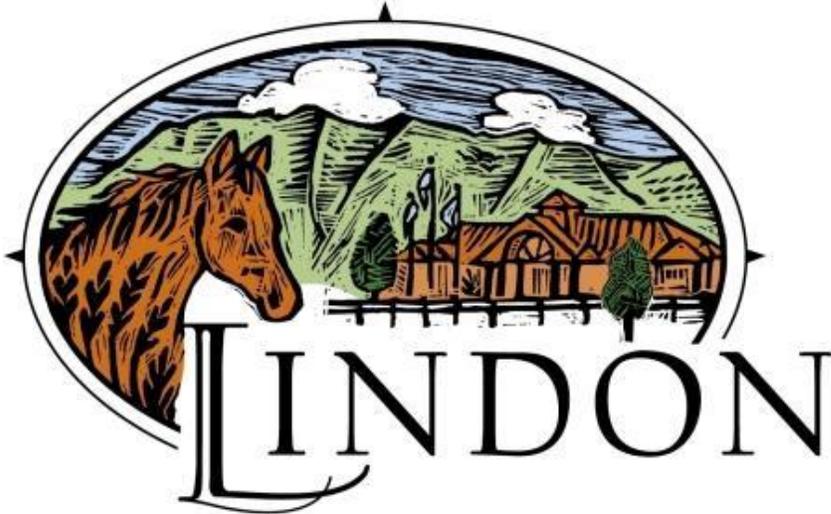


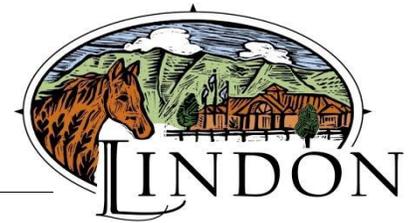
Lindon City Council Staff Report



Prepared by Lindon City
Administration

September 5, 2017

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting beginning at **7:00 p.m. on Tuesday, September 5, 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: Jeff Acerson

- 1. Call to Order / Roll Call**
- 2. Presentations and Announcements**
 - a) Comments / Announcements from Mayor and Council members
 - b) Lindon City Drill – Presentation of proposed 9th annual city-wide emergency drill to be held on Monday, September 11th at 6:00pm. Visit www.lindoncitydrill.com for more info.
- 3. Approval of minutes:** July 11, 2017; August 1, 2017 (joint session); August 1, 2017 (regular session) (5 minutes)
- 4. Consent Agenda** – No Items
- 5. Open Session for Public Comment** (For items not on the agenda) (10 minutes)
- 6. Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.04.400** (45 minutes)
Marc Udall, Dry Canyon Ranch, requests an amendment to LCC 17.04.400, regulating Home Occupation requirements, to allow for Summer Physical Education lessons to have more vehicular traffic than what is currently allowed by ordinance. The Planning Commission recommended denial of the request.
- 7. Discussion Item — Overview of Tax Revenues** (20 mins)
The City Council will review and discuss tax revenue sources in the City and be presented a general overview of the various types of tax revenue producing businesses and developments within Lindon City.
- 8. Discussion Item — Topics for Meet the Candidates Night** (15 minutes)
The City Council will review and provide feedback on format and topics of interest to be considered for the Meet the Candidates night scheduled for Thursday, October 12, 2017 at the Lindon Community Center.
- 9. 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
- 10. 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: August 31, 2017

Time: 11:00 a.m.

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

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

Pledge of Allegiance: By Invitation

Invocation: Jeff Acerson

Item 1 – Call to Order / Roll Call

September 5, 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.
- b) Lindon City Drill – Presentation of proposed 9th annual city-wide emergency drill to be held on Monday, September 11th at 6:00pm. Visit www.lindoncitydrill.com for more info.

Item 3 – Approval of Minutes

- Review and approval of City Council minutes: **July 11, 2017; August 1, 2017 (joint session); August 1, 2017 (regular session)**

The Lindon City Council and Lindon City Planning Commission held a Joint Work session on **Tuesday, July 11, 2017 at 6:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

WORK SESSION – 6:00 P.M.

Conducting: Mayor Jeff Acerson

PRESENT

Jeff Acerson, Mayor
 Matt Bean, Councilmember
 Van Broderick, Councilmember
 Carolyn Lundberg, Councilmember
 Jacob Hoyt, Councilmember
 Mike Marchbanks, Commissioner
 Rob Kallas, Commissioner
 Bob Wily, Commissioner
 Steven Johnson, Commissioner
 Mike Vanchiere, Commissioner

ABSENT

Sharon Call, Chairperson
 Charlie Keller, Commissioner
 Dustin Sweeten, Councilmember

Staff Present

Adam Cowie, City Administrator
 Hugh Van Wagenen, Planning Director
 Brandon Snyder, Associate Planner
 Kathy Moosman, City Recorder

1. **Call to Order** – The meeting was called to order at 6:00 p.m.
2. **Discussion**—700 North Corridor & 1-15 Exit 275: The City Council and the Planning Commission will discuss permitted uses and a possible small area plan for 700 North. Also, the area around I-15 Exit 275 will be discussed for a possible creation of a new zone focusing on architectural and landscaping standards. No formal action will be taken at this time.

Hugh Van Wagenen, Planning Director, opened the discussion by explaining the purpose of the meeting tonight is to discuss permitted uses and a possible small area plan for 700 North. He noted the area around the I-15 Exit 275 will also be discussed for a possible creation of a new zone focusing on architectural and landscaping standards. He noted that no formal action will be taken at this time so no motions will be necessary. He then referenced the maps for both areas in question and also presented some landscaping and parking examples. There was then some general discussion regarding the landscaping example sites provided, interchange traffic expectancy and the possible use of development agreements. He also gave an update on the Vineyard Connector per conversations with UDOT and the existing and future alignments and future map updates.

Mr. Van Wagenen discussed the interchange quadrant first. He noted one thing that has been discussed is the DoTerra concept coming in and also Mr. Mark Weldon's

2 vision for the 40 acres to the west. They also discussed development agreements with
3 prospective developers and a rezone coming to the Planning Commission with the talk of
4 a new zone to govern both DoTerra and what Mr. Weldon is proposing. Mr. Van
5 Wagenen pointed out that a new zone may be more permissible and may allow more
6 entitlements than the existing zone.

7 Mr. Van Wagenen stated staff also discussed things outside of the architectural
8 standards of what makes a development look nice regarding landscaping and how it
9 breaks it up. He then showed photos of very high standards of landscaping followed by
10 discussion including 4th South and West temple in SLC where he pointed out significant
11 aspects including pedestrian isles and end caps that are broken up with a landscaping strip
12 in the middle. He also referenced the EBay Development pointing out it doesn't have as
13 much grass and noted how it is broken up with a landscaping strips and zero scape. He
14 added depending who the landscaper is you talk to will determine the caliper of the trees.

15 Councilmember Lundberg stated she would like to discuss sod, trees and being
16 water wise etc. Mr. Van Wagenen agreed that trees are important as they provide a
17 canopy and shade as well as provide the visual aspect. He noted the Planning
18 Commission has indicated they would like to make some revisions to grass zones as there
19 is a general interest to require less grass as to be water wise. Councilmember Lundberg
20 pointed out she has seen berms along street scapes with grass on the exterior; it visually
21 breaks it up on the street side with a berm. Mr. Van Wagenen pointed out there is no such
22 thing as non maintenance whether grass or xeroscape, but the focus should be water wise.
23 Commissioner Marchbanks agreed it is important to look at less watering and be water
24 conservative with the growth in the state as we live in a desert and need to be respectful
25 of that. He asked about drafting something specific for this area.

26 There was then some general discussion regarding the examples/images and maps
27 presented. Mr. Van Wagenen stated there is over 100 acres left and his concern is if we
28 leave some other properties alone and they get changed how well it would function as a
29 general commercial zone; it needs to be looked at it comprehensively.

30 Mr. Van Wagenen stated he is hearing the general direction from the group is to
31 come up with a new zoning ordinance. Councilmember Lundberg stated there is new
32 economy emerging so let's not give this area away to be unattractive with only
33 warehouses but with some high-end quality, attractive products with permitted uses.

34 Mayor Acerson stated there are a lot of things changing and we need to be aware
35 of these changes. Mr. Van Wagenen stated with the recent zone change (Mr. Weldon) has
36 been working on their warehouse design. He then showed the renderings noting they are
37 not official.

38 Mr. Van Wagenen then went over the permitted uses and guiding principles and
39 discussed the consideration of a utilizing a planning process on the corridor specifically.
40 He asked the group if they want to pursue an RFP for a plan rather than waiting for the U
41 of U who they are engaged to work with next year. He then went over land uses on the
42 corridor. He mentioned there is the concern of what the market will produce here and
43 how it will look and feel and what features are wanted. He also questioned if it is more
44 important to identify the market through a market feasibility study. Following discussion
45 the Council was in agreement to get some resources behind this and to move forward in
46 pursuing and RFP for a plan and budget accordingly. Mr. Van Wagenen stated they will
also pursue grant options. Mayor Acerson stated he will try to coordinate to get Val Hale

2 from the Governor’s office of Economic Development to come and visit with the Council
3 to help set a tone for what could potentially fit on the corridor and to encourage and
4 facilitate and what can potentially happen in the area and to get an idea as to what
5 direction the trends are moving. The Council agreed that would be very beneficial.

6 Mayor Acerson called for any further comments or discussion from the Council or
7 Commission. Hearing none he adjourned the meeting.

8 **Adjourn** – The meeting was adjourned at 7:05

10 Approved – August 22, 2017

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor

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Mike Marchbanks, Vice Chair

The Lindon City Council and Lindon City Planning Commission held a Joint Work Session on **Tuesday, August 1, 2017 at 10:00 a.m.** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

WORK SESSION – 10:00 A.M.

Conducting: Mayor Jeff Acerson

PRESENT

Jeff Acerson, Mayor
Matt Bean, Councilmember
Van Broderick, Councilmember
Carolyn Lundberg, Councilmember
Sharon Call, Chairperson
Rob Kallas, Commissioner
Mike Vanchiere, Commissioner

ABSENT

Jacob Hoyt, Councilmember
Dustin Sweeten, Councilmember
Mike Marchbanks, Commissioner
Charlie Keller, Commissioner
Steven Johnson, Commissioner
Bob Wily, Commissioner

Staff Present

Adam Cowie, City Administrator
Hugh Van Wagenen, Planning Director
Brandon Snyder, Associate Planner
Kathy Moosman, City Recorder

Governor’s Office of Economic Development

Val Hale

EDCUtah Representatives

Russ Fotheringham
Theresa Foxley

1. **Call to Order** – The meeting was called to order at 10:00 a.m.
2. **Discussion**—700 North Corridor & I-15: The City Council and the Planning Commission will discuss the economic development opportunities along the 700 North & I-15 Corridors. No formal action will be taken at this time.

Hugh Van Wagenen, Planning Director, opened the discussion by explaining the purpose of the meeting today is to discuss the economic development opportunities along the 700 North & I-15 Corridors. He noted that no formal action will be taken at this meeting as this is for discussion only. Mr. Van Wagenen then turned the time over to the representatives in attendance for comment.

Val Hale, from the Governor’s Office of Economic Development began by speaking on topics related to the economic development issues in the state and more particularly in areas directly affected near the 700 North Corridor and the I-15 interchange. He also spoke on job projections and wages over the next 20 years and incentives. He gave an example (Adobe) noting the state will only allow maximum

incentives and it is based on post performance. He pointed out they use incentives to get the businesses here and then to keep the jobs here which is new money coming back into the state; there has to be competition. He noted they have done a great job coming out of the recession in getting companies to stay here and now we are in the middle of the road when it comes to incentives. He pointed out the state as well as the cities can leverage their dollars.

Ms. Teresa Foxley, EDCUtah Representative, spoke on job creation and utilizing competitive advantages to help the state diversify the economy; they also look at what other states have to offer with tax structures and incentives and modify accordingly.

