
 26 corridor. Mr. Van Wagenen stated storage facilities are not permitted on the corridor and
 27 there are limitations.

28 Mayor Acerson called for any further public comments. Hearing none he called
 29 for a motion to close the public hearing.

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

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

35 **COUNCILMEMBER LUNDBERG MOVED TO APPROVE ORDINANCE**
 36 **AMENDMENT #2016-23-O WITH THE GRAMATICAL CHANGES AS NOTED.**
 37 **COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS**
 38 **RECORDED AS FOLLOWS:**

- 39 COUNCILMEMBER BEAN AYE
- 40 COUNCILMEMBER LUNDBERG AYE
- 41 COUNCILMEMBER BRODERICK AYE
- 42 COUNCILMEMBER HOYT AYE
- 43 COUNCILMEMBER SWEETEN AYE

44 **THE MOTION CARRIED UNANIMOUSLY.**

2 8. **Public Hearing — Ordinance #2016-21-O; Zone Map Change.** The Council
4 will review and consider Ordinance #2016-21-O amending the Zoning Map to
create the Lindon Village Commercial zone along the 700 N. corridor.

6 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
HEARING. COUNCILMEMBER SWEETEN SECONDED THE MOTION. ALL
8 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

10 Mr. Van Wagenen began by stating this is the second step of three (zone map
change) Ordinance 2016-21-O. He then referenced the uses in the Lindon Village
12 Commercial zone and the creation of the Lindon Village Commercial zone. This request
is that the General Plan designation remain unchanged at this time. Lindon City Code
14 indicates that the General Commercial (CG) zone provides areas in appropriate locations
for retail and service oriented businesses, and shopping centers which serve community
16 and regional needs. Lindon City Code indicates that the Mixed Commercial (MC) zone is
to provide areas within the City where low intensity light industrial, research and
18 development, professional and business services, retail and other commercial related uses
may be located.

20 Mr. Van Wagenen then referenced the parcels that Lindon City is requesting
approval of a Zone Map amendment to reclassify from General Commercial (CG) and
22 Mixed Commercial (MC) to the Lindon Village Commercial (LVC) zone.

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

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

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

32 COUNCILMEMBER HOYT MOVED TO APPROVE THE APPLICANT’S
34 REQUEST TO CHANGE THE ZONING MAP FROM GENERAL COMMERCIAL
(CG) AND MIXED COMMERCIAL (MC) TO LINDON VILLAGE COMMERCIAL
36 (LVC), AT APPROXIMATELY 700 NORTH FROM 650 WEST TO 2000 WEST AS
PER ORDINANCE 2016-21-O. COUNCILMEMBER LUNDBERG SECONDED THE
38 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 40 COUNCILMEMBER BEAN AYE
- COUNCILMEMBER LUNDBERG AYE
- COUNCILMEMBER BRODERICK AYE
- 42 COUNCILMEMBER HOYT AYE
- COUNCILMEMBER SWEETEN AYE

44 THE MOTION CARRIED UNANIMOUSLY.

46 9. **Public Hearing — Ordinance #2016-22-O; Land Use Table changes for LVC
zone.** The Council will review and consider Ordinance #2016-22-O amending

2 Standard Land Use Table to regulate specific land uses within the Lindon Village
Commercial zone.

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

8

10 Mr. Van Wagenen, explained this is the third step (Ordinance 2016-22-O) in
implementing these recommendations. In an effort to not further “crowd” the Standard
12 Land Use Table, two simple changes were added in order to reflect the new Lindon
Village Commercial Zone. The column with the “Commercial” header received an
asterisk which is explained at the bottom of each page with the words, “Lindon Village
14 Commercial Zone use permissions are found in LCC 17.48.025.”

16 The language found in LCC 17.48.025 is reflected in Ordinance 2016-23-O and
states the following:

18 *Permitted Land Uses: Permitted, conditional, and non-permitted uses in the LVC Zone
mirror those uses as reflected in the Standard Land Use Table for the General
20 Commercial (CG) Zone with the exception of the following uses which are not permitted
in the LVC Zone:*

- 22 A. *Motor Vehicles/Trucks/Marine – New Vehicle Dealership*
- 24 B. *Used Cars/Trucks – Used Vehicle Sales Lots*
- C. *Auto Lube & Tune-up*
- 26 D. *Auto Tire Shops/Tire Sales/Tire Services*
- E. *Light Equipment Rental & Leasing; Automobile & Light-Truck Rental*
- 28 F. *Indoor Gun Ranges*
- G. *Assisted Living Facilities, Large or Small as defined by LCC 17.72*

30 He noted these are the only changes to permitted uses for the new Lindon Village
Commercial Zone from the current General Commercial zones. This will tie the zone
32 creation together. Mayor Acerson called for any public comments. Hearing none he
called for a motion to close the public hearing.

34

COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.
36 COUNCILMEMBER BEAN SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

38

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

42 COUNCILMEMBER BEAN MOVED TO APPROVE ORDINANCE
AMENDMENT 2016-22-O AS PRESENTED WITH CHANGES RELATED TO THE
44 LAND USE TABLE. COUNCILMEMBER SWEETEN SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

46 COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE

2 COUNCILMEMBER BRODERICK AYE
 COUNCILMEMBER HOYT AYE
 4 COUNCILMEMBER SWEETEN AYE
 THE MOTION CARRIED UNANIMOUSLY.

6

10 **10. Review & Action — Employee Merit Increases.** The City has previously
 8 approved and budgeted for a 3% employee merit increase effective January 1,
 2017. Per past practice, the City evaluates fiscal constraints and economic
 10 indicators mid-fiscal year to determine if merit increase recommendations are still
 12 feasible. Given a healthy economic outlook, strong revenues, and healthy General
 Fund reserves the City Administration recommends the merit increases be applied
 as approved in the FY2017 budget.

14

16 Adam Cowie, City Administrator, led this agenda item by explaining the 2016-
 2017 Lindon City Budget included funding a 0.3% Cost of Living Allowance (COLA)
 increase effective July 1, 2016 and a 3.0% merit increase effective January 1, 2017. The
 18 City Council asked that the merit increase be reevaluated upon the completion of the
 2015-2016 fiscal year audit when we could evaluate the June 30, 2016 financial situation
 and ascertain if economic trends would continue as anticipated. He noted the 2015-2016
 20 fiscal year audited financial statements shows revenue exceeding expenses by \$444,780
 22 in the General Fund. The General Fund reserves are healthy with a fund balance of
 \$2,404,141, which exceeded the State maximum of 25% of the total revenue. Indications
 24 show that the economy is stable and Lindon City’s sales tax revenue is expected to meet
 our projections.

26 Mr. Cowie went on to say the U.S. Department of Labor states the Consumer
 Price Index (CPI) has increased 1.6% from October 2015 to October 2016. The Utah
 28 Division of Workforce Services reported a 3.0% increase in employment statewide and
 5.0% in Utah County, with a statewide unemployment rate of 3.2%, Carrie Mayne, Chief
 30 Economist at the Department of Workforce Services said “the state continues to operate
 at a low level of unemployment, signaling the potential for sustained growth well into
 32 2017” (“Utah’s Employment Summary: October 2016”, Department of Workforce
 Services). He noted the unemployment rate in Utah County is a comparable 3.1%.

34 Mr. Cowie stated in light of these financial indicators, he is recommending that
 the City Council approve a merit increase for city employees. He noted the merit increase
 36 would only be for employees who qualify through their performance evaluations and
 would be a maximum of a one-step increase on the wage schedule (3.0% for employees
 38 that are not a step) but in the mid-high range. The increase would be effective January 1,
 2017. He then referenced the maximum fiscal impact of the merit increase on both wages
 and benefits as follows:

<u>Fund</u>	<u>Cost of Merit Increase</u>
General Fund	53,724
44 Water Fund	3,714
Sewer Fund	976
46 Storm Water Fund	2,020
Recreation Fund	5,167

2 **Total** **\$65,601**

4 Councilmember Hoyt brought up issues of conflict of interest noting it may be an
6 issue to have future discussion on. Mr. Cowie stated this merit increase will be brought
up as part of their employee performance evaluations.

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

10 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE FISCAL
12 YEAR 2017 MERIT INCREASES AS BUDGETED. COUNCILMEMBER SWEETEN
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 14 COUNCILMEMBER BEAN AYE
- 14 COUNCILMEMBER LUNDBERG AYE
- 16 COUNCILMEMBER BRODERICK AYE
- 16 COUNCILMEMBER HOYT AYE
- 18 COUNCILMEMBER SWEETEN AYE

18 THE MOTION CARRIED UNANIMOUSLY.

20 **11. Discussion Item — Continued Discussion on Lindon Days & 2016 Aquatics**
22 **Season.** If needed, the Council will continue its review and discussion of the 2016
Lindon Day events and Aquatics Center season with Parks & Recreation Director
24 Heath Bateman and Finance Director Kristen Colson.

26 Mr. Cowie stated this discussion item was sufficiently covered in the work
session therefore no additional review or discussion is needed. Mayor Acerson called for
any comments or discussion from the Council. Hearing none he moved on to the next
28 agenda item.

30 **12. Discussion Item — Proceeds from Surplus Real Property.** The Council will
32 review and consider possible options for use of proceeds from the sale of surplus
land. Director Colson will highlight some opportunities for use of the revenue. No
34 motion will be made.

36 Mr. Cowie led this agenda item by explaining the City Council approved the sale
of surplus property by Utah Lake (adjacent to the Lindon Marina). He noted there is
currently an offer on this property (in due diligence process) which could generate
38 approximately \$2.5 million in revenue. This one time revenue could be used to benefit
Lindon City in different ways such as paying down debt, doing capital improvement
40 projects, purchasing capital assets, or any combination of these options. As Lindon City
already has the maximum in reserves that is allowed by the State of Utah, these proceeds
42 must be expended or transferred to another fund (for debt service or capital
improvements), rather than saved. He explained there are many bonds, notes and leases
44 being paid by the City, but most are being repaid by customer user fees and developer
impact fees in the enterprise funds. He advised that staff feels that paying off debts that
46 are not in the general fund and have dedicated revenues for debt service would NOT
largely benefit the City.

2 Kristen Colson, Finance Director, addressed the Council at this time. She
 explained there are two (2) bonds, secured by sales tax revenue, which can be prepaid.
 4 Jason Burningham with Lewis Young Robertson and Burningham has confirmed this.
 The Sales Tax Revenue Bonds, Series 2005, were used to construct 700 North Street and
 6 install water and storm drainage lines. The bonds are scheduled to mature June 1, 2025.
 The interest rate on these bonds are 3.75%. She noted this bond series is subject to a pre-
 8 payment penalty (“redemption premium”) calculated according to a formula set out by
 the purchaser of the Bonds, Bank of America. Bank of America provided an estimated
 10 penalty for December 1, 2016 of \$198,688.92.

Ms. Colson stated there is a sufficient surplus of water impact fees to make the
 12 extra payment necessary to pay off the water portion of the debt. However, the Storm
 Water Fund does not have a sufficient fund balance to make this extra payment. It is
 14 possible for the Storm Water Fund to receive a loan from the General Fund or the Water
 Fund and repay the loan following the debt service payments of the Series 2005 bonds
 16 and with significantly less (or no) interest payments. (For example, the Storm Water
 Fund could make 8 annual payments of about \$38,300 with a 1% interest rate and save
 18 about \$1,250/year, which would be about \$10,000 through 2025.)

