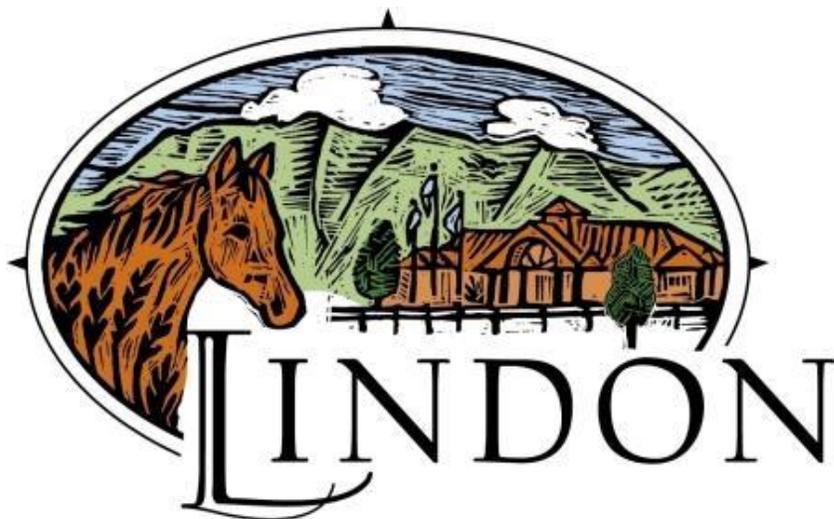


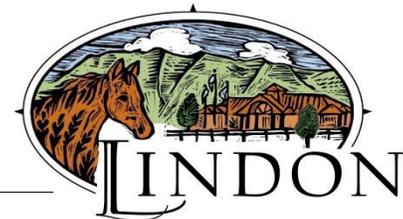
Lindon City Council Staff Report



Prepared by Lindon City
Administration

October 17, 2017

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting beginning at **6:00 p.m.** on **Tuesday, October 17, 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:



WORK SESSION – 6:00 P.M. - Conducting: Mayor Jeff Acerson

1. Discussion with State Legislators (60 minutes)

Lindon City Council will meet with local State Legislators to discuss matters of common interest and issues that may be addressed in the 2018 Legislative Session. No motions will be made.

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

Pledge of Allegiance: By Invitation

Invocation: Carolyn Lundberg

(Review times are estimates only)

- 1. Call to Order / Roll Call** (2 minutes)
- 2. Presentations and Announcements** (10 minutes)
 - a) Comments / Announcements from Mayor and Council members
 - b) Employee Recognition Award, 3rd Quarter 2017: Sherrie Laidler, Utilities Clerk
- 3. Approval of minutes:** October 3, 2017 (5 minutes)
- 4. Consent Agenda** – No Items
- 5. Open Session for Public Comment** (For items not on the agenda) (10 minutes)
- 6. Continued Action Item — Ordinance Amendment, Lindon City Code (LCC) 17.04.400; Ordinance #2017-12-O** (30 minutes)

This item was continued from the September 5, 2017, September 19, 2017, and October 3, 2017 City Council meetings for continued deliberation by the Council. The Public Hearing on the item has been closed. 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.
- 7. Public Hearing — 2017-18 Budget & Fee Schedule Amendment; Res. #2017-20-R** (5 minutes)

The Council will review and consider recommended changes to the 2017-18 budget and fee schedule.
NOTE: This public hearing has been advertised but is recommended to be continued to the Nov. 21, 2017 meeting.
- 8. Discussion Item — Review 2017 Aquatics Center Season; Lindon Days; PARC Tax** (40 minutes)

Lindon City Parks & Recreation Director, Heath Bateman, and Finance Director, Kristen Colson, will present financial overviews and statistics for the 2017 Aquatics Center season, Lindon Days, and review PARC tax allocations to determine if changes are needed. General feedback will be provided but no motions made.
- 9. Discussion Item — Review of Commercial Farm Ordinance** (45 minutes)

During recent discussions regarding the Commercial Farm (CF) zone, several comments were made by Councilmembers desiring possible changes to the CF ordinance. Councilmember Lundberg requested that a discussion on the CF ordinance be placed on an agenda for consideration by the full Council. The City Council will discuss possible changes desired for the Commercial Farm ordinance and give direction to Staff. Desired amendments to the CF ordinance will be presented to the Planning Commission whose formal ordinance change recommendations will be made back to the City Council for final consideration. General feedback will be provided but no motions will be made on this discussion item.

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 |

II. 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: October 13, 2017

Time: 11:00 a.m.

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

WORK SESSION – 6:00 P.M. - Conducting: Mayor Jeff Acerson

I. Discussion with State Legislators

(60 minutes)

Lindon City Council will meet with local State Legislators to discuss matters of common interest and issues that may be addressed in the 2018 Legislative Session. No motions will be made.

- Possible Issues for Discussion:
 - Proposed legislation in 2018 session that could impact cities; taxes; etc.
 - Road maintenance funding
 - Prioritize / encourage UDOT funding towards PG/Lindon interchange improvements & Vineyard Connector improvements.
 - Update legislation to alter candidate withdrawal dates to better conform to Vote by Mail requirements. During Primary election the ballots were printed and mailed prior to the State deadline allowing candidates to withdraw and not be placed on ballot.

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

October 17, 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) Employee Recognition Award, 3rd Quarter 2017: **Sherrie Laidler**, Utilities Clerk

Item 3 – Approval of Minutes

- Review and approval of City Council minutes: **October 3, 2017** (*minutes will be emailed to Councilmembers on Monday, Oct 16th*)

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. Continued Action Item — Ordinance Amendment, Lindon City Code (LCC) 17.04.400; Ordinance #2017-12-O *(30 minutes)*

This item was continued from the September 5, 2017, September 19, 2017, and October 3, 2017 City Council meetings for continued deliberation by the Council. The Public Hearing on the item has been closed. 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.