Mayor Acerson pointed out that cities used to compete but now states compete too. He asked what Lindon has to potentially offer to their clients and to take an objective view and counsel them as a city on the reality of what they can work towards to facilitate the right types of growth. Ms. Foxley explained they believe in rounding out the retail profile and then they try to sit down with local community members to see what the economic objectives are and if they have a retail base or commercial base etc. and have a two way conversation to see what the strengths are and move forward from there.

Mayor Acerson questioned as they interact with clients that come in does Lindon ever cross their mind as a location they should consider or come into the conversation?

Mr. Russ Fotheringham, EDCUtah Representative confirmed that statement adding the first step is to identify the developable property/land in Lindon. Mr. Van Wagenen stated as of today there are four developable parcels. Mr. Fotheringham pointed out they are discerning a slight movement away from Lehi City to this direction; movement is coming in this direction (to Lindon).

Councilmember Lundberg mentioned their concern is that they don't want to fill up the corridor with just office and how do they get the diversity. She also asked what cities can do to be competitive and strategic like the state and what the parameters are; Lindon has a great workforce and great synergy.

Mr. Hale pointed out that the new Salt Lake City Mayor (Jackie Biskupski) has brought economic development to the top and changed the focus and now downtown Salt Lake City is becoming a hot place for businesses. This is the change of mindset that we want for economic development and to be a player and partner to make it easier.

Ms. Foxley stated that tactically the Mayor's office implemented several things. They elevated economic development from a division to a department and they moved the RDA under economic development and put a moratorium on impact fees and did a planning process for the master plan. The master plan was a huge play and shows what they want to see in the area. They also identified the impediments i.e., homelessness, air quality and things they have no control over and they have developed a strategic plan around it in an urban setting. She added the talk from the Mayor is great but she has also set up a structure plan to where they can deliver on their promises and they are creating jobs; Amazon has brought in 1,500 jobs with pathways to entry and education.

Councilmember Broderick stated an issue he wanted to address is the dynamics of how companies change and asked what they see in the future as to what types of brick and mortar businesses may come to Lindon. Ms. Foxley stated 30% of the general fund is sales tax and the State needs to help the locals. In terms of industry for the future is manufacturing, aerospace, etc., there will be no such thing as a non tax based business moving forward with technical fluency and technology based manufacturing.

Ms. Foxley gave an example in Eagle Mountain City that wants to attract big brand tenants in their city even if they give a rich incentive for light industrial base where residents have a long commute; they have offered no delays on grading permits.

Mr. Hale asked about the Geneva Park property in Vineyard. He noted he took a tour down there and noticed the north end of the property is building out now and it may be competitive for a while but eventually it will help the neighborhood and is positive. Mayor Acerson pointed out Lindon's industrial zone abuts to Vineyard and is 75% developed.

Mr. Fotheringham asked to see the map to view the developable areas in the city. Mr. Van Wagenen showed the map of the Pleasant Grove/Lindon interchange and the developable portions. He explained 700 North is Lindon's high hope for retail. He also showed the potential Trax line noting it could be a transit destination and hub. He also pointed out the Ivory Development portion and the businesses in the industrial and the heavy manufacturing zone. He also pointed out the wetland bank and the capped landfill followed by discussion. He also mentioned the other land available for development noting there are 15 acres in the pipeline to be developed with pockets of land that has filled in over the last five years. He also referenced the businesses in the existing business park (Canopy).

Councilmember Lundberg asked how Lindon can get in a position to get a Trax Station. Mr. Hale pointed out that Utah County will be as big as Salt Lake County within 30 years with twice the traffic and there will not be enough roads, so the idea of mass transit will be very important; having a stop in Lindon will be vital in moving forward as there is a young workforce that is looking for a mass transit stop. There are criteria that will play into those decisions. Mr. Cowie questioned if an economic development study would be beneficial.

Mr. Hale mentioned Provo did an economic development study (Avalanche) on how to position/market themselves economically. He noted it may have helped them somewhat but Provo is out of land and they are an entrepreneurial hotbed, but they do not have any place to grow so many of the businesses end up leaving. He did say that one of the advantages that Lindon has is that there is some "Lehi weariness" and until they get the transportation situation figured out companies are questioning if they want to locate there.

Ms. Foxley stated Lindon is fortunate that there is still land available and in a great position given their proximity to have big markets with a small town feel; she feels we are doing it in a thoughtful manner with a good plan in process. Mayor Acerson commented that he would like to see the state come up with a master plan to bring businesses to the state. With the impact of transportation and traffic it would be good to spread it out to alleviate some of these issues and localize it.

Councilmember Bean asked to what extent Lehi City is involved with Adobe and others as far as incentives go and how the state was involved. Ms. Foxley stated Lehi, under the original deal, offered a lucrative incentive based on Adobe building 3 phases. Mr. Hale explained by statute the state cannot offer incentives unless the local community does too. He noted communities come in with varying levels of support and his political philosophy is the state government should stay out of the way of the municipal government; the state doesn't tell the cities what to do. There was then some discussion regarding Alpine School District and trying to get consideration and

participation on the 700 North CDA project. Ms. Foxley stated in her opinion from school districts standpoint, they really look at their burden and it is deal dependent. Mr. Hale stated he would be happy to come and meet with the ASD.

Chairperson Call expressed her concerns with the amount of office/warehouse requests and feels there should be a percentage mix. Mr. Van Wagenen commented percentages and mixes can be tricky but they are sensitive to it. He added that Councils and Mayors change as do study plans and 15 years from now the study plan doesn't always happen. Mr. Fotheringham stated he has had discussion with Mr. Van Wagenen about doing a retail study to determine what kind of retail they want to go after; this would help in the planning process.

Mr. Cowie stated as a city we have talked about the 700 North Corridor specifically, and are potentially considering hiring a consultant to help with an Economic Master Plan (30-50,000) to help make it a comparatively smooth development process. He questioned if these studies are beneficial and worth the expense. Mr. Fotheringham stated they are sometimes worthless and sometimes they can be really valuable if they are used as an active part of the plan and if used as a tool they can be beneficial.

There was then some discussion on what types of restaurants would be a good fit in the city. Ms. Foxley stated they can do a community profile to help determine which would be best. Mr. Hale made an observation, stating if you think about our society, autonomous vehicles will change the culture and will take the human factor out and will disrupt what we do and will impact lives and our community; there are many things to factor in.

Ms. Foxley stated she appreciates the opportunity to be here for this discussion. Mr. Hale stated if he can help with any issues with the Alpine School District etc, he would be happy to come to a City Council meeting for further discussion. Mr. Hale stated this is a great community and Lindon has a lot to brand themselves with and the quality of life here is amazing.

Mayor Acerson called for any further comments or discussion from the Council or Commission. Hearing none he adjourned the meeting.

Adjourn – The meeting was adjourned at 11:17 am

Approved – September 5, 2017

Kathryn Moosman, City Recorder

Jeff Acerson, Mayor

Sharon Call, Chairperson

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, August 1,**
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: Reece DeMille
10 Invocation: Van Broderick

12 **PRESENT**

EXCUSED

Jeff Acerson, Mayor
14 Carolyn Lundberg, Councilmember
Jacob Hoyt, Councilmember
16 Dustin Sweeten, Councilmember
Matt Bean, Councilmember
18 Van Broderick, Councilmember
Adam Cowie, City Administrator
20 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 meeting of July 18, 2017 were reviewed.

30 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE
REGULAR CITY COUNCIL MEETING OF JULY 18, 2017 AS AMENDED OR
32 CORRECTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

- 40 4. **Consent Agenda** – No items.
- 42
- 44 5. **Open Session for Public Comment**– Mayor Acerson called for any public comment not listed as an agenda item. Matias Zumia, Boy Scout, addressed the council at this time noting he is attending the meeting tonight to earn his merit

2 badge. The Council invited Matias and his father to attend the upcoming Lindon
Days activities.

4 **CURRENT BUSINESS**

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8 **6. Discussion Item — Overview of Police Department K-9 Program.** Chief
Adams will give an overview of the K-9 program at Lindon City and funding
10 opportunity by proceeds from the Lindon Car Show. The City received a partially
trained K-9 drug dog. Capone, in the fall of 2016 and in early 2017 Officer Eric
12 Whitehead and Capone completed training and certification for use in drug
searches.

14 Chief of Police, Josh Adams, addressed the Council at this time for this discussion
item. Chief Adams presented information and numbers from 2016 and 2017 noting there
16 were 49 cases where drugs were listed as the main issue and 14 K9 deployments in
Lindon in 2016-17 (fiscal year) with positives for drugs/paraphernalia. Chief Adams also
18 gave a background of service dogs.

20 Chief Adams also presented the 2016-17 fiscal year budget noting \$5,000 was
budgeted with \$1,100 expended. He noted they purchased a drug vault (DEA) compliant.
They also made a bulk dog food purchase which will last well into the fall and they are
22 paying wellness veterinarian care only. In the 2017-18 budget \$5,000 was budgeted with
\$0 dollars expended and all start up expenses have been covered. Chief Adams stated
24 PSD Capone continues to be healthy to date and has completed Utah POST certification
in Narcotics Detection. Office Whitehead has also completed POST certification as a
26 detector dog handler. He also pointed out they are now FLSA compliant.

28 Chief Adams then presented some recent examples. He related one incident that
was observed by Officer Christiansen with two suspicious vehicles at the Lindon Wal-
Mart. Officer Whitehead was pulled in to the scene with Capone who detected drugs and
30 one car was found to be stolen. This evidence could not have been discovered without
the alert by a K9. Two subjects were arrested on a multitude of drug related charges and
32 the stolen vehicle. Chief Adams pointed out this case was based entirely with the dog
giving them probable cause to search the car.

34 Officer Whitehead then brought Capone in and introduced him to the Council and
demonstrated his skills in sniffing out drugs previously hidden in the council chambers.
36 Chief Adams also explained the anatomy of a dog's smell detection (vomeronasal organ)
with the hunting drive, prey drive, and retrieve drive.

38 Mayor Acerson inquired about insurance liability rates. Mr. Cowie confirmed the
insurance company covers canines. Councilmember Hoyt asked for clarification that the
40 only costs are the overtime for Officer Whitehead and the dog food. Chief Adams
confirmed that statement.

42 Following discussion the Council was in agreement that having a police dog in
the city is beneficial and warranted. The Council also thanked Chief Adams and Officer
44 Whitehead for the presentation and for their exemplary service to the city.

46 Mayor Acerson then called for any further comments at this time. Hearing none
he moved on to the next agenda item.

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7. **Action Item — Disposal of Surplus Property; Resolution #2017-18-R.** The City Council will review and consider Resolution #2017-18-R to declare found and seized property from the Police Department as surplus property and declare additional used items from the City as surplus property to be sold or disposed of per the City’s surplus property disposal policy.

Mr. Cowie led this discussion by referencing the Resolution declaring found and seized property from the Police Department as surplus property that needs Council approval to declare these items and additional items from the city as surplus property to be sold or disposed of per the city’s surplus property disposal policy. He then referenced the resolution and list of items being declared as surplus. He noted there is one list of items specific to the Police Department that is found and/or seized property, and another list of items that is from various departments in general. He noted a few of the Police Department seized items are being requested to be retained by the City after being declared as surplus and unless found defective after testing & inspection these items will not go to auction and are as follows:

- Gas Cans
- Auger Bit
- DeWalt sawzall
- Springbar Tent

Mr. Cowie stated the remaining items will be disposed of per the city’s surplus property disposal policy with the items being posted on PublicSurplus.com and sold by online auction. If items are not bid on they will be disposed of at the discretion of the City. There was then some general discussion by the Council regarding the surplus items for disposal.

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

COUNCILMEMBER SWEETEN MOVED TO APPROVE RESOLUTION 2017-18-R DECLARING CERTAIN PROPERTY AS SURPLUS AND DISPOSED OF PER CITY POLICY. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER SWEETEN	AYE

THE MOTION CARRIED UNANIMOUSLY.

8. **Action Item — Appointment to Community Center Advisory Board.** The City Council will review and consider appointment of Gordon Bonzo to the Community Center Advisory Board.