Ms. Colson further explained that the Sales Tax Revenue Bonds, Series 2016,
 20 were used to construct the Public Safety Building. The debt service payments are being
 made from the general fund. The bonds are scheduled to mature March 1, 2031. The
 22 interest rate varies 1.00% - 2.45% for maturities 2017 through 2026. The maturities 2026
 through 2031 are currently at 1.48%, but are subject to interest rate adjustments on March
 24 1, 2021 and March 1, 2027. This means that \$945,000 of this bond series is subject to
 unknown interest rate adjustments which we assume will increase. We could use the
 26 remaining proceeds from the sale of the property (estimated to be \$928,005.20, which
 would be \$2,500,000 less the \$1,571,994.80 used for the Series 2005 bonds payoff) plus
 28 fund balance (about \$16,994.80) to payoff the final five years of maturities of the Series
 2016 bonds. She noted the net savings, if we use the proceeds from the sale of the
 30 property to payoff the debts as listed above in this fiscal year, would be approximately
 \$327,849 even after the pre-payment penalty. If we payoff the Series 2005 bonds this
 32 fiscal year, but transfer the \$945,000 (net savings) for the Series 2016 bonds payment to
 the debt service fund with the intention of making that payment March 1, 2021, prior to
 34 the first interest rate adjustment, the interest savings would change to \$270,062 after the
 pre-payment penalty.

Ms. Colson mentioned in paying off these bonds, this would also save the City the
 36 bond trustee fees being paid annually to US Bank. The annual fee is currently \$1,900 per
 38 year per bond. This fee could be increased in the future. Retiring the 2005 series bonds 8
 years early and the 2016 series bonds 5 years early would save \$24,700. In addition to the
 40 savings listed above, paying off the 2005 bond series would also make about \$212,000
 per year available in the Road Fund that is encumbered until 2025 for debt service
 42 payments. It would also mean that we are no longer paying debt service on a road that we
 do not own. Ms. Colson then mentioned some options for the use of the funds from the
 44 sale proceeds as follows:

- Fund pending capital projects such as sidewalk construction and road
 46 reconstruction,
- Fund capital projects currently planned for the next 5-7 years, or

- 2 • Purchase capital assets.

4 She also pointed out that most of the City's capital outlay needs are in the enterprise funds where user fees provide the funding.

6 There was then some general discussion by the Council regarding paying down the debt and the options available including road funding. Councilmember Hoyt also
8 asked Ms. Colson if paying down the 2005 bond is the right answer as we are eleven years into the amortization table. He would also like to compare the two amortization
10 tables side by side (2016 and 2005) and add in the prepayment penalty to ensure the right decision is made. Mr. Cowie pointed out the two best options are presented. Following
12 discussion the Council agreed there is still time to make a decision.

14 In conclusion, Mr. Cowie pointed out they focused on the general fund but they could also pay for capital improvement projects that are in the enterprise fund (i.e. new sewer lift station). He noted he will get with the City Engineer and get more information
16 (roads) and bring it back for further discussion. He noted the numbers presented are pretty concrete.

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

20

22 **13. Review & Action — Lindon City Justice Court Judge Compensation.** The Council will review and consider the proposed Justice Court Judge's
24 compensation for the new term of Justice Court Judge W. Brent Bullock. Mayor Acerson has met with Judge Bullock and they have agreed upon the compensation package prior to the required retention election in November. Judge Bullock was
26 successfully retained in the 2016 General Election and able to continue with a new term as the Justice Court Judge for Lindon City. Judge Bullock will be
28 sworn-in at the Dec. 20, 2016 Council meeting.

30 Mr. Cowie referenced the letter outlining the terms of compensation that were agreed upon earlier this year between Mayor Acerson and Judge Bullock. He noted per
32 State Code the salary of a Judge may not be decreased during the Judges term. He explained as this is the beginning of a new term for the Judge, the City negotiated with
34 the Judge to adjust the annual salary due to a decrease in work load in the Lindon City Justice Court compared to when he was first appointed over a decade ago. Judge
36 Bullock's salary was previously based on two-days of court per week and the justice court has since been consolidated to one-day per week.

38 Mr. Cowie further explained in April of this year Mayor Acerson and the Judge discussed workloads in correlation with salary levels recommended by the State
40 Administrative Office of the Courts and came to an agreement on compensation as outlined in the letter. He noted the Judge submitted paperwork to continue as a Judge and
42 to also participate in the Retention Election in November, therefore, having been successfully elected the City will swear-in the Judge with his new term beginning
44 January 2, 2017. Mr. Cowie expressed that the City appreciates the experience and knowledge of Judge Bullock and appreciates his continued willingness to serve as the
46 Judge for the Lindon City Justice Court.

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

4
6 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE
COMPENSATION FOR JUDGE W. BRENT BULLOCK AS OUTLINED.
8 COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

10 COUNCILMEMBER BEAN AYE
11 COUNCILMEMBER LUNDBERG AYE
12 COUNCILMEMBER BRODERICK AYE
13 COUNCILMEMBER HOYT AYE
14 COUNCILMEMBER SWEETEN AYE

14 THE MOTION CARRIED UNANIMOUSLY.

16 **14. Review & Action — Resolution #2016-21-R; Public Safety Surviving Spouse**
Trust Fund Agreement. The Council will review and consider Resolution
18 #2016-21-R authorizing the Public Safety Surviving Spouse Trust Fund
20 Agreement with the Utah Department of Public Safety in which the City will
annually contribute approximately \$1,500 to enable continuing insurance
22 coverage for spouse and children to be covered by the Trust if a ‘line of duty
death’ occurs with one of Lindon’s police officers.

24 Mr. Cowie, explained this item is based on recent State legislation that requires
local governments to pay for medical insurance for the spouse and children of a public
26 safety officer who is killed in the line of duty (insurance coverage for a spouse is required
to continue for life). He noted the Utah Department of Public Safety created a trust fund
28 for cities to pay into, with the intent of covering medical insurance premiums for family
members (for participating entities). Mr. Cowie commented the City would be obligated
30 to cover premiums for the first two years after a line of duty death with the Trust
reimbursing premium costs to the City for any year thereafter. The costs to participate in
32 the Trust is \$95 per public safety officer per year (about \$1,500 per year). This equates to
about one-month of typical medical premiums for family coverage.

34 Mr. Cowie stated that staff feels this program is supportive of our public safety
officers and beneficial from a financial standpoint if such a tragedy were ever to occur to
36 one of our officers. He noted as Lindon does not directly employ any fire fighters this
benefit only extends to police officers at this time. He pointed out if the City were to hire
38 its own fire fighters we would be obligated to include them in the annual payment per the
agreement. He stated staff is recommending the Council approve the agreement and the
40 annual budget expenditure. Chief Cullimore agrees this is a great idea and is well
received by officers across the state.

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

44
46 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION
#2016-21-R TO PARTICIPATE IN THE PUBLIC SAFETY SURVIVING SPOUSE
TRUST FUND AND DIRECT STAFF TO UPDATE THE FY2017 BUDGET

2 ACCORDINGLY. COUNCILMEMBER LUNDBERG SECONDED THE MOTION.
 THE VOTE WAS RECORDED AS FOLLOWS:
 4 COUNCILMEMBER BEAN AYE
 COUNCILMEMBER LUNDBERG AYE
 6 COUNCILMEMBER BRODERICK AYE
 COUNCILMEMBER HOYT AYE
 8 COUNCILMEMBER SWEETEN AYE
 THE MOTION CARRIED UNANIMOUSLY.

10

15. **Review & Action — North Union Canal Repair Funding.** The Council will review and consider appropriating up to \$90,000 of Water Fund reserves for repairs to the North Union Canal within Lindon City limits. If approved, the City will present an option to the North Union Irrigation Company to request fronting of the funds to complete the repairs during the winter of 2016-17 and request repayment by the company through a formal agreement.

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18 Mr. Cowie led this agenda item by explaining we have been looking for solutions to water losses and leaks known to be occurring along the North Union Canal which is operated by the North Union Irrigation Company. He noted that Lindon owns about 60% of the shares in the irrigation company. The City also receives the majority of its secondary water through the canal and has a significant vested interest in the long-term viability of the canal and its ability to adequately deliver water to the City secondary system. Mr. Cowie stated the long-term solution to prevent water loss and leakage from the canal is to pipe it, however, piping is extremely expensive and estimated to cost \$1.125+ million to pipe just the section from the Lindon Zone 3 Irrigation Reservoir to the south city boundary. He pointed out that piping the entire canal from the mouth of Provo Canyon is estimated to exceed \$10 million. Mr. Cowie then explained the process involved with the use of this “Aqualastic” product.

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30 Mr. Cowie further explained the city is applying for grant funding to assist with a piping project, but needs to find a reasonable solution to the leakages before next the watering season (2017). In lieu of piping the canal the ‘Aqualastic’ product outlined in the fliers (included in the staff report) appears to be the best solution to retain water in the canal with the least cost. He noted the product installed is estimated to cost about \$85,000. He pointed out if the Council approves the funding appropriation staff will then present the product and offer from the City to front the cost of repairs to the Canal Board and request that they enter into an agreement to repay the proportional fronted costs over time. If, for some reason, the North Union Canal Board does not authorize the City to install the Aqualastic product the City will not have to expend the funds, but would still be faced with its proportional share of fixing the leaks in the canal in some other fashion.

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Following some general discussion Mayor Acerson called for any further comments from the Council. Hearing none he called for a motion.

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44 COUNCILMEMBER SWEETEN MOVED TO APPROVE BUDGETING
 \$90,000 FROM THE WATER FUND RESERVES TO FRONT THE COSTS OF
 46 CRACK REPAIRS TO THE NORTH UNION CANAL WITH THE REQUEST THAT
 THE NORTH UNION CANAL BOARD ENTERS INTO AN AGREEMENT TO PAY

2 BACK THE CITY FOR ITS PROPORTIONAL SHARE OF THE COSTS.
 4 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
 4 RECORDED AS FOLLOWS:

6 COUNCILMEMBER BEAN	AYE
6 COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER BRODERICK	AYE
8 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER SWEETEN	AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 **16. Review & Action — Liquor License Consent.** The Council will review and
 14 consider a Reception Center Liquor License local consent form as required by
 14 State Code, authorizing the Mayor to sign the consent form. The business request
 16 the consent is the NOAH's reception center located at 1976 W. 700 N.

18 Adam Cowie, City Administrator, led this agenda item by explaining Per State
 18 Code the City appears obligated to give consent for a State approved liquor license unless
 20 a variance for proximity to schools, churches, etc. is needed, and since no proximity
 20 variance is needed at this location the City Attorney recommends that the consent be
 22 authorized by the City Council and signed by Mayor Acerson. He noted this was
 22 reviewed by the City Attorney, Brian Haws and Mr. Haws doesn't feel this can be denied
 24 as the consent is required to be in compliance and regulated per Utah State code. He
 24 noted an email was sent separately from the staff report to the Council stating Mr. Haw's
 26 opinion on this issue. Mayor Acerson commented this is the city's legal counsel's opinion
 26 and we need to trust his legal expertise.

