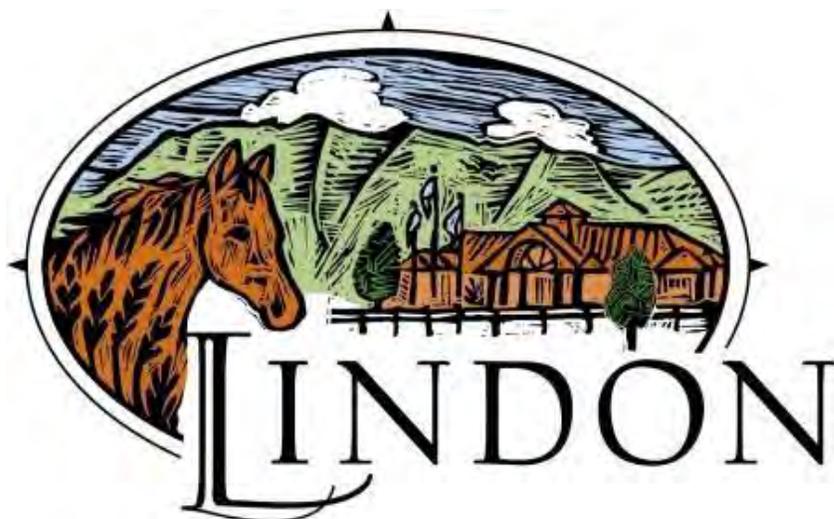


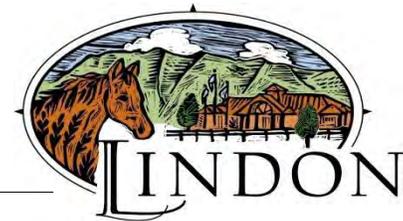
Lindon City Council Staff Report



Prepared by Lindon City
Administration

March 7, 2017

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, March 7, 2017 in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

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



(Review times are estimates only)

- REGULAR SESSION – 7:00 P.M.** - Conducting: Jeff Acerson, Mayor
- Pledge of Allegiance: By Invitation
Invocation: Carolyn Lundberg
- 1. Call to Order / Roll Call**
 - 2. Presentations and Announcements**
 - a) Comments / Announcements from Mayor and Council members
 - 3. Approval of minutes:** February 7, 2017 (5 minutes)
 - 4. Consent Agenda – No Items**
 - 5. Open Session for Public Comment** (For items not on the agenda) (10 minutes)
 - 6. Public Hearing — General Plan Amendment, MS Properties** (45 minutes)

The applicant is requesting a General Plan Land Use Map Amendment from Mixed Commercial to Industrial or Commercial to Industrial on subject properties located in various locations and identified by Utah County Parcel IDs #s 140620027, 140620051, 140630031, 140630067, 140640131, 140640139, 140640143, 140640144, 140650024, 140650051, 140650167, 170210059, 451110002, 451110003, 451110004, 451110005, 451110006, 451110007, 451110008, 451110009, 451110010, 451110011, 451110012, 451110013, 451110014, 451110015, 451110016, 451110018, 451110025, 457440026, 454740027, 454750027, 454940028, 140630053, 140630039, 140630037, 140630055, 140640145, 451110001, 450630052, 465180001, 465180002, 465180003, 465180004, 465180005, 465180006, 465180007, 465180008, 465180009, 465180010, 451110008. The Planning Commission recommends approval of the changes.
 - 7. Discussion Item — Residency Requirement for Police Chief** (15 minutes)

Councilmember Lundberg requested a discussion item on a possible residency requirement for the vacant Police Chief position. Lindon City does not currently impose a residency requirement for employees. This is a discussion item only. No formal action will be taken at this time.
 - 8. Review & Action — PG/Lindon Utility Services Interlocal Agreement; Res. #2017-6-R** (5 minutes)

Lindon City and Pleasant Grove have several properties that are served by utilities from both cities. An older utility sharing agreement from 1978 has been in effect but needed updating to reflect current issues along our common border. This new Interlocal Agreement continues the cooperative nature of our past utility service sharing with updated guidance and direction for future utility sharing along the PG/Lindon border. Staff recommends approval of the agreement.
 - 9. Review and Action — T-Mobile (Crown Castle) Agreement Amendment; Res. #2017-7-R** (5 mins)

The City Council will review and consider an amendment to the tenant & lease agreement for the cell tower located at the back of the Public Works property at 946 W. Center Street. This amendment provides for an updated legal description of the property and grants a non-exclusive access easement across the property to the cell tower location. Staff recommends approval of the agreement.
 - 10. 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., PG/Lindon Chamber, Budget Committee	- Jacob Hoyt
 - 11. Administrator's Report** (10 minutes)

Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindoncity.org. 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/ Kathryn A. Moosman, City Recorder

Date: March 3, 2017

Time: 2:00 p.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: Carolyn Lundberg

Item 1 – Call to Order / Roll Call

March 7, 2017 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.

Item 3 – Approval of Minutes

- Review and approval of City Council minutes: **February 7, 2017**

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, February 7,**
4 **2017, beginning at 7:00 p.m.** in the Lindon City Center, City Council Chambers,100
North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Jeff Acerson, Mayor
Pledge of Allegiance: Cody Mason, Boy Scout
10 Invocation: Jake Hoyt, Councilmember

12 **PRESENT** **EXCUSED**

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

- 22 1. **Call to Order/Roll Call**– The meeting was called to order at 7:00 p.m.
- 24 2. **Presentations/Announcements** –
- 26 a) **Mayor/Council Comments** – There were no announcements at this time.
- 28 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council
30 meeting of January 17, 2017 were reviewed.

32 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES
OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 17, 2017 AS
PRESENTED. COUNCILMEMBER SWEETEN SECONDED THE MOTION. THE
34 VOTE WAS RECORDED AS FOLLOWS:

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

40 THE MOTION CARRIED UNANIMOUSLY.

- 42 4. **Consent Agenda** – No items.
- 44 5. **Open Session for Public Comment**–Mayor Acerson called for any public
46 comment not listed as an agenda item. There were no public comments.

CURRENT BUSINESS

2 6. **Concept Review — Center Street & 25 South Main.** The Council will hear and
 4 provide feedback to the applicant, Bryant Christensen, CL Christensen
 6 Brothers, regarding a proposed Senior Apartment and Townhome concept located
 8 at Center Street and 25 South Main St. The proposal would require a new
 10 ordinance. Portions of the property are in the General Commercial (CG) zone,
 12 Senior Housing Overlay (SHFO) zone, and the Single-family Residential (R1-20)
 14 zone. The current regulations of the SHFO zone can be found in Lindon City Code
 16 17.75. The General Plan Land Use Map identifies this area as Commercial and
 18 Residential Low. The Planning Commission will review the concept at their first
 20 meeting in February. No motion is necessary as this item is for discussion only.

22 Brandon Snyder, Associate Planner, began this discussion by reminding the
 24 Council a Concept Review allows applicants to quickly receive feedback and comments
 26 on proposed projects from the Planning Commission and/or City Council. No formal
 28 approvals or motions are given, but general suggestions or recommendations are typically
 30 provided. He noted due to timing issues this item is coming before the Council first and
 32 the Planning Commission will review the concept at their first meeting in February. He
 34 noted the applicant, Mr. Bryant Christensen, is in attendance tonight representing this
 36 application and to answer any questions from the Council.

38 Mr. Snyder went on to say this proposal is located at approximately 25 S. Main
 40 Street and would require a new ordinance. Portions of this property are currently in the
 42 General Commercial (CG) zone, Senior Housing Overlay (SHFO) zone, and the Single-
 44 family Residential (R1-20) zone. The General Plan Land Use Map identifies this area as
 46 Commercial and Residential Low. Mr. Snyder then turned the time over to the applicant
 for comment.

Mr. Christensen addressed the Council at this time and described his proposed
 project in detail. He noted they previously purchased the property (3 acres) at the same
 time the senior housing proposal was presented several years ago and since that time the
 Scott family has decided to list their family property which is adjacent to their property.
 Mr. Christensen explained they are trying to work the two projects together and they have
 talked with staff on several different concepts. He pointed out with the school and
 community center in close proximity the idea would be to have townhomes for sale that
 would be managed by a homeowners association (HOA) in a unified effort with the senior
 housing project.

Mr. Christensen stated they have discussed some different ideas including this
 proposal with a central park location that everyone in the community would have access to
 with walking paths etc. The units will be front facing to Center Street and Main with the
 garages behind to give it a more open feel. He also presented photos and examples at this
 time. He explained they feel this will be a nice transition to the residential that is currently
 there and will create a nice walkable facade and also provide a nice street front. They do
 not own the two (2) neighboring properties and would have to make arrangements with
 them on the concept plan or zone change of which one portion is zoned senior housing. He
 added this will be single family housing and will provide a nice buffer to State Street. He
 pointed out there is not much interest in a large commercial use at this location (State
 Street).

2 At this time the Council discussed this proposal at length with Mr. Christensen
including discussion on landscaping, setbacks and fencing and the zoning on the
4 property. They also discussed the timeline of the senior housing overlay and the existing
senior housing facility proposals. Mr. Snyder stated part of their discussion included
6 whether or not the Council feels it is beneficial to retain the commercial lots on State
Street as it is currently part of the senior housing overlay zone. Mr. Christensen suggested
8 there may be some trade-offs dependent on the Council's point of view as the senior
housing zone extends to State Street and would potentially give some commercial back of
10 which the city is limited on anyway and would also be providing housing. He noted they
were approved for 105 units but may just do 80 (minimum) just so it functions properly;
12 they may have to juggle some of the space there. Mr. Snyder pointed out the potential
benefits may include a commercial lot, compact design, efficient use of the site, central
14 location, housing options, transition between residential and commercial properties, and
front porch layout.

16 Councilmember Sweeten asked what the Council's thoughts are on this proposal
and if it should be treated the same as the "Hatch" piece as the Council has been hesitant in
18 the past in taking standard residential to a higher density. Councilmember Lundberg stated
she was originally open to the Hatch piece with the buffering and medium density in the
20 back. She noted she served on the Planning Commission when this came through before
and some of the reasons that it was even considered to allow it by means of the senior
22 housing overlay was because of the uniqueness of the property and its practicality to
aggregate all of the different homeowners who were not willing to work with the project at
24 that time because of the proximity with the schools, traffic and State Street you would not
get high end homes in there.

26 Mayor Acerson pointed out that part of the challenge with the school to the north is
with the parking and it becomes an issue. He also mentioned there is a possibility that the
28 school district may upgrade the elementary school in the future.

Mr. Christensen stated they will build within the current code but they are more
30 interested with how the Council feels about townhomes to the north. Councilmember
Lundberg then referred to the R2 overlay map that allows multi-family housing throughout
32 the city. Mr. Snyder stated that would limit the number of units they could have.

Councilmember Bean commented that he is not concerned about the townhomes
34 because of the location and he is more open to this because of the surrounding uses
currently there. He did point out that the two properties may be problematic.

36 Councilmember Hoyt stated he is a little hesitant regarding the northern part of the
property because of the density. He realizes with a trade-off we may get a little general
38 commercial if we have some concessions and do the townhomes and he would take that
into consideration. However, with the approval of the Ivory Development and the amount
40 of high density going in there and because there are areas in the city where high density fits
better to the proximity to State Street, it is certainly something to take into consideration.
42 He also pointed out that adding townhomes will not help the traffic issues at all. This
property is one of those segments that is more traditional Lindon and more little bit of
44 country and he may not be willing to go above the senior housing overlay maximum.

Councilmember Broderick agreed with Councilmember Hoyt's comments and
46 expressed his concerns about the parking. He would not be inclined to go to the density
greater than the senior housing overlay and would want to stay in that level.

2 Councilmember Sweeten stated as a general rule he would be opposed to anything
in the R1-20 going with any higher density. However, he does like the possibility of getting
4 back some commercial which is the only thing that makes this interesting and something to
even consider .

6 Councilmember Lundberg commented that she likes the photograph with the park
like atmosphere and also the parking within the property rather than on the street. She
8 added she is not sure regarding the quantity of the townhomes but she is open to the general
concept.

10 Mayor Acerson commented that he feels the Council has given Mr. Christensen
some good feedback and suggestions. Mr. Christensen thanked the Council for their
12 comments noting he will take them into consideration. Mayor Acerson then called for any
further comments or discussion from the Council. Hearing none he moved on to the next
14 agenda item.

16 4. **Discussion Item — General Plan Industrial Zone Review.** The Council will
receive information regarding the current Lindon City General Plan specifically
18 industrial land use designations. No formal action will be taken at this time.

20 Hugh Van Wagenen, Planning Director, gave some background of this agenda
item explaining in preparation for updating the General Plan staff will be presenting a
22 number of review sessions based on the existing General Plan. He pointed out this is
intended as a review only with no updates, amendments, or changes being presented
24 tonight as it is such a large document. He added he hopes that this review will lay the
groundwork for discussing the upcoming General Plan update.

26 Mr. Van Wagenen further explained in order to become familiar with the purpose
and goals of the different non-residential land use designations in the City, he has
28 provided excerpts from the current General Plan and a 20 year map history of designated
General Plan land uses for review. He noted that review of these documents will allow
30 the Council to observe how the land use designations have changed with subsequent
General Plan updates since 1995. Mr. Van Wagenen mentioned during their discussion
32 the Planning Commission was very interested in the history of the General Plan at a map
and land use level.

34 At this time Mr. Van Wagenen presented additional documents including
information regarding property taxes, sales tax, and other relevant information regarding
36 land use impacts. He pointed out that the General Plan is intended as a guiding document.

38 Mr. Van Wagenen then referenced the following attachments followed by discussion:

- 40 1. Current General Plan (2011) text on commercial/industrial land uses
- 2. 1995 General Plan Land Use Map
- 42 3. 2001 General Plan Land Use Map
- 4. 2006 General Plan Land Use Map
- 44 5. 2011 General Plan Land Use Map
- 6. 2016 General Plan Land Use Map

46 There was then some lengthy discussion amongst the Council regarding the
General Plan Update. The discussion focused around mixed commercial and industrial

2 land use designations specifically. Mr. Van Wagenen then directed the Council to let him
 4 know of any questions or concerns they may have for future discussion on the General
 Plan Update.

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

8 **5. Public Hearing — Ordinance Changes to Commercial Design Guidelines –**
Ordinance #2017-1-O. Lindon City staff requests a revision to Chapter V.
 10 Architectural Character regarding massing and orientation; windows and doors;
 12 roofing; mechanical areas. Following review the Planning Commission
 recommended approval with a four to one vote.

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

18 Mr. Van Wagenen explained this is a continuation from the 700 North Steering
 Committee suggestions and recommendations regarding the future development of the
 20 700 North commercial corridor. One of the recommendations was to amend the existing
 Commercial Design Standards to reflect additional standards regarding building
 22 articulation and façade variation, screening of mechanical equipment, and building
 entryways. He noted these changes are meant to increase the architectural quality of new
 24 commercial development within Lindon.

26 Mr. Van Wagenen stated the Planning Commission recommended approval with
 4-1 vote with Commissioner Johnson voting nay because the ordinance takes an already
 restrictive document and makes it more restrictive. There was also concern from
 28 Commissioner Johnson that increased design standards limit the ability of small business
 owners to develop smaller lots along State Street due to cost constraints.

30 Mr. Van Wagenen then presented the architectural standards that were presented
 by the committee for consideration. He also referenced the slides in question. He noted
 32 that new wording has been added to Section V. Architectural Character which is intended
 to reflect the suggested changes to the Standards. He noted the Committee suggestions
 34 included several pictures to demonstrate the desired architectural feature and no
 additional pictures have been added to the Commercial Design Standards, although that is
 36 a possibility. He pointed out that although originating with the 700 North Committee,
 these changes would be applicable to all new development in every commercial zone
 38 within the City, not strictly the Lindon Village Commercial zone. Mr. Van Wagenen
 then referenced the changes in the guidelines and the mapped areas followed by
 40 discussion. Mr. Van Wagenen noted one of the tricks is how to keep the flow and
 continuity as to not feel too abrupt with the changes but they could pull it out and put into
 42 a different chapter for the LVZ. Mayor Acerson called for any public comment at this
 time.

44 Lindon residents in attendance, Krisel and Mike Travis, addressed the Council at
 this time. They expressed concerns that these changes limit the ability for creative design
 46 in Lindon and concerns that the standards were too conservative and restrictive in
 general. Mr. Krisel also pointed out these are standards not guidelines. He added that this

2 comes down to mandated materials that are 10 plus years old where there are now new
4 building materials. He noted there are others ways to achieve the look without mandating
and there has to be some give and take so he suggested honing in on the document and
tightening up the verbiage from 10 years ago.

6 Councilmember Lundberg mentioned the four (4) suggestions from the committed
included in the document that will allow flexibility followed by discussion:

- 8 1. Building Articulation
- 10 2. Screening of Mechanical equipment
- 12 3. Building Entry ways
- 14 4. Variations of roof lines

16 There was then some additional discussion amongst the Council regarding this
18 proposal. The discussion focused around whether or not these changes should be applied
City wide or just in the Lindon Village Commercial zone, and whether any design
standards were appropriate at all. Mr. Van Wagenen stated we are building off of a
historical document (since 2006) and adding to that document to enhance it as to not be
more restrictive. Mr. Van Wagenen stated we could also approach an architectural firm
with the changes suggested and look at the costs to provide for more informational
purposes. Mayor Acerson suggested continuing this item for more discussion and a little
more information and the time needed to make a decision on these proposed
22 amendments.

24 Mr. Van Wagenen stated staff will quantify the changes in articulation (visuals,
costs, and how it applies to different areas i.e., Geneva Road and State Street) and bring it
back before the Council for further discussion.

26 Mayor Acerson called for any further public comments at this time. Hearing none
he called for a motion to close the public hearing.

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

32
34 Mayor Acerson called for any further comments or discussion from the Council.
Hearing none he called for a motion.

36 COUNCILMEMBER LUNDBERG MOVED TO CONTINUE ORDINANCE
2017-1-O THE PROPOSED COMMERCIAL DESIGN STANDARDS AMENDMENT.
38 COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

- 40 COUNCILMEMBER BEAN AYE
- COUNCILMEMBER LUNDBERG AYE
- 42 COUNCILMEMBER BRODERICK AYE
- COUNCILMEMBER HOYT AYE
- 44 COUNCILMEMBER SWEETEN AYE
- THE MOTION CARRIED UNANIMOUSLY.

46 **6. Review and Action — Planning Commissioner Appointment.**The City Council

2 will review and consider Mayor Acerson's recommendation to appoint Mike
 4 Vanchiere of 259 North 1090 East to serve as a new Planning Commissioner for
 Lindon City starting February 16, 2017.

6 Mr. Van Wagenen stated at the Mayor's recommendation staff is requesting
 approval to appoint Mike Vanchiere to serve as the new Planning Commissioner for a
 8 three year term beginning February 16, 2017. He noted Mr. Vanchiere is excited and
 willing to serve in this capacity. Mr. Van Wagenen stated once approved the Mayor will
 10 sign the appointment letter which will be sent to Mr. Vanchiere.

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

14 COUNCILMEMBER LUNDBERG MOVED TO APPROVE MIKE
 VANCHIERRE TO THE PLANNING COMMISSION FOR A THREE YEAR TERM.
 16 COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS
 RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

24

COUNCIL REPORTS:

26

Chief Cullimore – Chief Cullimore announced his retirement as of February 7, 2017 to
 28 pursue other interests and to spend time with his family. He noted he has 36 years of
 service in law enforcement and is looking forward to retirement and spending time with
 30 his family. He thanked the Council for all of their support and friendship over the years.
 The Mayor and Council expressed their appreciation and thanks to Chief Cullimore for
 32 his years of service to the community. Mr. Cowie noted a retirement open house will be
 held for Chief Cullimore on February 25th.

34

Councilmember Hoyt – Councilmember Hoyt reported he attended the Chamber of
 36 Commerce annual awards ceremony along with Mayor Acerson noting it was well
 attended. He also mentioned the camaraderie and synergy between the businesses and
 38 this partnership is doing great.

40 **Councilmember Broderick** – Councilmember Broderick reported he attended the North
 Union Irrigation shareholders meeting along with Adam Cowie and they are pleased with
 42 their responses as they want to do a \$15,000 match to do the liner on the canal. He also
 reported we are doing well with water at 167% statewide and it will be an above normal
 44 year. They are optimistic about the water outlook and hopefully it will maintain.

46 **Councilmember Bean** – Councilmember Bean expressed his appreciation of the
 involvement of the Council in all of their various duties and responsibilities.

2 **Councilmember Lundberg** – Councilmember Lundberg mentioned an article about
4 Utopia and Orem’s obligation. She also reported she attended a meeting with Vision
6 Utah along with Hugh Van Wagenen that was very informative. There was discussion on
how to create quality communities. She noted they looked at a model case study from
Santaquin City that may be something the Council should look at.

8 **Councilmember Sweeten**– Councilmember Sweeten reported he attended a meeting at
10 the North Pointe Special Service District where he was appointed as an alternate to the
new Air Board. He noted things are going well there financially and they are looking
12 good.

14 **Mayor Acerson** – Mayor Acerson reported he attended the transportation meeting where
UDOT, MAG and UTA provided a presentation on funding of roads followed by a good
16 discussion. He also mentioned the League meetings are coming up in April.

18 **Administrator’s Report:**

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

Misc. Updates:

- 20 • January newsletter
- 22 • March newsletter article: Councilmember Bean- Article due to Kathy Moosman
last week in February.
- 24 • City Center Elevator remodel - have a draft on the plans.
- Public Safety Building – Ribbon cutting and open house on February 21st.
- 26 • Budget Kick-off meeting – February 9th (Thursday) at 6:00pm
- Legislative updates – HB164 and HB20
- Real Estate Purchase – Geneva Property update
- 28 • Update on Chlorination – 50% done on well upgrades
- Misc. Items

30 **Upcoming Meetings & Events:**

- 32 • January 16th – City offices closed for Presidents Day

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

36 **Adjourn** –

38 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
40 AT 10:15 PM. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42 Approved – February 21, 2017

44 _____
Kathryn Moosman, City Recorder

46 _____
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. Public Hearing — General Plan Amendment, MS Properties*(45 minutes)*

The applicant is requesting a General Plan Land Use Map Amendment from Mixed Commercial to Industrial or Commercial to Industrial on subject properties located in various locations and identified by Utah County Parcel IDs #s 140620027, 140620051, 140630031, 140630067, 140640131, 140640139, 140640143, 140640144, 140650024, 140650051, 140650167, 170210059, 451110002, 451110003, 451110004, 451110005, 451110006, 451110007, 451110008, 451110009, 451110010, 451110011, 451110012, 451110013, 451110014, 451110015, 451110016, 451110018, 451110025, 457440026, 454740027, 454750027, 454940028, 140630053, 140630039, 140630037, 140630055, 140640145, 451110001, 450630052, 465180001, 465180002, 465180003, 465180004, 465180005, 465180006, 465180007, 465180008, 465180009, 465180010, 451110008. The Planning Commission recommends approval of the changes.