2 Mr. Cowie explained this item noting the Council will review and consider the
4 appointment of Gordon Bonzo to the Community Center Advisory Board. He also
6 referenced the letter to be signed by the Mayor that will be sent to Mr. Bonzo. Following
discussion the Council was in agreement that the appointment of Mr. Bonzo will be an
asset to the CCAB and they appreciate his willingness to serve.

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

10 COUNCILMEMBER HOYT MOVED TO APPROVE THE APPOINTMENT
OF GORDON BONZO TO THE COMMUNITY CENTER ADVISORY BOARD.
12 COUNCILMEMBER SWEETEN SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

14 COUNCILMEMBER BEAN AYE
15 COUNCILMEMBER LUNDBERG AYE
16 COUNCILMEMBER BRODERICK AYE
17 COUNCILMEMBER HOYT AYE
18 COUNCILMEMBER SWEETEN AYE
19 THE MOTION CARRIED UNANIMOUSLY.

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21 9. COUNCIL REPORTS:

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23 **Councilmember Hoyt** – Councilmember Hoyt reported the Historic Preservation
24 Commission has implemented “Yards of the Month” with Mr. Lyle Lamoreaux heading
up the program. They have made signs to put in the yards of those residents chosen in
26 three different areas of the city (Foothill, Central and West). He noted if anyone has any
suggestions of yards to highlight to let him know.

28

29 **Councilmember Broderick** – Councilmember Broderick mentioned the grass by the
30 pickle balls court and pavilions is very wet from over watering. Mr. Cowie stated he will
check in to the issue. He added the pickle ball courts are very popular. He also reported
32 he attended the monthly engineering coordination meeting and they did the landslide
monitoring. Mr. Cowie pointed out there was no detection of movement. Councilmember
34 Broderick also questioned some recent water pressure variations. Mr. Cowie stated he
has heard of a handful of reports and this is a recurring issue in several locations and he
36 will check into the issue.

38

39 **Councilmember Bean** – Councilmember Bean reported the Planning Commission has
40 considered the regional commercial zone presented by Mr. Van Wagenen. They
discussed landscape, parking and architecture design issues and they are in the review
process and this will be coming to the Council.

42

43 **Councilmember Lundberg** – Councilmember Lundberg commented that she would like
44 to see Locust Avenue go wider when redone because when 400 North was redone they
stuck to the original line and there is not much of a buffer. Mr. Cowie stated it is due to
46 costs and other aspects including driveways and slopes etc. Councilmember Lundberg

2 stated she feels like this may be a missed opportunity and in the future she would like to
 4 see this on major collector roads. She also thanked everyone involved with Lindon Days
 6 noting she regrets she will be absent for some of the events. She also reported she
 8 attended the meeting held today with the EDCUtah and Val Hale from the Governor's
 10 office noting it was a good meeting with discussion on economic development and
 12 strategic planning.

8 **Councilmember Sweeten**– Councilmember Sweeten reported on Lindon Days noting
 10 the booklets have been mailed and he would welcome and encourage the Council to be
 12 involved with as many activities as they can.

12 **Mayor Acerson** – Mayor Acerson gave an update on the Utah Lake Commission noting
 14 the assessment is \$3,100 dollars and is based on population. He also reported the IHC
 16 Outreach did not formally meet this month as they are sponsoring an event for women.
 18 He noted he will not be able to attend the MAG and COG meetings this month and
 20 invited any of the councilmembers to attend in his stead.

18 **Administrator's Report:** Mr. Cowie reported on the following items followed by
 20 discussion.

22 **Misc Updates:**

- 24 • July newsletter
- 26 • August newsletter article: Heath Bateman - Article due to Kathy Moosman last
 28 week in July.
- 30 • Primary Elections – No primary/No Meet the Candidates night prior to primary.
 32 Ballots contain primary candidates' names as they were printed by the County
 34 prior to Alan Smoot withdrawing. Any primary votes cast for local offices won't
 be counted. Federal primary election to fill Representative Jason Chaffetz's seat
 will still appear on Primary ballot (mailed to registered republicans only).
- General Election Meet the Candidates night: October 12th at 7pm at Community
 Center.
- Lindon Days schedule
- Misc. Items

36 **Upcoming Meetings & Events:**

- 38 • August 7th-12th – Lindon Days
- August 15th – Primary Election Day (No Council meeting)
- September 4th – City offices closed
- 40 • October 12th – General Election Meet the Candidates night
- November 7th – General Election Day (No Council meeting)

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

2 **Adjourn** –

4 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
6 AT 8:45 PM. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
8 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – September 5, 2017

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Kathryn Moosman, City Recorder

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16 _____
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 — Ordinance Amendment, Lindon City Code (LCC) 17.04.400 (45 minutes)

Marc Udall, Dry Canyon Ranch, requests an amendment to LCC 17.04.400, regulating Home Occupation requirements, to allow for Summer Physical Education lessons to have more vehicular traffic than what is currently allowed by ordinance. The Planning Commission recommended denial of the request.

See attached materials from the Planning Department.

Ordinance Amendment — 17.04.400
Home Occupation Summer Swim Lessons
44 South 400 East

<p>Applicant: Marc Udall Presenting Staff: Hugh Van Wagenen</p> <p>Zone: Single Family Residential (R1-20)</p> <p>Property Owner: Marc & Ruth Udall Parcel ID: 14:070:0080 Parcel Address: 44 South 400 East</p> <p>Type of Decision: Legislative Planning Commission Recommendation: Denial in a 6-1 vote.</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether to allow increased parking and vehicular traffic allowances for home occupations that provide summer physical education lessons.</p> <p><u>MOTION</u></p> <p>I move to (approve, deny, continue) the applicant's request for ordinance 2017-12-O with the following conditions (if any):</p> <ol style="list-style-type: none"> 1. 2. 3.
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

BACKGROUND

1. The Udall family has been operating a successful swim lesson business from the dwelling located at 44 South 400 East for many years during the summer months. Business license records indicate the business first acquired a home occupation license in August 2012. In 2014, Lindon City has received complaints that the business has become too big for the residential setting in which it operates. Staff confirmed that the Home Occupation was not complying with the maximum number of parked vehicles allowed (6) nor the maximum amount of vehicular traffic being generated to the residence (5 per hour) based on LCC 17.04.400.
2. In February 2015, the Planning Commission reviewed the Udall Swim Lesson home occupation permit based on the business not complying with existing regulations. Upon review, the Commission approved the continuation of the home occupation permit with two conditions: (1) conduct no more than 1 class per hour with no more than 5 vehicles of traffic per hour; (2) park no more than 14 vehicles total at the residence at any time (either on the property or on the street frontage associated with the property.)
3. In 2017 staff received additional complaints that the business was again operating out of compliance with the conditions imposed by the Planning Commission. Staff verified that the business was generating more than 5 vehicles to the residence per hour and patrons were parking on the far side of 400 East. Staff notified the business of the violation and asked that the business come into compliance with the conditions.
4. Upon receiving notification of the violation, the business indicated that they are unable to operate under the current conditions and home occupation ordinance in a way that works for their business model. Therefore, the business has applied for an amendment to LCC 17.04.400 Home Occupations.

BUSINESS REQUEST

The applicant feels that the proposed code amendment would allow the business to continue to operate in a manner in which it has operated for many years but would no longer be in violation of City ordinances, as described below:

- operate seasonally between June 1 and August 30
- up to 14 individuals on-site for a lesson inclusive of staff
- conduct only one lesson per hour
- not begin before 7:30 am nor terminate after 6:00 pm
- may generate up to 13 vehicles of traffic per lesson (a vehicle dropping off and picking up the same student counts as one vehicle)
- may have up to 14 non-farm vehicles parked at the residence

BUSINESS LOCATION

Although this is an ordinance that would be applicable to other properties in the City, it is important to understand the context of the business currently making the request.

The property has street frontage along 400 East and Center Street. Both streets are considered Major Collector Roads within the Lindon City Street Master Plan Map. A 2013 UDOT traffic count of 400 East averaged 4,085 vehicles per day between 400 North and 200 South. The same UDOT count measured an average of 3,285 vehicles per day on Center Street between State Street and 400 East.

The applicant has provided a parking diagram showing where vehicles have traditionally parked in front of the home along 400 East and along Center Street adjacent to the owners' property. The 400 East parking is unique in that it is perpendicular parking rather than parallel parking.

It has been suggested that a parking lot be created in the large field off Center Street for the patrons of the lessons. The applicant has indicated unwillingness to create a parking lot for patrons.

PLANNING COMMISSION

This request was discussed during the August 22, 2017 Planning Commission Meeting. Many people were in attendance for the item and spoke of the benefit that the business provides its customers. Issues of pedestrian and traffic safety and perpendicular parking on 400 East and parking generally were discussed along with the number of vehicles coming and going during the beginning and end of lessons. After an hour long discussion, the Commission voted 6-1 to deny the applicant's request citing that the request does not meet the intent of the home occupation ordinance in maintaining the residential feel of a neighborhood. Commissioner Johnson was the dissenting vote on the motion.

ATTACHMENTS

1. Aerial photo of the site
2. Parking diagram
3. Photographs of the site
4. Ordinance 2017-12-O Home Occupation Requirements (LCC 17.04.400)



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CENTER

400 EAST

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Parking



10 x 16'
58' Avenue
26' on each side.

Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 7/26/2017





Looking west to home from 400 East.

SPEED
LIMIT
25



Looking south at parking from west side of 400 East.



Looking north at parking in front of home on 400 East.

17.04.400 Home occupation requirements.

- 2 | 1. The purpose and intent of this section of the Lindon City Code is to allow gainful occupations, professions, activities, or uses that are clearly customary, incidental, and secondary to the residential use of the property and which do not alter the exterior of the property or affect the residential character of the neighborhood.
- 4
- 6 2. No home occupation shall be conducted without first obtaining a home occupation permit pursuant to this chapter and a business license pursuant to this chapter and the Lindon City Code chapter regulating businesses.
- 8
- 10 3. The Planning Director may grant a home occupation permit in the residential zones, provided the use applied for meets all of the standards set forth in this Section.
- 12 4. A home occupation permit shall be obtained from the Planning Director before such home occupation is established. The permit shall have a fee as established per the Lindon City Fee Schedule.
- 14 5. As a matter of public policy, the City believes that commercial and industrial activities should be conducted in zones where such activities are specifically permitted. However, limited business activities may be conducted within residences located in any zone in the City if the business activity strictly complies with all of the following requirements:
- 16
 - 18 a. Be clearly incidental to and secondary to the residential use of the dwelling unit and not occupy more than five hundred (500) square feet or twenty- five percent (25%) of the total floor space of such dwelling unit, whichever is less. This requirement does not apply to accessory buildings approved as part of a home occupation.
 - 20
 - 22 b. Be carried on entirely within the dwelling unit or accessory structure solely by one (1) or more of the residents of the immediate family who reside in the dwelling unit or employees as permitted in 5(c). For the purposes of this section, a carport, patio, or breeze way is not considered to be part of the dwelling unit. (This provision shall not prohibit the Utah State requirement for outside use by licensed day care/preschool facilities.)
 - 24
 - 26 c. Home occupations may have up to one (1) employee or part time equivalent to one (1) employee who does not live in the dwelling unit work at the home. Only one (1) non- resident employee shall work from the home at any given time. Such employee working at the home or coming to the home and moving to another job site associated with the home occupation shall be provided an off street parking stall on the home occupation owner’s property. This employee shall be provided and required to use such parking on the business owner’s property and off of a public street.
 - 28
 - 30
 - 32 d. Not have any external evidence of the home occupation, (except as may be required by State law or City ordinance) nor any exterior displays, displays of goods, nor advertising signs (except as allowed by this section) visible from outside of the dwelling unit. It shall not be permitted to conduct any activity outside the dwelling unit or to store materials or products outside the dwelling unit unless it is within an accessory structure approved as part of the home occupation.
 - 34
 - 36
 - 38
 - 40 e. For any home occupation that is not summer physical education lessons as described in paragraph 6 below, ~~Not have no~~ more than six (6) motorized non-farm vehicles shall be parked at the residence at any time, provided all of the vehicles can be parked legally, either in normal parking places on the lot occupied by the residence without parking in front of any other property. The six (6) vehicles specified above shall include the vehicles owned or operated by the residents, visitors or any other person using or visiting the home. Exceptions to this requirement may be granted by the Planning Director provided the applicant can clearly demonstrate that additional vehicles can be parked legally, either in normal parking places on
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2 the lot occupied by the residence containing the home occupation or by the curb directly in front
 4 of the residence without parking in front of any other property. In addition to the foregoing, the
 6 home occupation must not generate more than five (5) vehicles of traffic to the residence during
 any hour. The home occupation shall not generate any traffic before 7:30 a.m. or after 6:00 p.m.
 nor shall any vehicle weighing in excess of twenty four thousand (24,000) pounds, gross
 weight, travel to the residence for the purpose of servicing the home occupation.