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

30 COUNCILMEMBER BEAN MOVED TO APPROVE THE RECEPTION
 32 CENTER LIQUOR LICENSE CONSENT FORM FOR NOAH'S RECEPTION
 32 CENTER LOCATED AT 1976 WEST 700 NORTH, LINDON AND AUTHORIZE THE
 34 MAYOR TO SIGN THE FORM. COUNCILMEMBER LUNDBERG SECONDED
 34 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 COUNCILMEMBER BEAN	AYE
36 COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER BRODERICK	AYE
38 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER SWEETEN	AYE

40 THE MOTION CARRIED UNANIMOUSLY.

42 **17. Review & Action — Rocky Mountain Power Easement for Vineyard**
 44 **Infrastructure.** The Council will review and consider a requested power line
 44 easement on city-owned property at approximately 600 S. 2000 W (city property
 46 by Lindon Marina). The easement will be used for new power that will serve the
 46 Town of Vineyard infrastructure needs.

2 Mr. Cowie, stated the Town of Vineyard has been working with Rocky Mountain
 4 Power to install additional power lines to various projects within Vineyard. The Vineyard
 Engineer approached Lindon City to obtain an easement through Lindon's property on
 behalf of Rocky Mountain Power. He then discussed the details of the easement and
 6 possible compensation alternatives. Mr. Cowie then recommended continuing this item
 due to lack of sufficient information and in order to get more concrete compensation.

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

10
 12 COUNCILMEMBER HOYT MOVED TO CONTINUE THE POWER
 EASEMENT FOR ROCKY MOUNTAIN POWER. COUNCILMEMBER
 BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS
 14 FOLLOWS:

16 COUNCILMEMBER BEAN	AYE
16 COUNCILMEMBER LUNDBERG	AYE
18 COUNCILMEMBER BRODERICK	AYE
18 COUNCILMEMBER HOYT	AYE
20 COUNCILMEMBER SWEETEN	AYE

20 THE MOTION CARRIED UNANIMOUSLY.

22 COUNCIL REPORTS:

24 **Chief Cullimore** – Chief Cullimore reported some of his officers were involved in the
 recent shooting in American Fork noting it was a cooperative effort by local jurisdictions.
 26 He also reported the police department canine will be certified by mid January.

28 **Councilmember Hoyt** – Councilmember Hoyt reported the recent Tree Lighting
 Ceremony was great and the attendance was the highest to date. He commended the
 30 Historic Preservation Commission for doing a great job with this event. He also reported
 the council's invitation to the Chamber of Commerce Christmas party will be coming
 32 soon. He noted the Chamber is going well and moving ahead on track. He noted the
 Council is always invited to attend all Chamber events.

34 **Councilmember Broderick** – Councilmember Broderick expressed that the tree lighting
 36 ceremony was a fun event and he appreciates all the work that goes into it. He also
 reported he attended the NUVAS meeting that was held at the city building and the
 38 Director handled the meeting in a great manner and he was very impressed.
 Councilmember Lundberg suggested adding something about the animal shelter into the
 40 newsletter to bring positive exposure to the shelter. Councilmember Broderick also
 reported he will be attending the Engineering meeting on December 13th.

42 **Councilmember Bean** – Councilmember Bean reported there is a vacancy on the
 44 Planning Commission. Commissioner Matt McDonald has some other obligations and
 had to resign. He noted to let him know of any suggestions for his replacement.

2 **Councilmember Lundberg** – Councilmember Lundberg mentioned the UIA and
 4 UTOPIA financial statements noting some of her questions regarding the reports. Mr.
 Cowie stated the new UTOPIA Director, Roger Timmerman, will be coming to the next
 City Council meeting and she can ask him her questions.

6 **Councilmember Sweeten** – Councilmember Sweeten asked for an update on the public
 8 works positions. Mr. Cowie stated that Kolten Giles has been hired in the sewer
 department with the other position being down to two finalists. Councilmember Sweeten
 10 also brought up an issue of cutting regulations in the city by a certain percentage and
 suggested that the Council look at the ordinances to try and make them less restrictive;
 12 this is something to be thinking about as there are some items that may be removed
 without jeopardizing the public. He also referenced several instances he has had
 14 personally where he felt there was over-regulation by the city. There was then some
 discussion by the Council regarding this subject. Mr. Cowie suggested compiling any
 16 issues or concerns and bringing them back collectively as an agenda item for discussion.
 Councilmember Sweeten also commented about the sub-contractor on the pickle ball
 18 courts and conveyed the reasons why they were delayed (late) and noting the directive
 was not clear so he feels it the contractor was not at fault. Mr. Cowie stated he will check
 20 into the issue and get back to him.

22 **Mayor Acerson** – Mayor Acerson reported he had the opportunity to watch a mock knee
 replacement at the IHC Outreach meeting in American Fork that was very interesting. He
 24 also met with UDOT and they are hoping some good things will come with that (700
 North traffic lights). He also gave an update on the Lexus Dealership connector road and
 26 the parking situation.

28 **Administrator's Report:**

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

30 **Misc. Updates:**

- 32 • December newsletter
- 34 • January newsletter article: Councilmember Lundberg - Article due to Kathy
 Moosman last week in December.
- 36 • Sewer Lift Station #7 (Ivory lift station) – Project was approved by the Planning
 Commission, bid out with bids received from five bidders, and awarded by Ivory
 Homes to Gerber Construction for \$2,336,500.
- 38 • Shadow Mountain utility easement and development agreement finalized and
 recorded.
- 40 • Republic Services – invited council for tour of SLC transfer station owned by
 Republic. Suggested dates: Tues. Dec 20th, or Wed. Dec 21st. Late morning or
 42 early afternoon.
- Geneva park property sale update
- 44 • Main Ditch piping update for subdivision along Gillman Lane
- Employment openings update: Part time Court Clerk, Public Works
- 46 • Project Tracking List
- Fire Call Report

- Misc. Items

Upcoming Meetings & Events:

- December 5th – Tree Lighting Ceremony at Community Center
- December 13th – Engineering Coordination meeting at Public Works. 12:30 pm. Mayor Acerson and Councilmember Broderick will attend.
- December 22nd at Noon – Employee Christmas party at the Community Center. Offices close at Noon.
- December 23rd and 26th – City offices closed.
- January 2nd – City offices closed.

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

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 9:35 PM. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – December 20, 2016

Kathryn Moosman, City Recorder

Jeff Acerson, Mayor

Item 4 – Consent Agenda – *(Consent agenda items are only those which have been discussed beforehand and do not require further discussion)*

- No Items.

Item 5 – Open Session for Public Comment *(For items not on the agenda - 10 minutes)*

6. Presentation & Discussion — UTOPIA Overview and Update*(25 minutes)*

UTOPIA Executive Director, Roger Timmerman, will present a general overview and update on the growth and progress being made by UTOPIA / UIA and delivery of its services to customers.

Roger will present a brief overview of UTOPIA's progress over this last year and answer general questions about the organization. No motion is needed.

Here's a link to UTOPIA's website with general FAQ's: <https://www.utopianet.org/faq/>

7. Review & Action — Major Subdivision; Gillman Corner Plat A *(20 minutes)*

The Council will review and consider a request by Deny Farnworth for preliminary plan approval of a seven (7) lot residential major subdivision in the Single Family Residential (R1-20) zone at ~540 W. Gillman Lane. The Planning Commission recommends approval.

See attached info from the Planning Department.

Item 7: Major Subdivision — Gillman Corner Plat A 540 West Gillman Lane

<p>Applicant: Deny Farnwoth Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential Low Current Zone: Single Family Residential (R1-20)</p> <p>Property Owners: Kenneth Gillman Address: 540 West Gillman Lane Parcel IDs: 14:067:0018 Subdivision Acreage: 3.64 acres</p> <p>Type of Decision: Administrative Planning Commission Recommendation: Recommend approval in 4-0 vote with the conditions listed.</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to approve a 7 lot residential subdivision in the Single Family Residential (R1-20) zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for approval of a 7 lot residential subdivision to be known as Gillman Corner Plat A with the following conditions:</p> <ol style="list-style-type: none"> Street and Trail Cross Section be amended from 6 foot asphalt trail (Standard Detail 2b) to 4 foot concrete trail (Standard Detail 2a). City participate in cost of piping the ditch by supplying the pipe with developer responsible for installation.
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BACKGROUND

- This is a request to create seven lots and dedicate a new public street (540 West) in the Single Family Residential (R1-20) zone. There is also a irrigation/storm drain ditch on the east side of the project and a master planned trail identified on the south side of Gillman Lane.

DISCUSSION & ANALYSIS

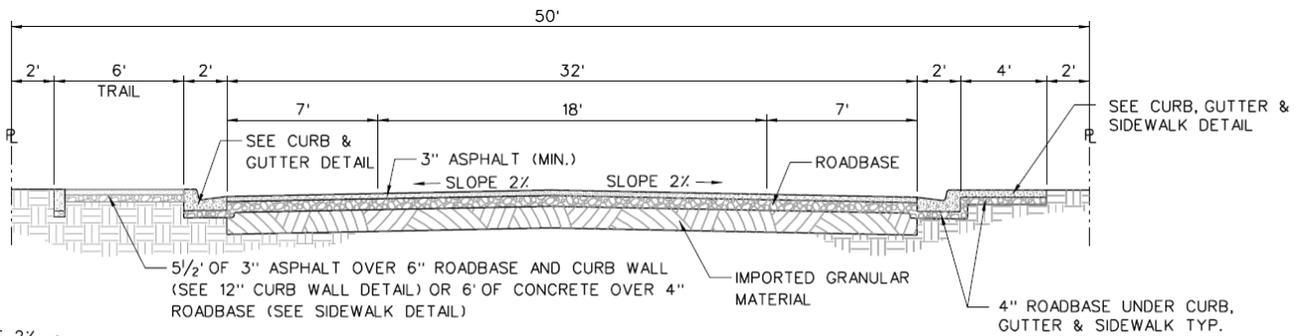
Lot Requirements

	Minimum Lot Size 20,000 square feet	Minimum Street Frontage 50 feet	Minimum lot width at front setback line 100 feet
Lot 1	20,002	over 161	over 100
Lot 2	20,028	over 253	over 100
Lot 3	21,306	over 114	over 100
Lot 4	20,095	over 52	over 100
Lot 5	20,025	over 52	over 100
Lot 6	20,000	over 137	over 100
Lot 7	20,000	over 259	over 100

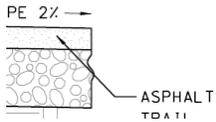
Street Improvements

- Curb and gutter will be installed along 540 West in addition to Gillman Lane along Lots 1, 2 and 7.
- An Esplanade Street Light will be installed at the intersection of 540 West Gillman Lane and a Granville Street Light will be installed at the end of the cul-de-sac.