Councilmember Jake Hoyt is out of town but has requested that the City call him so he can participate in this item by telephone.

See attached information from the Planning Department.

Public Hearing — General Plan Amendment MS Industrial Properties, several parcels

Applicant: MS Industrial Properties
Presenting Staff: Hugh Van Wagenen

General Plan: Mixed Commercial, Commercial, Research & Development, Parks-Public Facilities
Current Zone: Light Industrial; Heavy Industrial

Property Owner(s):

Mike Lamb
Utah Pacific Bridge & Steel
Olsen Enterprises, Inc.
Stephen Spencer
Shadow Mountain Industrial Properties
MS Industrial Properties
Joseph D. Colledge
Darin Frampton
Shaun Houston
Lynn Roundy
Lindsey Strasburg
Intermountain Precision Castings, Inc.
James Smith
Antone Davis
Boyd Anderson & Sons Inc.
Sue Rose Trust
Whitely Family Trust
DMR Investments LLC

Parcel IDs:

140620027, 140620051, 140630031, 140630067,
140640131, 140640139, 140640143, 140640144,
140650024, 140650051, 140650167, 170210059,
451110002, 451110003, 451110004, 451110005,
451110006, 451110007, 451110008, 451110009,
451110010, 451110011, 451110012, 451110013,
451110014, 451110015, 451110016, 451110018,
451110025, 457440026, 454740027, 454750027,
454940028, 140630053, 140630039,
140630037, 140630055, 140640145, 451110001,
450630052, 465180001, 465180002, 465180003,
465180004, 465180005, 465180006,
465180007, 465180008, 465180009, 465180010,
451110008

Area Size: about 211 acres; 51 parcels
Type of Decision: Legislative

Planning Commission

Recommendation: The applicant's request was *favorably recommended* by the Planning Commission in a 6-0 vote.

SUMMARY OF KEY ITEMS

1. Whether to approve a request to change the General Plan designation of the subject lots from Commercial and Mixed Commercial to Light Industrial and Heavy Industrial.

MOTION

I move to (*approve, deny, continue*) of the applicant's request to change the General Plan designation of the lots identified in the staff report to Light and Heavy Industrial, respectively, with the following conditions (if any):

- 1.
- 2.
- 3.

OVERVIEW

This item was originally considered by the Planning Commission on January 28, 2016. At that time it was continued pending the regular review of the General Plan slated for Fall of 2016. That regular review is behind schedule. Therefore, this application is being considered so as not delay the applicant's request any further.

On January 28, 2016, many public comments were taken. Minutes from that Planning Commission meeting are attached to this report (**attachment #8**). On February 28, 2017, the Planning Commission recommended approval of the request to the City Council.

REQUEST

The applicant has provided a letter dated February 23, 2017 regarding the request (**attachment #1**). The applicant would like the General Plan Land Use Map to reflect the current Zoning Map. As shown above, many additional property owners are in support of this application. Currently, all the parcels requesting the change are zoned either Light Industrial or Heavy Industrial. The current status of these parcels on the General Plan Land Use Map ranges from *Mixed Commercial* to *Research & Development* to *Commercial* to *Parks – Public Facilities*. See attached maps for reference.

The current General Plan Land Use Map does not have a Heavy Industrial area identified on the Map. However, Heavy Industrial is referred to in the General Plan under the Industrial Land Uses section.

FINDINGS OF FACT—Current General Plan Designations

1. The General Plan is a vision document that is intended to guide future growth and redevelopment of the City. It informs current policies, codes, and practices. It is a document that can change anytime, but it is good practice to perform a thorough review and update every five years.
2. The General Plan currently designates one property (#17:021:0059; Mountain States Steel) under the category of *Commercial*. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs.
3. The General Plan currently designates one property (#13:064:0145; Western Ornamental Iron) under the category of *Parks – Public Facilities*. This category refers to open space property owned by the city and designated for public use – primarily recreation (parks & trail systems) or public works and government facilities.
4. The General Plan currently designates several properties under the category of *Mixed Commercial*. This category includes general commercial, low intensity light industrial, and research and business uses.
5. The General Plan currently designates several properties under the category of *Research & Development*. This category is for areas of very light industrial uses with the character of a high-tech research park, corporate offices, and/or commercial uses which are compatible with surrounding properties. Depending on specific business activities, this type of development is viewed as particularly helpful for buffering between residential and other uses.

6. Between all designations there are about *52 undeveloped acres* and *45 underdeveloped acres*.
7. **The applicant requests** that the General Plan designation of certain properties be changed to *Light Industrial*, which accommodates manufacturing, industrial processes, and warehousing uses not producing objectionable effects. The Light Industrial designation also allows some appropriate related retail uses such as gasoline service stations.
8. **The applicant requests** that the General Plan designation of certain properties be changed to *Heavy Industrial*, which accommodates areas where heavy manufacturing industrial processes necessary to the economy may be conducted.

ANALYSIS

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
 - a. It is the purpose of the *industrial (R&D, Light and Heavy)* to provide for employment and manufacture of materials which are essential to the economy of Lindon City and to provide areas in appropriate locations where a combination of research and development, manufacturing, and industrial processing and warehousing may be conducted.
 - b. The goal of *industrial* development is to promote employment opportunities, quality businesses, and environmentally clean industrial and technology development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall country image and identity as reflected in the Community Vision Statement.
 - i. Objectives of this goal are to:
 1. Encourage the development of high quality, aesthetically pleasing business park areas incorporating major landscape features.
 2. Identify those areas most appropriate for business park development in future growth areas, such as major highway access areas.
 3. Establish and enforce standards with respect to environmental concerns such as; noise, air quality, odor and visual.
 4. Increase the city's business base in the technology sector, building on the existing base and growing technology infrastructure, and consider expanding the Research and Development zones.
 - c. Applicable city-wide land use guidelines:
 - i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
 - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.

- iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.
2. **A comparison of permitted uses** in the General Commercial, Mixed Commercial, Light Industrial, and Heavy Industrial zones is also attached (**attachment #7**). As a reminder, this application will not change permitted uses. This comparison will guide in understanding how uses may change depending on the outcome of this proposal. Without listing every possible change some examples are below:
- a. There are five land use categories that would *not be permitted* if a property were rezoned from **Heavy Industrial to Light Industrial** and are:
 - 1. Other Gas Productions manufacturing
 - 2. Rubber and Misc. Plastics manufacturing
 - 3. Natural or Manufactured Gasoline Storage & Distribution Points
 - 4. Metal & Minerals wholesale trade
 - 5. Petroleum Bulk Stations & Terminals
 - b. There are 23 land use categories that would *not be permitted* if a property were rezoned from **Light Industrial to Mixed Commercial** and are:
 - 1. Meat & Dairy manufacturing
 - 2. General Food Manufacturing – over 20,000 s.f.
 - 3. Preparing Feeds for Animals & Fowl
 - 4. Lumber & Wood Products manufacturing
 - 5. Recycling Businesses
 - 6. Fabricated Metal Products manufacturing (outdoor storage)
 - 7. Tobacco Products manufacturing
 - 8. Bus Garaging and Equipment Maintenance
 - 9. Motor Freight Terminals
 - 10. Motor Freight Garaging & Equipment Maintenance
 - 11. Culinary Water Treatment Plants – Purification
 - 12. Used Vehicles Sales Lots
 - 13. Aircraft & Accessories retail trade
 - 14. Crematory Services
 - 15. Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW
 - 16. Impound Yards
 - 17. Veterinarian Services, Animal Hospitals – large animals
 - 18. Go-Cart Tracks
 - 19. Golf Courses &/or Country Clubs
 - 20. Skate Board Parks – Private
 - 21. BMX Biking Tracks & Facilities
 - 22. Commercial Play Fields/Athletic Fields
 - 23. All Fisheries & Fish Hatcheries

Please keep in mind that anytime a zone change occurs land use permissions are both lost *and* gained, so there is not necessarily a net loss of permissions from one zoning designation to another.

PUBLIC COMMENT

Mr. Mike Christensen submitted a letter dated February 24, 2017, that stated opposition to the request (**attachment #9**).

Many neighbors from the Pheasant Brook neighborhood were in attendance at the Planning Commission meeting on February 28, 2017. There were many comments regarding the tenants of the industrial park on 880 West that border the neighborhood. Most concerns were with operating hours, code enforcement, and buffering between residential and industrial uses.

ATTACHMENTS

1. Letter from Applicant, February 23, 2017
2. Aerial photo of the proposed area to be re-classified.
3. Current General Plan Land Use Map
4. Current Zoning Map
5. Current Zoning Map showing parcel lines of affected properties
6. Applicant Proposed General Plan Land Use Map
7. Standard Land Use Comparisons
8. January 28, 2016 Meeting Minutes
9. Letter from Mike Christensen, February 24, 2017

February 23, 2017

Via U.S. Mail and Electronic Mail (hvanwagenen@lindoncity.org)

Lindon City Planning Commission
c/o Lindon City Planner, Hugh Van Wagenen
LINDON CITY CENTER
100 North State Street
Lindon, Utah 84042

RE: *General Plan Amendment*

Planning Commission Members:

I represent Universal Industrial Sales, Inc. (“**UIS**”). As you know, UIS and other manufacturers have requested that the Lindon City General Plan be amended so that it matches the current zoning classifications of certain real property in Lindon currently zoned light and heavy industrial (the “**Manufacturing Property**”). I have previously provided the Planning Commission with information regarding the economic benefit of the industrial manufacturing base to Lindon in terms of tax revenues and jobs created for citizens of Lindon. I will not re-iterate those here.

As I indicated to you all at the January 26, 2017 Planning Commission meeting, my client’s concern regarding the General Plan is that, from my client’s perspective, it sends a message to my client and other manufacturers that they are not part of Lindon’s long-term plans for city development. I was heartened to learn at the January 26, 2017 Planning Commission meeting from former Commissioner Bean that the current General Plan classification of the Manufacturing Property as Mixed Commercial and Research Development was done without extensive discussion or consideration and that Lindon did not intend by implementation of the current General Plan to signal to manufacturing businesses that they were no longer welcome in Lindon.

UIS is requesting that the General Plan be amended to reflect the current zoning classification applicable to the Manufacturing Property – light and heavy industrial -- so that the manufacturing businesses have an indication from Lindon that they are still welcome and so that any future developments requiring a re-zone in the Manufacturing Property area will require a public hearing where UIS and the other manufacturing entities with businesses in the Manufacturing Property area can be heard.

Thank you for your consideration. UIS looks forward to a long and mutually beneficial relationship with Lindon.

BENNETT TUELLER JOHNSON & DEERE

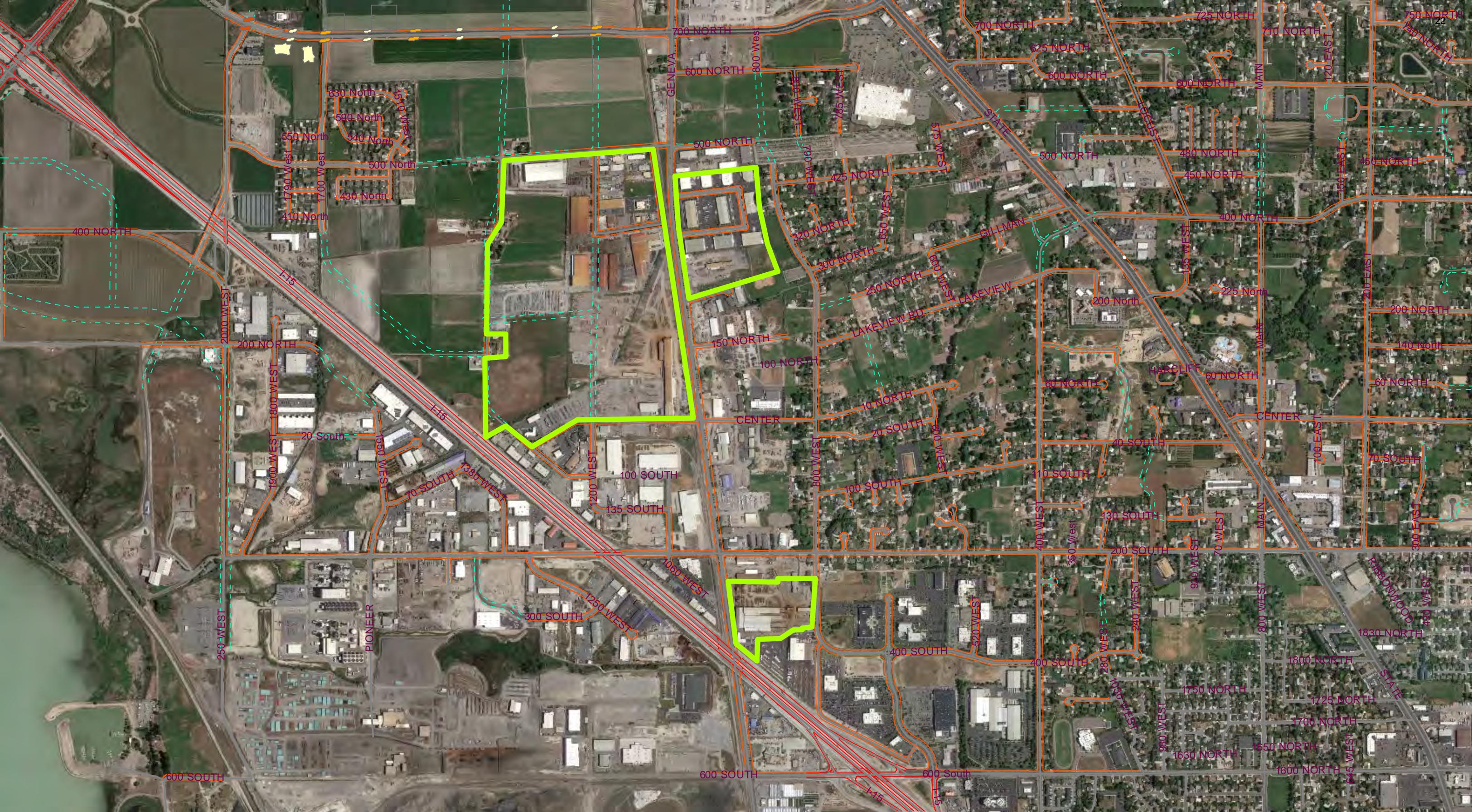
/s/ Sean A. Monson

Sean A. Monson

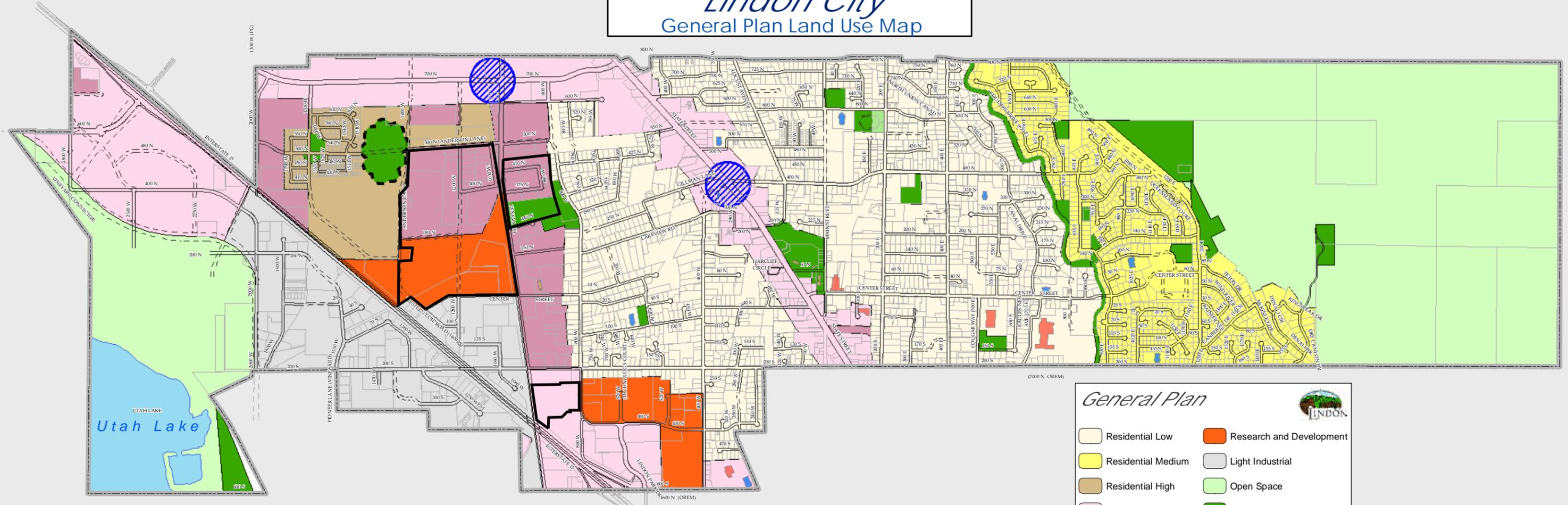
3165 East Millrock Drive
Suite 500
Salt Lake City, Utah
84121-4704

Cc: Client

t (801) 438-2000
f (801) 438-2050
www.btjd.com

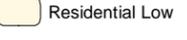
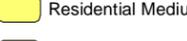
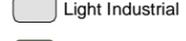
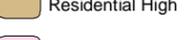
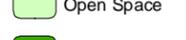
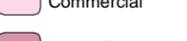
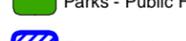
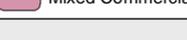
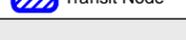


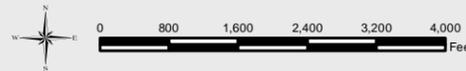
Lindon City General Plan Land Use Map



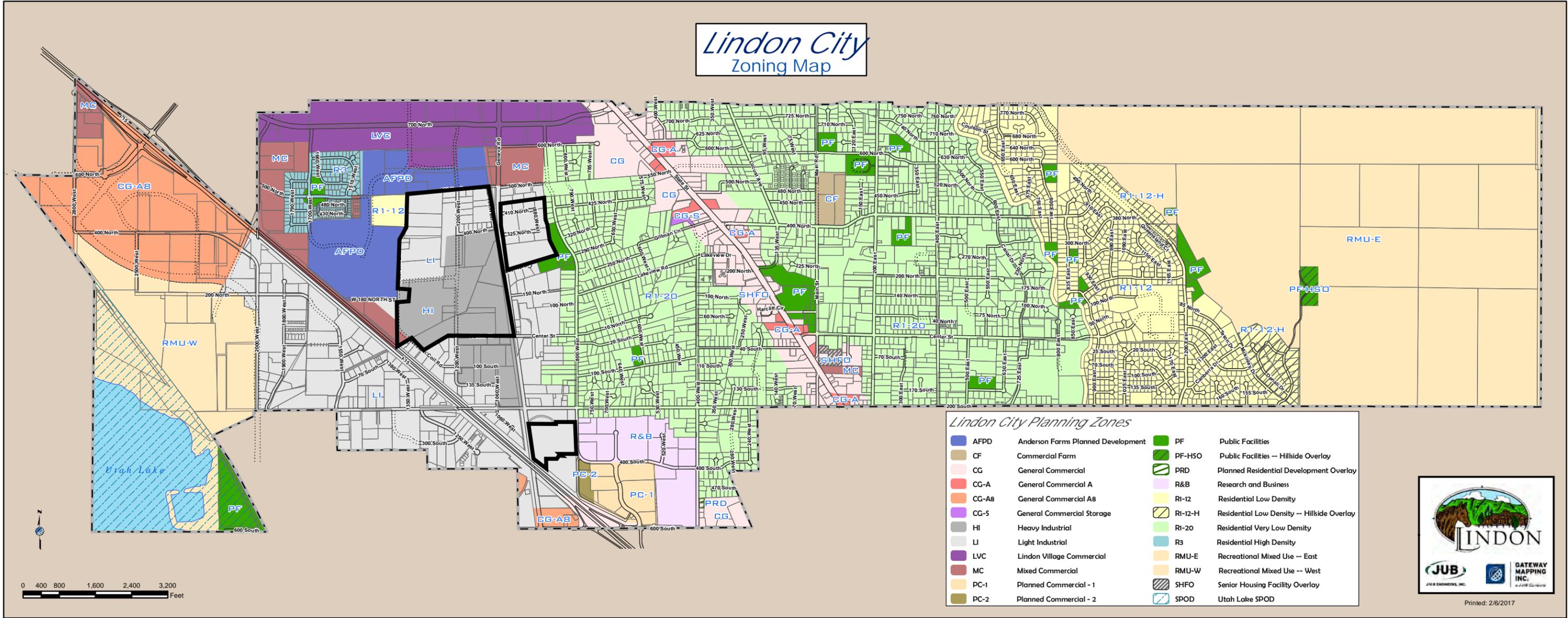
General Plan



 Residential Low	 Research and Development
 Residential Medium	 Light Industrial
 Residential High	 Open Space
 Commercial	 Parks - Public Facilities
 Mixed Commercial	 Transit Node