8 e.f. Not emit noise, odor, dust, fumes, vibration, smoke, electrical interference or other interference
 with the residential use of adjacent properties.

10 f.g. Comply with all City building and fire codes.

g.h. Obtain a home occupation permit and a business license from the City.

12 h.i. Shall have no more than one (1) sign, not larger than two and one-half (2.5) square feet,
 14 attached to the main dwelling unit. The sign shall be aesthetically pleasing and made of similar
 materials and colors as the building to which it is attached. The sign shall not be directly lit.

16 i.j. Home occupation owners shall be good neighbors and mindful of possible impacts their
 18 activities have on the residential character of the neighborhood. All Home Occupation permits
 are reviewable upon written complaint to the Planning Commission. The Planning
 20 Commission, in reviewing such complaints, shall have the authority to attach conditions to a
 home occupation to make it compatible with the surrounding neighborhood. If the Planning
 22 Commission makes a finding that the home occupation is not compatible with the surrounding
 neighborhood they shall have the authority to revoke such permit. (Ord. 2002-23, amended,
 2002; Ord. 99-23, adopted, 2000)

6. Summer physical education lessons

24 a. shall only operate on a seasonal basis between June 1 and August 30 and;

26 b. may have up to fourteen (14) individuals on-site for a lesson inclusive of staff and students (e.g.
 one (1) employee and thirteen (13) students) and;

c. shall only conduct one lesson per hour and;

28 d. shall not begin before 7:30 am nor terminate after 6:00 pm and;

30 e. may generate up to thirteen (13) vehicles of traffic to the residence per lesson (a vehicle
 dropping off at the beginning of a lesson and picking up at the end of a lesson counts as one
 vehicle) and;

32 f. may have up to fourteen (14) motorized non-farm vehicles parked at the residence provided that
 34 additional vehicles can be parked legally, either in normal parking places on the lot occupied by
 the residence containing the home occupation or by the curb directly in front of the residence
 without parking in front of any other property.

36 g. If lessons are conducted outside the seasonal dates outlined in paragraph 6(a), the business must
 38 comply with paragraph 5(e) with regards to parking and vehicles of traffic per hour.

7. Discussion Item — Overview of Tax Revenues

(20 mins)

The City Council will review and discuss tax revenue sources in the City and be presented a general overview of the various types of tax revenue producing businesses and developments within Linton City.

Attached is the State of the City Report for August 2017. The report highlights several budget and tax revenue items. In past discussions a few Council members mentioned it would be helpful to review issues about tax revenues and types of businesses that generate significant tax revenues for the City. Additional graphs and charts on property and sales taxes are also attached and will be reviewed in the meeting.

Below are excerpts from a document prepared by the Utah State Tax Commission regarding property taxes and how the certified property tax rate is established and can fluctuate year-to-year. It may be helpful info for the Council.

Excerpts from: *Historic Overview of Utah's Property Tax (Utah State Tax Commission)*

Real Property

The taxable value of a property is 100 percent of its fair market value, less any exemptions that may be permitted. For example, the Utah Constitution permits the legislature to exempt up to 45 percent of the fair market value of primary residential property from property taxation. That exemption is currently set at 45 percent. Rental properties are eligible for the exemption; secondary homes and business properties are not eligible.

Truth in Taxation

Utah's "Truth In Taxation" laws were passed in 1985 as a compromise to direct tax limitation. Prior to 1985, property tax revenues were limited to 106 percent of taxes collected in the previous year. The limit was activated only when an entity's tax base was increased as a result of factoring or reappraisal ordered by the Tax Commission. The limit could only be exceeded with voter approval. "Truth in Taxation" laws replaced the 106 percent limit.

The "Truth in Taxation" law imposed specific public notice and public hearing requirements that are triggered when a taxing entity proposes to increase its property tax revenues (not rates) above those collected in the previous year (tax revenues generated by "new growth" in an entity's tax base are exempt from the disclosure requirements). The public hearings are required to allow elected officials to explain the reasons for the proposed increase and allow citizens to comment on any proposed increase.

Revenue-Driven System

Utah's "Truth in Taxation" laws are revenue-driven, not rate-driven. That means the requirement to hold a "Truth in Taxation" hearing is based upon the collections of a taxing entity, not the rate charged. Utah law requires "Truth in Taxation" hearings to be held when a taxing entity elects to collect more revenue than was collected the previous year, although the entities are permitted to keep revenues generated by "new growth" -- such as value added to the tax rolls from a new subdivision or a new business.

Because "Truth in Taxation" is revenue-based, a hearing may still be required if an entity's tax rate remains unchanged or even declines. For example, if property values increase 10 percent as the result of reappraisal, but a taxing entity does not lower its rate proportionately, it must advertise and hold a "Truth in Taxation" hearing. The hearing is required because the increase in value is not considered new growth.

The reverse is also true. If an entity's rate increases, but its revenues remain unchanged, no advertisement is required. This most often occurs with a tax shift. For example, if the value of commercial property is decreased, the tax rate must be increased to maintain the same revenues. Since budgeted property tax revenues do not exceed those collected last year, no increase is advertised. However, homeowners see an increase in taxes on the "Notice of Valuation and Tax Changes".

Many taxing entities continue to be confused by this concept and attempt to compare the previous year's tax rate with the current year's proposed rate to determine if a tax increase will occur. Under a revenue-driven system, changes in rates are irrelevant.

For this and other reasons, some critics of the current laws argue that the revenue-driven system does not result in "Truth in Taxation" to the individual property owner and that a rate-driven system is preferable. They suggest that the newspaper advertisement be eliminated because property-specific information is contained on the individual "Notice of Property Valuation and Tax Changes".

Certified Tax Rate

The determination that a property tax increase is being proposed is made by the Tax Commission's Property Tax Division. The certified tax rate, established by the Property Tax Division, is that rate which will yield the taxing entity the same property tax revenue that it budgeted in the previous year (and includes an allowance for revenue generated from real new growth in its tax base). That determination is based on a comparison of an entity's proposed tax rate with its certified tax rate.

A certified tax rate is computed for each separate fund or levy. For example, a city may have levies for general operation, library and recreation. If the aggregate proposed tax rate exceeds the aggregate certified tax rate, a tax (revenue) increase is proposed.

An Effective Tool

Utah's "Truth in Taxation" laws have proved to be an effective tool in limiting the rate of increase in property taxes. Prior to the implementation of "Truth in Taxation", property taxes levied had increased at an average rate of 12 percent per year since 1981. Since 1986 the rate of increase has averaged 3.6 percent. Of the 550 plus taxing entities in Utah, an average of 40 entities have proposed increases each year.

Tax Shifting and Windfall Revenue

The tax burden of a taxing entity may be shifted from one class of properties to another when the value of one or more large groups -- or classes -- of properties changes dramatically. One example would be a county whose tax base is dominated by oil and gas properties. When oil prices decline, the assessed value of those properties decline as well. In order to raise the same amount of revenues as the previous year, taxing entities have to raise their rates on all properties (residential, locally assessed commercial and other state-assessed properties) to recoup the tax dollars lost with the decline of values.

Tax-shifting is most noticeable when one large taxpayer, such as the Intermountain Power Project, has a change in value. When the IPP was built, the burden of financing local governments was largely shifted from local homeowners and businesses to the immense power plant. But if there is a downward fluctuation in the plant's assessed value --through a successful tax appeal, for instance -- then the tax rates in the various taxing districts may be increased to generate that lost revenue.

Tax-shifting can also occur when residential property values escalate as they have been in this market, while the value of other classes of property (such as commercial and centrally assessed) remain fairly flat. When residential values shoot up -- and assessed values follow -- in order to bring in the same amount of money, taxing entities are required to bring rates down. However, those residential properties still will see a tax increase. Because residential property only represents a portion of a taxing entity's total tax base, it is not possible to bring rates down low enough to make residential taxes a "wash," without the taxing entity losing overall revenue, compared to the previous year. Another situation that can create a tax shift is when one area is reappraised and the other areas of the county are not.

Generally, government has an overall cost of doing business and certain levels of service must be maintained, particularly in the schools. So, when values plummet, rates generally rise. Again, the "Truth in Taxation" law is revenue-driven, not rate-driven. So, in this case, if County A's property values declined 30 percent, the county could raise rates to recoup the same amount of revenue, but would not have to advertise a "Truth in Taxation" hearing. Even though rates would be increasing substantially (and property tax bills with them), under the "Truth in Taxation" definition that does not constitute a "tax increase."

In an escalating real estate market, one reason local taxing entities cannot reduce rates enough to completely forestall a property tax increase is that the State Uniform School Fund Levy remains largely constant. So the Uniform School Fund may benefit from windfalls (or suffer losses), from swings in assessed values statewide.