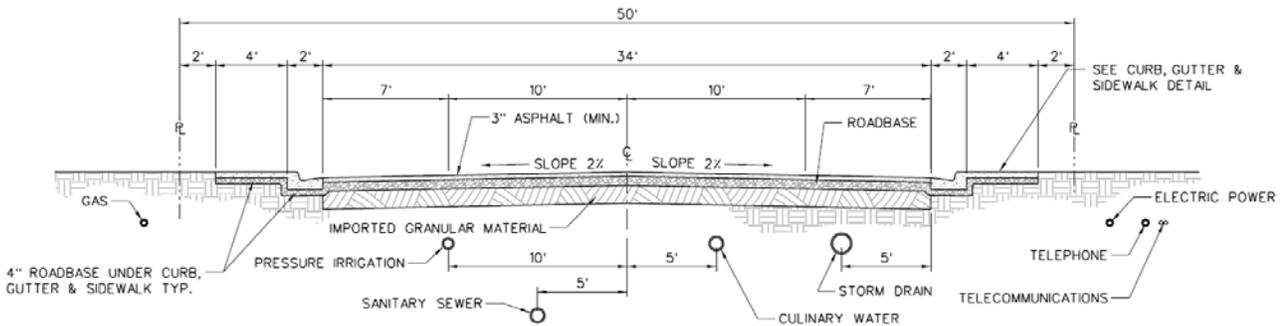
Trails Master Plan



TRAIL-TYPE STREET CROSS-SECTION
6' TRAIL IN 50' R/W



- 6 foot asphalt trail is shown on south side of Gillman Lane as shown on the Parks and Trails Master Plan Map and applicable cross section below:
- The applicant is proposing to not construct the trail as shown but rather have a four foot concrete trail instead. This would match Lindon's typical cross section as shown below:

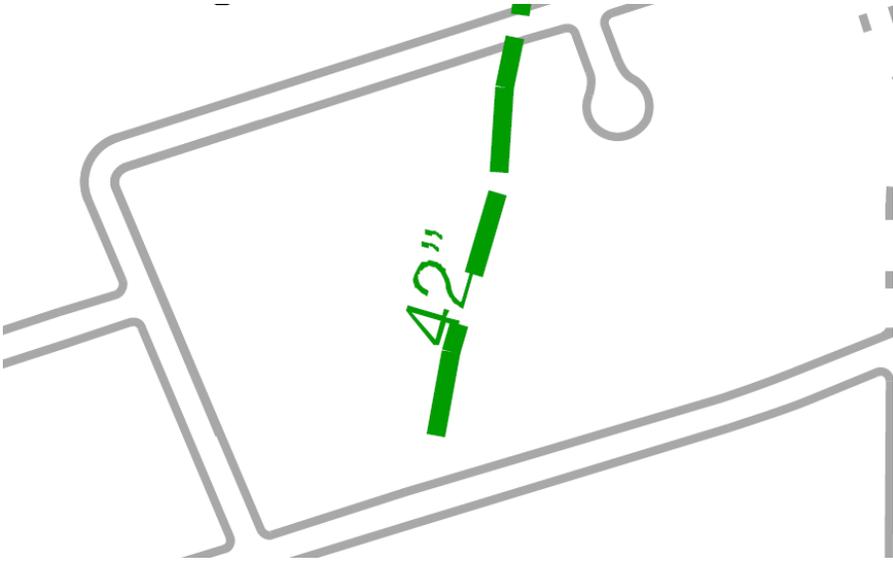


50' STREET CROSS-SECTION
LOOKING NORTH OR WEST

- The City Council can make adjustments to standard cross sections after a recommendation has been made from the Planning Commission and Development Review Committee (DRC). The DRC takes no exception to the applicant’s proposal to install a four foot concrete sidewalk rather than a six foot asphalt trail.
- The Planning Commission recommended the 4 foot concrete trail so that two additional feet of asphalt will be available for vehicles in what is a narrow roadway.
- There were several neighbors in attendance at the Planning Commission meeting. None of them advocated for keeping the six foot asphalt trail.

Ditch Improvements

- The “main ditch” runs along the eastern portion of this property and acts as both irrigation and storm water conveyance. The City’s Storm Drain Capital Facilities Plan indicates that this section of the ditch is to be piped with a 42” pipe as shown in the image below.



- The applicant has proposed to install the pipe to replace the ditch if the City will purchase the pipe.
- If the ditch were to remain open, there would be a potential maintenance access problem as lot owners would likely fence their yards. Piped or not, there is a 25 foot irrigation easement being provided along the ditch.
- The Planning Commission recommended that the City participate in piping the ditch through purchasing the pipe which would be installed by the developer.
- A neighbor with a home adjacent to the ditch advocated for saving the trees along the bank of the ditch, as shown in the image below.



Other Requirements

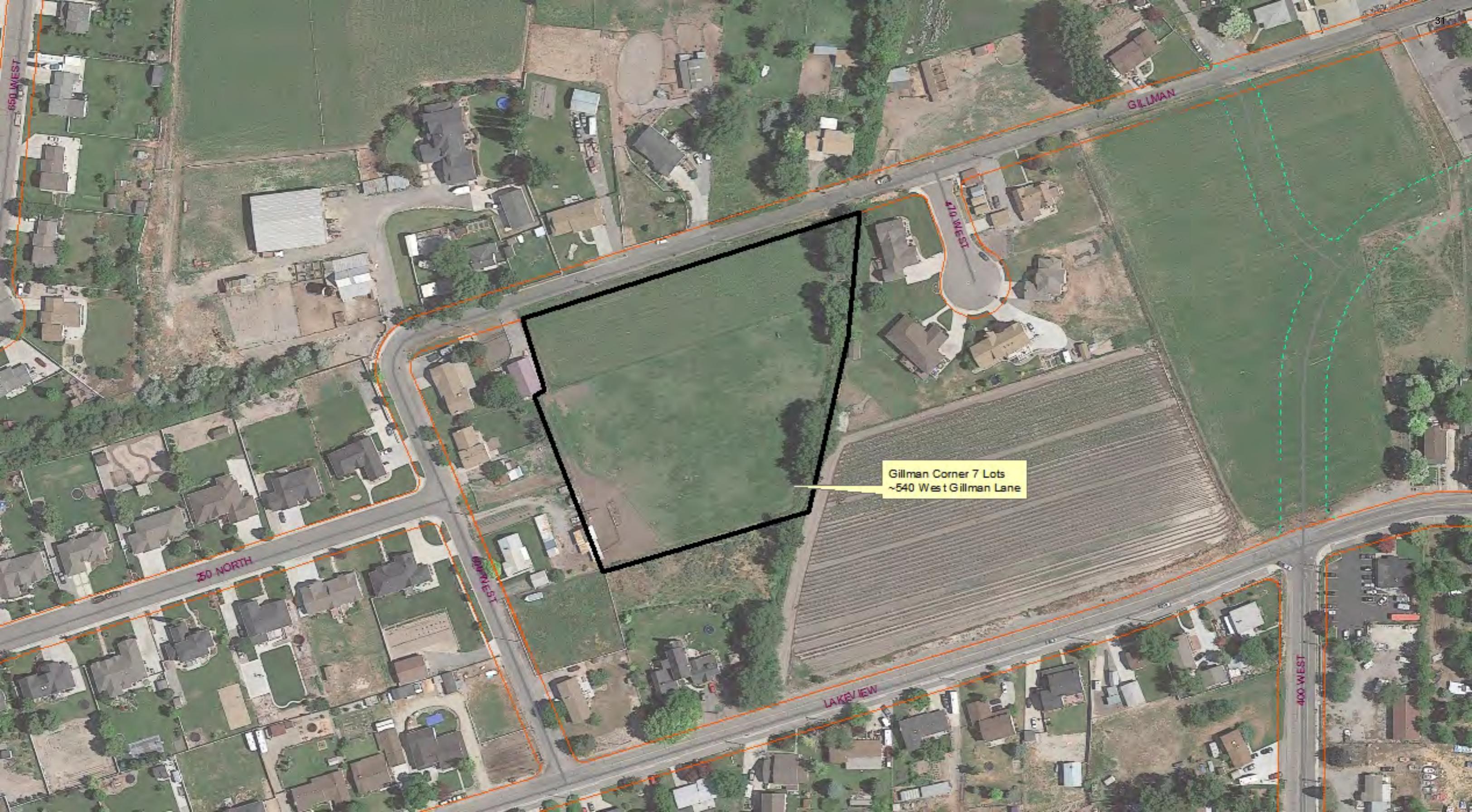
- Staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards in LCC 17.32.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

1. See above

ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.



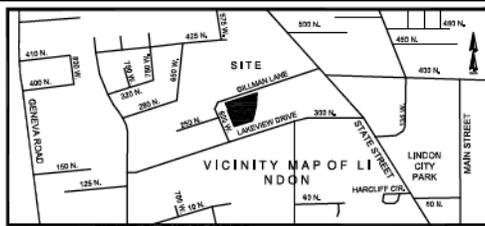
Gillman Corner 7 Lots
~540 West Gillman Lane

Gillman Corner Plat "A"

Located in the Northwest Quarter of Section 33,
Township 5 South, Range 2 East,
Salt Lake Base & Meridian

SERIAL NUMBER:
14:067:0133
JONATHAN W. BAYLESS
500 W. GILLMAN LANE

SERIAL NUMBER:
14:067:0066
MARIE A. THORNTON
500 W. GILLMAN LANE



ESTEBAN ESTATES
PLAT "A", LOT 2
38:293:0002
CLARK T. & LORIA A. ESTEBAN
550 W. GILLMAN

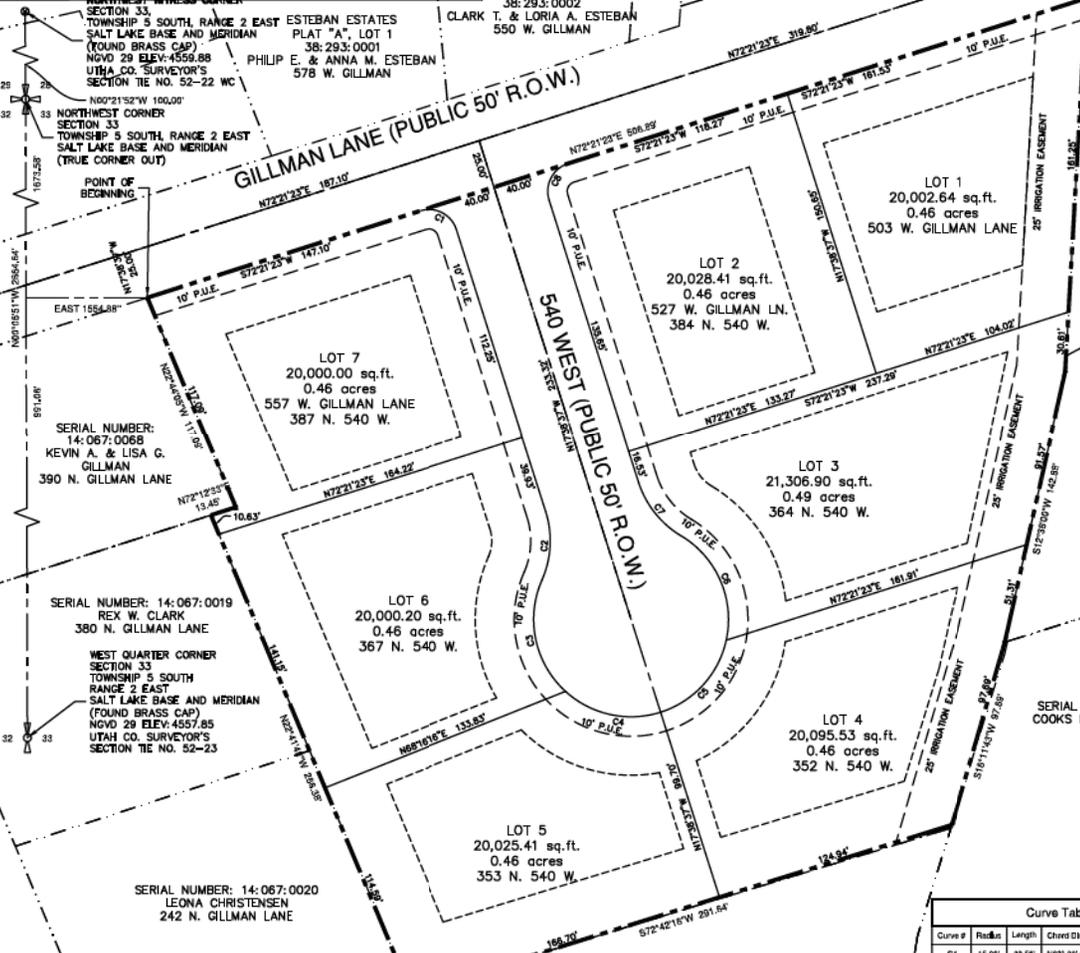
GILLMAN LANE (PUBLIC 50' R.O.W.)