Lindon City Zoning Map

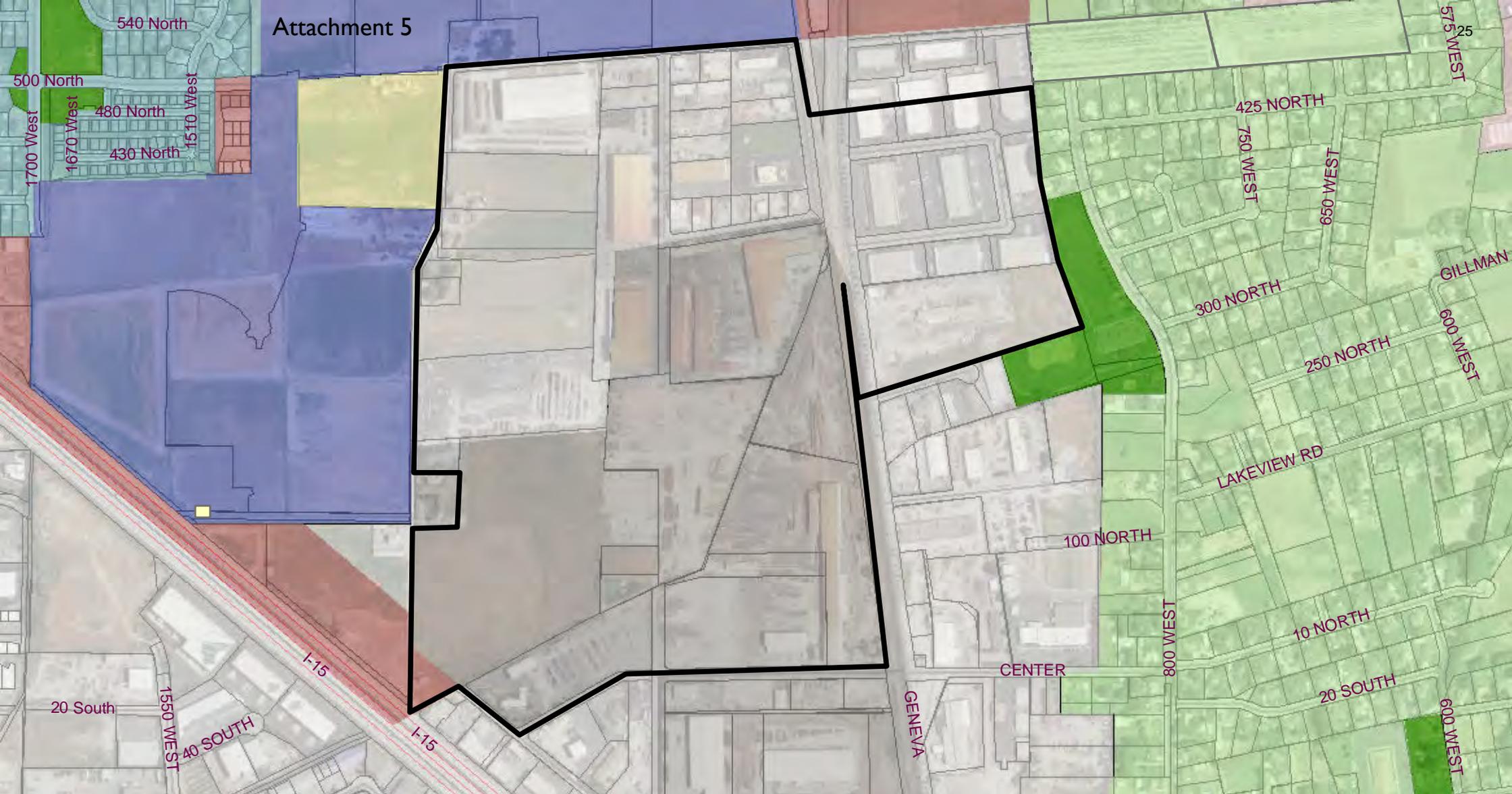


Lindon City Planning Zones

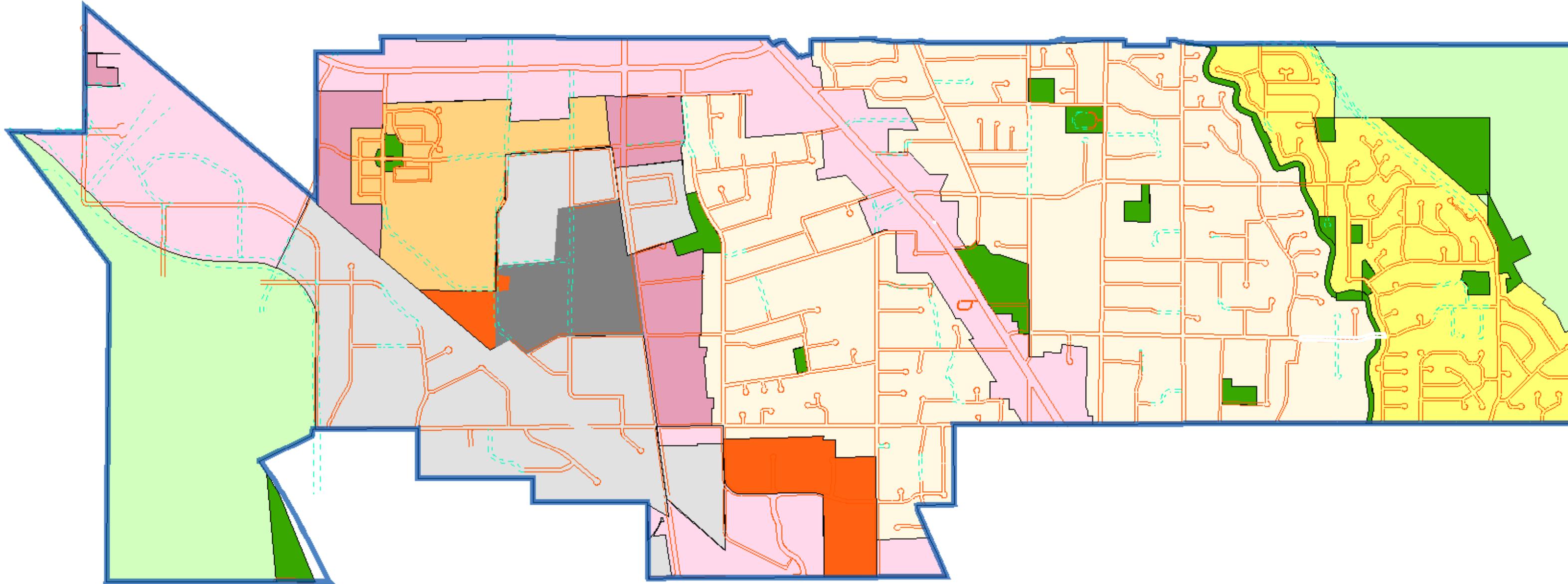
AFPD	Anderson Farms Planned Development	PF	Public Facilities
CF	Commercial Farm	PF-HSO	Public Facilities -- Hillside Overlay
CG	General Commercial	PRD	Planned Residential Development Overlay
CG-A	General Commercial A	R&B	Research and Business
CG-AB	General Commercial AB	R1-12	Residential Low Density
CG-S	General Commercial Storage	R1-12-H	Residential Low Density -- Hillside Overlay
HI	Heavy Industrial	R1-20	Residential Very Low Density
LI	Light Industrial	R3	Residential High Density
LVC	Lindon Village Commercial	RMU-E	Recreational Mixed Use -- East
MC	Mixed Commercial	RMU-W	Recreational Mixed Use -- West
PC-1	Planned Commercial - 1	SHFO	Senior Housing Facility Overlay
PC-2	Planned Commercial - 2	SPOD	Utah Lake SPOD



Attachment 5



Applicant Proposed General Plan Land Use Map



STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
MISCELLANEOUS						
N/A	Solicitors	See LCC 5.40 - Solicitors Ordinance				
N/A	Itinerant Merchants	See LCC 17.17.140 - Temporary Site Pla				
7100	Fireworks Stands	See 8.28 - Fireworks Ordinance				
7100	Christmas Tree Sales	See LCC 17.17.140 - Temporary Site Pla				
7100	Mechanical Amusement	C	C	C	C	N
N/A	Individual Containers for Recyclable Materials - commercial storage	C	C	C	C	N
RESIDENTIAL						
N/A	Single Family	N	N	N	N	N
1111	Accessory Apartments	N	N	N	N	N
1111	Condominium	N	N	N	N	N
1111	Apartments	N	N	N	N	N
1200	Rooming & Boarding Houses	N	N	N	N	N
1233	Fraternity & Sorority Houses	N	N	N	N	N
1500	Membership Lodging	C	N	N	N	N
1233	Student Housing	See 17.46 - R2 Overlay				
1241	Youth Rehabilitation	Group Homes and 17.72 - Care Facil				
1241	Assisted Living Facilities - small	Group Homes and 17.72 - Care Facil				
1241	Assisted Living Facilities - large	Group Homes and 17.72 - Care Facil				
1200	Transitional Treatment Home - sm.	Group Homes and 17.72 - Care Facil				
1200	Transitional Treatment Home - lg.	Group Homes and 17.72 - Care Facil				
1400	Subdivided Manufactured Mobile Homes Parks	N	N	N	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	P	P	N	N	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N	N	N	N
N/A	Caretaker Facilities - accessory to main uses only	C	C	C	C	C
MANUFACTURING						
only" manufacturing business proposing "outdoor storage" in the HI or LI zones is required to obta						
2000	Slaughterhouse	N	N	N	N	N
2000	Meat & Dairy	N	N	P	C	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	C	P	P	N
2000	General Food Mfg.- over 20,000 sq/ft.	N	N	C	C	N
2000	Candy & Other Confectionary Products	C	C	P	P	N
2000	Preparing Feeds for Animals & Fowl	N	N	P	C	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	C	P	C	N
2000	Ice Manufacturing	N	P	P	P	N
2000	Textile Mill Products	N	N	P	N	N
2000	All General Apparel	N	P	P	P	N
2000	Lumber & Wood Products	N	N	P	C	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	C	P	P	N
2000	Pulp Products	N	N	N	N	N
2000	Publishing, Printing, & Misc. Related Work	N	P	P	P	N

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 1

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
2000	Industrial Chemical	N	N	N	N	N
2000	Explosives	N	N	N	N	N
2000	Petroleum & Coal Products	N	N	N	N	N
2000	Other Gas Productions	N	N	C	N	N
2000	Candle and wax products manufacturing	N	C	P	P	N
2000	Rubber and Misc. Plastics	N	N	C	N	N
2000	Stone, Clay, Glass, & Associated Products - indoor storage & production only	N	C	P	P	N
2000	Asphalt & Concrete Batch Plants or Road Product Manufacturing - concrete crushing, road base, etc.	N	N	N	N	N
2000	Recycling businesses (indoor processing only. Outdoor product storage areas require site obscuring fencing. Applications must meet SLU compatibility standards.)	N	N	C	C	N
2000	Fabricated Metal Products	N	N	P	C	N
2000	Fabricated Metal products, indoor storage & production only.	N	C	P	P	N
2000	Professional, Scientific, Photographic, Optical instruments & Etc	N	P	P	P	N
2000	Tobacco Products	N	N	P	C	N
2000	Motion Picture production (permanent studios)	N	P	P	P	N
2000	Signs & Advertising	N	P	P	P	N
TRANSPORTATION, COMMUNICATIONS, & UTILITIES						
4000	Railroad Lines Extension & Associated Uses	N	C	C	C	N
4000	Bus Passenger Terminals	C	P	P	P	N
4000	Bus Garaging & Equipment Maintenance	N	N	P	P	N
4000	Motor Freight Terminals	N	N	P	C	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N	P	C	N
4000	Taxicab Terminal/Garage	N	P	P	P	N
4000	Auto Parking Facilities - private	P	P	P	P	P
4000	Telephone Utility Lines - above ground	N	N	N	N	N
4000	Telephone Utility Lines - underground	P	P	P	P	P
4000	Cellular Communication Towers	See Section 5.07				
4000	Television Broadcasting Studios - only	N	P	P	P	N
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C	C	C	N
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	C	C	C	N
4000	Electric Utility Lines - above ground 35 kV or greater	C	C	C	C	C
4000	Electric Utility Lines - underground	P	P	P	P	P
4000	Electric Utility Lines - above ground and less than 35 kV	N	N	N	N	N
4000	Electricity Regulating Substations	N	C	C	C	N

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 2

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
4000	Gas Utilities - underground	P	P	P	P	P
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N	C	N	N
4000	Gas Pressure Control Stations	N	N	C	C	N
4000	Culinary Water Treatment Plants - Purification	N	N	P	P	N
4000	Water Storage	P	P	P	P	P
4000	Water Pressure Control Stations	P	P	P	P	P
4000	Sewage Treatment Plants	N	N	N	N	N
4000	Sewage Pressure Control Stations	P	P	P	P	P
4000	Solid Waste Disposal & Incineration	N	N	N	N	N
4000	Freight Forwarding Services	N	P	P	P	N
4000	Packing & Crating Services	C	C	P	P	N
4000	Waste Transfer Stations	N	N	N	N	N
WHOLESALE TRADE (Sell for Resale)						
Note: Any permitted (P) wholesale business proposing "outdoor storage" in the HI and LI						
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	C	C	C	N
5100	Tires & Tubes - indoor storage only	N	P	P	P	N
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	P	P	P	N
5100	Drugs, Drug Proprietaries & Druggists' Sundries - indoor storage only	N	P	P	P	N
5100	Paints & Varnishes - indoor storage only	N	P	P	P	N
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	P	P	P	N
5100	Apparel & Accessories - indoor storage only	N	P	P	P	N
5100	Groceries & Food Stuffs - indoor storage only	N	P	P	P	N
5100	Agricultural Commodities (outdoor storage is permitted)	N	C	C	C	N
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	P	P	P	N
5100	Hardware - indoor storage only	N	P	P	P	N
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	P	P	P	N
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	P	P	P	N
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	C	C	C	N
5100	Professional Equipment & Supplies - indoor storage only	N	P	P	P	N
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	C	C	C	N
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N	C	N	N
5100	Petroleum Bulk Stations & Terminals	N	N	C	N	N

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 3

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
5100	Scrap & Waste Materials	N	N	N	N	N
5100	Tobacco & Tobacco Products - indoor storage only	N	P	P	P	N
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	P	P	P	N
5100	Paper & Paper Products - indoor storage only	N	P	P	P	N
5100	Furniture & Home furnishings - indoor storage only	N	P	P	P	N
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	C	C	C	N
RETAIL TRADE						
5200	Lumber yards - outdoor storage	N	C	C	C	N
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	P	P	N	P	N
5200	Farm Equipment	N	C	C	P	N
5300	Home Improvement Centers	P	P	N	P	N
5300	Department Stores	P	P	N	N	N
5300	Mail Order Houses	N	P	N	P	N
5300	Limited Price Variety Stores	P	P	N	P	N
5300	Direct Selling Organizations - Call Centers	C	C	N	C	C
5300	Arts, Crafts & Hobbies	P	P	N	P	N
5300	Musical Instruments	P	P	N	P	N
5300	Flea Market - indoor storage only	C	C	N	C	N
5300	Groceries &/or Food	P	P	N	P	N
5300	Farmers Market	C	C	N	C	N
5300	Candy & Other Confectionery Products	P	P	N	P	N
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	C	C	N	C	N
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	P	C	N	P	N
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N	C	P	N
5500	Mobile & Manufactured Homes Sales	N	C	C	P	N
5500	Tires, Batteries, & Accessories	P	P	N	P	N
5500	Gasoline Service Station with or Without Store	P	P	N	P	N
5500	Marine Craft & Accessories	C	C	N	P	N
5500	Aircraft & Accessories	N	N	N	P	N
5600	Clothing, Apparel, & Accessories	P	P	N	N	N
5700	Furniture & Home furnishings - indoor storage only	P	P	N	P	N
5700	Music Supplies	P	P	N	P	N
5800	Restaurants	P	P	C	P	P
5800	Fast Food	P	P	N	P	P
5900	Pharmacy	P	P	N	P	N
5900	Antiques	P	P	N	P	N
5900	Jeweler or Gold, Silver Dealers	P	P	N	N	N
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	P	P	N	P	N
5900	Books	P	P	N	N	N
5900	Stationery	P	P	N	N	N

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 4

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
5900	Office Supplies	P	P	N	N	P
5900	Cigars - Cigarettes	N	P	N	P	N
5900	Newspapers/Magazines	P	P	N	P	N
5900	Cameras & Photographic Supplies	P	P	N	P	N
5900	Gifts, Novelties, & Souvenirs	P	P	N	N	N
5900	Florists	P	P	N	N	N
5900	Video Rentals	P	P	N	N	N
5900	Sporting Goods	P	P	N	P	N
5900	Bicycles	P	P	N	P	N
5900	Toys	P	P	N	N	N
5900	Farm & Garden Supplies	P	P	N	P	N
5900	Hay, Grains, & Feed	C	C	N	P	N
5900	Nursery - Plants	P	P	N	P	N
5900	Computer Goods & Services	P	P	N	P	P
5900	Optical Goods	P	P	N	N	N
SERVICES						
6100	Professional Office Uses	P	P	P	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	P	P	N	N	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N	N	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	P	P	N	N	P
6100	Insurance Agents, Brokers, and Related Services	P	P	N	N	P
6100	Real Estate Agents, Brokers, and Related Services	P	P	N	N	P
6100	Title Abstracting	P	P	N	N	P
6200	Laundering and Dry Cleaning Services	P	P	N	P	N
6200	Custom Tailoring	P	P	N	N	N
6200	Laundromats	P	P	N	N	N
6200	House Cleaning	P	P	N	P	N
6200	Commercial Janitorial	P	P	N	P	N
6200	Window Cleaning	P	P	N	P	N
6200	Chimney Sweep	P	P	N	P	N
6200	Photographic Services - Including Commercial	P	P	N	P	C
6200	Beauty & Barber Shops	P	P	N	P	N
6200	Massage Therapy/Personal Care Health Spa	P	P	N	P	N
6200	Funeral Homes	P	P	N	N	N
6200	Crematory Services	N	N	C	C	N
6200	Cemeteries	N	N	N	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	P	C	N	N	C
6200	Commercial Adult Day Care Facility	See Section 17.70 and 17.72				
6200	Commercial Preschool	P	P	N	N	C
6200	Catering Services	P	P	N	P	N
6200	Wedding Reception Centers	P	P	N	N	N
6300	Advertising Services - General	P	P	N	P	P

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 5

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
6300	Direct Mail Advertising	C	P	N	P	P
6300	Travel Services	P	P	N	N	P
6300	Private Postal Services	P	P	C	P	C
6300	Blueprinting & Photocopying	P	P	N	P	P
6300	Disinfecting & Exterminating	N	C	N	P	N
6300	Locksmithing	P	P	N	P	N
6300	News Syndicate	P	P	N	P	P
6300	Employment Services	P	P	N	N	P
6300	Vault Security Storage - Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)	N	P	N	P	N
6300	Research, Development, & Testing Services	C	P	N	P	P
6300	Business & Management Consulting	P	P	N	P	P
6300	Detective & Protective Services	P	P	N	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N	P	P	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	P	P	N	P	N
6300	Photo-Finishing	P	P	N	P	N
6300	Stamp Trading	P	P	N	P	N
6300	Motion Picture Distribution & Services	P	P	N	P	N
6411	Automobile Wash	P	P	N	P	N
6411	Auto Lube & Tune-up	C	P	N	P	N
6411	Auto Tire Shops / Tire Sales / Tire Services	C	P	N	P	N
6411	General Auto / Vehicle Repair	N	C	C	C	N
6400	Wrecking Yards	N	N	N	N	N
6400	Impound Yards	N	N	C	C	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	C	C	N	C	N
6400	Watch, Clock, & Jewelry Repair	P	P	N	P	N
6400	Re-Upholstery & Furniture Repair	P	P	N	P	N
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	P	P	N	N	P
6513	Hospital Services	C	C	N	N	N
6500	Medical & Dental Laboratories	P	P	N	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	C	C	N	C	N
6500	Veterinarian Services, Animal Hospitals - large animals	N	N	N	C	N
6500	Legal Services	P	P	N	P	P
6500	Engineering & Architectural	P	P	N	P	P
6500	Educational & Scientific Research	P	P	N	P	P
6500	Accounting, Auditing & Bookkeeping	P	P	N	P	P
6500	Urban Planning	P	P	N	P	P
6500	Auction Services - Indoor Only	P	P	N	P	N
6500	Family & Behavioral Counseling	P	P	N	N	P
6500	Genealogical - Family History Services	P	P	N	N	P

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 6

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
6500	Interior Design	P	P	N	P	P
6600	Building Construction - General Contractor, Office & Storage	N	C	N	P	N
6600	Landscaping Service, Office & Storage	N	C	N	P	N
6800	Private Primary & Secondary Schools	C	C	N	C	N
6800	Universities & Colleges	C	C	N	C	C
6800	Professional & Vocational Schools	C	C	N	C	C
6800	Martial Arts Studios	P	P	N	P	N
6800	Barber & Beauty Schools	P	P	N	N	N
6800	Art & Music Schools	P	P	N	P	C
6800	Dancing, Tumbling, and Gymnastics Schools	P	P	N	P	C
6800	Driving Schools	P	P	N	P	N
6911	Churches, Synagogues & Temples	N	C	N	N	C
6800	Adoption Agencies	P	P	N	N	P
6800	Professional Members Organizations	N	P	N	C	P
6800	Labor Unions & Similar Labor Organizations	N	P	N	C	P
6800	Civic, Social & Fraternal Associations	N	P	N	C	P
PUBLIC ASSEMBLIES & AMUSEMENTS						
7100	Libraries	P	P	N	N	N
7100	Museums	P	P	N	N	P
7100	Art Galleries	P	P	N	N	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	P	P	N	N	C
7100	Zoos	N	N	N	N	N
7100	Sexually-Oriented Businesses	See Section 8.30 and 17.61				
7100	Amphitheaters	C	C	N	N	N
7100	Motion Picture Theaters	P	P	N	N	N
7100	Stage Theater	P	P	N	N	N
7100	Dance Clubs/Music Venues	C	C	N	C	N
7100	Stadiums	C	C	C	C	N
7100	Arenas / Field Houses	C	C	N	C	N
7100	Auditoriums & Exhibit Halls	C	C	N	N	N
7100	Convention Centers	P	P	N	C	P
7100	Fairgrounds	N	P	N	C	N
7100	Amusements Parks	C	C	N	N	N
7100	Arcades & Miniature Golf	C	P	N	N	N
7100	Golf Driving Ranges	C	C	N	C	N
7100	Go-Cart Tracks	N	N	N	C	N
7100	Golf Courses &/ or Country Clubs	N	N	C	C	N
7100	Tennis Courts - Private	C	P	N	C	P
7100	Roller Skating & Blading	C	P	N	C	N
7100	Skate Board Parks - Private	N	N	N	C	N
7100	Skate Board Parks - Publicly Owned	See Section III - Appendix A				
7100	BMX Biking Tracks & Facilities	N	N	N	C	N
7100	ATV / Motorcycle Tracks	N	N	N	N	N
7100	Riding Stables - Commercial	N	P	N	C	N
7100	Bowling Lanes	P	P	N	N	N
7100	Play Fields & Athletic Fields - Commercial	N	N	N	C	N

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 7

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
7100	Recreation Centers - General	C	P	N	C	N
7100	Gymnasium & Athletic Clubs	C	P	N	C	C
7100	Swimming Pools - Commercial	C	P	N	N	N
7100	Indoor Soccer Facilities	N	P	N	C	N
7100	Indoor Gun Ranges	C	C	N	C	N
7100	Water Slides	C	P	N	N	N
7100	Parks - General Recreation - Public Property	P	P	P	P	P
7100	Campgrounds	N	N	N	N	N
AGRICULTURE & RESOURCE EXTRACTION						
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N	N	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	C	C	C	C	N
N/A	Horticultural Services	C	C	C	C	N
N/A	Forestry & Timber Production	N	N	C	N	N
N/A	All Fisheries & Fish Hatcheries	N	N	C	C	N
N/A	All Mining & Related Services	N	N	N	N	N
N/A	All Resource Production & Extraction	N	N	N	N	N
N/A	Peat Extraction	N	C	C	C	N
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51					
UNCLASSIFIED						
N/A	All unclassified items	see Section III of SLU Table (Appendix A)				

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 8

2 Chairperson Call inquired, because this is a master planned road, if there is a reason why
this has to be done right now before we see how things development around it. Mr. Van
4 Wagenen replied it affects what the property owner, who is developing now, wants to do
with their property and it becomes more complicated with a road that doesn't serve them,
6 so they prefer to remove it. If there wasn't development happening now with an
application submitted it would not be so critical.