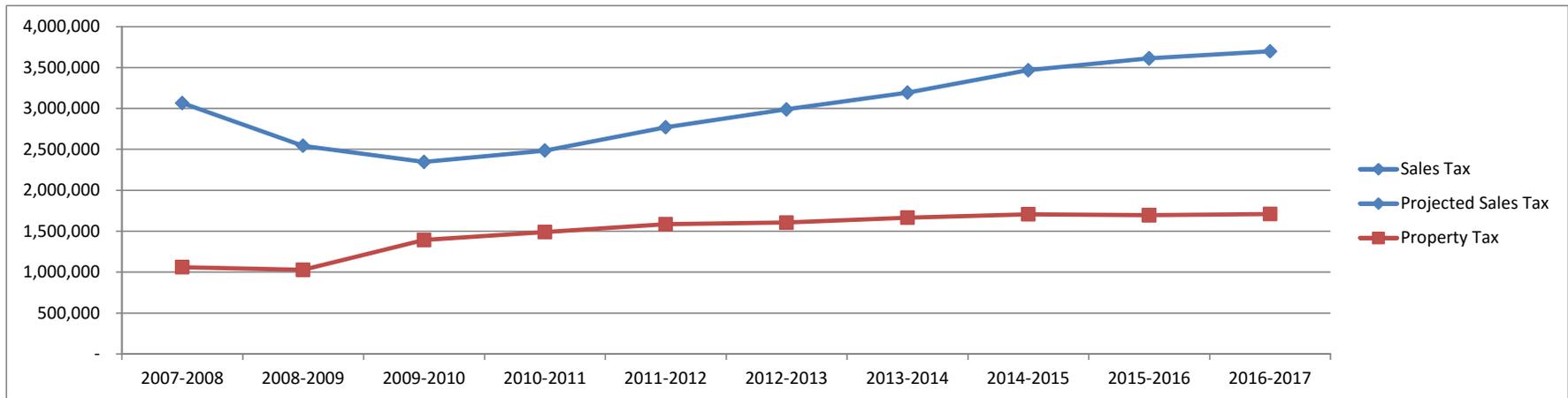
PROPERTY AND SALES TAX COMPARISONS

July 2007-June 2017

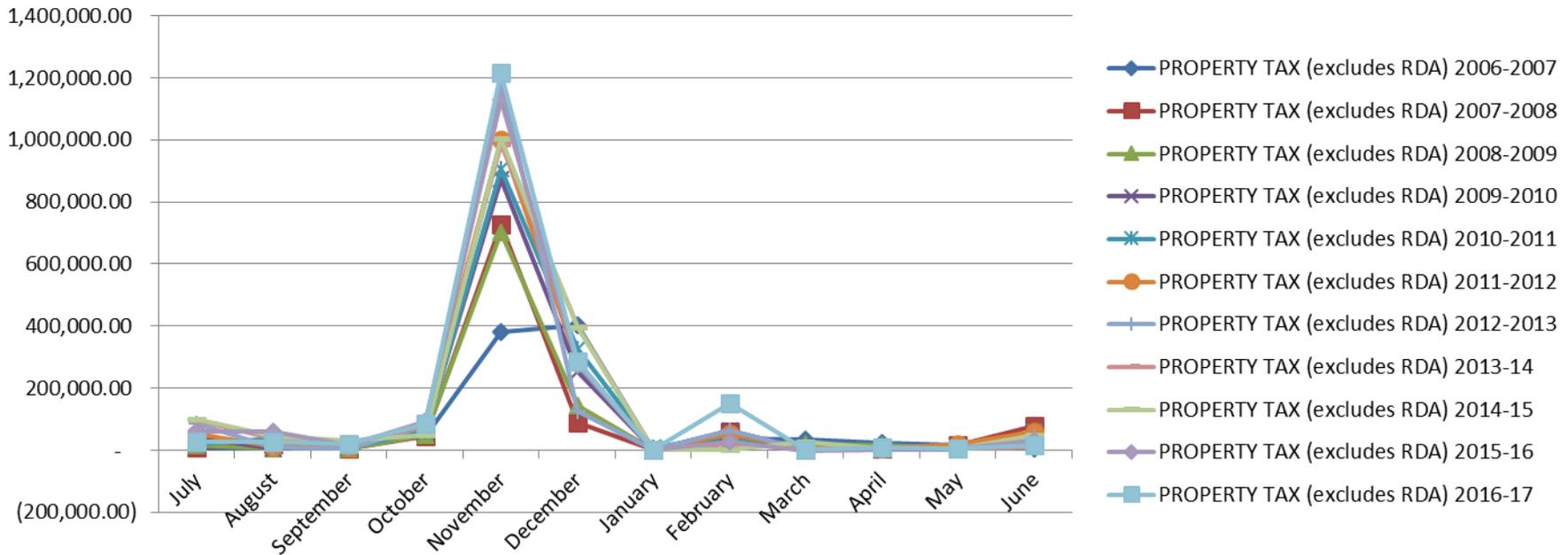
MODIFIED ACCRUAL BASIS (MATCHES CASELLE REPORTS)

September 01, 2017

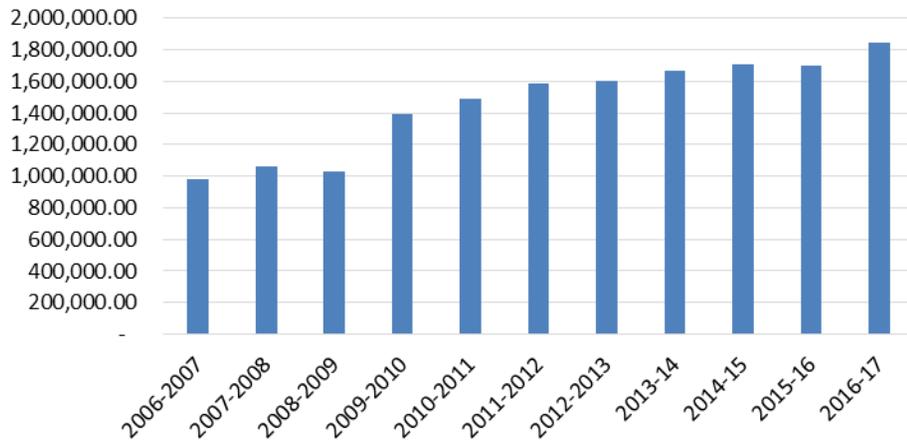
PROPERTY TAX COMPARISON											
	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	% FY elapsed
July	7,295.48	15,179.87	40,899.65	19,729.04	50,729.96	87,091.42	96,776.73	98,900.77	59,914.98	27,645.58	8.33%
August	20,756.48	4,978.28	3,440.18	39,167.93	13,180.30	7,376.69	36,812.53	44,019.72	59,369.70	28,464.28	16.67%
September	5,710.84	6,460.55	17,732.09	7,241.41	7,539.75	4,800.10	24,919.98	30,541.12	16,723.54	20,468.10	25.00%
October	43,588.05	47,618.04	68,195.38	60,612.69	87,330.31	76,910.53	77,128.81	48,976.54	92,715.04	85,987.67	33.33%
November	726,161.34	700,644.31	873,561.15	906,390.18	1,000,102.16	1,189,812.73	986,411.10	1,003,224.66	1,130,076.50	1,215,650.82	41.67%
December	90,199.56	143,409.29	251,845.08	327,008.88	282,831.95	125,103.05	399,827.78	395,832.72	273,561.85	284,818.68	50.00%
January	827.12	1,418.50	1,836.81	8,311.04	3,055.71	1,814.19	1,367.92	1,269.01	2,574.06	2,371.86	58.33%
February	60,645.80	28,594.86	62,561.14	45,439.80	51,781.65	65,188.84	20,383.13	2,007.36	26,992.16	150,887.79	66.67%
March	1,672.38	20,518.08	2,535.82	2,701.29	6,851.41	2,689.63	3,263.15	26,084.88	(2,290.89)	2,580.79	75.00%
April	6,896.53	15,698.68	5,920.53	2,340.59	4,263.63	2,497.84	3,603.92	3,725.70	2,061.88	9,477.42	83.33%
May	17,737.38	5,508.83	2,460.61	10,454.07	18,578.12	2,277.76	6,555.88	4,947.87	4,857.29	3,933.18	91.67%
June	78,864.77	37,088.52	61,121.06	60,602.83	58,371.89	40,507.86	8,209.43	48,444.11	31,177.72	14,609.83	100.00%
Totals	1,060,355.73	1,027,117.81	1,392,109.50	1,489,999.75	1,584,616.84	1,606,070.64	1,665,260.36	1,707,974.46	1,697,733.83	1,846,896.00	
Budget			1,360,000.00	1,400,000.00	1,565,520.00	1,587,025.00	1,615,407.00	1,625,000.00	1,638,935.00	1,711,327.00	
Cumulative % of budget collected			102.36%	106.43%	101.22%	101.20%	103.09%	105.11%	103.59%	107.92%	



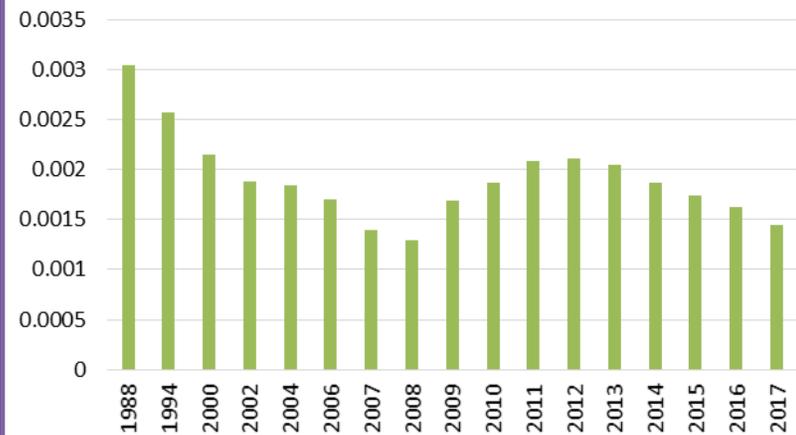
Monthly Property Tax Rev - by fiscal year



Yearly Property Tax Revenue by Fiscal Year (excludes RDA)



Certified Tax Rate by Calendar Yr



PART 1 OF 2



**UTAH CODE TITLE 59, CHAPTER 12
SALES & USE TAX ACT
COMBINED SALES AND USE TAX RATES
Tax Rates Subject to Streamline Sales Tax Rules
OTHER TAXES APPLY TO CERTAIN TRANSACTIONS**

Rates In effect as of October 1, 2017

Please see instructions below

ST = State Sales & Use Tax
LS = Local Sales & Use Tax
CO = County Option Sales Tax
MT = Mass Transit Tax
MA = Add'l Mass Transit Tax
MF = Mass tran Fixed Guideway
CT = County Option Transportation
HT = Highways Tax
HH = County Airport, Highway, Public Transit
AT = Transportation Infrastructure
SM = Supplemental State Sales & Use

RH = Rural Hospital Tax
CZ = Botanical, Cultural, Zoo Tax (County)
MZ = Botanical, Cultural, Zoo Tax (Municipality)
TO = Town Option Tax
TN = City or Town Option Tax
RR = Resort Community Tax
RA = Add'l Resort Comm. Tax
(a) Taxing entity is not an incorporated city or town
*See instructions below.

Location	Cnty/ City Code	Common Rates			Transit and Highways								Hosp RH	Arts & Zoo		City/Town Opt.		Impacted Comm.		Combined Sales Rate
		ST*	LS	CO	MT	MA	MF	CT	HT	HH	AT	SM		CZ	MZ	TO	TN	RR	RA	
Coalville	22-006	4.70% *	1.00%	0.25%		0.25%		0.25%						0.10%					6.55%	
Francis	22-013	4.70% *	1.00%	0.25%		0.25%		0.25%						0.10%					6.55%	
Henefer	22-017	4.70% *	1.00%	0.25%		0.25%		0.25%						0.10%					6.55%	
Kamas	22-022	4.70% *	1.00%	0.25%		0.25%		0.25%						0.10%					6.55%	
Oakley	22-029	4.70% *	1.00%	0.25%		0.25%		0.25%						0.10%					6.55%	
Park City	22-030	4.70% *	1.00%	0.25%	0.30%	0.25%		0.25%						0.10%			1.10%	0.50%	8.45%	
Snyderville Basin Tr Dist	(a) 22-900	4.70% *	1.00%	0.25%	0.30%	0.25%		0.25%						0.10%					6.85%	
Tooele County	23-000	4.70% *	1.00%	0.25%							0.25%								6.20%	
Erda	(a) 23-017	4.70% *	1.00%	0.25%	0.30%						0.25%								6.50%	
Grantsville	23-023	4.70% *	1.00%	0.25%	0.30%						0.25%								6.50%	
Lakepoint	(a) 23-030	4.70% *	1.00%	0.25%	0.30%						0.25%								6.50%	
Lincoln	(a) 23-065	4.70% *	1.00%	0.25%	0.30%						0.25%								6.50%	
Stockton	23-046	4.70% *	1.00%	0.25%							0.25%								6.20%	
Tooele City	23-048	4.70% *	1.00%	0.25%	0.30%						0.25%			0.10%					6.60%	
Vernon	23-050	4.70% *	1.00%	0.25%							0.25%								6.20%	
Wendover	23-052	4.70% *	1.00%	0.25%							0.25%								6.20%	
Rush Valley	23-056	4.70% *	1.00%	0.25%							0.25%								6.20%	
Stansbury Park	(a) 23-066	4.70% *	1.00%	0.25%	0.30%						0.25%								6.50%	
Uintah County	24-000	4.70% *	1.00%	0.25%										0.10%					6.05%	
Naples	24-014	4.70% *	1.00%	0.25%					0.30%					0.10%			0.20%		6.55%	
Vernal	24-024	4.70% *	1.00%	0.25%					0.30%					0.10%			0.20%		6.55%	
Ballard	24-028	4.70% *	1.00%	0.25%										0.10%					6.05%	
Utah County	25-000	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Alpine	25-001	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
American Fork	25-002	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%				0.10%					6.85%	
Bluffdale South	25-010	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Cedar Fort	25-019	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Draper City South	25-029	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Eagle Mountain	25-030	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Fairfield	25-035	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Genola	25-038	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Goshen	25-043	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Lehi	25-066	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Lindon	25-070	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%				0.10%					6.85%	
Mapleton	25-073	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Orem	25-083	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%				0.10%					6.85%	
Payson	25-085	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%				0.10%					6.85%	
Pleasant Grove	25-088	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	
Provo	25-090	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%				0.10%					6.85%	
Salem	25-096	4.70% *	1.00%	0.25%	0.25%		0.30%			0.25%									6.75%	