470 WEST CIRCLE
(PUBLIC 50' R.O.W.)

ROYAL COURT
PLAT "A", LOT 1
51:443:0001
FENG YU
387 N. 470 W.

ROYAL COURT
PLAT "A", LOT 2
51:443:0002
JOHN & RACHELLE ELLIS
363 N. 470 W.

SERIAL NUMBER: 14:067:0170
COOKS LAND & INVESTMENT LP



SURVEYOR'S CERTIFICATE

I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 31222 IN ACCORDANCE WITH UTAH CODES, TITLE 81, CHAPTER 23, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW-DISSEMINATED LAND, I PERFORMED A SURVEY OF SAID LAND IN ACCORDANCE WITH SECTION 14-2-10 OF THE UTAH CODES THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED THE BELOW-DISSEMINATED PLAT. I HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE REFERENCE MARKERS SHOWN ON SAID PLAT ARE LOCATED AS SHOWN AND ARE SUBJECT TO READY REINSTATE OR REESTABLISH BY THE SURVEYOR.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 07°04'11" WEST ALONG THE SECTION LINE 61.00 FEET AND EAST 184.65 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST; SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 72°23'29" EAST ALONG THE SOUTHERLY BRIGHT-FORWAY OF GILLMAN LANE 50.00 FEET TO THE NORTHWEST CORNER OF ROYAL COURT PLAT "A", LOT 1;

THENCE SOUTH 03°19'32" WEST 19.00 FEET;

THENCE SOUTH 12°39'20" WEST 14.00 FEET;

THENCE SOUTH 16°11'48" WEST 29.00 FEET;

THENCE SOUTH 72°42'18" WEST 29.00 FEET;

THENCE NORTH 72°12'30" EAST 13.43 FEET;

THENCE NORTH 72°12'30" EAST 13.43 FEET;

THENCE NORTH 22°44'20" WEST 117.23 FEET TO THE POINT OF BEGINNING.

AREA: 5.04 ACRES

BASE OF BEARINGS IS NORTH 50°00'00" WEST FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SECTION 33, T15S, R2E, S13M. SECTION BEARINGS SHOWN ARE BASED ON THE UTAH STATE COORDINATE SYSTEM, DATUM BASED ON NAD27.

SURVEYOR: SEAN A. FERNANDEZ, DATE: _____

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOWN BY ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF ALL THE PROPERTY OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATE HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ AD, 2014.

BY LOT 25 (FARNWORTH GILLMAN FARMS LLC - DENNY FARNWORTH), _____

BY LOT 28 (CAMERON TERRY & JESSICA O LARSEN), _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH } S.S.

ON THIS _____ DAY OF _____ AD, 2014, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DECLARATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH } S.S.

ON THIS _____ DAY OF _____ AD, 2014, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DECLARATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, COUNTY OF UTAH, APPROVES AND ACCEPTS THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC; THIS DAY OF _____ AD, 2014.

MAYOR: _____

PLANNING COMMISSION CHAIR: _____

PLANNING DIRECTOR: _____

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

SHEET 1 OF 1

PLAT "A"

GILLMAN CORNER

LINDON CITY, _____ SUBDIVISION _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SERIAL NUMBER: 14:067:0020
LEONA CHRISTENSEN
242 N. GILLMAN LANE

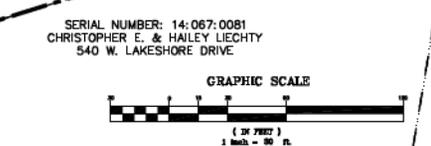
SERIAL NUMBER: 14:067:0019
REX W. CLARK
380 N. GILLMAN LANE

SERIAL NUMBER: 14:067:0068
KEVIN A. & LISA G.
GILLMAN
390 N. GILLMAN LANE

WEST QUARTER CORNER
SECTION 33
TOWNSHIP 5 SOUTH
RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)
NGVD 29 ELEV: 4557.85
UTAH CO. SURVEYOR'S
SECTION TIE NO. 52-23

SERIAL NUMBER: 14:067:0001
CHRISTOPHER E. & HAILEY LICHTY
540 W. LAKESHORE DRIVE

SERIAL NUMBER: 14:067:0079
JAROD & KIMBERLY WALLACE
206 N. GILLMAN LANE



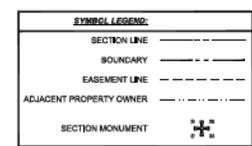
Curve Table

Curve #	Radius	Length	Chord Distance	Chord	Delta
C1	15.00	23.06	N82°38'27"W	21.21	90°00'00"
C2	50.00	38.14	N03°03'40"E	35.30	41°24'38"
C3	50.00	42.20	N11°54'26"W	38.38	71°24'38"
C4	50.00	52.20	N77°38'28"W	50.00	98°59'58"
C5	50.00	52.20	S42°21'24"W	50.00	98°59'58"
C6	50.00	65.32	S23°20'54"E	58.39	71°24'38"
C7	50.00	38.14	S38°20'54"E	35.30	41°24'38"
C8	15.00	23.58	S27°21'23"W	21.21	90°00'00"

GENERAL NOTES:

1. ONLY A 1/2" PUBLIC UTILITY EASEMENTS (P.U.E.) ALONG STREET FRONTAGE UNLESS NOTED OTHERWISE.

2. REGULAR LOT SETBACKS REQUIREMENTS: FRONT & BACK= 30.00', SIDE= 10.00'



A.L.M. & Associates, Inc.
Engineering - Planning - Surveying

2230 North University Parkway, Suite 60
Provo, Utah 84604
(801) 374-6262
fax: (801) 374-3088
mg@almsurvey.com

SURVEYOR'S SEAL: SEAN A. FERNANDEZ, LICENSE NO. 31222, STATE OF UTAH

NOTARY PUBLIC SEAL: _____

CITY ENGINEER SEAL: _____

CLERK-RECORDER SEAL: _____

PL: 389-1714.dwg/1714-Plat A r2.dwg 12/02/2018

8. Public Hearing — Ordinance #2016-24-O; LCC 17.32.120 Streets *(10 minutes)*

The Council will review and consider Ordinance #2016-24-O amending the Lindon City Code (LCC) Section 17.32.120 titled 'Streets' allowing for discretion in street alignment standards. The Planning Commission recommends approval.

See attached info from the Planning Department.

Item 8: Ordinance Amendment, Lindon City Code 17.32.120 Streets

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: Legislative Planning Commission Recommendation: Approve in a 4-0 vote.</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether it is in the public interest to approve of the proposed amendment. <p><u>MOTION</u> I move to (<i>approve, deny, continue</i>) ordinance amendment 2016-24-O (<i>as presented, with changes</i>).</p>
---	--

BACKGROUND

Street layouts benefit from centerlines being continuous across intersections or far enough apart that conflict zones are minimized for vehicular traffic. The current code stipulates that, “The centerline of two subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the centerline shall be offset at least one hundred fifty (150) feet.” An example of a continuous centerline for two subordinate streets is where Canal Drive crosses 400 North as shown below.



An example of an offset centerline as shown at 780 E/800 E as the meet 400 North follows.



The second example show a situation that the code is trying to avoid when a center left turn lane is present. These centerlines are about 57 feet apart. Imagine two vehicles headed opposite directions on 400 North. Each vehicle wants to make a left turn, one onto 780 East (westbound) and one onto 800 East (eastbound). If both vehicles wanted to make their respective maneuver at the same time, they would find themselves in a conflicting left turn lane. If spaced far enough apart, the centerlines of the subordinate roads wouldn't create this conflict. Or if continuous, as in the first picture above, the conflict can also be avoided.

There are times when an offset less than 150 feet does not create this traffic problem. For example, the image below shows 60 S/90 S as they meet at 1200 East. The centerlines for these two roads is 107 feet, short of the standard 150. Imagine a similar left turn scenario for drivers on 1200 East as described above. In this instance, the offset is not a problem despite the offset only being 107 feet.



The difficulty with the current code is that it does not allow for any discretion in the standards.

A recent subdivision application for Ray's Circle Plat A is an example of a proposed road that will have an offset less than 150 feet from a future road across a through street. The design is such that traffic safety is not a concern. This ordinance revision will allow some discretion on the standards as applied by the City Engineer.

Allowing the City Engineer discretion in these matters saves applicants time and money by not having to apply for a variance with the Board of Adjustment for an issue that staff does not have concerns with.

ANALYSIS

The code revision reads as follows:

10. The centerline of two subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the centerline shall be offset at least one hundred fifty (150) feet.
 - a. The City Engineer may grant a variance to the above standards upon findings that such a variance will not be contrary to the safety of vehicular or other forms of

transportation. For instance, if the centerline offset is less than one hundred and fifty (150) feet and will not result in increased conflict zones for left turning vehicles from the major street onto the subordinate streets, a variance may be granted. Notwithstanding this paragraph, a continuous centerline or offset of 150 feet are the preferred standards.

ATTACHMENTS

1. 2016-24-O

MOTION

See above

LINDON CITY CODE

ORDINANCE NO. 2016-24-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING CHAPTER 17.32.120 OF THE LINDON CITY CODE TO ADDRESS CENTERLINES OF SUBORDINATE STREETS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to ensure that streets in developing areas provide for the free flow of traffic when the construction is complete; and

WHEREAS, the Lindon City Planning Commission has recommended approval of an amendment to section 17.32.120 of the Lindon City Code; and

WHEREAS, a public hearing was held on December 13, 2016, to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on December 20, 2016 to consider the recommendation and no adverse comments were received.

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

SECTION I: LCC section 17.32.120 of the Lindon City Code are hereby amended to read as follows

Section 17.32.120 Streets.