8 Following some additional discussion Chairperson Call asked if there were any
further questions or comments. Hearing none she called for a motion.

10

12 COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY
COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO REMOVE THE
STREET IDENTIFIED AT APPROXIMATELY 700 NORTH 2800 WEST FROM THE
14 STREET MASTER PLAN WITH NO CONDITIONS. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
16 FOLLOWS:

- 18 CHAIRPERSON CALL AYE
 - COMMISSIONER WILY AYE
 - COMMISSIONER KALLAS AYE
 - 20 COMMISSIONER MARCHBANKS AYE
 - COMMISSIONER MCDONALD AYE
 - 22 COMMISSIONER KELLER AYE
- THE MOTION CARRIED UNANIMOUSLY.

24

8. **Public Hearing – General Plan Amendment, MS Properties.** The applicant is
26 requesting a General Plan Land Use Map Amendment from Mixed Commercial to
Industrial or Commercial to Industrial on subject properties located in various
28 locations and identified by Utah County Parcel IDs #s 140620027, 140620051,
140630031, 140630067, 140640131, 140640139, 140640143, 140640144,
30 140650024, 140650051, 140650167, 170210059, 451110002, 451110003,
451110004, 451110005, 451110006, 451110007, 451110008, 451110009,
32 451110010, 451110011, 451110012, 451110013, 451110014, 451110015,
451110016, 451110018, 451110025, 457440026, 454740027, 454750027,
34 454940028, 140630053, 140630039, 140630037, 140630055, 140640145,
451110001, 450630052, 465180001, 465180002, 465180003, 465180004,
36 465180005, 465180006, 465180007, 465180008, 465180009, 465180010,
451110008.

38

Mr. Van Wagenen led this discussion by giving a brief background of this agenda
40 item. He explained the applicant, MS Properties is requesting a General Plan Land Use
Map Amendment from Mixed Commercial to Industrial or Commercial to Industrial on
42 subject properties located in various locations and identified by the parcel numbers listed
above. Mr. Van Wagenen stated the applicant representative, Shawn Monsen is in
44 attendance to address the Commission at this time.

Mr. Monsen explained that UIS along with these other industries have a long
46 established history in this area and are asking for an amendment to the general plan. He
then gave a brief history of UIS Industrial. He noted they also purchase and utilize
48 services from other businesses in Lindon. He reminded the Commission that UIS is a
significant contributor to the economic well-being of Lindon City along with the other

2 applicants. Mr. Monsen stated they are here tonight to ask for a General Plan Land Use
 Map Amendment because 1) the General Plan Map provides a vision for the City and
 4 they want to make sure they communicate clearly to the city that they are committed to
 continue doing business at their current locations in Lindon City as they have invested
 6 hundreds of millions of dollars and 2) If the General Plan Map were to turn into a Zoning
 Map essentially many of those uses currently going on in that area would become a non-
 8 conforming use and that is a concern.

10 Mr. Monsen further explained part of this is driven by some intimations or
 comments made by the city to the industrial side about not responding or attending to
 notices/meetings regarding the proposed Ivory Development. He noted they explained
 12 why that happened, but the point is they are interested in being long term, good standing
 citizens and contributing members of the City which has been proven by their roots here
 14 and the investments they have made in the buildings and development of those parcels
 and 3) they are trying to figure out what the city feels on their commitment; does the city
 16 want them to be here or not. They feel this is a good gauging ground to see if the city's
 vision is the same as their vision.

18 Mr. Van Wagenen went on to explain that the applicant would like the General
 Plan Land Use Map to reflect the current Zoning Map. He noted as listed above, many
 20 additional property owners are in support of this application. Currently, all the parcels
 requesting the change are zoned either Light Industrial or Heavy Industrial. The current
 22 status of these parcels on the General Plan Land Use Map ranges from Mixed
 Commercial to Research & Development to Commercial to Parks – Public Facilities. The
 24 current General Plan Land Use Map does not have a Heavy Industrial area identified on
 the Map. However, Heavy Industrial is referred to in the General Plan under the
 26 Industrial Land Uses section. Mr. Van Wagenen then presented an aerial photo of the
 proposed area to be re-classified, the current General Plan Land Use Map and the current
 28 Zoning Map.

30 Mr. Van Wagenen noted the General Plan currently designates one property under
 the category of Commercial. This category includes retail and service oriented
 businesses, and shopping centers that serve community and regional needs. The General
 32 Plan currently designates one property under the category of Parks — Public Facilities.
 This category refers to open space property owned by the city and designated for public
 34 use — primarily recreation (parks & trail systems) or public works and government
 facilities. The General Plan currently designates several properties under the category of
 36 Mixed Commercial. This category includes general commercial, low intensity light
 industrial, and research and business uses. The General Plan currently designates several
 38 properties under the category of Research & Development.

40 Mr. Van Wagenen noted this category is for areas of very light industrial uses
 with the character of a high-tech research park, corporate offices, and/or commercial uses
 which are compatible with surrounding properties. Depending on specific business
 42 activities, this type of development is viewed as particularly helpful for buffering
 between residential and other uses. The applicant requests that the General Plan
 44 designation of certain properties be changed to Light Industrial, which accommodates
 manufacturing, industrial processes, and warehousing uses not producing objectionable
 46 effects. The Light Industrial designation also allows some appropriate related retail uses
 such as gasoline service stations. The applicant requests that the General Plan designation

2 of certain properties be changed to Heavy Industrial, which accommodates areas where
 heavy manufacturing industrial processes necessary to the economy may be conducted.

4 Mr. Van Wagenen also stated the General Plan is different from the zoning map
 as it is a vision for the city and where they see land use going in the future (5-25 year
 6 outlook) whereas the zoning map governs today and what is currently happening. The last
 General Plan review was in 2011 and it is on the schedule for review and update this
 8 year.

10 Chairperson Call mentioned that she understands these concerns and she would
 suggest the Commission certainly take into account some of these issues/concerns when
 reviewing the General Plan. Commissioner Kallas asked for clarification from Mr.
 12 Monsen with the concerns in wanting to change the General Plan Map. Mr. Monsen
 stated if the zoning were to parallel and match the General Plan Map, as it currently
 14 stands, many of the uses that are currently allowed will become non-conforming uses.
 Commissioner Kallas pointed out the uses would still continue. Mr. Monsen agreed to
 16 that statement noting it would restrict the ability to expand and grow.

18 Chairperson Call called for any public comment at this time. Several residents in
 attendance addressed the Commission as follows:

20 **Melvin Radmall:** Mr. Radmall stated he does steel fabrication in Lindon and purchased
 his property as a Light Industrial use. He voiced his concerns that he feels we should be
 22 making more industrial property not taking it away and this change may impact his
 ability to sell his property in the future.

24 **Scott Robbins:** Mr. Robbins stated he lives in the Pheasant Brook subdivision. He
 26 questioned what the difference is between the light industrial and the mixed commercial
 use. He and his neighbors who live on 800 West have concerns with impacts from the
 28 noise and other issues as it is very loud and it is a problem.

30 **Lonnie Bigelow:** Ms. Bigelow stated she also lives on 800 West (10 years) and voiced
 her concerns about how this change will affect the residents. She stated that the zoning is
 32 the same, however, there are violations (noise, garbage, lights, etc.) that occur daily.
 There are a lot of problems now and they would like to know what will change for
 34 residents and what it will entail for them on their street; they would like to resolve the
 issues that so far have not been mitigated. She noted that they would like to have these
 36 issues addressed perhaps on another agenda as they have been subject to these issues for
 a long time.

38 **Rob Tubman:** Mr. Tubman (MS Properties) stated this is a Segway to a much bigger
 40 issue as when these things are discussed these are the types of voices that need to be
 heard when considering putting residential up against industrial. They are here tonight
 42 because they were concerned when they first heard about this and now they don't want
 this to slip away from them. He feels the dialogue needs to remain open and they want to
 44 make sure that Lindon, as a whole, are in with the industrial businesses that have been
 here for a long time. The concern is with the Standard Land Use table, which is what the
 46 Planning Department goes by, that if the General Plan map changes and supersedes the
 current zoning the Mixed Commercial zone where UIS is located the fabrication of metal
 48 products will not be permitted. They are extremely concerned about the future and for all

2 intensive purposes the future is right here on the screen tonight and it eradicates industry
from Geneva Road.

4

6 **Tucker Woods:** Mr. Woods brought up the Light Industrial area between 800 West and
Geneva Road. He expressed his main concern is what will go on there that is not already
going on and what are you trying to zone it to. They want to know if this change is
8 approved what will go there that is not already going on.

10 *Mr. Van Wagenen addressed this question explaining the General Plan Map is a vision
document and a guideline only. This request is to make the existing zoning designation so
12 what is regulated now will be reflected on the General Plan as the guiding document. The
request is not to increase intensity but just to make the guiding document match the
14 existing permissions on the property.*

16 **Laura Robbins:** Ms. Robbins mentioned the noise ordinance along with garbage and
other issues that are not in compliance and stated if these things are not being controlled
18 now how will we control more in the future. It is not within the levels it should be and
how will it be controlled is a huge problem. She expressed that they do not want
20 businesses to go away but they have to learn to live to together and everyone needs to
follow the rules.

22

24 **Martin Snow:** Mr. Snow stated he owns MS Properties and UIS. He mentioned when
they attended an earlier meeting regarding zoning they basically wanted to put housing
right next to Heavy and Light Industrial use and the topic of conflicts and buffers came
26 up. He feels the city needs to buffer between residential and industrial. He mentioned that
the topic was brought up if there were any issues at hand between existing residential and
28 it was said there was not. Mr. Snow stated he disagreed with that statement. They feel
they were there first and there needs to be an adequate buffer between residential and
30 industrial and it needs to be mitigated in a different way. They don't want to see this
problem continue to occur with the proposed Ivory Development. This current zoning is
32 not changing, what they are asking for is a General Use Map change because when
everyone bought their property the zoning was all industrial (either light or heavy). In
34 2011 the city changed the plan and it adversely affected all of the property owners (210
acres) and they want the zoning for the General Plan to remain the same as the current
36 use. It is not a zoning change it is a matter of division in the future which could be
detrimental on land use and property values.

38

40 **Jared Johnson:** Mr. Johnson expressed, in his opinion, if this changes it does nothing
but help the residents. He feels it will be a lighter use and there will be less industrial.

42 Chairperson Call stated some of these concerns are valid points as far as
compliance but cannot be addressed in this meeting tonight but can be addressed at
44 another time with city staff. Mr. Van Wagenen stated these concerns are being addressed
and to contact city staff with any issues.

46 Commissioner Keller asked for clarification between the zoning map and the
general plan land use map. Mr. Van Wagenen explained again that the general plan land
48 use map is a vision document and is broader in nature and to look at what the city will

2 look like in 5-20 years; it is a fluid document and does not regulate use on property today.
 4 The map that regulates use today is the zoning map to see what is allowed in what part of
 town and what can be done with your own property. This change is so the existing
 zoning and intensity that is there is reflected on the vision document going forward.

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

8
 10 COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.
 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
 VOTED IN FAVOR. THE MOTION CARRIED.

12
 14 Commissioner Kallas questioned staff what the disadvantage is with the vision
 document that would be changed back to industrial. Mr. Van Wagenen then presented
 what the map would look like if approved. He noted it depends on the practical nature of
 16 the change as the underlying zoning is what it is and how well does that reflect the vision
 of the city. Commissioner Kallas stated he is not interested in driving these industries out
 18 as they are vital to our community, but he feels we are talking about two different things
 (Ivory and 800 West). He questioned if perhaps we should wait until the General Plan
 20 (vision document) is going to be reviewed in the fall, maybe this discussion should wait
 until after that review takes place and then bring the proposal back before making a
 22 decision; changing it now may not be the right time.

24 Chairperson Call agreed she is not prepared to make a change to the general plan
 right now. She noted she appreciates the input from the residents and property owners
 and it certainly brings a lot of information to the Commission. Before taking any action
 26 she would like to wait until the general plan is reviewed and take these things into
 consideration at that time.

28 Commissioner Wily feels the timing is perfect as the general plan is up for
 renewal and the whole process will require public input with a committee and hearings
 30 etc. It is good to have this input now that will feed into that process that is forthcoming.

32 Commissioner McDonald commented we should consider that the general plan
 has been changed before and why is this circumstance different, however, he does like
 the idea of obtaining additional input and information from more citizens. He doesn't
 34 want to send the signal that the city is forcing out industry and does not want industrial
 businesses in the city; he know that is not what the city wants. Hopefully whatever
 36 direction is taken that is not the message that we are sending because we need both
 industrial and residential but he realizes there will always be some type of conflict.

38 Chairperson Call stated as far as the residents are concerned their complaints are
 valid and staff will work with them to mitigate some of these issues. Chairperson Call
 40 she re-iterated that she is not ready to make a decision to change the General Plan tonight
 and she would recommend continuing this item until more information is obtained and
 42 the general plan is reviewed. Commissioner McDonald asked if this is continued will it
 still go to the City Council. Mr. Van Wagenen stated only with approval of
 44 recommendation will it go to the city council.

46 Chairperson Call asked if there were any further questions or comments from the
 Commission. Hearing none she called for a motion.

2 COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT'S
 4 REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION OF THE LOTS
 IDENTIFIED IN THE STAFF REPORT TO LIGHT INDUSTRIAL UNTIL THE
 PERIOD WHERE THE GENERAL PLAN IS REVIEWED AND UPDATED.

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

8	CHAIRPERSON CALL	AYE
	COMMISSIONER WILY	AYE
10	COMMISSIONER KALLAS	AYE
	COMMISSIONER MARCHBANKS	AYE
12	COMMISSIONER MCDONALD	AYE
	COMMISSIONER KELLER	AYE

14 THE MOTION CARRIED UNANIMOUSLY.

16 9. **Public Hearing** – *Ordinance Amendment, 17.48, Vehicle Sales Site Requirements.*

18 Lindon City is considering a City Code amendment to enact specific site requirements
 18 for vehicle sales lots in Commercial zones. Landscaping, display areas, buildings, and
 customer/employee parking are among the items being considered.

20 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
 22 COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT
 VOTED IN FAVOR. THE MOTION CARRIED.

24 Mr. Van Wagenen led this discussion by explaining that over the last several
 26 months the Planning Commission and City Council have been discussing used car lots
 along State Street. These discussions stemmed from concept reviews received from
 28 applicants looking to change zoning designations on specific lots to allow used vehicles
 sales. As part of these discussions, per direction of the City Council and Planning
 30 Commission it was contemplated to have specific site requirements for vehicle sales lots
 in commercial zones and this ordinance (included in the staff report) is a draft of possible
 32 requirements.

34 Mr. Van Wagenen noted that Lindon already has landscaping, parking, and design
 requirements for new sites being developed. However, the requirements in this ordinance
 would be additional requirements for not only newly developed vehicle sales lots, but
 36 also sites converting to vehicular sales lots from in commercial zones where such sales
 are allowed. This ordinance in its current form would not apply to vehicle sales lots
 38 outside of commercial zones. This ordinance draft references sections of code found in
 17.18 Off-Street Parking as many parking standards are covered in that section of the
 40 code. He noted this will also prevent having to update two sections of code if standards in
 17.18 are amended.

42 He went on to say with this ordinance it is possible to require all existing vehicle
 sales lots to come into compliance after a certain period of time. However, it is typical to
 44 allow previously approved uses to continue under the previous requirements unless they
 choose to expand their operation in some manner. An assessment of existing used vehicle
 46 sales lots was conducted for reference in developing the draft requirements in the
 ordinance.

Community Development
Lindon City

FEB 24 2017

RECEIVED

Lindon City:
A Little Bit Country....
Or A Whole Lot of Industrial?

In the past Lindon City has exhibited as sense of pride in the motto of "A Little Bit of County". Now the question of continuing that expectation needs to be addressed with the request from MS Industrial Properties to make part of Lindon an industrial area.

This letter is in response to the Public Hearing Notice and public meeting planned for February 28, 2017.

On any given day a drive through the Pheasant Brook area neighborhood, you will see average homes in a pleasant setting. You can see kids playing in the nicely kept yards and families tending their yards and gardens. Families have a great sense of community and appreciate their residential neighbors. Residents have added fences, sheds and trees and other landscaping. Many people have built additions to their homes while others have added workshop buildings or small barns. Why do people make these improvements? Because they like where they live. They see a future in the area and make significant financial commitments to make it a better place.

Our industrial neighbors to the west of the Pheasant Brook area are not appreciated. The loud noises at very early hours in the morning are the most frustrating. Loud bangs of metal wake up everyone on a regular basis. Continuous large fan sounds from the skydiving practice facility and the irritating ratchet and pounding sounds coming from the Peter-Built large truck repair garage are always present in the area. When the Peter-Built repair business requested that Lindon City Planning Commission approve increased noise and industrial activity there were two agreements made along with a planned investigation. These are defined as:

1. The Peter-Built Repair Facility will not make excessive noise before/after normal business hours of 7:00 am to 5:00 pm.
2. The block wall that borders the nearest residents and the commercial area will be increased in height that is reasonable following a foundation inspection by the city engineer.
3. The city will conduct an investigation of the loud banging and other noises occurring outside of normal business hours.

This is a good example of a complete failure. The Peter-Built repair facility makes noise outside of business hours, the block wall was not heightened and completed going south on the east side of the Peter-Built facility, and the loud banging continues to this day.

In other words, the businesses do whatever they want, the city collects taxes, and the residents are left to deal with the offending businesses on our own, seemingly without Lindon City advocating on our behalf.

Another example of losing a "Little Bit Country" in Lindon is the recently built large storage building to the north of the Pheasant Brook area. A short two years ago the scene included a green pasture with horses grazing and a view of the north end of Utah Valley with an LDS temple that could be seen in the distance. Our beautiful scene to the north has been replaced with a gray 35 foot building with lights blazing at night and an asphalt parking lot. The view and pastoral setting of this area was one of the reasons we found it so inviting. The rural look and feel to our neighborhood is being eroded by industrial sprawl and noise. The trend seems to be going a whole lot more industrial, and not one bit of country.

It is easy to see the future of the Pheasant Brook neighborhood in a few years if the industrial activity to the north and west of the neighborhood increases. This neighborhood has nicely kept average houses. Most houses have a modest covered porch and a half brick - half siding house front. The neighborhood does not have large all brick houses with soaring roofs and estate walls with driveway gates. It is an average neighborhood with large size lots. Residents have made the conscience decision to use their limited resources to have a little bit larger yard to have a garden or outbuilding. They have invested the time and money to improve and maintain the area. The residents have decided to live in this area for many reasons. One of these reasons is most certainly having a expectation of a quite neighborhood. Take the quite neighborhood away and replace it with industrial activity and it is very certain that people will move away, property values and maintenance will go down and other elements will creep into the area. Crime and unkempt properties will become the normal. This has happened in other cities and it will happen in Lindon if the planning commission does not have the foresight to continue the expectations of a quite neighborhood in the Pheasant Brook area.

Submitted to Lindon City February 24, 2017

Sincerely,
Mike Christensen
798 West 425 North
Lindon Utah, 84042

Community Development
Lindon City

FEB 24 2017

RECEIVED

Adam Cowie

From: Mark Christensen <MLC@JUB.com>
Sent: Friday, March 03, 2017 1:18 PM
To: Adam Cowie; Brad Jorgensen
Cc: Michael Clark
Subject: Effect of proposed zone change on sewer system

Adam and Brad,

The general plan change that the Planning Commission considered this week will not require any change to the sewer lift station that is being constructed. It may have an effect on the size of the pump that needs to go in Lift Station 4 on 200 South however. We're looking into that.

MARK L. CHRISTENSEN, P.E.
Project Manager

J-U-B ENGINEERS, Inc.
240 West Center Street, Suite 200, Orem, UT 84057
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7. Discussion Item — Residency Requirement for Police Chief

(15 minutes)

Councilmember Lundberg requested a discussion item on a possible residency requirement for the vacant Police Chief position. Lindon City does not currently impose a residency requirement for employees. This is a discussion item only. No formal action will be taken at this time.

Lindon City does not have a residency requirement for any employee position. Residency has not been required as a condition of employment at Lindon City in the last 23 years. Currently there are 16 employees that live in Lindon City out of about 60 permanent full & part-time positions. Numerous other seasonal and temporary positions are typically filled by residents (life guards, parks & public works seasonal help, coaches, etc.).

Staff gathered some general input from other Utah County cities and comments/thoughts from other City Managers on the topic of requiring residency for employees. Several of the comments are insightful and may provide good food for thought. There are a handful of responding cities that do require residency for limited executive staff but the majority of cities along the Wasatch Front do not appear to require residency as a condition of employment. Some cities do have limited response times required for public safety and on-call employees (mile radius or drive time limitation to get to work).

Consideration for requiring residency should include Lindon's higher cost of housing. In a search of real estate listings on March 3, 2017 there were only 15 single-family homes listed in Lindon of which two homes were in the \$300k range and the remaining 13 homes were listed at \$542k or higher. Limited housing choices and high home & property values are problematic to requiring employee residency in Lindon.