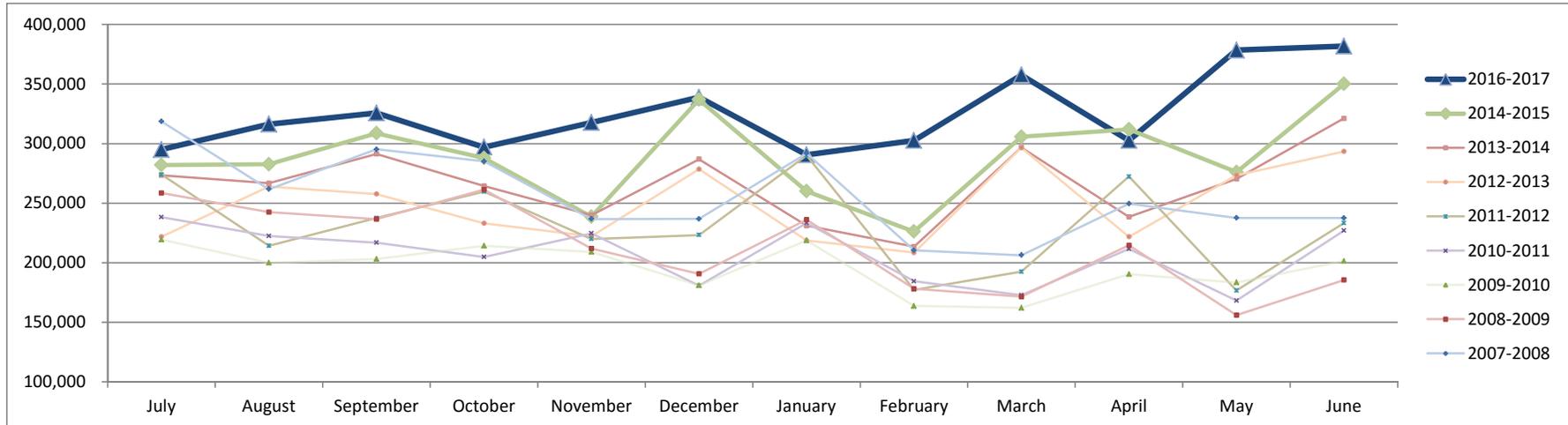
PROPERTY AND SALES TAX COMPARISONS

July 2007-June 2017

MODIFIED ACCRUAL BASIS (MATCHES CASELLE REPORTS)

September 01, 2017

SALES TAX COMPARISON											
	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	% FY elapsed
July	318,644.32	258,428.94	219,357.79	238,302.52	273,988.36	221,771.21	273,354.76	282,034.94	324,763.83	295,070.23	8.33%
August	261,684.37	242,544.59	199,818.39	222,453.26	214,257.17	263,939.00	266,799.52	282,648.60	307,927.25	316,307.10	16.67%
September	295,252.19	236,603.89	203,076.02	216,830.67	237,512.88	257,691.83	291,268.97	308,693.90	308,278.94	325,659.13	25.00%
October	285,121.44	261,389.71	214,263.32	204,871.17	259,598.16	233,055.16	264,520.87	287,920.48	321,147.70	297,034.80	33.33%
November	236,715.22	211,936.21	209,060.56	224,699.49	219,879.09	222,204.31	239,840.58	238,647.04	244,646.08	317,755.70	41.67%
December	236,756.73	190,666.23	180,893.65	180,630.69	223,280.82	278,542.47	286,875.17	337,028.21	332,873.57	338,918.28	50.00%
January	291,765.92	236,149.85	218,728.75	233,383.24	290,103.68	218,630.09	231,098.53	260,037.49	258,123.52	290,528.59	58.33%
February	210,473.98	178,072.26	163,642.85	184,487.01	177,311.44	208,463.00	213,416.39	226,199.60	257,615.29	302,674.55	66.67%
March	206,293.79	171,484.70	162,101.56	172,715.89	192,515.47	296,515.02	296,628.84	305,759.90	351,830.55	357,534.20	75.00%
April	249,617.08	214,608.73	190,427.22	211,628.21	272,332.33	221,767.53	238,376.05	312,021.73	277,066.73	302,690.53	83.33%
May	237,607.48	156,005.15	183,426.25	168,237.60	176,666.22	273,311.64	270,316.17	276,088.62	296,927.72	378,423.53	91.67%
June	237,480.95	185,564.42	201,418.37	226,961.94	233,358.25	293,462.02	321,141.84	350,179.63	330,637.55	381,930.37	100.00%
Totals	3,067,413.47	2,543,454.68	2,346,214.73	2,485,201.69	2,770,803.87	2,989,353.28	3,193,637.69	3,467,260.14	3,611,838.73	3,904,527.01	
Budget	2,800,000.00	2,550,000.00	2,150,943.00	2,500,000.00	2,700,000.00	2,900,000.00	3,100,000.00	3,350,000.00	3,600,000.00	3,700,000.00	
Cumulative % of budget collected			109.08%	99.41%	102.62%	103.08%	103.02%	103.50%	100.33%	105.53%	





State of the City Report

August 2017

Lindon City: A Positive Trajectory

Lindon City continues as a vibrant community that is providing quality services for its residents and businesses. Through a commitment to financial responsibility, planning for an improved quality of life, and efforts to create lasting economic development, Lindon is on a trajectory of success and remains the envy of many other cities. The City is maintaining its course as one of the most stable, safe and prosperous cities in the State of Utah.

This document is intended to be a brief overview of various services provided and activities performed by Lindon City. It will highlight Lindon's past achievements, aspects of the current FY2018 budget, examine crucial taxes & fees collected by the City, and provide insight into some of Lindon's future challenges.

Lindon's Past Year at a Glance (Fiscal Year 2016-2017):

Lindon City is a full-service municipality covering about 8.5 square miles and serves a population of about 10,930 people. The City provides a wide scope of urban services and amenities made possible, in part, by robust sales tax & franchise tax revenues and prudent use of public funds.

SERVICES, MAINTENANCE RESPONSIBILITIES, & PERFORMANCE STATS (JULY 1, 2016 - JUNE 30, 2017)

Public Works <ul style="list-style-type: none"> 85 miles of water lines 80 miles of sewer lines 49 miles of secondary water lines 47 miles storm drain lines 13 miles open ditches 802 fire hydrants 33 cemetery interments 	Streets <ul style="list-style-type: none"> 54.26 miles of streets maintained Operates 6 snow plows 7 tons of asphalt used to fill potholes 880 street signs maintained 160 city street lights 	Utilities <ul style="list-style-type: none"> 3,376 culinary connections 2,585 secondary water connections 1.1 billion gallons secondary water delivered 410 million gallons culinary water delivered
Parks & Recreation <ul style="list-style-type: none"> 55 acres of developed parks, w/ 12 pavilions 6.5 miles of trails Senior Center & Community Center 63,949 visitors to Aquatics Center (2016 season) 30 recreation programs 	Development <ul style="list-style-type: none"> 276 bldg permits issued \$43,662,904 = value of building projects 62 land use applications processed 12 new commercial / industrial developments 	Public Safety <ul style="list-style-type: none"> 15 full-time police officers <ul style="list-style-type: none"> 5,579 service calls 2,549 traffic stops 15 full-time fire & EMS (contracted through Orem) <ul style="list-style-type: none"> 218 fire service calls 571 EMS service calls
Employees <ul style="list-style-type: none"> 49 full-time 29 perm. part-time (includes elected & appointed officials) ~135 temp/seasonal Employee costs = 26% of total expenditures 	Justice Court <ul style="list-style-type: none"> 260 criminal cases 34 small claims cases 2,163 traffic cases 	Finance <ul style="list-style-type: none"> \$1.97 Million in General Fund balance (savings) Utility fund balances growing to support replacement projects GFOA Budget Award

FY2016-17 Accomplishments & Achievements

- Constructed new Police & Fire Station
- Built 2 new pavilions
- Held over 50 public meetings and open houses
- Re-surfaced approx. 7.3 miles of road ways
- Improved culinary water safety with permanent chlorination & digital monitoring
- Installed pickle ball courts and tennis court at Hollow Park
- Replaced nearly 3,000 feet of aging water lines
- \$5.65 million awarded to the City through grants and donations since 2005



Recognitions

Specific to Lindon City:

- 2017: Safest Cities in the State of Utah (6th), LendEDU
- 2016: Business Friendly City Award, State of Utah Governor's Office
- 2016: Safest Cities in the State of Utah (30th), www.safewise.com
- 2015: Best Commuter Cities in State of Utah (13th), www.obrella.com
- 2014: Safest Cities in the State of Utah (12th), www.safewise.com
- 2013, 2011, 2009: "100 Best Small Cities to Live In America", CNN Money Magazine
- 2013: Business Friendly City Award, State of Utah Governor's Office
- 2008: "Best City to Build In", Utah Valley Home Builder's Association

Regional (Provo-Orem MSA):

- 2017: Best Economy (4th); ValuePenguin
- 2017: Best Cities for Small Businesses (17th), ValuePenguin
- 2016: Best Cities for Tech (3rd); DataFox
- 2016: Best Performing Cities (2nd), Milken Institute
- 2015: Best Performing Cities (3rd), Milken Institute
- 2014: Best Cities for Work-Life Balance (1st), www.nerdwallet.com
- 2014: Best Places for Business and Careers (3rd), Forbes

2017-18 Budget – Saving for the Future

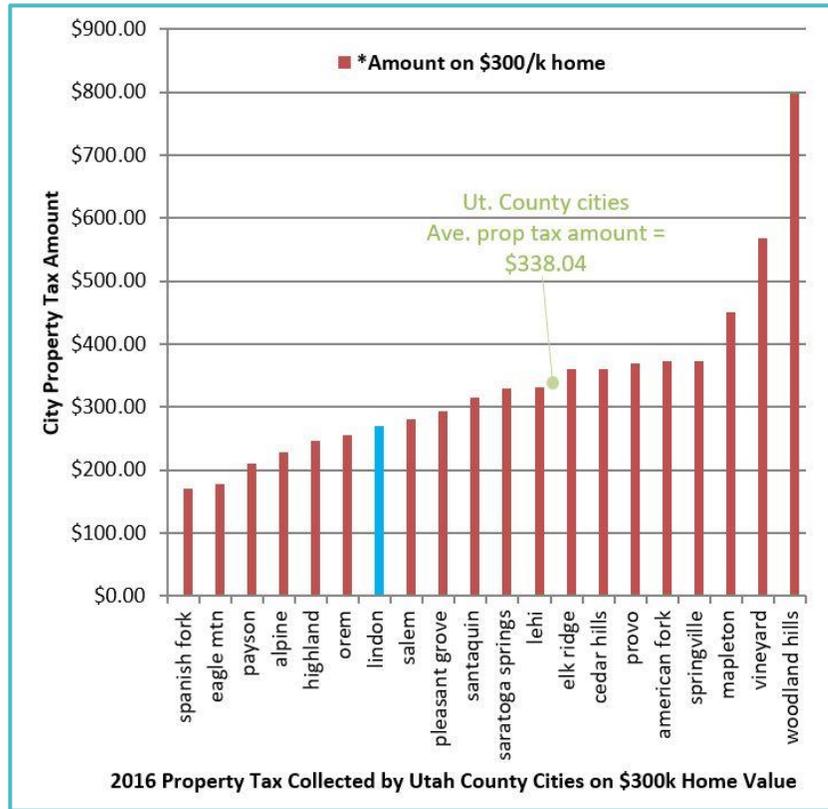
Since the Great Recession ended Lindon has gained momentum in growing its sales tax base and reaped benefits from new building permit revenues. However, as they closely follow economic fluctuations, sales taxes and permit revenues are not stable revenue sources. As such, the City has committed to build its General Fund balance (savings/reserves) as close as possible to the maximum allowed by the State in order to help avoid tax & fee increases during future economic downturns. The City is projecting it will end its current budget year (FY2018) with about 21.2% of revenues saved in its General Fund balance (State allows max of 25%).