- 2 1. The street layout shall conform to the master plan and official map adopted by the Planning Commission and City Council.
- 4 2. Minor streets shall be laid out to discourage through traffic.
- 6 3. Stub streets shall be provided where needed to connect to adjacent undeveloped land and new streets must be provided where needed to connect to existing stub streets in adjacent subdivisions.
- 8 4. Intersections of minor streets with major streets shall be kept to a minimum.
- 10 5. Minimum right-of-way widths for public streets shall be determined by resolution of the City Council for various categories of streets, but shall in no case be less than the following:
 - 12 a. Use Street Category Minimum Right- of-way Width (in feet)
 - 14 b. Major street -- 82'
 - 16 c. Collector street -- 66'
 - 18 d. Minor street -- 50'
- 20 6. Public streets shall have roadway widths as approved by the City Council, but shall in no case be less than the following and meet the following requirements:
 - a. Major street, fifty-six feet (56');
 - b. Collector street, forty-four feet (44');
 - c. Minor street or frontage road, twenty- eight feet (28').

LINDON CITY CODE

- 22 d. Minimum roadway widths for private streets shall be determined by use, and shall meet public street standards.
- 24 e. The Lindon City Standard Street Cross Sections and Utility Locations (Drawing
- 26 2a - Lindon City Policies, Standard Specifications and Drawings Manual) and
- 28 Street & Trail Cross Sections and Utility Locations (Drawing 2b - Lindon City
- 30 Policies, Standard Specifications and Drawings Manual) may be amended,
- 32 changed, altered, and/or revised by the Lindon City Council for new development
- 34 and/or reconstruction of existing improvements when deemed in the best interest
- 36 of the general public to resolve or assist in resolving present or anticipated future
- 38 conflicts with storm drainage improvements, trail and/or pathway access,
- 40 aesthetics of the community, public safety, and/or other reasons when clearly
- 42 identified by the City Council. Before such time as the City Council amends,
- 44 revises, alters, or changes the above mentioned cross sections they shall receive
- 46 a recommendation from the Development Review Committee (DRC) and if
- 48 deemed necessary by the DRC and/or the City Council, the Planning
- 50 Commission shall also made a recommendation.
- 52 f. No partial width streets are permitted, except if required to complete a partial
- 54 width street already existing or unless the City Council, after review by the
- 56 Planning Commission, determines a partial width street is necessary to resolve
- 58 problems with future road alignments of streets and/or intersections, or future
- 60 development.
- 62 g. Stub streets shall be permitted or required by the Planning Commission and City
- 64 Council only to provide future road access to adjoining property where such
- access would serve as a future second access. The Planning Commission and
- City Council shall determine if stubbed streets, existing or proposed, have
- through access to planned future or existing public streets before such streets
- shall be extended or approved for construction.
- 7. Permanent cul-de-sac streets serving no more than fourteen (14) lots, and not more than
- six hundred fifty (650) feet long, whichever is more restrictive, may be permitted and
- shall be provided with a right-of-way at the turnaround of fifty (50) feet radius or more.
- 8. No more than four (4) streets shall enter an intersection.
- 9. Streets shall intersect at ninety (90) degrees, except where otherwise approved as
- necessary by the Planning Commission.
- 10. The centerline of two subordinate streets meeting a through street from opposite sides
- shall extend as a continuous line, or the centerline shall be offset at least one hundred
- fifty (150) feet.
- a. The City Engineer may grant a variance to the above standards upon findings
- that such a variance will not be contrary to the safety of vehicular or other forms
- of transportation. For instance, if the centerline offset is less than one hundred
- and fifty (150) feet and will not result in increased conflict zones for left turning
- vehicles from the major street onto the subordinate streets, a variance may be
- granted. Notwithstanding this paragraph, a continuous centerline or offset of 150
- feet are the preferred standards.
- (Ord. 2016-24-O, 12/20/2016; Ord. No. 2002-8, 4/16/2002; Ord. No. 2001-8, 2001; No. 2000-11,
- 2000; No. 99-18, 1999; No.111 §1(part), 1985; prior code §12-107-7(H)(3))

LINDON CITY CODE

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.

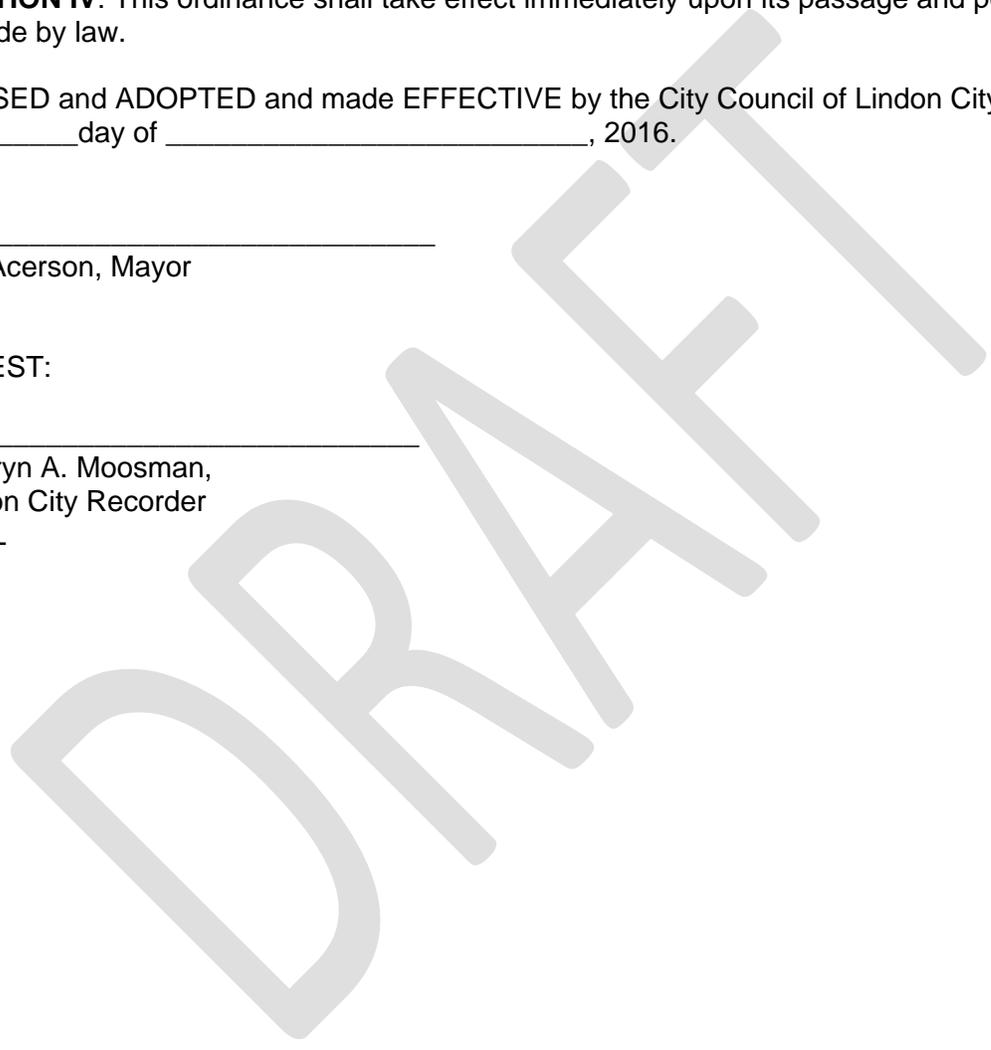
SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2016.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder
SEAL



9. Review & Action — Major Subdivision; Ray's Circle Subdivision, Plat A *(15 minutes)*

The Council will review and consider a request by Steve Mitchell for preliminary plan approval of a five (5) lot residential major subdivision in the Single Family Residential (R1-20) zone at ~ 70 North 400 East. The Planning Commission recommends approval.

See attached info from the Planning Department.

Item 9: Major Subdivision — Ray’s Circle Plat A 70 N 400 East

<p>Applicant: Steve Mitchell Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential Low Current Zone: Single Family Residential (R1-20)</p> <p>Property Owners: Larry & Dorothy Walker Address: 70 North 400 East Parcel IDs: 14:073:0020 Subdivision Acreage: 2.9 acres</p> <p>Type of Decision: Administrative Planning Commission Recommendation: Approval in a 4-0 vote with the condition listed.</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether to approve a 5 lot residential subdivision in the Single Family Residential (R1-20) zone.</p> <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for approval of a 5 lot residential subdivision to be known as Ray’s Circle Plat A with the following conditions (if any):</p> <p>1. Ordinance 2016-24-O regarding street centerline offsets be approved by the City Council.</p>
---	--

BACKGROUND

1. This is a request to create five lots and dedicate a new public street (70 North) in the Single Family Residential (R1-20) zone.

DISCUSSION & ANALYSIS

Lot Requirements

	Minimum Lot Size 20,000 square feet	Minimum Street Frontage 50 feet	Minimum lot width at front setback line 100 feet
Lot 1	20,000	over 254	over 100
Lot 2	25,470	over 116	over 100
Lot 3	27,100	over 71	over 100
Lot 4	20,107	over 114	over 100
Lot 5	20,018	Over 251	over 100

- All lots meet the minimum lot size requirements for the zone.

Street Improvements

- The 70 North centerline will be offset from the future 60 North centerline across 400 East less about 108 feet. Currently, LCC 17.32.120 requires that the minimum street centerline offset be 150 feet. This is a safety measure to prevent conflicts among left turning vehicles headed opposing directions. In this situation, the City Engineer is not concerned about the offset of the two streets being less than 150 feet. Ordinance 2016-24-O is being proposed to allow such offsets to be less than 150 feet if there is no traffic safety concern as documented by the City

Engineer. If that ordinance is not recommended and approved by the City Council, the applicant will have to design a different subdivision layout.

- Curb, gutter and sidewalk will be installed along 70 North in addition to 400 East along Lot 1 and Lot 5.
- An Esplanade Street Light will be installed at the intersection of 70 North and 400 East and a Granville Street Light will be installed at the end of the cul-de-sac.

Public Comment

- Although not a public hearing, there were several neighbors in attendance whom the Planning Commission allowed to make comment. There were questions about fencing and utilities, which were all addressed by the applicant.

Other Requirements

- The existing home on the site will need to be demolished to develop the subdivision.
- Staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards in LCC 17.32.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

1. See above

ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.