In other communities across the nation there are several instances where residency for employment is required. Many of these communities face issues of racial dissimilarity between law enforcement officers and those they police in their communities. Lindon, and most of the Wasatch Front, is very homogenous in its demographics and does not routinely face this issue. Employees who live in Orem, Pleasant Grove, Draper, or Springville are very able to feel empathy for and can relate to most situations that arise within Lindon City.

Of the executive staff in Lindon (City Administrator and Department Heads) one out of seven lives in Lindon City. However, all have and continue to serve Lindon City diligently and with utmost concern and care for the City and its citizens. Employees of the City are almost entirely administrative in their duties. While they can certainly be influential with elected officials on policy making, employees of the City ultimately cannot approve codes, laws, or ordinances. Employees cannot approve budgets and capital improvement projects. Employees cannot change utility rates, fees or taxes. Employees cannot approve compensation & benefit packages. All of these decisions can only be made by elected officials.

Employees, including the Police Chief, implement laws and directives established by elected officials and in most cases have limited discretionary authority. Therefore, in this City Administrator's opinion, aside from racial inequality issues, residency requirements for employees may be most impactful on *implementation* of laws and policies as imposed by elected officials. While I understand the desire for employees to feel vested in a community through a residency requirement, I firmly believe that care for a community, implementation of duties, and job performance does not require residency for success. Should changes to employee performance and/or duty implementation be necessary it can be managed through other appropriate guidance and leadership methods.

This is a discussion item only. No formal action will be taken at this time.

Mayor & Council –

I emailed city managers in all Utah County cities and a few other cities that collaborate often with us. I asked if their city has residency requirements for employees, particularly for executive staff, and if they were willing to share any pros/cons on this topic. Here's the responses I received:

- **Eagle Mountain:** Eagle Mountain does not have a residency requirement for staff at all.
- **Orem:** Orem does not have a residency requirement for our executive staff. In fact, only three of my 9 key leaders in the organization live in Orem. Both my Fire and Police Chiefs live in Lindon! Personally, I have a clause in my employment contract that notes that I do not have to live in Orem. From a recruiting perspective, your pool will be much broader in recruiting from outside the city. Your council needs to ask the question, do you want to hire the best candidate or do you want to hire someone from Lindon? Invariably, your best candidates may come from outside the city. Moreover, I have lived in the same city I managed and it was a real challenge. There was never any down time. I would get work questions at church, on the soccer field, at the movies, restaurants, etc. I actually had to travel outside of the city to get some peace! In addition, I also believe that living outside the community also provides some impartiality when it comes to city issues. I can make decisions based on what is best, rather than what my neighbor may be pressuring me to do.

Just a few thoughts. In 2012, Provo actually eliminated their residency clause for department directors. http://www.heraldextra.com/news/local/central/provo/residency-requirements-eliminated-for-provo-department-heads/article_4075c270-1029-5295-a728-631f97f62e70.html

- **Highland:** We do not. It would be problematic financially if we did.
- **Saratoga Springs:**

This is our code related to this issue:

2.03.03. Residence.

Unless otherwise provided by contract, the City Manager need not be a resident or a qualified elector of the City of Saratoga Springs at the time of his or her appointment or thereafter. (Ord. 11-9; Ord. 07-1)

Ironically the contract offered to me and ultimately signed states the following:

“Relocation Reimbursement – The City shall provide a one -time relocation payment of \$5,000 payable to the City Manager upon contract signing. Manager shall be required to live within the City boundaries for the duration of this contract. The City Manager and City shall mutually agree upon a reasonable time for the City Manager to relocate to the City. Should City Manager fail to relocate to the City within one year of the date of hire, or another date mutually agreed to by both parties, this payment shall be returned to the City with interest.”

The code does not require appointed or department heads to be residents either. Frankly, it is an interesting concept. In some cases it could produce cronyism where the “good old” networks are preserved and even advanced. I am of the opinion that the CC should not make it a requirement as you get a better pool of people that will apply and be willing to come to work for the City.

I like to think of it this way: most people that are seasoned and ready for leadership roles already have roots, families, friends, and communities within which they reside. Encouraging

one to move into the community is the ideal, but will you let an amazing applicant go IF they are not able or willing to move into the City? It seems rather shortsighted to make this a requirement over quality of individual potentially hired. I do offer moving incentives as available and appropriate.

Ironically, I choose to live in the Cities I manage so a contract requirement is moot. I feel there is a constituency that over time grows when both we and our staff are active participants and residents in the community.

With that said, many of my staff have chosen to live in the community. The following management staff live inside City Limits:

- City Manager
- Ast City Manager
- City Attorney
- Finance Manager
- City Recorder
- Fire Chief
- HR Manager
- Ast Public Works Director

(I would also note: I have currently and in the past had other City Managers, Ast City Managers, Fire and Police Chiefs living in my City. After all: "Life is just Better Here!")

This difference is choice and agency. When we compel people to do things (residency requirements) I think we lose the legitimacy and create resentment. Every trip to the grocery store when compelled to live in the area is another reminder they were forced to do something. This does not engender loyalty to the City. I feel that by allowing people to make these choices naturally it creates a tighter bond with the City and the people we serve. The employees that live outside the city are no less committed to the City, they simply were/are part of other communities and choose to stay in those areas. It is a quality of life issue they choose to make and if it makes them happier, healthier, more productive employees why care what zip code they live in.

Two examples, my Police Chief is a South Jordan resident. He is amazing. I seriously doubt I would have been able to hire him if we required residency. Frankly I would rather have him work for me and lead our PD than have him live in the City if that keeps him happy and motivated. Another Staff Member has respiratory issues. They choose to live in an area with better air quality. They don't mind the commute, so who am I to require them to have a lesser quality of life by having a residency requirement when it could possibly be an ADA issue. Good luck in sorting this out in your world!

- **Santaquin:** No residency requirement.
Here are some issues / thoughts:
 - 1) Commitment to city. Most citizens and elected officials believe that living in the community shows how much a person truly appreciates and has a vested interest in the community. (i.e. If you don't love the place enough to live there then you don't have the right mindset for serving its residents.)
 - 2) Financial reality. This has two parts; 1) This speaks a little to the first item in that some communities are not affordable to live in based on the salaries offered. When I worked for

Sandy City as a first year planner, making less than \$40K, there was no way I could afford a house with a yard within a 10 minute commute time. 2) Because communities hate to see leakage, especially when higher salaries are involved, having an employee pay property taxes in the employing jurisdiction helps keep some dollars local. Obviously this wouldn't be very much but every little bit helps, right?

- 3) Response time. I alluded to the commute time above, but some positions also have a response time consideration. In an emergency, can the appropriate personnel be on site in a timely fashion? The minimum response time may be different for a Police or Fire Chief than the Development Director or even City Manager, etc.
- 4) Employee well-being. Ultimately, if you want a solid personnel base, this should be the primary consideration. Does limiting my employees' living conditions promote or hinder their well-being and, by extension, their ability to perform work at the highest possible level? Despite opinions to the contrary, not every town has the best quality of life opportunities or experiences for every demographic/household type. The more our cities grow together, the less distinct we are and the greater access our employees have to varied resources, amenities, and work releases. Not only should we consider the built environment our employees can choose to live in, but the societal intrusions they may be burdened with. It can be difficult for employees living in their jurisdiction of employment to escape inquiries, complaints, grievances, opinions, suggestions, accusations, etc. when working in the yard, shopping at the local grocery store, or when trying to take a leisurely stroll with a spouse or children.

I fully agree with Mark, in that not having a requirement allows employees to have full use of conscience based on their circumstances and market conditions.

- **Provo:**

(Response from Council Administrator). I can't speak for the City Administrator position but Provo no longer requires senior staffers to live in the city.

I used to live in remote areas where relocation was simply a necessity of taking a job. In an urban or suburban setting, it seems less a necessity than a preference to live in the city in which one works, unless its required.

I think several factors could be considered (in addition to those previously mentioned by others). I would guess that most cities do not provide relocation allowances if you live a short distance outside the city and what relocation allowances are provided typically cover only the move and not come close to the transactional costs of selling/buying a home.

We also live in a day and age when many (most?) households are dual income households. Does a city council want to impose a residency requirement that would impose undue burdens on a spouse to either move or take on a long commute. In my case, when I took my current job, the impact was to turn a 35-minute northbound commute to a 40-minute southbound commute. My wife gets to keep her current 10-minute commute, my kids stay in their current schools, and the only I am impacted by my job change.

Provo: (response from CAO). Excellent policy considerations. In Provo, there is no formal residency requirement by ordinance for executive staff. We do have some limitations for first responders. However, the CAO's job description indicates that he or she will live in the city limits. That is the only position where that provision is specified in the job description.

- **Payson:** Payson does not have a residency requirement.

- **Heber City:** No residency requirement in Heber City.
- **Springville:** We removed the ordinance requiring residency about a decade ago. For some positions, we require a response time (we have both a ten mile policy for some positions and a 20 minute response for others.) We strongly encourage living close by, but do not mandate it. We have encouraged this on some new hires by offering a move incentive if they live close to town.
- **Mapleton:** Mapleton does not have a residency requirement.
- **Park City:** In Park City there is a residency requirement in Section 2-4-1 of the Municipal Code it says, in reference to the City Manager's residential location states: "At the time of his or her appointment, he or she need not be a resident of the City or state, but during tenure of office he or she shall reside within the City except at the discretion of the City Council." The City Council used their discretion when I became City Manager, and I did not have to move into the City.
- **Spanish Fork:**

I don't always agree with Mark Christensen, but I am finding that we agree more and more as time goes on. Is that a function of the Utah County rubbing off on both of us?

I think his points are well articulated and I agree with them ALL!

In Spanish Fork, the only residency requirement is placed on the City Manager. We had a requirement for many other positions in the past, but that has gone away. Currently, of the 10 executive Staff members, 3 do not live in SF, but their advocacy for their city and what they believe is best for the community is the same as any other team member.

When I was hired as the Assistant City Manager, I was not required to live in SF, however, after 4 years, I chose to move here. I am grateful for that change now 8 years ago, but I am most grateful that I could make that move on my family's own terms. That has made all the difference for my family. Best of luck with this discussion with your council.

Other data received from prior study done by Lehi in 2011:

Alpine: No residency requirement.

Bountiful: City Manager (CM) residency required. No other residency requirement.

Cedar Hills: Residency required for CM only.

Draper: No residency requirement.

Layton: No residency requirement.

Lehi: Residency required for CM, Police Chief, and Fire Chief. *(Lehi citizens voted down Proposition #5 in 2011 that would have required residency of 21 executive level employees)*

Nephi: All city employees required to live in Nephi zip code.

Murray: No residency requirement.

Ogden: No residency requirement.

Pleasant Grove: CM residency required by contract. No other residency requirement.

Sandy: No residency requirement.

South Jordan: No residency requirement.

Tremonton: CM, Police, and Fire Chief required residency. No other residency requirement.

West Jordan: No residency requirement.

West Valley: CM required by contract. No other residency requirement.

8. Review & Action — PG/Lindon Utility Services Interlocal Agreement; Res. #2017-6-R*(5 minutes)*

Lindon City and Pleasant Grove have several properties that are served by utilities from both cities. An older utility sharing agreement from 1978 has been in effect but needed updating to reflect current issues along our common border. This new Interlocal Agreement continues the cooperative nature of our past utility service sharing with updated guidance and direction for future utility sharing along the PG/Lindon border. Staff recommends approval of the agreement.

See attached information.

RESOLUTION NO. 2017-6-R

A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, APPROVING AN INTERLOCAL AGREEMENT BETWEEN LINDON CITY AND PLEASANT GROVE CITY FOR SHARED UTILITY SERVICES ALONG COMMON BOUNDARIES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lindon City and Pleasant Grove have common boundaries and share utilities across the boundaries; and

WHEREAS, the cities had a prior 1978 utility sharing agreement that needed updating; and

WHEREAS, the cities have worked together to draft and update the policies and processes for sharing of utilities across common boundaries; and

WHEREAS, sharing of the utility services across common boundaries is in the best long-term interest of the public and prevents duplication of public services and decreases overall maintenance costs to the cities; and

WHEREAS, the 'INTERLOCAL AGREEMENT FOR UTILITY SERVICES BETWEEN THE CITIES OF PLEASANT GROVE AND LINDON' has been drafted by both cities and is attached as 'Exhibit A', and adoption of said agreement is in the best interest of Lindon City.

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

1. The Lindon City Council approves the INTERLOCAL AGREEMENT FOR UTILITY SERVICES BETWEEN THE CITIES OF PLEASANT GROVE AND LINDON attached as Exhibit A.

PASSED AND ADOPTED by the Lindon City Council on this the 7th day of March, 2017.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman, City Recorder

SEAL:

INTERLOCAL AGREEMENT FOR UTILITY SERVICES BETWEEN THE CITIES OF PLEASANT GROVE AND LINDON

This Agreement is made and entered into this ____ day of _____, 2017, by and between the City of Pleasant Grove, a municipal corporation and political subdivision of the State of Utah with its principal offices located at 70 South 100 East, Pleasant Grove, Utah 84062 (hereinafter referred to as “Pleasant Grove”); and the City of Lindon, a municipal corporation and political subdivision of the State of Utah with its principal offices located at 100 North State Street, Lindon, Utah 84042 (hereinafter referred to as “Lindon”).

RECITALS

WHEREAS, the Parties hereto are cities which share a common boundary which is a public street known as “1000 South” in Pleasant Grove and “800 North” in Lindon; and

WHEREAS, the Parties hereto are desirous of reaching an agreement with respect to furnishing municipal type services to residents living on both sides of the street which forms the common boundary; and

WHEREAS, said municipal services are to include sanitary sewer, culinary water, secondary water, and storm water systems; and

WHEREAS, the purpose of this Agreement is to provide residents in both cities with specified municipal services that at this time can be more economically and efficiently provided by Pleasant Grove City in some cases and Lindon City in some cases and to provide each city with fair compensation for services rendered to the other city so that the citizens of Pleasant Grove and Lindon are not subsidizing services received by citizens of the other municipality; and

WHEREAS, the Parties previously executed an Interlocal Agreement in 1978 to manage the division of utility services along the common border; and

WHEREAS, said Agreement has been in place and functioned adequately for the last 37 years, however some circumstances have changed since the Original Agreement was executed by the Parties; and

WHEREAS, the previous Agreement addressed the area of 1000 South from Locust Avenue westward to State Street; and

WHEREAS, further development is occurring and is planned to continue to occur on 1000 South from Locust Avenue eastward to the foothills; and

WHEREAS, the Parties desire to enter into a new Interlocal Agreement which sets forth the terms and conditions under which specified municipal services will be provided by one city to the other city’s citizens and which new agreement shall replace the Original Agreement only as to those provisions specifically modified by this new Interlocal Agreement; and

WHEREAS, Pleasant Grove and Lindon have each adopted resolutions authorizing their respective mayors to sign and enter into this Interlocal Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the covenants and promises contained herein, and for other good and valuable consideration the receipt of which is hereby acknowledged, Pleasant Grove and Lindon hereby agree and covenant as follows:

1. **Sanitary Sewer Service Area Boundary**: Properties located north of the “Sanitary Sewer Service Area Boundary” line as shown on Exhibit “A” which is attached hereto and incorporated herein shall be serviced by Pleasant Grove City. Properties located south of said line shall be serviced by Lindon City.
2. **Culinary Water Service Area Boundary**: Properties located north of the “Culinary Water Service Area Boundary” line as shown on Exhibit “B” which is attached hereto and incorporated herein shall be serviced by Pleasant Grove City. Properties located south of said line shall be serviced by Lindon City.
3. **Pressurized Irrigation Service Area Boundary**: Properties located north of the “Pressurized Irrigation Service Area Boundary” line as shown on Exhibit “C” which is attached hereto and incorporated herein shall be serviced by Pleasant Grove City. Properties located south of said line shall be serviced by Lindon City.
4. **Existing Service**: Pursuant to the terms of the 1978 Agreement, certain properties have been serviced by the respective cities as shown on Exhibit “D.” the Parties agree that the current service distribution and billing will remain in place for those properties.
5. **Installation of new service lines**: New utility service lines shall be installed as development occurs pursuant to the respective city’s requirements as shown on Exhibits A, B, and C.
6. **Billing**: Each city will bill the residents for the services that they are providing to the property. The Parties recognize that in some instances this will mean that residents may get two utility bills, one from each city. The Parties agree to cooperate with one another regarding delinquent utility bills with regard to collection practices and shut offs.
7. **Maintenance and Repair of Service Lines**: Each city will be responsible to maintain their own utility lines even when the lines are not within their own jurisdiction. Each city will be responsible to repair any damage done to the 1000 South roadway or the other city’s utility lines as a result of said maintenance or repair work.
8. **Development Approvals and Building Permits**: All developments constructed within the service areas depicted on Exhibits A, B, C, and D will be required to prepare plats that require signatures from ALL service providers. Building permit fees shall be collected by the respective cities where the construction is occurring, however if there are any fees due to the other city, the plat shall not be approved until proof of payment has been provided.
9. **Connection Fees**: Property owners within the service areas will pay the user fees and connection fees for the various utility services to the City who actually provides the service.
10. **Impact Fees**: Impact fees shall be paid to the jurisdiction that the development is physically in. The Cities will rebate to each other the applicable impact fees according to the actual services being provided.

11. **Garbage Collection Service:** Garbage services will be provided by the city where the property is actually located. The garbage services already established shall remain intact as shown on Exhibit D.
 12. **Street Maintenance:** General road maintenance responsibility and costs for 1000 South/800 North shall be shared equally by the two cities. An annual planning meeting will be held in January of each year wherein each city will discuss anticipated road projects so that both cities can address the costs in their annual budgets.
 13. **Repair of Utility Lines:** The Cities will maintain their own utility lines even if they are not in their own jurisdiction. In the event that the roadway is impacted by work on other utility services, the city requiring the work to be done has the responsibility to repair the roadway if it is impacted.
 14. **Storm Drain:** Storm Water drainage on 1000 South from Locust eastward will be designed to flow into the Pleasant Grove Storm Water System. Pleasant Grove City will bill residents along 1000 South for storm drain services regardless of which city they actually reside in.
 15. **Water Shares:** Water shares for new development shall be collected based upon the requirements of the city who will be providing the water service. i.e. if the property is in Lindon, but Pleasant Grove is providing the water service, then water shares according to the Pleasant Grove requirements shall be turned in prior to development approval. In the event that one city provides culinary water and the other city provides secondary water, water shares shall be collected from the developer by each city for the service that they provide.
16. **Filing of Interlocal Agreement:** A copy of this Agreement shall be placed on file in the Office of the City Recorder of LINDON and in the office of the City Recorder of PLEASANT GROVE and shall remain on file for public inspection during the term of this Agreement.

Governing Law: all questions and disputes with respect to the interpretation or construction of this Agreement and all rights and liabilities of the Parties hereto shall be governed by the laws of the State of Utah.

Notice: Notice under this Agreement shall be provided to the Parties at the following addresses:

LINDON CITY
 100 North State Street
 Lindon, UT 84042
 Attn: City Administrator

PLEASANT GROVE CITY:
 70 South 100 East
 Pleasant Grove, UT 84062
 Attn: City Administrator

GENERAL PROVISIONS

- A. Severability.** In the event that any condition, covenant, or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- B. Entire Agreement.** This Agreement contains the entire agreement between the Parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the Parties to it.
- C. Amendments.** This Agreement may be modified only by a writing signed by the Parties in interest at the time of the modification.
- D. Binding Effect.** This Agreement shall bind the Parties and their lawful successors and assigns.
- E. Captions.** The captions to the various Sections of this Agreement are for convenience and ease of reference only and do not define, limit, augment, or describe the scope, content, or intent of this Agreement or any parts of this Agreement.
- F. Time.** Time is of the essence of each term, provision, and covenant of this Agreement.
- G. Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- H. No Third Party Beneficiaries.** The terms of this Agreement shall not be construed to benefit anyone other than the Parties or their lawful successors or assigns.
- I. No Waiver.** The failure of either Party to enforce any obligation required of the other Party under this Agreement shall not waive or affect the right of the waiving Party to enforce any obligation of a Party in the future.
- J. Gender and Number.** The singular number include the plural whenever the context so indicates. The neuter gender includes the feminine and masculine, the masculine includes the feminine and neuter, and the feminine includes the masculine and neuter, and each includes corporation, partnership, or other legal entity when the context so requires. The word “person” means person or persons or other entity or entities or any combination of persons and entities.

IN WITNESS WHEREOF, the Parties have signed and executed this Interlocal Utility Services Agreement on the dates listed below:

DATED this ___ day of _____, 2017

LINDON CITY

JEFF ACERSON, MAYOR

Attest: _____

Lindon City Recorder

Approved as to Form and Compliance
with Applicable Law

By: _____
LINDON CITY ATTORNEY

DATED this __ day of _____, 2017

PLEASANT GROVE CITY

Michael W. Daniels, Mayor

Attest: _____
Kathy T. Kresser, City Recorder

Approved as to Form and Compliance
with Applicable Law

By: _____

Christine M. Petersen,
Pleasant Grove City Attorney

9. Review and Action — T-Mobile (Crown Castle) Agreement Amendment; Res. #2017-7-R*(5 mins)*

The City Council will review and consider an amendment to the tenant & lease agreement for the cell tower located at the back of the Public Works property at 946 W. Center Street. This amendment provides for an updated legal description of the property and grants a non-exclusive access easement across the property to the cell tower location. Staff recommends approval of the agreement.

See attached information.

RESOLUTION NO. 2017-7-R

A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, APPROVING AN INTERLOCAL AGREEMENT BETWEEN LINDON CITY AND T-MOBILE WEST TOWER LLC, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lindon City’s Public Works property at 946 West Center Street has a cell tower on its northeast corner with T-Mobile West Tower LLC (T-Mobile) as its tenant; and

WHEREAS, the City has previously entered into a tenant lease agreement with T-Mobile and managers of the tower (Crown Castle); and

WHEREAS, the Crown Castle request that the City provide an access easement to the tower and an updated legal description of the property in order to attract and retain co-locators on the tower; and

WHEREAS, an agreement between T-Mobile and Lindon City has been drafted and reviewed by the City Attorney and City Engineer and is attached as Exhibit A; and

WHEREAS, the easement location has not been found to be detrimental to the Public Works facility and can be relocated at the request of the City; and

WHEREAS, approval of the agreement is in the best interest of the public in order to maintain and attract additional tenants and/or carriers to the tower for which the City receives lease revenue and is able to use the funds for general obligations and public purposes.