Annual reports published by newspapers and tax watchdog organizations often cite Lindon's high spending per capita. However, these reports are poor comparisons of true city-to-city costs on tax payers and ignore varying service levels between cities. They also fail to recognize the fortunate position Lindon enjoys by having a small population which benefits from a large commercial & industrial sales tax base. Lindon's citizens and businesses typically enjoy below average property taxes and fees with above average city services and amenities made available to improve their quality of life. Lindon's prosperous position enables it to meet demand for increased services and amenities without the need to significantly increase property taxes.

Property Taxes

Unrealized by many tax payers is that Lindon City receives only a portion of assessed property taxes. The majority of property taxes are distributed to Alpine School District (70%), followed by Lindon City (16%), Utah County (10%), and Central Utah Water Conservancy District (4%). The chart to the right compares the CITY PORTION of residential property taxes collected by Utah County cities.

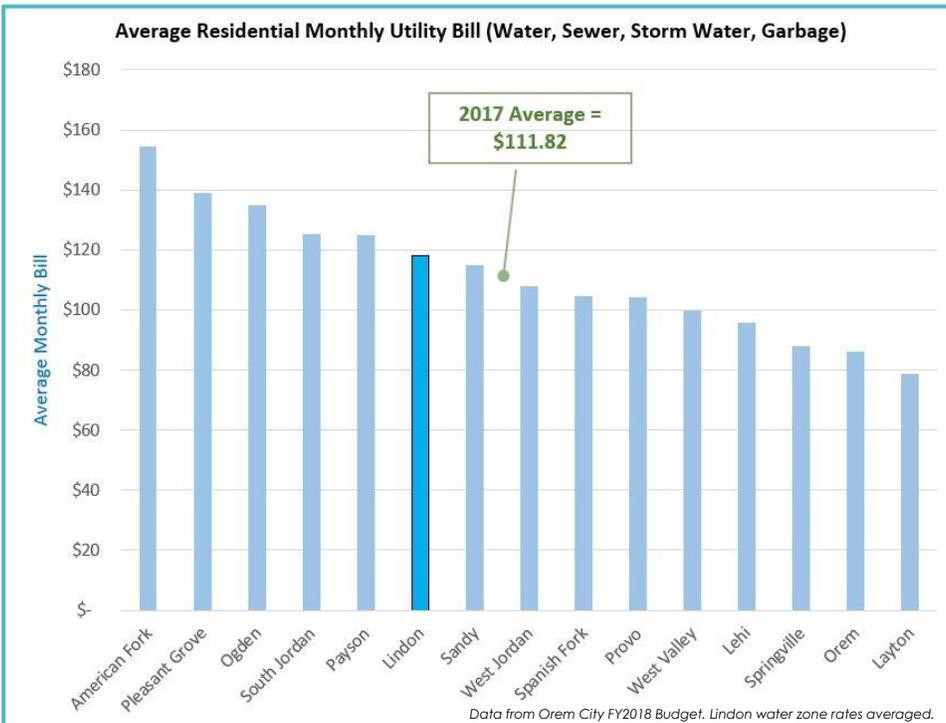
In 2016, Lindon City received \$269 in property taxes from a residential property valued at \$300,000. For \$269 the land owner essentially purchased their access to one-year of full-time police/fire & EMS coverage, parks & trails, snow plowing, fixing of potholes, street signs, street lights, resurfaced roadways, a Senior Center, recreation programs, city fair & cultural events, discounted rates at the Aquatics Center, a Community Center, library card reimbursements, etc. What a deal! Lindon is fortunate to have a large sales tax base and healthy



franchise tax base that helps supplement general fund services so that property taxes can stay relatively low. In nearly 30 years Lindon's property tax rate has only been increased once (in 2009).

Utility Rates

Lindon City provides sewer, storm water, water (including secondary water) and garbage services. These utility services are supported by user fees paid through your utility bill. As shown in the chart to the left, Lindon's utility rates for water, sewer, storm water, and garbage are about average compared to 14 other Utah cities. Small increases are planned each year to help cover aging infrastructure replacement costs and keep up with inflation.



Data from Orem City FY2018 Budget. Lindon water zone rates averaged.

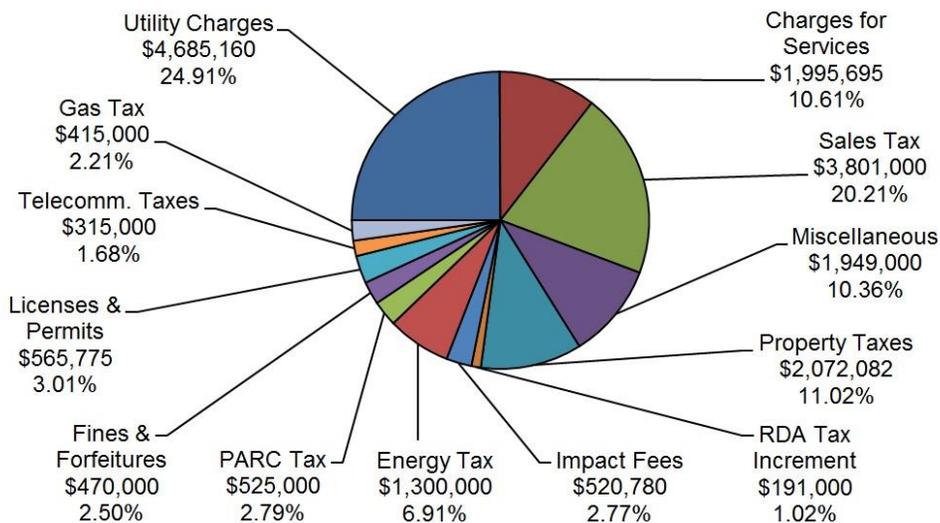
FY2017-18 Budget – Revenues vs. Expenditures

Each year Lindon City reviews and adopts a new budget through a series of committee meetings, recommendations from City department managers, and input from the public at City Council meetings. Below are charts showing projected city revenues and expenditures for the current fiscal year (FY2018). Largest portions of revenue come from Utility Charges, Sales Taxes, Property Taxes, Charges for Services, Miscellaneous Income (grants, leases, etc.), and other taxes and fees.

Where the Money Comes From

Total City Revenues = \$18,805,492

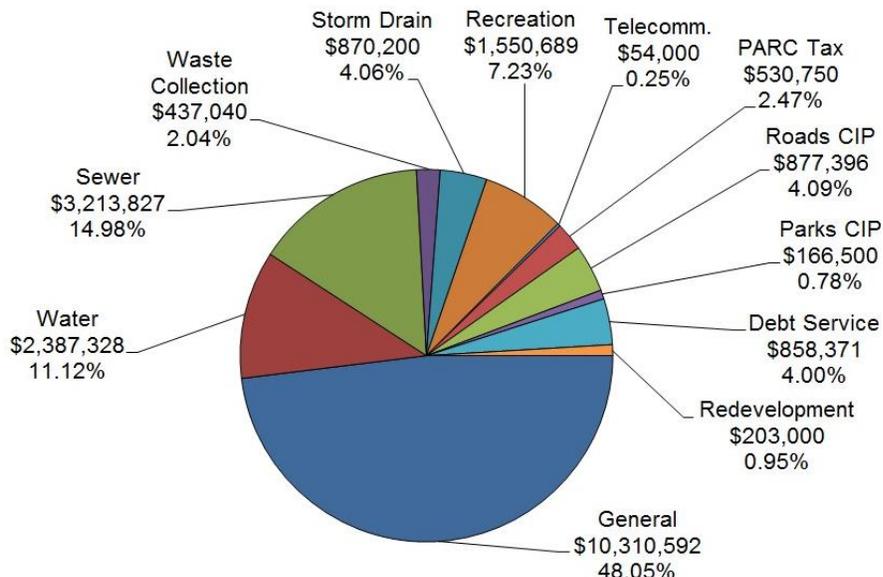
Net of fund balances and transfers



City Wide Expenditures by Fund

Total Expenditures = \$21,459,694

Total Includes Fund Balances and Transfers



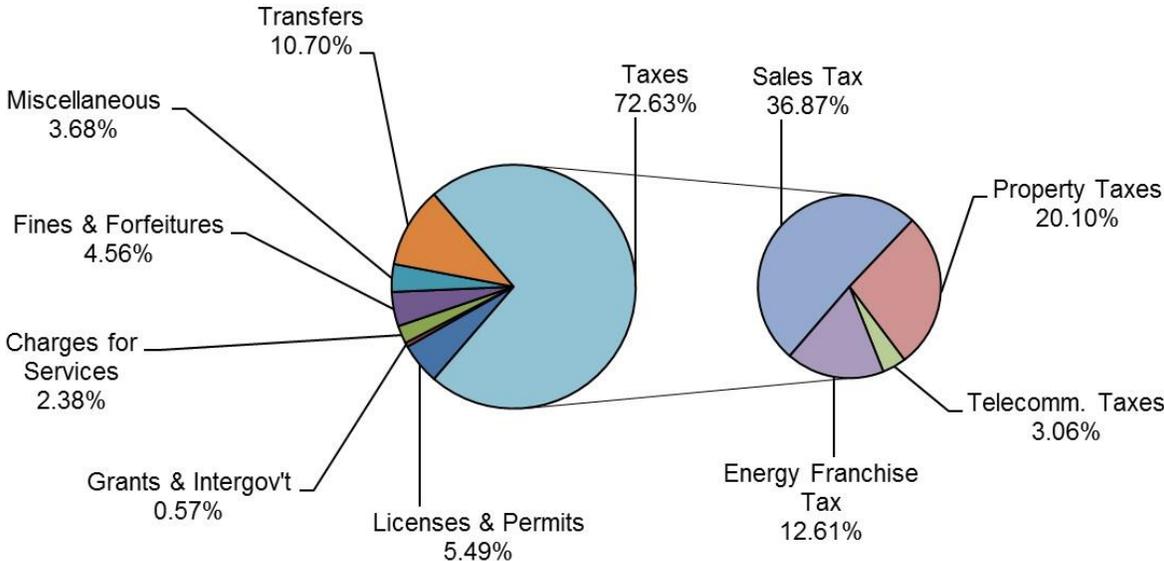
General Fund

The General Fund is the primary operating fund for most government activities and is the fund that elected officials have the most discretion in how revenues are spent. The General Fund supports services such as police, fire & EMS, streets, parks, city planning, building inspection, administration, facility & grounds maintenance, etc. The General Fund does not include utility funds, RDA funds, recreation funds, or PARC tax funds.

The chart below shows the breakdown of revenue sources for the FY2018 General Fund. The primary source of revenue for the General Fund is taxes, which are explained in more detail below.

GENERAL FUND REVENUES

Total = \$10,310,592



What are the primary taxes that the City collects?

Property Tax: Property taxes are assessed at rates set by the taxing entity (School District, City, County, Special Service Districts) and collected by Utah County. The County sends assessors to all properties to be appraised then a tax bill is sent based on those appraisals. Homes used as a primary residence are taxed at 55% of the assessed value, while secondary homes and non-residential properties (commercial, industrial) are taxed at 100% of the assessed value. Lindon's largest property tax payers are commercial, office, and industrial properties. Lindon anticipates receiving about \$2.07 million in property tax revenues this fiscal year.