Ray's Circle 5 Lot Subdivision
70 N 400 E

TH

100 North

40 NORTH

400 EAST

500 EAST

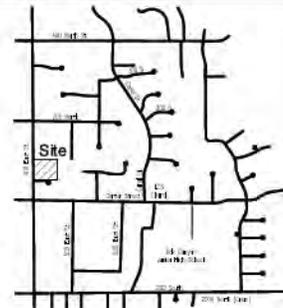
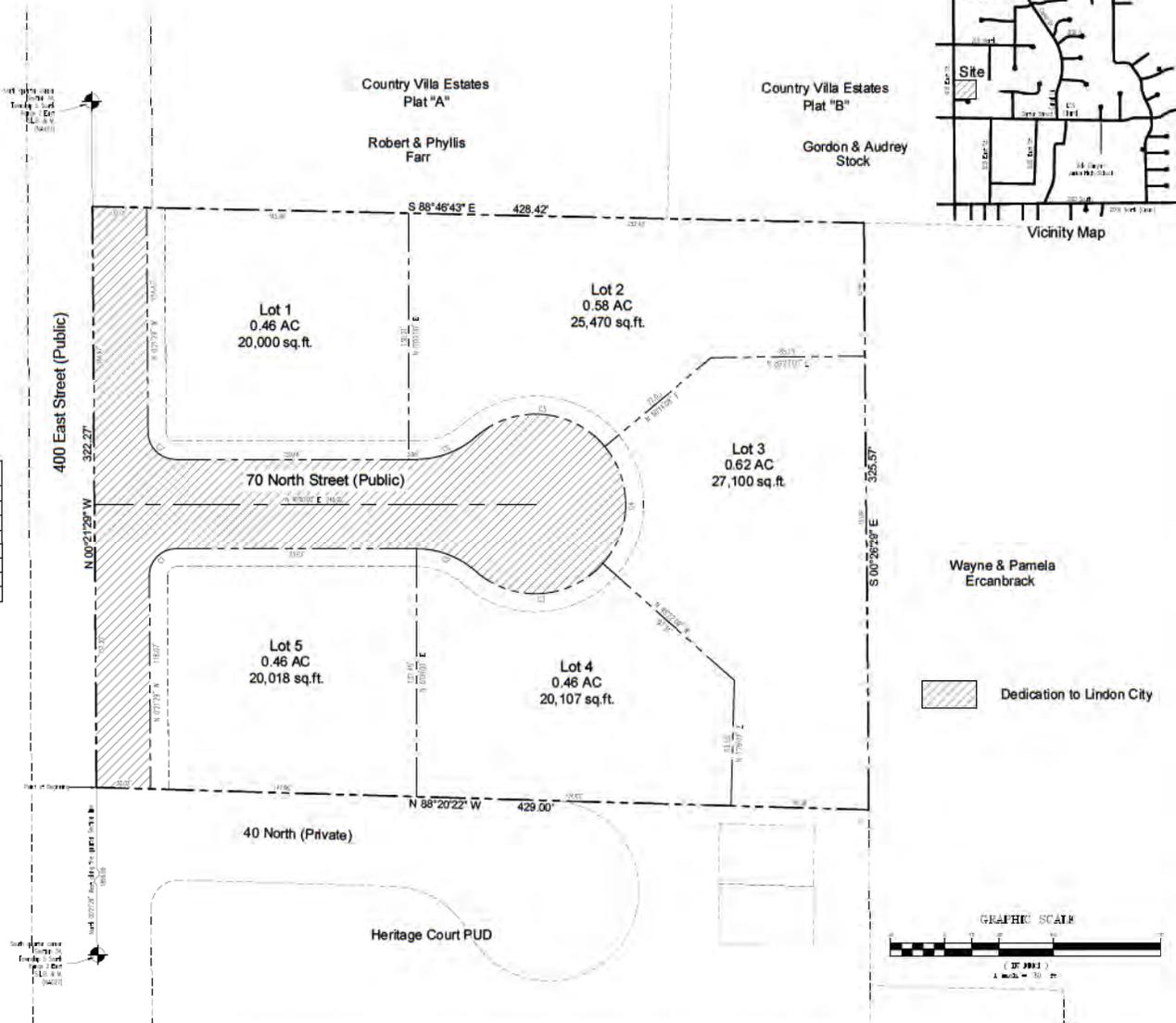
500 EAST

CENTER

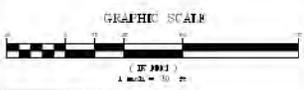


NORTH
1" = 30'

Curve	Radius	Chord	Angle	Area	Perim.
C1	200'	174.0'	33.0°	1,440.0 sq. ft.	628.3'
C2	300'	259.8'	33.0°	2,160.0 sq. ft.	942.5'
C3	400'	346.4'	33.0°	2,880.0 sq. ft.	1,256.6'
C4	500'	433.0'	33.0°	3,600.0 sq. ft.	1,570.8'
C5	600'	519.6'	33.0°	4,320.0 sq. ft.	1,885.0'
C6	700'	606.2'	33.0°	5,040.0 sq. ft.	2,199.2'
C7	800'	692.8'	33.0°	5,760.0 sq. ft.	2,513.4'
C8	900'	779.4'	33.0°	6,480.0 sq. ft.	2,827.6'
C9	1,000'	866.0'	33.0°	7,200.0 sq. ft.	3,141.8'



Dedication to Lindon City



Occupancy Restriction Notice
This plat is subject to the occupancy restrictions of the City of Lindon, Utah, which are contained in the City of Lindon Ordinance No. 2008-01, as amended.

Notice of Lindon City Housing Ordinance
All persons who occupy the site are subject to the City of Lindon, Utah, Housing Ordinance, which is contained in the City of Lindon Ordinance No. 2008-01, as amended. The City of Lindon, Utah, is a housing element jurisdiction under the Utah Housing Element Act, which requires that all new residential development be consistent with the City of Lindon's Housing Element. The City of Lindon, Utah, is a housing element jurisdiction under the Utah Housing Element Act, which requires that all new residential development be consistent with the City of Lindon's Housing Element.

City Engineer's Certificate
I, David L. Thompson, City Engineer of the City of Lindon, Utah, have examined the subdivision map and find that it complies with the requirements of the Utah Subdivision Map Act, Utah Code, Title 18, Chapter 1, and the City of Lindon, Utah, Ordinance No. 2008-01, as amended. I hereby certify that the map is correct and true to the original plan on file in the City Engineer's Office.

Surveyor's Certificate
I, David L. Thompson, Surveyor, have surveyed the above described subdivision and find that it complies with the requirements of the Utah Subdivision Map Act, Utah Code, Title 18, Chapter 1, and the City of Lindon, Utah, Ordinance No. 2008-01, as amended. I hereby certify that the map is correct and true to the original plan on file in the City Engineer's Office.

Boundary Description
The boundary description of the subdivision is as follows: [Detailed description of lot boundaries and street layouts]

Owner's Dedication
I, the undersigned, do hereby dedicate to the City of Lindon, Utah, the above described streets and easements for public use and enjoyment. I understand that this dedication is irrevocable and that the City of Lindon, Utah, may use the streets and easements for any public purpose without compensation to me or my heirs.

Acknowledgement
STATE OF UTAH }
COUNTY OF UTAH }
I, the undersigned, do hereby acknowledge that I am the owner of the above described property and that I am executing this instrument as my free and voluntary act and deed.

Acceptance by Legislative Body
The undersigned hereby certifies that the above described streets and easements are dedicated to the City of Lindon, Utah, for public use and enjoyment. I understand that this dedication is irrevocable and that the City of Lindon, Utah, may use the streets and easements for any public purpose without compensation to me or my heirs.

Planning Commission Approval
Approved by the City of Lindon, Utah, Planning Commission on this _____ day of _____, 20____.

Conditions of Approval
[Blank space for conditions of approval]

Plat "A"
Ray's Circle Subdivision

Lindon City, _____ Utah County, Utah

Scale: 1" = 30 Feet

APPROVED BY	DESIGNED BY	INSTRUMENT NO.	DATE

10. Discussion Item — Tiny Homes*(15 minutes)*

Per a request by Councilmember Sweeten, Planning Director Hugh Van Wagenen will present a general overview of Tiny Homes and associated regulatory issues that cities are facing with Tiny Homes.

Hugh will review information about Tiny Homes in the meeting. Here's a link to general info on Tiny Houses if you would like to review the topic before the meeting: https://en.wikipedia.org/wiki/Tiny_house_movement

II. Review & Action — Resolution #2016-22-R; Fee Schedule Change – Aquatics Center *(10 mins)*

The Council will review and consider Resolution #2016-22-R authorizing updates to the 2016-17 Lindon City Fee Schedule specifically amending fees for the 2017 Aquatics Center season.

In a prior Council meeting Parks & Recreation Director Heath Bateman recommended approving family season passes for the 2017 season after having removed them as an option during the 2016 season. After feedback from several concerned residents the Council discussed allowing a season pass option for residents only – and at a higher fee rate in order ensure costs are covered while still providing for a season pass option. Mr. Bateman also mentioned needing to increase the swim team registration fees to cover costs of paying for coaching staff and expenses.

The attached Resolution outlines the proposed addition for season passes (for residents only) and also the increase in fees for swim team registrations.

Sample Motion: I move to (approve, deny, continue) Resolution #2016-22-R amending the FY2017 Lindon City Fee Schedule.

RESOLUTION NO. 2016-22-R

A RESOLUTION AMENDING THE 2016-17(FY2017) LINDON CITY FEE SCHEDULE TO UPDATE AQUATIC CENTER FEES FOR THE 2017 SEASON AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon 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

WHEREAS, the City Council finds it is necessary to amend the Fee Schedule from time to time; and

WHEREAS, the fees charged by the City will ensure adequate recovery of costs and continue effective services within the City; and

WHEREAS, the City Council has reviewed and approves of the updated fees for the 2017 Aquatic Center season finding that such changes will benefit the city and the public.

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

Section 1. The FY2017 Lindon City Fee Schedule, is amended as follows:

- **Family Season Pass for Residents Only (up to 5 people) = \$285 (additional person \$20 each)** *(previously \$190)*
- **Senior Season Pass for Residents Only = \$82.50 Residents Only** *(previously \$55)*

- **Swim Team Registration**

Resident	\$95 \$100
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Non-Resident	\$110 \$115
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- **Swim Lessons Registration**

Resident	\$35 \$37
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Non-Resident	\$43 \$45
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Section 2. This resolution shall take effect immediately upon passage.

Adopted and approved this 20th day of December, 2016.

By _____
Jeff Acerson, Mayor

Attest:
By _____
Kathryn A. Moosman, City Recorder

SEAL:

12. Review & Action — Water Credit Agreement for Secondary Water *(5 minutes)*

The Council will review and consider an agreement between the LDS Church and Lindon City enabling the submittal of water shares to the City that will be credited towards future development within Lindon.

The Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints (LDS Church) has met with Lindon City and desires to submit water shares for the City to use and retain for use as credit for future developments associated with the LDS Church or its properties.

In past instances the City has accepted 'excess' water shares by property owners and developers and has kept records to credit the shares to future developments. However, the Church asked for a formal agreement to govern the submittal of their shares and the assignment of their use in the future. The City Attorney has reviewed the agreement and is comfortable with this approach.

Sample Motion: I move to (approve, continue, deny) the Water Credit Agreement between Lindon City and the LDS Church as outlined.

WATER CREDIT AGREEMENT
FOR
SECONDARY WATER

THIS WATER CREDIT AGREEMENT FOR SECONDARY WATER (this “Agreement”) is dated as of December 20, 2016 (the “Effective Date”), by and between LINDON CITY, a municipal corporation of the State of Utah (the “City”), and CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole (“CPB”).

RECITALS

1. CPB presently owns property within the boundaries of the City, and may in the future acquire additional property within the City, which property may be developed by CPB or others.

2. Under Section 17.32.270 and 17.66.005 through 17.66.020 of the City Code (as of the Effective Date), the City requires a landowner, as a condition of development, to convey to or secure from the City one share of North Union Irrigation Company stock, or its equivalent, per net irrigable acre in residential zones (or portions thereof rounded to the nearest 1/10th share per acre) or one half (1/2) share in non-residential zones (or portions thereof rounded to the nearest 1/10th share per acre) in support of the secondary water needs of the property being developed.