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

1. The Lindon City Council approves the ‘Second Amendment to Agreement’ and associated easement as further described in the attached Exhibit A.

PASSED AND ADOPTED by the Lindon City Council on this the 7th day of March, 2017.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman, City Recorder

SEAL:

SECOND AMENDMENT TO AGREEMENT

THIS SECOND AMENDMENT TO AGREEMENT ("Second Amendment") is made effective on the date of the latest signature below ("Effective Date"), by and between Lindon City, a municipal corporation, (aka Lindon City Corporation) with a mailing address of 100 North State Street, Lindon, Utah 84042 ("City"), and T-Mobile West Tower LLC, a Delaware limited liability company, by and through its Attorney-In-Fact, CCTMO LLC, a Delaware limited liability company ("Tenant").

RECITALS

A. Agreement. City and Tenant's predecessor-in-interest, VoiceStream PCS II Corporation ("Original Tenant"), entered into an Agreement dated July 19, 2005 ("Original Agreement"), which Premises are a portion of the Property owned by City; and

B. Amendment. The Original Agreement was amended by that certain First Amendment to Agreement dated August 11, 2005 ("First Amendment") (hereinafter, the Original Agreement and all subsequent amendments are collectively referred to as the "Agreement"); and

C. Current Tenant. T-Mobile West Tower LLC, a Delaware limited liability company, is currently the tenant under the Agreement as successor-in-interest to the Original Tenant; and

D. Description of Property. The parties desire to update the legal description of the Property; and

E. Description of Premises. The parties desire to replace the legal description and depiction of the Premises; and

F. Access Easement. The parties desire City to confirm the previous grant to Tenant of a 40' access sub-easement; and

G. Access & Utility Easements. City desires to grant and Tenant desires to obtain a non-exclusive access easement and a utility easement over the Property.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, City and Tenant agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Legal Description of the Property. The parties agree that the Property is legally described in Exhibit A-1, attached hereto and incorporated herein by reference. The parties agree that Exhibit A to the Agreement, and all references thereto, are deleted in their entirety and replaced with Exhibit A-1.

3. Legal Descriptions of the Premises. The parties agree that the Premises is legally described and depicted in Exhibit B-1, attached hereto and incorporated herein by reference. The parties agree that Exhibit B to the Agreement, and all references thereto, are deleted in their entirety and replaced with Exhibit B-1.

4. 40' Access Easement. City represents, warrants, acknowledges and confirms that: (i) the Property includes a 40' access easement for ingress and egress as originally provided in the Property description of the Original Agreement and shown on Exhibit B-1 to this Amendment ("40' Access Easement"); and (ii) City granted to Tenant a sub-easement in this 40' Access Easement ("40' Access Sub-Easement") in the Original Agreement. The parties agree that the 40' Access Sub-Easement includes the right of vehicular (including all types of motor vehicles) and pedestrian, ingress, and egress, seven days per week, twenty-four hours per day, to the Premises, by Tenant and Tenant's employees, agents, contractors, subtenants, licensees and invitees, and their employees, agents and contractors during the term of the Agreement and thereafter for a reasonable period of time for Tenant to remove its improvements from the Premises.

5. Grant of Access Easement. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City GRANTS and CONVEYS to Tenant an access easement for the purposes of vehicular (including all types of motor vehicles) and pedestrian, ingress, and egress, seven days per week, twenty-four hours per day, to the Premises, by Tenant and Tenant's employees, agents, contractors, subtenants, licensees and invitees, and their employees, agents and contractors in, on, over, under, across and through the locations shown on Exhibit B-1 ("Access Easement"). TO HAVE AND TO HOLD the Access Easement for the purposes provided during the term of the Agreement and thereafter for a reasonable period of time for Tenant to remove its improvements from the Premises. No other rights or privileges are granted with the Access Easement beyond access for ingress/egress to the Premises.

6. Access Check-In. Except in emergencies, access to the Premises shall be scheduled with the Public Works Department at 946 West Center Street, Lindon, UT 84042 and all contractors or agents needing access to the Premises shall check-in at the Public Works front desk prior to entering through the fenced or gated areas.

7. Access Easement Relocation. City shall have the right, in its discretion, to relocate the non-exclusive Access Easement provided that: 1) Tenant has at all-times uninterrupted vehicular and pedestrian access to, and utility service to, the Premises; 2) there are no conditions, restrictions, encumbrances, easements, or third party interests that could result in reduction or termination of Tenant's access over the Access Easement in the new location; 3) Tenant must reasonably agree to the relocation of the Access Easement to the new location; and 4) Landlord will provide to Tenant a legal description of the new location of the Access Easement and the parties agree to execute an amendment to the Agreement and record a memorandum of the amendment to show the new location of the Access Easement.

8. Grant of Utility Easement. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City GRANTS and CONVEYS to Tenant, its successors and assigns, a utility easement for the purposes of the installation, repair, modification,

replacement, maintenance and upgrade of utility (including, without limitation, telephone, communications and electricity) wires, poles, cables, conduits and pipes, and related equipment and appurtenances, in, on, over, under, across and through the location shown on Exhibit B-1 (“Utility Easement”). TO HAVE AND TO HOLD the Utility Easement for the purposes provided during the term of the Agreement and thereafter for a reasonable period of time for Tenant to remove its improvements from the Premises.

9. Assignment. The parties hereto expressly intend that the 40’ Access Sub-Easement, Access Easement and Utility Easement (“Easements”) shall be transferable, assignable, inheritable, divisible and apportionable. Tenant has the right to grant sub-easements or licenses over any portion of the Easements so long as (a) the use is for the same purpose as provided in the this Second Amendment and such use will not interfere with any other existing use of the Easements, and (b) the term of such sub-easement or license may not exceed the term of the Agreement. Any such transfer shall be binding upon the successors, assigns, heirs and legal representatives of the respective parties hereto.

10. Notices. Tenant’s notice address as stated in Section 6 of the Agreement is amended as follows:

CCTMO LLC
 c/o Crown Castle USA Inc.
 Attn: Legal – Real Estate Dept.
 2000 Corporate Drive
 Canonsburg, PA 15317

11. Representations, Warranties and Covenants of City. City represents, warrants and covenants to Tenant as follows:

- (a) City is duly authorized to and has the full power and authority to enter into this Second Amendment and to perform all of City’s obligations under the Agreement as amended hereby.
- (b) Tenant is not currently in default under the Agreement, and to City’s knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Tenant under the Agreement as amended hereby.
- (c) Upon Tenant’s request, City agrees to cure any defect in City’s title in the Premises or Property, which in the reasonable opinion of Tenant has or may have an adverse effect on Tenant’s use or possession of the Premises or Easements.
- (d) City agrees to execute such further documents and provide such further assurances as may be reasonably requested by Tenant to effect any release or cure referred to in this section, carry out and evidence the full intention of the parties under the Agreement as

amended hereby, and ensure Tenant's continued and uninterrupted use, possession and quiet enjoyment of the Premises and Easements under the Agreement as amended hereby.

12. Recording. City or Tenant shall have the right to record a memorandum of this Second Amendment with the appropriate recording officer. City shall execute and deliver such a memorandum, for no additional consideration, upon Tenant's request.

13. Counterparts. This Second Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be deemed to constitute one and the same instrument.

14. Remainder of Agreement Unaffected. Except as otherwise modified by this Second Amendment, the remainder of the Agreement shall remain in full force and effect. If any portion of the Agreement or First Amendment is inconsistent with this Second Amendment, the terms and conditions of this Second Amendment shall control.

[Remainder of page left intentionally blank. Signature page immediately follows.]

City and Tenant have caused this Second Amendment to be duly executed, to be effective as of the Effective Date.

CITY:

LINDON CITY, a municipal corporation

By: _____

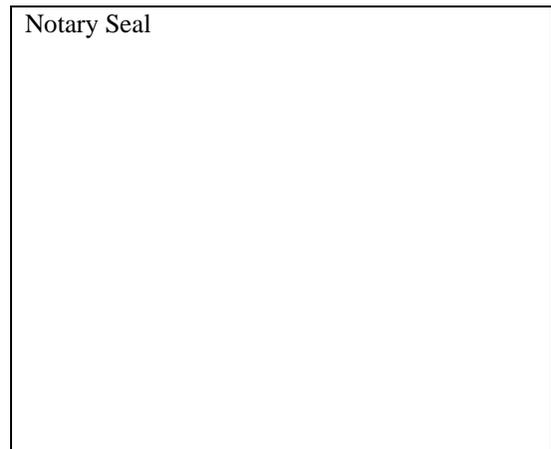
Print Name: _____

Title: _____

Date: _____

STATE OF UTAH _____)
)ss.
COUNTY OF UTAH _____)

The foregoing Second Amendment to Agreement was acknowledged before me this ____ day of _____ 2017, by _____, as _____ of Lindon City, a municipal corporation.



(Signature of Notary Officer)

(Name of Notary Officer)

Notary Public for the State of: _____

Residing at: _____

My Commission Expires: _____

TENANT:
T-MOBILE WEST TOWER LLC,
a Delaware limited liability company

By: CCTMO LLC,
a Delaware limited liability company

Its: Attorney-in-Fact

By: _____

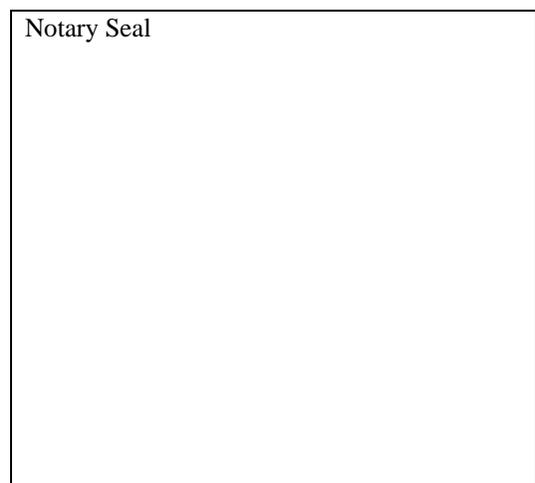
Print Name: _____

Title: _____

Date: _____

STATE OF ARIZONA _____)
)ss.
COUNTY OF MARICOPA _____)

The foregoing Second Amendment to Agreement was acknowledged before me this ____ day of _____ 2017, by _____, as _____ of CCTMO LLC, a Delaware limited liability company, on behalf of the limited liability company.



(Signature of Notary Officer)

(Name of Notary Officer)

Notary Public for the State of: _____

Residing at: _____

My Commission Expires: _____

EXHIBIT A-1 TO SECOND AMENDMENT

(Legal description of the Property)

PARENT PARCEL LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF UTAH, STATE OF UTAH:

DESCRIBED AS LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Together with that certain access easement described as:

Beginning at a point on the north fence line of Center Street, Lindon, Utah, said point being North 00°04'13" West 1613.82 feet along the section line and West 966.97 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Meridian; thence South 89°32'39" West 40.00 feet along said fence line; thence North 00°26'44" West 326.69 feet along a fence line; thence South 48°00'05" East 54.21 feet; thence South 00°25'44" East 290.00 feet to the point of beginning.

EXHIBIT B-1 TO SECOND AMENDMENT

**(Legal descriptions and depictions of the Premises, Access Easement and Utility Easement,
including a 4-page survey by Ambit Consulting)**

EXISTING LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 37.71 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 40.00 FEET;
THENCE NORTH 05° 08' 44" WEST, 40.00 FEET TO THE NORTH LONE OF SAID LOT;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 84° 51'16" EAST, 37.71 FEET
TO SAID NORTHEAST CORNER AND THE POINT OF BEGINNING.

CONTAINING 1,509 SQUARE FEET, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT "C", RECORD OF SURVEY, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, BEING A 20.00 FOOT WIDE STRIP, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 47.71 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 50.61 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE NORTH 05° 08' 44" WEST, 50.61 FEET TO THE NORTH LINE OF SAID LOT 3 AND THE POINT OF TERMINUS;

AND BEGINNING AT AFOREMENTIONED POINT "A";

THENCE SOUTH 05° 08' 44" EAST, 54.67 FEET;

THENCE SOUTH 81° 28' 22" WEST, 106.00 FEET;
 THENCE SOUTH 09° 08' 07" EAST, 159.80 TO THE POINT OF TERMINUS ON A
 PROPERTY LINE OF SAID LOT 3, SAID LINE SHOWN ON SAID PLAT AS NORTH 48°
 00' 05" WEST, 75.00 FEET,

THE SIDELINES OF SAID STRIP ARE TO INTERSECT AT ALL ANGLE POINTS TO
 PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR
 SHORTENED AT THE POINT OF TERMINUS TO TERMINATE ON SAID PROPERTY
 LINE.

CONTAINING 8,234 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING
 TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH
 COUNTY RECORDER'S OFFICE, BEING A 10.00 FOOT WIDE STRIP, LYING 5.00 FEET
 ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 37.71 FEET;
 THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 5.00 FEET TO THE
 POINT OF BEGINNING;

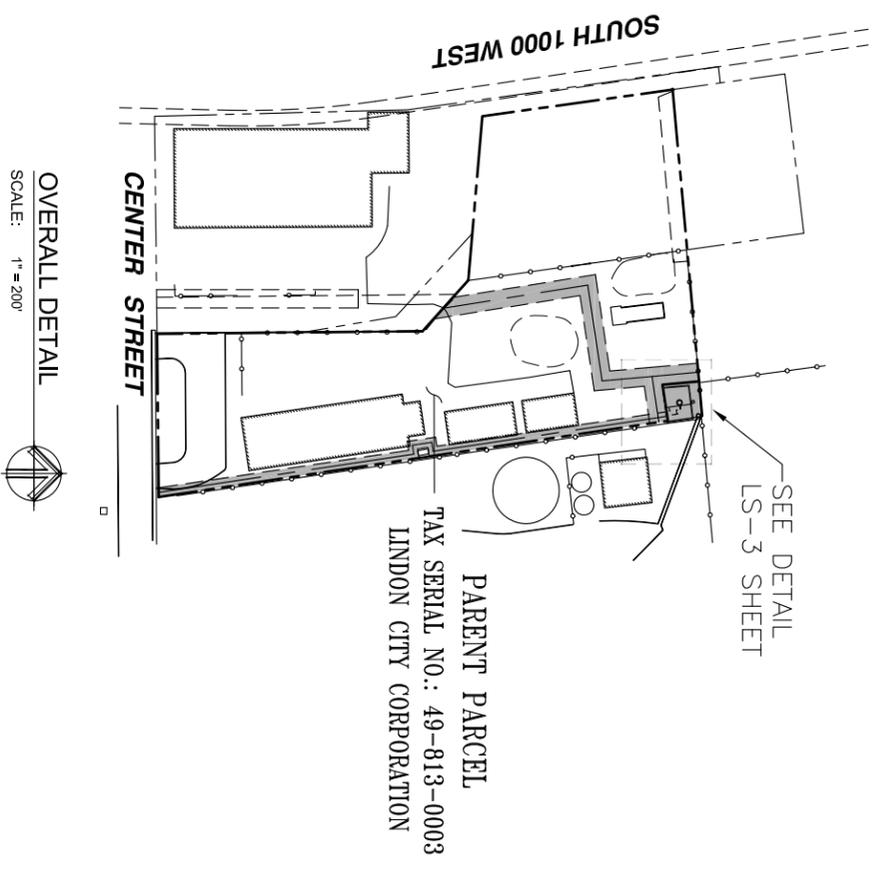
THENCE 5.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, SOUTH
 08° 31' 38" EAST, 258.31 FEET;
 THENCE SOUTH 81° 28' 22" WEST, 10.00 FEET;
 THENCE SOUTH 08° 31' 38" EAST, 21.27 FEET;
 THENCE NORTH 81° 28' 22" EAST, 10.00 FEET TO A POINT THAT IS 5.00 FEET EAST
 OF SAID EAST LINE OF LOT 3;
 THENCE 5.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, SOUTH
 08° 31' 38" EAST, 281.46 FEET TO THE POINT OF TERMINUS ON THE SOUTH LINE OF
 SAID LOT 3.

THE SIDELINES OF SAID STRIP ARE TO INTERSECT AT ALL ANGLE POINTS TO
 PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR
 SHORTENED TO TERMINATE AT SAID SOUTH LINE.

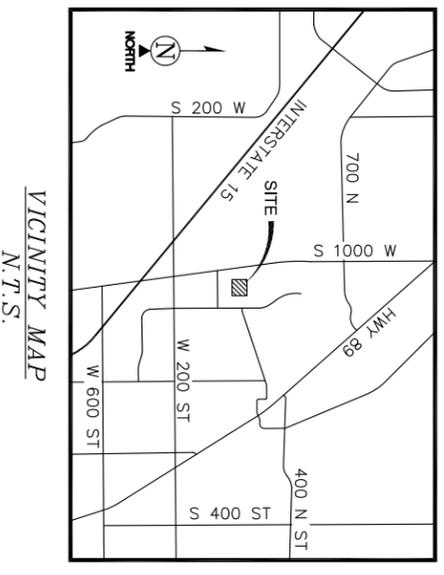
CONTAINING 5,810 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
3. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN AN OWNERSHIP AND ENCUMBRANCE REPORT, ORDER NO. 01-16055752-02S, ISSUED BY OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES, DATED AUGUST 5, 2016. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM UTAH STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
5. THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "C" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #4902100005C, DATED 02/19/1986.
6. PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.
7. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE A CROWN CASTLE LEASE PARCEL & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED BY TITLE AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. LEASE CORNERS WERE NOT FOUND OR SET AT THE TIME OF THE FIELD SURVEY. PER CROWN CASTLE REQUIREMENTS CORNERS WILL BE SET AT THE CLIENTS DISCRETION UPON FINAL APPROVAL OF THE SURVEY.



LEGEND	
P.O.T.	POINT OF TERMINUS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CLF	CHAIN LINK FENCE
EC	EDGE OF CURB
DW	DRIVEWAY
EP	EDGE OF PAVEMENT
	POSITION OF GEODETIC COORDINATES
	CHAIN LINK FENCE
	LIMITS OF LESSOR'S PROPERTY
	LEASE AREA
	EASEMENT



POSITION OF GEODETIC COORDINATES
LATITUDE 40° 20' 22.6" NORTH (NAD83)
LONGITUDE 111° 44' 16.2" WEST (NAD83)
GROUND ELEVATION @ 4545.1' (NAVD88)

SURVEY DATE
07/14/2016

CERTIFICATION
ALL VISIBLE SITE RELATED IMPROVEMENTS ARE CONTAINED WITHIN THE OVERALL LEASE AREA.
CERTIFIED TO:
CROWN CASTLE
OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES

SHAWN M. EATON, RLS #5758334 DATE

CROWN CASTLE

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED

SITE NAME
LINDON_SWEST

B.U.N.
825386

SITE ADDRESS
944 W. CENTER ST.
LINDON, UT 84042
UTAH COUNTY

ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072

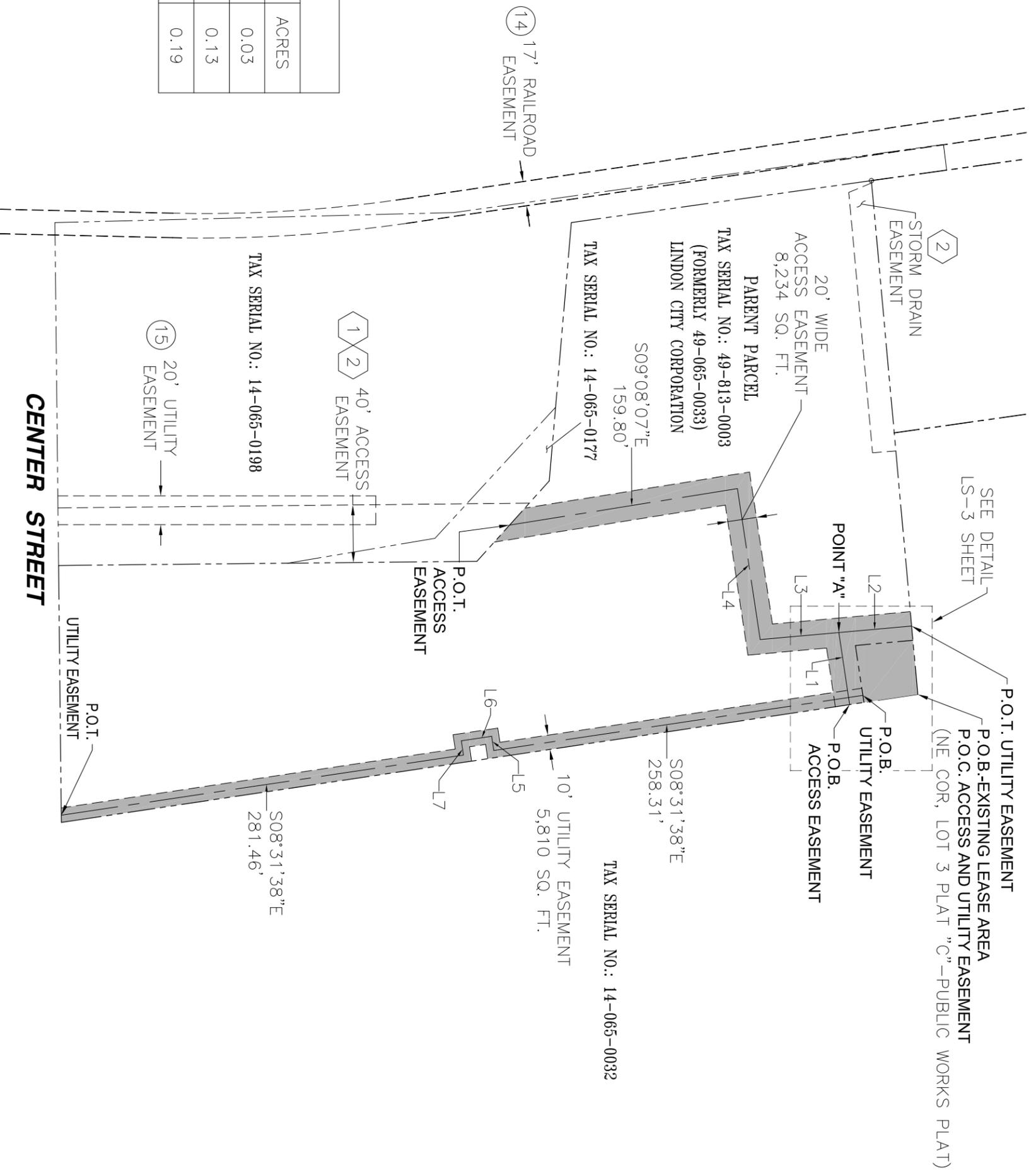
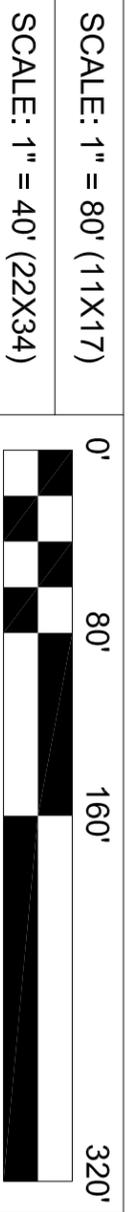
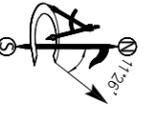
REV.	DATE	DESCRIPTION	BY
0	09/12/16	SUBMITTAL	DRH
1	09/30/16	REMOVED EASEMENT (C)	DRH
2	11/16/16	ADDED EASEMENT (C)	DRH
3	12/01/16	REMOVED EASEMENT (C)	DRH
4	1/30/17	ADD AERIAL VIEW (C)	CK
5	2/05/17	COMMENTS (C)	DRH

SHEET TITLE
TITLE

SHEET NO.
LS-1

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.61'	S81°28'22"W
L2	50.61'	N05°08'44"W
L3	54.67'	S05°08'44"E
L4	106.00'	S81°28'22"W
L5	10.00'	S81°28'22"W
L6	21.27'	S08°31'38"E
L7	10.00'	N81°28'22"E

AREAS		
	SQ. FT.	ACRES
EXISTING LEASE AREA	1,509	0.03
UTILITY EASEMENT	5,810	0.13
ACCESS EASEMENT	8,234	0.19



CROWN CASTLE

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED.