Sales Tax: Of all the taxes, Lindon City receives the most revenue from sales tax and forecasts receiving about \$3.8 million in sales taxes this fiscal year. The combined sales tax rate in Lindon is 6.85%. The rate is a combination of various sales tax assessments with the majority of the tax rate going to the State of Utah (4.7%) and the remaining going to the City (1%), Utah Transit Authority (0.55%), Utah County (0.5%), and Lindon's PARC tax (0.1%). The Utah State Tax Commission collects all of the sales tax. The State requires cities to share half of their collected sales tax which

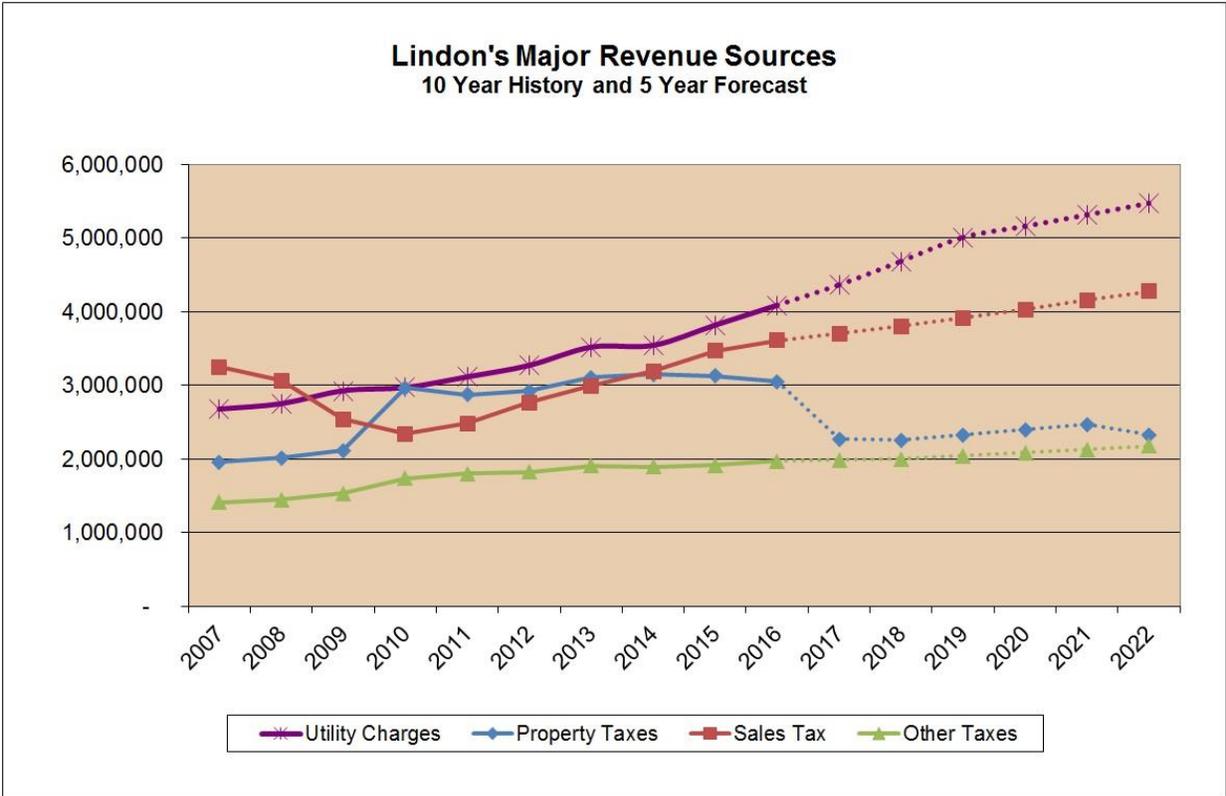
is then pooled and re-distributed back to every city based on population. Since Lindon has a smaller population the City is only able to retain a little more than half of the sales taxes it generates. Therefore, the City's *functioning* sales tax rate is about 0.65%.

Franchise Tax: The City charges utility franchise taxes (fees) on energy, cable, and telecommunication activities within the City. Most private utility service companies use Lindon's streets and right-of-ways to install their infrastructure and do business. Cities commonly assess fees for the use of these public corridors. Lindon's franchise tax rates match that of most other Utah cities. Lindon anticipates receiving about \$1.3 million in franchise taxes this fiscal year.

Revenue Projections

The chart below shows a ten year history and five year forecast for Lindon's major revenue sources consisting of utility charges, sales tax, property tax, and other taxes. As the City grows Lindon anticipates increased sales tax, increased utility charge collections (as new homes and businesses develop), and gradual increases in property valuations. With the ever improving economy and an optimistic outlook for new business growth along our 700 North corridor, Lindon's projection for future revenues is very positive.

Note the projected drop on property taxes received by the City (blue line) is due to special tax disbursements expiring in Lindon's Redevelopment Areas (RDA). Lindon's RDA's will no longer receive a higher proportion of the property taxes for those RDA areas, thus the projected decrease in total property tax revenues.



Future Challenges

While the outlook for Lindon in this growing economy is very positive the City still has its share of current and future challenges.

Road Funding: Many cities are facing shortages in available funds for maintenance, repair, and replacement of roadway infrastructure. Lindon annually receives about \$350k from State gas taxes and transportation funds. While this sounds like a lot of money, the cost of road construction does not allow it to stretch very far. Lindon recently reconstructed 1/2 mile of roadway at a cost of about \$220k. With nearly 55 miles of Lindon streets the gas tax and state funding just isn't enough to keep roads throughout the entire city in good condition. Lindon engineers estimate it will take about \$1.2 million per year to keep 70% of Lindon's roadways in good to fair condition. The Council is exploring possible transportation utility fees (like Provo, Vineyard, & Highland have adopted) and other funding options. Consistent road maintenance funding is Lindon's biggest financial challenge.



Aging Utility Infrastructure: Much of the City's water, secondary water, sewer, and storm water utilities were installed several decades ago. As these utilities age they will eventually fail and need to be repaired and/or replaced. The City's utility rates have historically been set at adequate levels to provide and maintain the services but not sufficient to replace large amounts of aging infrastructure. Over several years the City has initiated small increases to utility rates to build reserve funds for replacement of utility infrastructure.

Managing Growth: New development and growth brings jobs, housing, and shopping – and with that growth comes increased traffic and demand for city services. Lindon's 700 North corridor (North County Blvd) and the I-15 Lindon/PG interchange are ripe for development. The City has made efforts to plan appropriate types of land uses along the corridor and is carefully monitoring growth so as to not overburden services and utilities. A special revenue area has been created along the corridor to help fund utility improvements with increased property tax revenues as new development occurs. The City and UDOT are also planning for interchange and traffic signal improvements in the area. Lindon is ready and excited for new development!

Get Involved!

Citizens can get involved in the budget process by attending annual public budget hearings and budget discussions with the City Council. The City makes the proposed budget for the upcoming fiscal year available to citizens in late April or early May. From May to June the City Council holds meetings on the budget where citizens can come express their views and ask questions about the budget. Questions and comments at other times are always welcome.

Finalized budget, tax information, fee schedules, and associated documents are available for download through the city website at www.lindoncity.org.

8. Discussion Item — Topics for Meet the Candidates Night*(15 minutes)*

The City Council will review and provide feedback on format and topics of interest to be considered for the Meet the Candidates night scheduled for Thursday, October 12, 2017 at the Lindon Community Center.

Attached is a DRAFT format and topics of interest / questions to be considered for the Meet the Candidates night in October. This list was previously sent to Council members for feedback with only one Councilmember replying and indicating a feeling of potential conflict of interest since the replying Councilmember is a candidate for office.

However, as this is a discussion in a publicly open and advertised meeting Staff feels it is acceptable to receive general feedback from the collective Council as a whole. Also, as the questions are provided to all candidates ahead of the meeting it gives all an equal opportunity to be prepared to address the topics.

Feedback will be provided but no motions made.

2017 Meet the Candidates Night
October 12, 2017 @ 7:00pm at Lindon Community Center, 25 N. Main Street, Lindon

Format & Possible Questions

Format: We'll be meeting in the Cultural Arts Auditorium at the Lindon Community Center. An administrative employee or guest moderator(s) will be asking and timing questions. There will be timed responses to questions asked of all candidates who are seated before the audience. This is not a debate. Candidates will not be able to challenge other candidate statements or follow up on previous statements unless they have remaining time in a subsequent response. Questions will be printed on the back of the program for the audience to follow along and will be given to each candidate so the moderators don't need to repeat the question before each response.

General format for candidate statements & responses will be as follows for all candidates:

- 2-minute introduction statement by each candidate
- *1 question asked of all Candidates: Question #1 regarding transportation utility fee.
- 2 or 3 questions randomly selected from prepared possible questions list below will be asked of all candidates. 2-minute response limit for each question.
- 1 or 2 questions selected from the audience will be asked of all candidates. 2-minute response limit.

Approximate total time for asking and answering questions should be about 60-70 minutes. Opportunity for candidates to meet the public individually will be provided in the foyer after the formal meeting.

Possible Questions:

1. **(This question will be asked of all candidates)* Provo, Vineyard, Highland and a few other cities have implemented a monthly utility fee to generate funds for road maintenance. Lindon City has discussed a transportation (road) utility fee when considering funding road improvements. Why would you support or oppose a possible transportation utility fee to help fund road maintenance in Lindon?
2. What do you perceive as the two most significant opportunities or issues currently facing Lindon City?
3. State and local planning agencies predict that Utah County's population will double by 2030 and the State population will double by 2050. What should Lindon be doing now to be prepared for this growth?
4. How willing are you to require property & business owners to implement mandatory water conservation measures such as limiting secondary watering to every other day?
5. What do you perceive as the three best things about Lindon City that set it apart from other cities?
6. Why should Lindon continue, or not continue, to build upon its investment in the UTOPIA high speed fiber optic network?
7. What is your vision for development along the 700 North corridor that connects State Street and Geneva Road to I-15?
8. In your opinion, should Lindon City continue to reference its motto "A little bit country"? Why, or why not?
9. As an elected official, how will you propose helping the finances of the City become less susceptible to ups and downs in the economy?
10. In nearly 30 years Lindon has only raised property taxes once. The buying power of property taxes decreases when they are not raised to account for inflation. How do you feel about requiring annual property tax increases to keep up with inflation?

9. Council Reports:

- A) MAG, COG, UIA, Utah Lake Commission, ULCT, NUVAS, IHC Outreach, Budget Committee
- B) Public Works, Irrigation/water, City Buildings
- C) Planning, BD of Adjustments, General Plan, Budget Committee
- D) Parks & Recreation, Trails, Tree Board, Cemetery
- E) Public Safety, Court, Lindon Days, Transfer Station/Solid Waste
- F) Admin., Community Center, Historic Comm., PG/Lindon Chamber, Budget Committee

(20 minutes)

- Jeff Acerson
- Van Broderick
- Matt Bean
- Carolyn Lundberg
- Dustin Sweeten
- Jacob Hoyt

10. Administrator's Report

(5 minutes)

Misc Updates:

- September newsletter: <https://siterepository.s3.amazonaws.com/442/september17final.pdf>
- October newsletter article: **Mayor Acerson** - Article due to Kathy last week in September.
- Primary Elections – 24.8% turnout in first vote-by-mail in Lindon
- General Election Meet the Candidates night: October 12th @ 7pm at Community Center.
- FYI... 2020 U.S. Census – early planning and prep is beginning. Contact w/City has begun.
- Claims Update
- White fence in front of City Center on State Street: a few posts need to be replaced. Install/upkeep the fence or remove entirely?
- North Union Canal piping grant – City was selected for funding! (grant award is **\$258,922** + \$300,000 from City + \$15,000 from North Union Canal Co.). There's lots of hurdles to finish the grant approval process, then design will begin this spring with construction occurring after the 2018 watering season.
- Republic Services – recycling / transfer station tour (2.5hrs). Interest in tour? (Dustin & Matt replied yes; Van maybe)
- Possible PG/Lindon boundary adjustment along 2000 West: align city boundary w/ road/property lines.
- Misc. Items:

Upcoming Meetings & Events:

- September 4th – City offices closed
- September 6th @ Noon – Joint Lindon/Orem council meeting at Public Safety Bldg
- October 12th @ 7pm – Meet the Candidates night, Lindon Community Center
- November 7th – General Election Day (No Council meeting)

Adjourn