3. CPB desires at this time to convey to the City 4.5 shares presently owned by CPB in the North Union Irrigation Company, in exchange for credits that may be used by CPB to satisfy the requirements of Section 17.32.270 and 17.66.005 through 17.66.020 of the City Code in connection with the development of CPB’s property within the City, and as otherwise provided in this Agreement.

4. CPB anticipates the future ability to convey, or cause to be conveyed, to the City shares in North Union Irrigation Company or other water companies acceptable under the Lindon City Fee Schedule, and desires to establish a mechanism and process by which CPB can acquire credits in exchange for such approved conveyances.

5. The City desires to encourage and facilitate the conveyance of water shares to the City through the establishment of such a water credit system with CPB.

NOW THEREFORE, for and in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

SECTION 1. CPB RIGHT TO WATER CREDITS. In exchange for approved water shares from time to time conveyed, or caused to be conveyed, by CPB to the City under this Agreement for use in the City's secondary water system, CPB shall have the right to, and is hereby granted, water credits ("Water Credits") representing the shares so conveyed to the City, on the basis of one Water Credit per share. Such Water Credits shall be deemed "banked" with the City, shall never expire, and may be used in the future by CPB or its designee(s) to satisfy in all respects, on a share-by-share basis, the requirements for the delivery of water rights under Sections 17.32.270 and 17.66.005 through 17.66.020 of the City Code, or successor provisions of the City Code, for secondary water use. For all purposes of this Agreement, unencumbered shares of stock free of liens and unpaid assessments, dues or fees of any kind in the North Union Irrigation Company, or its equivalent as provided for in the Lindon City Fee Schedule, shall be considered "water rights."

SECTION 2. CONDITIONS OF ACCEPTANCE. Prior to conveying a water right to the City, CPB shall discuss the conveyance with the City. Conveyance of a water right, and the issuance of Water Credits based on such water right, shall be subject to the prior approval of the City. The City, in deciding whether to accept the conveyance, may consider the reasonable suitability of the water for use in the City's secondary system, whether the water shares are encumbered, and whether any outstanding fees, dues, fines, or liens exist for the shares. The City may consider both the quality of the water and the physical practicality of utilizing the water in the system. Water from any source that is, at the time of the

proposed transfer, identified in the Lindon City Fee Schedule at the time of the transfer shall be deemed suitable and acceptable to the City.

(b) The City may condition the acceptance of the water right on final approval of any required change application by the Utah State Engineer, with approval conditions that are reasonably acceptable to the City. If a change application is required, the change application shall be prepared, filed and prosecuted by CPB, at its expense; provided that the City may not protest such change application if the City approved the form and substance of the change application before its filing (which approval shall not be unreasonably withheld or conditioned), and shall reasonably cooperate with CPB in the preparation, filing and prosecution thereof. Water credits shall be granted by the City in the full amount approved by the State Engineer for beneficial use in the City's secondary water system.

(c) Upon transfer of water rights from CPB to the City, the City shall own such rights free and clear of any present or future claim of interest or ownership by CPB, subject only to the granting a Water Credits as required in this Agreement. The City may use and control said water rights as it deems necessary and advisable, without consultation or consent from CPB or its assigns.

SECTION 3. WATER CREDIT LEDGER. Attached hereto as Exhibit A is a form secondary Water Credits Ledger (the "Ledger") to be used by the parties to account for the granting of Water Credits to CPB, and the application of those Water Credits to projects within Lindon City at CPB's direction, provided the projects designated by CPB are physically capable of using water from Lindon City's secondary system, as determined by the City Engineer. Contemporaneously with the conveyance of a water right by CPB to the City, the City shall enter such conveyance and the corresponding grant of Water Credits on the Ledger. Similarly, when CPB either applies a Water Credit to a project in satisfaction of Section 17.32.270 and 17.66.005 through 17.66.020 of the City Code, or assigns a Water Credit to a third party, such application or assignment shall be entered by the City on the Ledger. The official version of the Ledger shall be maintained by the City. Each entry

shall be initialed by each party. The City shall provide a copy of the Ledger to CPB after each new entry. The City agrees to meet with CPB, at CPB's request, to reconcile any errors or discrepancies reflected in the Ledger.

SECTION 4. INITIAL CREDITS. The City hereby recognizes and accepts the 4.5 shares of North Union Irrigation Company transferred to the City by CPB on the date hereof.

SECTION 5. ASSIGNMENT OF CREDITS. CPB may either use Water Credits in connection with its own projects, or assign Water Credits to other developers for use of such Credits within the boundaries of Lindon City. If CPB determines to assign one or more Water Credits, it shall do so by completing, signing and delivering to the City an Assignment of Ownership Interest in Water Rights Credit in substantially the form attached hereto as Exhibit B. Upon receipt of such an assignment, the City shall enter the assignment on the Ledger. It shall be the responsibility of the City and the assignee to document and account for such Water Credit following such assignment. No such assignment will be binding on the City until the City receives an original duly-executed form of the assignment.

SECTION 6. ENTIRE AGREEMENT. This Agreement and the Recitals above constitute the entire agreement between the parties relating to the subject matter hereof, and supersedes all prior understandings, representations, or agreements of the parties regarding the same.

SECTION 7. FURTHER ACTS. The parties shall perform those acts and/or sign all documents required by this Agreement or which may be reasonably necessary to effectuate the terms of this Agreement.

SECTION 8. NO AGENCY OR PARTNERSHIP. This Agreement does not create any kind of joint venture, partnership, agency, or employment relationship between the parties.

SECTION 9. LEGAL COMPLIANCE. The parties shall comply with all applicable federal, state, and local laws and ordinances in the performance of this Agreement.

SECTION 10. AMENDMENT. This Agreement cannot be amended except by a written instrument signed by the parties.

SECTION 11. SEVERABILITY. In the event a court, governmental agency, or regulatory agency with proper jurisdiction determines that any provision of this Agreement is otherwise unlawful, that provision shall terminate. If a provision is terminated, but the parties can legally, commercially, and practicably continue to perform this Agreement without the terminated provision, the remainder of this Agreement shall continue in effect.

SECTION 12. AUTHORITY. Each individual executing this Agreement hereby represents and warrants that he or she has been duly authorized to sign this Agreement in the capacity and for the entity identified.

SECTION 13. GOVERNING LAW. This Agreement shall be interpreted and enforced under the laws of the State of Utah. Venue for any legal action brought on this Agreement shall lie with the Fourth Judicial District Court for Utah County, Utah.

IN WITNESS WHEREOF the parties have executed this Agreement as of the Effective Date.

LINDON CITY, a municipal corporation of the State of Utah

By: _____
Its: _____

ATTEST & COUNTERSIGN:

Kathryn A. Moosman, City Recorder

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: _____
Its: _____

EXHIBIT A

SECONDARY WATER CREDITS LEDGER

(Related to Water Credit Agreement For Secondary Water, by and between Lindon City, Utah and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, dated as of _____, 2016.)

Date	Water Right Number or Number of Shares and Name of Company	Water Credits Applied or Assigned / Name of Project or Assignee	Total Available Credits	Initials: City/CPB

EXHIBIT B

ASSIGNMENT OF OWNERSHIP INTEREST

IN WATER RIGHTS CREDIT

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole (“Assignor”), hereby assigns and transfers to _____, whose address is _____ (“Assignee”), all of Assignor’s right, title, and interest in and to _____ acre-feet of secondary water credits currently in the name of Assignor and evidenced by that certain Water Credit Agreement for Secondary Water (the “Water Credit Agreement”), dated _____, 2016, by and between Assignor and Lindon City, Utah (the “City”). Upon receipt of this duly-executed instrument, the City shall enter the transfer of water credits on the ledger attached to the Water Credit Agreement, initial the entry, and submit the ledger to Assignor for Assignor to approve and initial.

Assignee hereby accepts this assignment and (a) acknowledges that this assignment is governed by the Water Credit Agreement, and (b) agrees to be bound by (i) the terms and conditions of the Water Credit Agreement as it may be amended from time to time by the parties thereto and (ii) any future changes to the City Code of the City.

DATED this _____ day of _____, 20__.

ASSIGNOR:

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole.

By: _____
Its: _____

ASSIGNEE:

By: _____
Its: _____

13. Council Reports:

(20 minutes)

- A) MAG, COG, UIA, Utah Lake, ULCT, NUVAS, IHC Outreach, Budget Committee- Jeff Acerson
- B) Public Works, Irrigation/water, City Buildings - Van Broderick
- C) Planning, BD of Adjustments, General Plan, Budget Committee - Matt Bean
- D) Parks & Recreation, Trails, Tree Board, Cemetery - Carolyn Lundberg
- E) Public Safety, Court, Lindon Days, Transfer Station/Solid Waste - Dustin Sweeten
- F) Admin., Community Center, Historic Comm., UV Chamber, Budget Committee - Jacob Hoyt

I 4. Administrator's Report:

(10 minutes)

Misc Updates:

- December newsletter:
 - https://siterepository.s3.amazonaws.com/442/december16final_20161130162531.pdf
 - January newsletter article: **Carolyn Lundberg** - Article due to Kathy last week in December.
- City Center Elevator remodel. Architect is preparing plans bidding by early February.
- Employment openings update:
 - PT Court Clerk opening
 - Public Works offered inspector position. Brad interviewed many applicants, but is waiting to fill the additional water division position until he sees how the two new employees function within the Department.
- Misc. Items:

Upcoming Meetings & Events:

- Dec 23rd @ Noon – Employee Christmas party at the Community Center. Offices close at Noon.
- Dec 26th and 27th – City offices closed.
- January 2nd – City offices closed.

Adjourn

PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):

Lindon Gateway II	Freeway Business Park II	Old Station Square Lots 11 & 12
Honeysuckle Estates Subdivision	Osmond Phase II	Lindon Harbor Industrial Park II
Lakeview Townhomes Subdivision	Lindon Hidden Meadows Plat B	Williamson Farms Plat A
Tivoli Gardens Plat A	Lindon Self Storage Plat and Site Plan	Maeser Plat Amendment
Lindon Tech Plat B	Karma North Subdivision	West Lindon Business Park
Lindon Tech 4 Site Plan Office/Warehouse	Anderson Farms Plat A	

Board of Adjustment

Applicant	Application Date	Meeting Date

Annual Reviews

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) administrator@lindoncare.com	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	Jan 2017 Last Reviewed: 3/16	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1) ismith@housinguc.org	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	Jan 2017 Last Reviewed: 3/16	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
Alliance Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345) allianceyouthservices@gmail.com	Existing CUP	AYS: Devin Jensen 801-885-9595 or Jim Otteson 801-205-2744	Jan 2017 Last Reviewed: 3/16	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth not over the age of 18.</i>				

Grant Applications

Pending	Awarded
	CDBG 2016 — City Center Elevator

Planning Dept - Projects and Committees

On-going activities (2016 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 290 New residential units: 33 New Commercial: 14	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	Vineyard Connector Study	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 120	Ivory/Anderson Farms Master Plan	Lindon Heritage Trail Phase 3	MAG Technical Advisory Committee: Monthly
Land Use Applications: 77 Drug-free zone maps: 0	General Plan Update		Lindon Historic Preservation Commission: Bimonthly MAG Trails Committee Rocky Mountain Power Planning Committee