SITE NAME
LINDON_SWEST

B.U.N.
8253386

SITE ADDRESS
944 W. CENTER ST.
LINDON, UT 84042
UTAH COUNTY



ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072

REV.	DATE	DESCRIPTION	BY
0	09/12/16	SUBMITTAL	DRH
1	09/30/16	REMOVED EASEMENT (C)	DRH
2	11/16/16	ADDED EASEMENT (C)	DRH
3	12/07/16	REMOVED EASEMENT (C)	DRH
4	1/30/17	ADD AERIAL VIEW (C)	CK
5	2/06/17	COMMENTS (C)	DRH

SHEET TITLE
OVERALL
DETAIL

SHEET NO.
LS-2



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE
 ANY USE OR DISCLOSURE OTHER THAN AS STRICTLY PROHIBITED

SITE NAME
 LINDON_SWEST
B.U.N.
 8253386

SITE ADDRESS
 944 W. CENTER ST.
 LINDON, UT 84042
 UTAH COUNTY

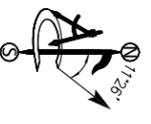
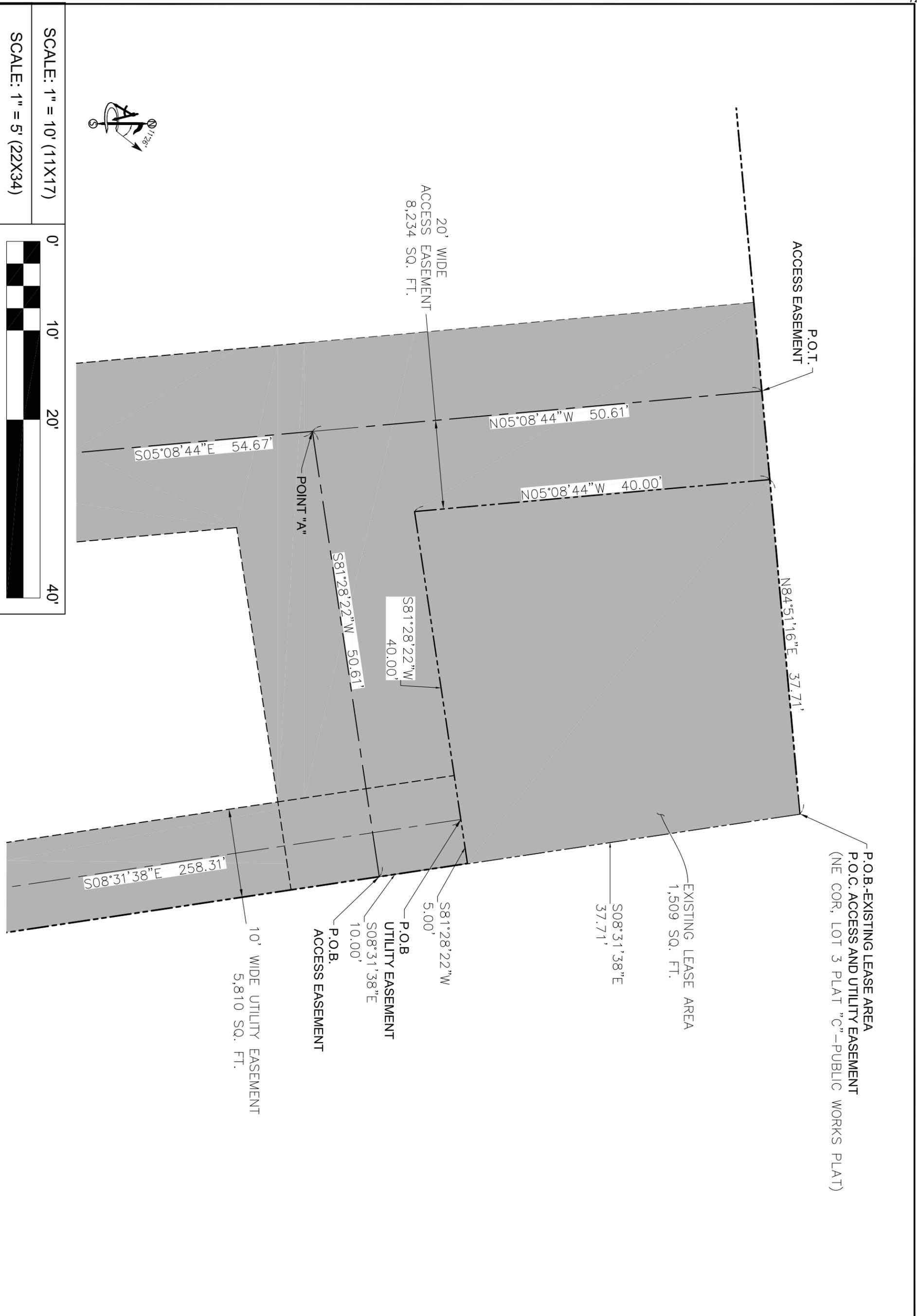


ambit consulting
 410 E. SOUTHERN AVE. TEMPE, AZ 85282
 PH. (480) 659-4072

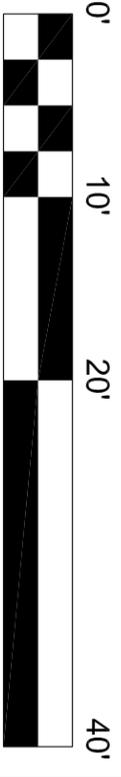
REV.	DATE	DESCRIPTION	BY
0	09/12/16	SUBMITTAL	DRH
1	09/30/16	REMOVED EASEMENT (C)	DRH
2	11/16/16	ADDED EASEMENT (C)	DRH
3	12/01/16	REVISED EASEMENT (C)	DRH
4	1/30/17	ADD AERIAL VIEW (C)	CK
5	2/06/17	COMMENTS (C)	DRH

SHEET TITLE
 SITE
 DETAIL

SHEET NO.
 LS-3



SCALE: 1" = 10' (11X17)
 SCALE: 1" = 5' (22X34)



PARENT PARCEL LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF UTAH, STATE OF UTAH:
DESCRIBED AS LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

EXISTING LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 37.71 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 40.00 FEET;
THENCE NORTH 05° 08' 44" WEST, 40.00 FEET TO THE NORTH LONE OF SAID LOT;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 84° 51'16" EAST, 37.71 FEET TO SAID NORTHEAST CORNER AND THE POINT OF BEGINNING.
CONTAINING 1,509 SQUARE FEET, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT "C", RECORD OF SURVEY, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, BEING A 20.00 FOOT WIDE STRIP, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 47.71 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 50.61 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE NORTH 05° 08' 44" WEST, 50.61 FEET TO THE NORTH LINE OF SAID LOT 3 AND THE POINT OF TERMINUS;
AND BEGINNING AT AFOREMENTIONED POINT "A";

THENCE SOUTH 05° 08' 44" EAST, 54.67 FEET;
THENCE SOUTH 81° 28' 22" WEST, 106.00 FEET;
THENCE SOUTH 09° 08' 07" EAST, 159.80 TO THE POINT OF TERMINUS ON A PROPERTY LINE OF SAID LOT 3, SAID LINE SHOWN ON SAID PLAT AS NORTH 48° 00' 05" WEST, 75.00 FEET,
THE SIDELINES OF SAID STRIP ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR SHORTENED AT THE POINT OF TERMINUS TO TERMINATE ON SAID PROPERTY LINE.
CONTAINING 8,234 SQUARE FEET, MORE OR LESS.

SCHEDULE 'B' NOTE (PARENT PARCEL)

REFERENCE IS MADE TO TITLE REPORT NO. 01-160055752-01S, ISSUED BY OLD REPUBLIC SPECIALIZED SERVICES, DATED AUGUST 5, 2016. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

- ①. MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT BY AND BETWEEN T-MOBILE WEST TOWER LLC, LESSOR(S) AND COTMO LLC, LESSEE(S), RECORDED 09/03/2014, AS INSTRUMENT NO. 62461:2014 OF THE UTAH COUNTY RECORDS.
- ②. PUBLIC WORKS SUBDIVISION, RECORDED AS INSTRUMENT NO. 62646:2016 OF UTAH COUNTY RECORDS.

SCHEDULE 'B' NOTE (ADJACENT PARCEL)

REFERENCE IS MADE TO TITLE REPORT NO. 01459-17426, ISSUED BY STEWART TITLE INSURANCE COMPANY, DATED DECEMBER 9, 2015. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

SCHEDULE "B" EXCEPTIONS 1-12, 17 AND 18 ARE NOT SURVEY MATTERS AND CANNOT BE PLOTTED.

- 13. EASEMENTS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY FOR ANY EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES NOW EXISTING OVER, UNDER OR ACROSS SUBJECT PROPERTY
- ⑭. **AFFECTS ADJACENT PARCEL - NOT DEFINED**
EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF LOS ANGELES & SALT LAKE RAILROAD COMPANY, RECORDED JUNE 12, 1931 AS ENTRY NO. 4181, IN BOOK 289, AT PAGE 24, OF OFFICIAL RECORDS.
- ⑮. **AFFECTS ADJACENT PARCEL - PLOTTED**
EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, RECORDED AUGUST 9, 1976 AS ENTRY NO. 19753, IN BOOK 1492, AT PAGE 228, OF OFFICIAL RECORDS.
- 16. **AFFECTS ADJACENT PARCEL - PLOTTED**
EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED SEPTEMBER 2, 1976 AS ENTRY NO. 22278, IN BOOK 1497, AT PAGE 122, OF OFFICIAL RECORDS.

UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, BEING A 10.00 FOOT WIDE STRIP, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 37.71 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 5.00 FEET TO THE POINT OF BEGINNING;
THENCE 5.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, SOUTH 08° 31' 38" EAST, 258.31 FEET;
THENCE SOUTH 81° 28' 22" WEST, 10.00 FEET;
THENCE SOUTH 08° 31' 38" EAST, 21.27 FEET;
THENCE NORTH 81° 28' 22" EAST, 10.00 FEET TO A POINT THAT IS 5.00 FEET EAST OF SAID EAST LINE OF LOT 3;
THENCE 5.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, SOUTH 08° 31' 38" EAST, 281.46 FEET TO THE POINT OF TERMINUS ON THE SOUTH LINE OF SAID LOT 3.
THE SIDELINES OF SAID STRIP ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT SAID SOUTH LINE.
CONTAINING 5,810 SQUARE FEET, MORE OR LESS.



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE
ANY USE OR DISCLOSURE OTHER THAN AS STRICTLY PROHIBITED

SITE NAME
LINDON_SWEST

B.U.N.
8253386

SITE ADDRESS
944 W. CENTER ST.
LINDON, UT 84042
UTAH COUNTY



ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072

REV.	DATE	DESCRIPTION	BY
0	09/12/16	SUBMITTAL	DRH
1	09/30/16	REMOVED EASEMENT (C)	DRH
2	11/16/16	ADDED EASEMENT (C)	DRH
3	12/01/16	REVISED EASEMENT (C)	DRH
4	1/30/17	ADD AERIAL VIEW (C)	CK
5	2/06/17	COMMENTS (C)	DRH

SHEET TITLE

NOTES

SHEET NO.

LS-4

When recorded return to:

Trevor Miller
 Real Estate Specialist
 Crown Castle USA
 2055 S. Stearman Drive
 Chandler, AZ 85286

Prepared by:

Busch Law Firm PLLC
 113 Cherry Street #75604
 Seattle, WA 98104-2205

(Space Above This Line For Recorder's Use Only)

**Prior Related Recorded Document(s) in Utah County, Utah: 62461:2014;
 59439:2013**

Parcel or Serial Numbers: 49:813:0003

Site Name: Lindon SWest
 Business Unit #: 825386

MEMORANDUM OF
 SECOND AMENDMENT TO AGREEMENT

This Memorandum of Second Amendment to Agreement ("Memorandum of Second Amendment") is made effective this ____ day of _____, 2017, by and between the Lindon City, a municipal corporation, (aka Lindon City Corporation) with a mailing address of 100 North State Street, Lindon, Utah 84042 ("City") and T-Mobile West Tower LLC, a Delaware limited liability company, by and through its Attorney-In-Fact, CCTMO LLC, a Delaware limited liability company, with a mailing address of 2000 Corporate Drive, Canonsburg, PA 15317 ("Tenant").

1. City and Tennat's predecessor-in-interest, VoiceStream PCS II Corporation ("Original Tenant"), entered into an Agreement dated July 19, 2005 ("Original Agreement") whereby

Site Name: Lindon SWest
 Business Unit #: 825386

Original Tenant leased certain real property located in Utah County, Utah from City (“Premises”), which Premises are a portion of the Property owned by City (“Property”).

2. The Original Agreement was amended by that certain First Amendment to Agreement (“First Amendment”) (hereinafter, the Original Agreement and all subsequent amendments are collectively referred to as the “Agreement”).
3. T-Mobile West Tower LLC, a Delaware limited liability company, is currently the tenant under the Agreement as successor-in-interest to the Original Tenant.
4. Lindon City, a municipal corporation, (aka Lindon City Corporation) is currently the landlord under the Agreement.
5. City and Tenant have entered into a Second Amendment to Agreement (“Second Amendment”), of which this is a Memorandum of Second Amendment. Under the Second Amendment, the parties agreed to the following: (i) City and Tenant updated the legal description of the Property; (ii) City and Tenant replaced the legal description and depiction of the Premises; (iii) City represented, warranted, acknowledged and confirmed the grant to Tenant of a 40’ access sub-easement for ingress and egress (“40’ Access Sub-Easement”); and (iv) City granted and conveyed to Tenant a non-exclusive access easement (“Access Easement”) and also a utility easement (“Utility Easement”). The legal description of the Property is on **Exhibit A-1**. **Exhibit A-1** replaces **Exhibit A** to the Agreement and all references thereto. The legal descriptions and depictions of the Premises, 40’ Access Sub-Easement (shown as “40’ Access Easement”), Access Easement and Utility Easement are on **Exhibit B-1**, attached hereto and incorporated herein by reference. **Exhibit B-1** replaces **Exhibit B** to the Agreement and all references thereto.
6. The terms, covenants and provisions of this Memorandum of Second Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of City and Tenant.
7. This Memorandum of Second Amendment does not contain the social security number of any person.
8. This Memorandum of Second Amendment is part of and shall be construed in connection with that certain Second Amendment to Agreement between City and Tenant, of even date herewith, to which reference should be made for additional rights and obligations of City and Tenant. A copy of the Second Amendment is on file with City and Tenant.

//

//

IN WITNESS WHEREOF, hereunto and to duplicates hereof, City and Tenant have caused this

Memorandum of Second Amendment to be duly executed on the day and year first written above.

CITY:
LINDON CITY, a municipal corporation

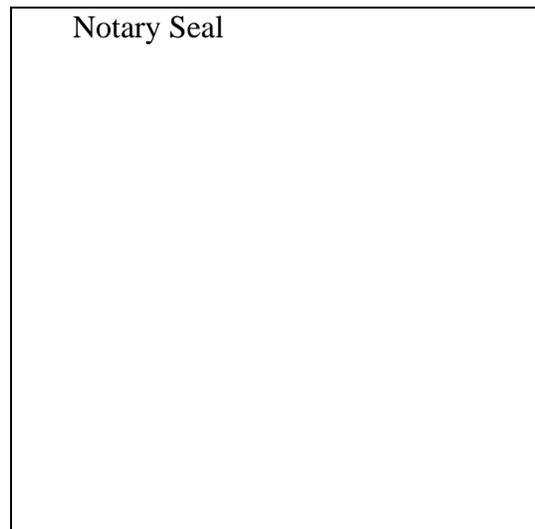
By: _____

Name: _____

Title: _____

STATE OF UTAH _____)
)ss.
COUNTY OF UTAH _____)

The foregoing Memorandum of Second Amendment was acknowledged before me this ____ day of _____ 2017, by _____, as _____ of Lindon City, a municipal corporation.



(Signature of Notary Officer)

(Name of Notary Officer)

Notary Public for the State of: _____

Residing at: _____

My Commission Expires: _____

**EXHIBIT A-1
TO
MEMORANDUM OF SECOND AMENDMENT**

(Legal description of the Property)

PARENT PARCEL LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF UTAH, STATE OF UTAH:

DESCRIBED AS LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Together with that certain access easement described as:

Beginning at a point on the north fence line of Center Street, Lindon, Utah, said point being North 00°04'13" West 1613.82 feet along the section line and West 966.97 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Meridian; thence South 89°32'39" West 40.00 feet along said fence line; thence North 00°26'44" West 326.69 feet along a fence line; thence South 48°00'05" East 54.21 feet; thence South 00°25'44" East 290.00 feet to the point of beginning.

**EXHIBIT B-1
TO
MEMORANDUM OF SECOND AMENDMENT**

**(Legal descriptions and depictions of the Premises, Access Easement and Utility Easement,
including a 4-page survey by Ambit Consulting)**

EXISTING LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 37.71 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 40.00 FEET;
THENCE NORTH 05° 08' 44" WEST, 40.00 FEET TO THE NORTH LONE OF SAID LOT;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 84° 51'16" EAST, 37.71 FEET
TO SAID NORTHEAST CORNER AND THE POINT OF BEGINNING.

CONTAINING 1,509 SQUARE FEET, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT "C", RECORD OF SURVEY, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, BEING A 20.00 FOOT WIDE STRIP, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 47.71 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 50.61 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE NORTH 05° 08' 44" WEST, 50.61 FEET TO THE NORTH LINE OF SAID LOT 3 AND THE POINT OF TERMINUS;

AND BEGINNING AT AFOREMENTIONED POINT "A";

THENCE SOUTH 05° 08' 44" EAST, 54.67 FEET;
 THENCE SOUTH 81° 28' 22" WEST, 106.00 FEET;
 THENCE SOUTH 09° 08' 07" EAST, 159.80 TO THE POINT OF TERMINUS ON A
 PROPERTY LINE OF SAID LOT 3, SAID LINE SHOWN ON SAID PLAT AS NORTH 48°
 00' 05" WEST, 75.00 FEET,

THE SIDELINES OF SAID STRIP ARE TO INTERSECT AT ALL ANGLE POINTS TO
 PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR
 SHORTENED AT THE POINT OF TERMINUS TO TERMINATE ON SAID PROPERTY
 LINE.

CONTAINING 8,234 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING
 TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH
 COUNTY RECORDER'S OFFICE, BEING A 10.00 FOOT WIDE STRIP, LYING 5.00 FEET
 ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 37.71 FEET;
 THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 5.00 FEET TO THE
 POINT OF BEGINNING;

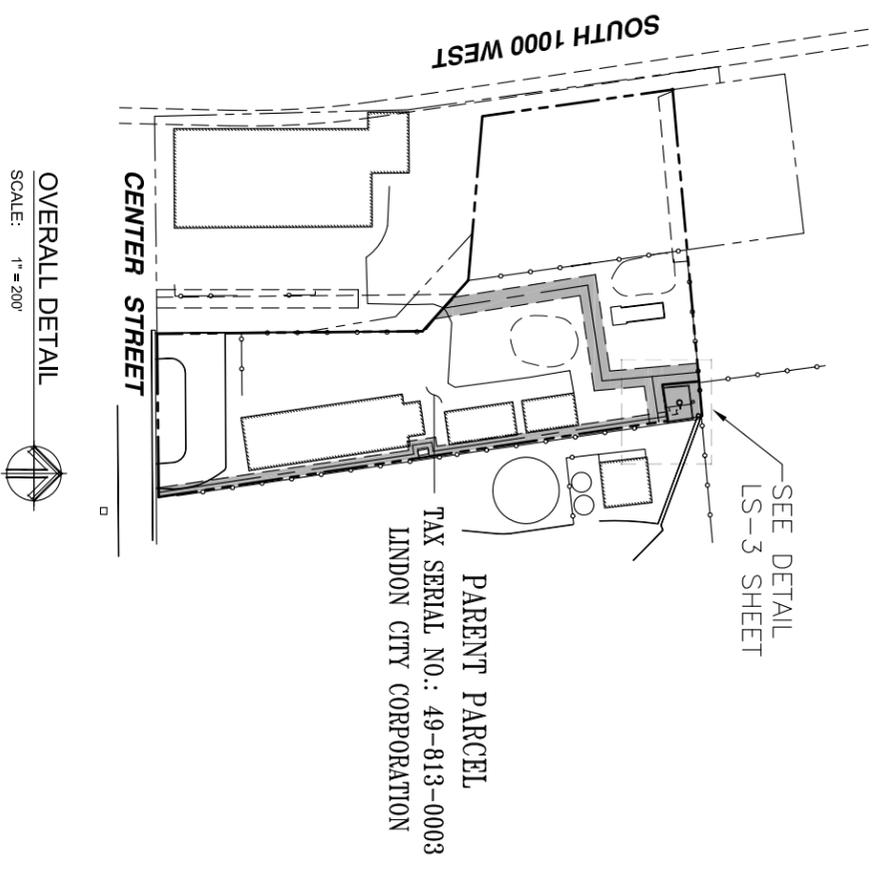
THENCE 5.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, SOUTH
 08° 31' 38" EAST, 258.31 FEET;
 THENCE SOUTH 81° 28' 22" WEST, 10.00 FEET;
 THENCE SOUTH 08° 31' 38" EAST, 21.27 FEET;
 THENCE NORTH 81° 28' 22" EAST, 10.00 FEET TO A POINT THAT IS 5.00 FEET EAST
 OF SAID EAST LINE OF LOT 3;
 THENCE 5.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, SOUTH
 08° 31' 38" EAST, 281.46 FEET TO THE POINT OF TERMINUS ON THE SOUTH LINE OF
 SAID LOT 3.

THE SIDELINES OF SAID STRIP ARE TO INTERSECT AT ALL ANGLE POINTS TO
 PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR
 SHORTENED TO TERMINATE AT SAID SOUTH LINE.

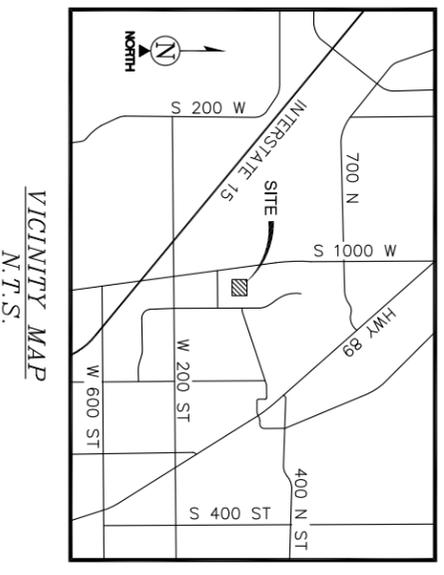
CONTAINING 5,810 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
3. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN AN OWNERSHIP AND ENCUMBRANCE REPORT, ORDER NO. 01-16055752-02S, ISSUED BY OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES, DATED AUGUST 5, 2016. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM UTAH STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
5. THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "C" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #4902100005C, DATED 02/19/1986.
6. PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.
7. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE A CROWN CASTLE LEASE PARCEL & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED BY TITLE AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. LEASE CORNERS WERE NOT FOUND OR SET AT THE TIME OF THE FIELD SURVEY. PER CROWN CASTLE REQUIREMENTS CORNERS WILL BE SET AT THE CLIENTS DISCRETION UPON FINAL APPROVAL OF THE SURVEY.



LEGEND	
P.O.T.	POINT OF TERMINUS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CLF	CHAIN LINK FENCE
EC	EDGE OF CURB
DW	DRIVEWAY
EP	EDGE OF PAVEMENT
	POSITION OF GEODETIC COORDINATES
	CHAIN LINK FENCE
	LIMITS OF LESSOR'S PROPERTY
	LEASE AREA
	EASEMENT



POSITION OF GEODETIC COORDINATES
LATITUDE 40° 20' 22.6" NORTH (NAD83)
LONGITUDE 111° 44' 16.2" WEST (NAD83)
GROUND ELEVATION @ 4545.1' (NAVD88)

SURVEY DATE
07/14/2016

CERTIFICATION
ALL VISIBLE SITE RELATED IMPROVEMENTS ARE CONTAINED WITHIN THE OVERALL LEASE AREA.
CERTIFIED TO:
CROWN CASTLE
OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES

SHAWN M. EATON, RLS #5758334 DATE

CROWN CASTLE

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED

SITE NAME
LINDON_SWEST

B.U.N.
825386

SITE ADDRESS
944 W. CENTER ST.
LINDON, UT 84042
UTAH COUNTY

ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072

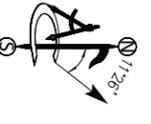
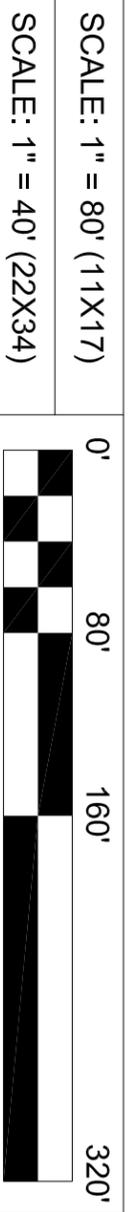
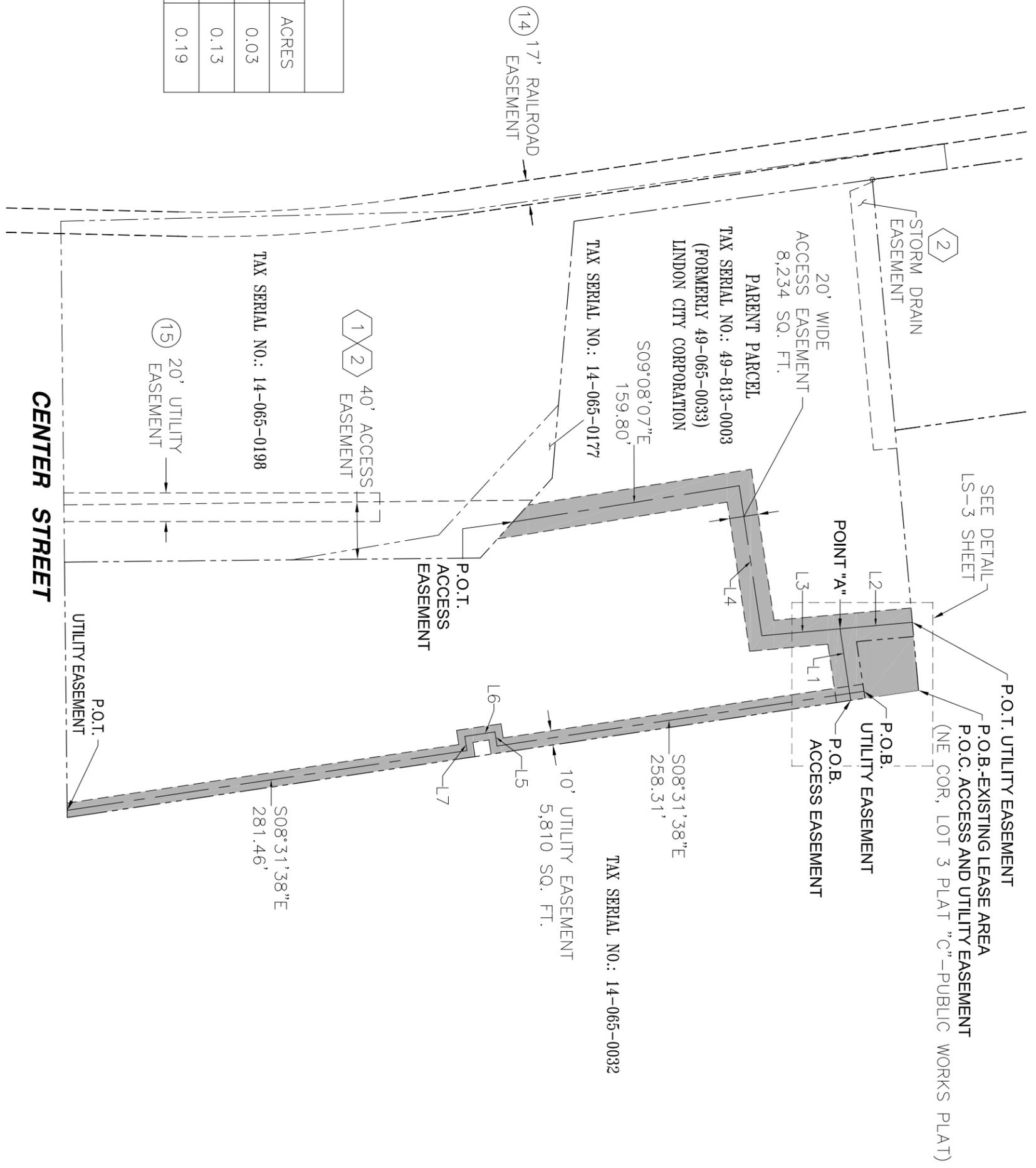
REV.	DATE	DESCRIPTION	BY
0	09/12/16	SUBMITTAL	DRH
1	09/30/16	REMOVED EASEMENT (C)	DRH
2	11/16/16	ADDED EASEMENT (C)	DRH
3	12/01/16	REMOVED EASEMENT (C)	DRH
4	1/30/17	ADD AERIAL VIEW (C)	CK
5	2/05/17	COMMENTS (C)	DRH

SHEET TITLE
TITLE

SHEET NO.
LS-1

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.61'	S81°28'22"W
L2	50.61'	N05°08'44"W
L3	54.67'	S05°08'44"E
L4	106.00'	S81°28'22"W
L5	10.00'	S81°28'22"W
L6	21.27'	S08°31'38"E
L7	10.00'	N81°28'22"E

AREAS		
	SQ. FT.	ACRES
EXISTING LEASE AREA	1,509	0.03
UTILITY EASEMENT	5,810	0.13
ACCESS EASEMENT	8,234	0.19



CROWN CASTLE

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED.

SITE NAME
LINDON_SWEST

B.U.N.
8253386

SITE ADDRESS
944 W. CENTER ST.
LINDON, UT 84042
UTAH COUNTY



ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072

REV.	DATE	DESCRIPTION	BY
0	09/12/16	SUBMITTAL	DRH
1	09/30/16	REMOVED EASEMENT (C)	DRH
2	11/16/16	ADDED EASEMENT (C)	DRH
3	12/07/16	REMOVED EASEMENT (C)	DRH
4	1/30/17	ADD AERIAL VIEW (C)	CK
5	2/06/17	COMMENTS (C)	DRH

SHEET TITLE
OVERALL
DETAIL

SHEET NO.
LS-2



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE. ANY USE OR DISCLOSURE OTHER THAN AS STRICTLY PROHIBITED.

SITE NAME
LINDON_SWEST
B.U.N.
8253386

SITE ADDRESS
944 W. CENTER ST.
LINDON, UT 84042
UTAH COUNTY

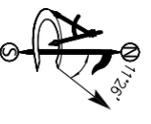
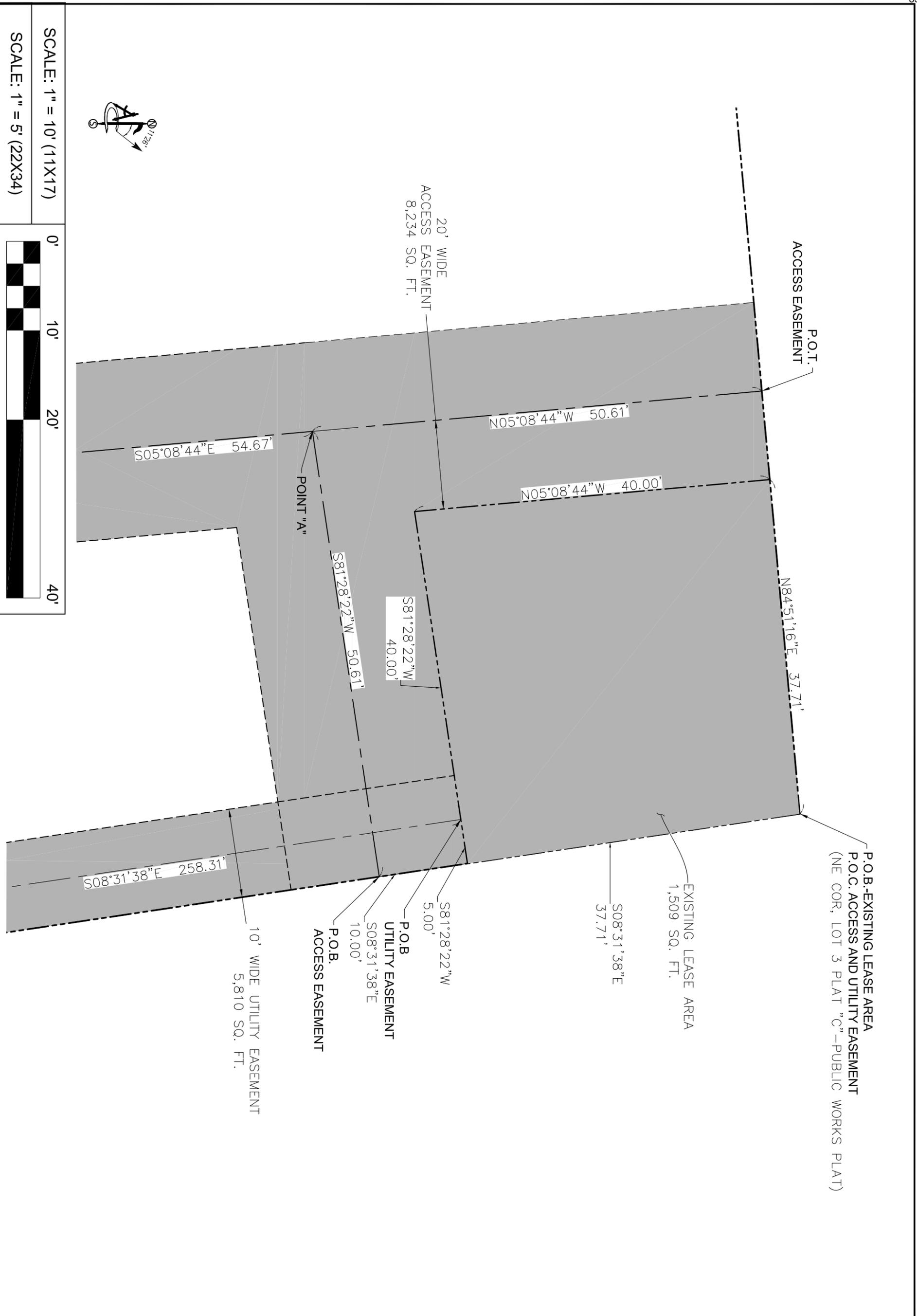


ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
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REV.	DATE	DESCRIPTION	BY
0	09/12/16	SUBMITTAL	DRH
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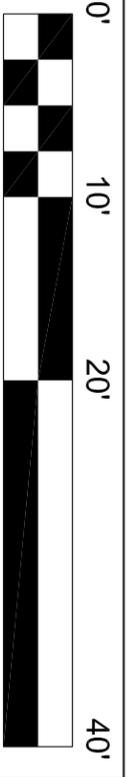
SHEET TITLE
SITE
DETAIL

SHEET NO.
LS-3



SCALE: 1" = 10' (11X17)

SCALE: 1" = 5' (22X34)



PARENT PARCEL LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF UTAH, STATE OF UTAH:
DESCRIBED AS LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

EXISTING LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 37.71 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 40.00 FEET;
THENCE NORTH 05° 08' 44" WEST, 40.00 FEET TO THE NORTH LONE OF SAID LOT;
THENCE ALONG THE NORTH LINE THEREOF, NORTH 84° 51'16" EAST, 37.71 FEET TO SAID NORTHEAST CORNER AND THE POINT OF BEGINNING.
CONTAINING 1,509 SQUARE FEET, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT "C", RECORD OF SURVEY, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, BEING A 20.00 FOOT WIDE STRIP, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 47.71 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 50.61 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE NORTH 05° 08' 44" WEST, 50.61 FEET TO THE NORTH LINE OF SAID LOT 3 AND THE POINT OF TERMINUS;
AND BEGINNING AT AFOREMENTIONED POINT "A";

THENCE SOUTH 05° 08' 44" EAST, 54.67 FEET;
THENCE SOUTH 81° 28' 22" WEST, 106.00 FEET;
THENCE SOUTH 09° 08' 07" EAST, 159.80 TO THE POINT OF TERMINUS ON A PROPERTY LINE OF SAID LOT 3, SAID LINE SHOWN ON SAID PLAT AS NORTH 48° 00' 05" WEST, 75.00 FEET,
THE SIDELINES OF SAID STRIP ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR SHORTENED AT THE POINT OF TERMINUS TO TERMINATE ON SAID PROPERTY LINE.
CONTAINING 8,234 SQUARE FEET, MORE OR LESS.

SCHEDULE 'B' NOTE (PARENT PARCEL)

REFERENCE IS MADE TO TITLE REPORT NO. 01-160055752-01S, ISSUED BY OLD REPUBLIC SPECIALIZED SERVICES, DATED AUGUST 5, 2016. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

- ① MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT BY AND BETWEEN T-MOBILE WEST TOWER LLC, LESSOR(S), RECORDED 09/03/2014, AS INSTRUMENT NO. 62461:2014 OF THE UTAH COUNTY RECORDS.
AFFECTS ADJACENT PARCEL - PLOTTED
- ② PUBLIC WORKS SUBDIVISION, RECORDED AS INSTRUMENT NO. 62646:2016 OF UTAH COUNTY RECORDS.
AFFECTS ADJACENT PARCEL - PLOTTED

SCHEDULE 'B' NOTE (ADJACENT PARCEL)

REFERENCE IS MADE TO TITLE REPORT NO. 01459-17426, ISSUED BY STEWART TITLE INSURANCE COMPANY, DATED DECEMBER 9, 2015. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

SCHEDULE "B" EXCEPTIONS 1-12, 17 AND 18 ARE NOT SURVEY MATTERS AND CANNOT BE PLOTTED.

- 13. EASEMENTS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY FOR ANY EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES NOW EXISTING OVER, UNDER OR ACROSS SUBJECT PROPERTY
AFFECTS ADJACENT PARCEL - NOT DEFINED
- ⑭ EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF LOS ANGELES & SALT LAKE RAILROAD COMPANY, RECORDED JUNE 12, 1931 AS ENTRY NO. 4181, IN BOOK 289, AT PAGE 24, OF OFFICIAL RECORDS.
AFFECTS ADJACENT PARCEL - PLOTTED
- ⑮ EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH, RECORDED AUGUST 9, 1976 AS ENTRY NO. 19753, IN BOOK 1492, AT PAGE 228, OF OFFICIAL RECORDS.
AFFECTS ADJACENT PARCEL - PLOTTED
- 16. EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED SEPTEMBER 2, 1976 AS ENTRY NO. 22278, IN BOOK 1497, AT PAGE 122, OF OFFICIAL RECORDS.
DOES NOT AFFECT ADJACENT PARCEL

UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT PORTION OF LOT 3, PLAT C, PUBLIC WORKS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, BEING A 10.00 FOOT WIDE STRIP, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;
THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 08° 31' 38" EAST, 37.71 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 81° 28' 22" WEST, 5.00 FEET TO THE POINT OF BEGINNING;
THENCE 5.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, SOUTH 08° 31' 38" EAST, 258.31 FEET;
THENCE SOUTH 81° 28' 22" WEST, 10.00 FEET;
THENCE SOUTH 08° 31' 38" EAST, 21.27 FEET;
THENCE NORTH 81° 28' 22" EAST, 10.00 FEET TO A POINT THAT IS 5.00 FEET EAST OF SAID EAST LINE OF LOT 3;
THENCE 5.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, SOUTH 08° 31' 38" EAST, 281.46 FEET TO THE POINT OF TERMINUS ON THE SOUTH LINE OF SAID LOT 3.
THE SIDELINES OF SAID STRIP ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT SAID SOUTH LINE.
CONTAINING 5,810 SQUARE FEET, MORE OR LESS.



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE
ANY USE OR DISCLOSURE OTHER THAN AS STRICTLY PROHIBITED

SITE NAME
LINDON_SWEST

B.U.N.
8253386

SITE ADDRESS
944 W. CENTER ST.
LINDON, UT 84042
UTAH COUNTY



ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072

REV.	DATE	DESCRIPTION	BY
0	09/12/16	SUBMITTAL	DRH
1	09/30/16	REMOVED EASEMENT (C)	DRH
2	11/16/16	ADDED EASEMENT (C)	DRH
3	12/01/16	REVISED EASEMENT (C)	DRH
4	1/30/17	ADD AERIAL VIEW (C)	CK
5	2/06/17	COMMENTS (C)	DRH

SHEET TITLE

NOTES

SHEET NO.

LS-4

10. 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., Chamber of Com., Budget Comm. - Jacob Hoyt

II. **Administrator's Report:** *(10 minutes)*

Misc. Updates:

- March newsletter: <https://siterepository.s3.amazonaws.com/442/marchfinal1.pdf>
- Newsletter articles – Continue bi-monthly message from Police Chief?
 - May Newsletter: **Dustin Sweeten**. Article due to Kathy Moosman by last week of April.
- City Center Elevator remodel. Architectural plans in progress. Also evaluating carpet replacement in upstairs areas.
- Public Safety Building – Amazing turnout. Thank you for support and attendance.
- Budget Committee meeting: March 28th at Noon at City Center conference room. Lunch provided.
- Lindon's K9 Police Dog (Capone) and Officer Eric Whitehead have completed 8 weeks of full-time training and have received Utah POST certification as official narcotics dog & handler.
- Police Chief job: 21 applications received. Interview committee members will evaluate applications and pick their top 8 applicants this week. Hopefully we'll all pick the same 5 or 6 top candidates to interview the week of March 13th-17th.
 - Availability for interview dates? (any time on 14th, afternoon of 15th)
- Legislative Updates
- Should we hold Council meeting on April 4th? This is the week of Spring Break and the night before most of us leave for St. George ULCT conference. Will we have a quorum or should we cancel?
- Well #2 casing & motor being repaired. Two other wells have chlorination systems nearly complete. Additional well chlorination to be done by June (has more extensive electrical work needed to accommodate chlorination room addition).
- 800 West tanks – trenching has occurred around tank and fencing options being evaluated.
- Fire/EMS call report is attached.
- Misc. Items:

Upcoming Meetings & Events:

- Little Miss Lindon pageant on Sat., March 4th at 6pm at Oak Canyon Jr. High.

Adjourn

2017	Engine 35 Responses in Lindon	Rescue 35 Responses in Lindon	Engine 35 Responses in Orem	Rescue 35 Responses in Orem	Mutual-Aid Engine 35	Mutual-Aid Rescue 35	Orem Responses in Lindon	Total
<i>January</i>	55	53	16	12	0	0	20	156
<i>February</i>								
<i>March</i>								
<i>April</i>								
<i>May</i>								
<i>June</i>								
<i>July</i>								
<i>August</i>								
<i>September</i>								
<i>October</i>								
<i>November</i>								
<i>December</i>								
Total	55	53	16	12	0	0	20	156