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.
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This item was continued from the September 5 and October 3, 2017 Council meetings. Please see the staff reports from those two meetings for prior information presented on this request.

In the October 3, 2017 meeting the Council suggested that up to 14 vehicles could be parked at the property provided that at least 8 vehicles were parked in off-street parking spaces (allowing 6 vehicles to be parked on-street). The latest draft of ordinance 2017-12-O has added language regarding parking requirements. Please see attachment #1, paragraph 6(f).

Subsequent to the previous meeting, the applicant has expressed concern about providing eight off-street parking stalls. The applicant also requests formal allowance to have perpendicular parking in front of the home and has referenced parking in front of the Community Center and Lindon Elementary as having perpendicular parking. Staff has been evaluating this request. Recently, the City has removed other angled parking from roadways, namely adjacent to the cemetery on 200 East and on Main Street adjacent to Castle Park event venue.

ATTACHMENTS

1. Ordinance 2017-12-O Home Occupation Requirements (LCC 17.04.400)

ORDINANCE NO. 2017-12-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING CHAPTER 17.04.400 OF THE LINDON CITY CODE TO REFLECT HOME OCCUPATION ALLOWANCES FOR SEASONAL PHYSICAL EDUCATION LESSONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to recognize and promote Lindon as a dynamic Utah County community with a distinctive rural environment consistent with its traditional, family-oriented values; and

WHEREAS, the proposed amendment will allow Lindon residents to maximize the use of their property in relation to creating income while providing needed and appreciated services to youth and adults; and

ALTHOUGH, the Lindon City Planning Commission has recommended denial of the proposed amendment; and

WHEREAS, a public hearing was held on September 22 of 2017, to receive public input and comment regarding the proposed amendment; and

ALTHOUGH, some adverse comments were received as well as positive comments during the hearing; and

WHEREAS, the Council held a public hearing on September 19, October 3, and October 17, 2017 to consider the recommendation.

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

SECTION I: LCC section 17.04.400 of the Lindon City Code is hereby adopted to read as follows:

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,
4 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.
- 6 2. No home occupation shall be conducted without first obtaining a home occupation permit pursuant to
8 this chapter and a business license pursuant to this chapter and the Lindon City Code chapter regulating
businesses.
- 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
16 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:
 - 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
20 of such dwelling unit, whichever is less. This requirement does not apply to accessory buildings
approved as part of a home occupation.
 - 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
24 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.)
 - 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
28 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
30 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
32 a public street.
 - 34 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
36 (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
38 outside the dwelling unit unless it is within an accessory structure approved as part of the home
occupation.
 - 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
42 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
44 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
46 demonstrate that 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. In addition to the foregoing, the 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.

- f. Not emit noise, odor, dust, fumes, vibration, smoke, electrical interference or other interference with the residential use of adjacent properties.
- g. Comply with all City building and fire codes.
- h. Obtain a home occupation permit and a business license from the City.
- i. Shall have no more than one (1) sign, not larger than two and one-half (2.5) square feet, 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.
- j. Home occupation owners shall be good neighbors and mindful of possible impacts their activities have on the residential character of the neighborhood. All Home Occupation permits are reviewable upon written complaint to the Planning Commission. The Planning 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 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

- a. shall only operate on a seasonal basis between June 1 and August 30 and;
- 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;
- d. shall not begin before 7:30 am nor terminate after 6:00 pm and;
- 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;
- f. may have up to six (6) motorized non-farm vehicles parked at the residence provided that 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. An additional eight (8) vehicles may be permitted on the property if off-street parking stalls are provided for said vehicles on the property where the business is located. Any off-street parking plan, along with traffic flow, must be approved by City Staff.

i. Off-street parking

- 1. is exempted from the surfacing and striping requirements as found in LCC 17.18, but shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, or concrete and shall be provided with a similar hard surfaced access from a public street; and
- 2. must meet dimension requirements for spaces and aisles according to LCC 17.18.020; and

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

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

8
 10 **SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as provide by
 law.

12 PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day
 of _____, 2017.

14
 16 _____

Jeff Acerson, Mayor

18
 20 ATTEST:
 22 _____

Kathryn A. Moosman,

Lindon City Recorder

SEAL

26

7. Public Hearing — 2017-18 Budget & Fee Schedule Amendment; Res. #2017-20-R (5 minutes)

The Council will review and consider recommended changes to the 2017-18 budget and fee schedule.

NOTE: This public hearing has been advertised but is recommended to be continued to the Nov. 21, 2017 meeting.

Council: Staff has had nearly a week of computer / server glitches and had to recreate some lost work and financial analysis. It has set us back and we won't have everything ready for discussion on budget amendments at this time. Please continue this item to Nov. 21, 2017 meeting. Thank you

Sample Motion: I move to CONTINUE this item to the November 21, 2017 City Council meeting.

8. Discussion Item — Review 2017 Aquatics Center Season; Lindon Days; PARC Tax *(40 minutes)*

Lindon City Parks & Recreation Director, Heath Bateman, and Finance Director, Kristen Colson, will present financial overviews and statistics for the 2017 Aquatics Center season, Lindon Days, and review PARC tax allocations to determine if changes are needed. General feedback will be provided but no motions made.

See attached materials from the Parks Department and Finance Department. Heath & Kristen will review these items in detail with the Council.

2017 Pool Season Report
Heath G. Bateman
Parks & Recreation Director

Pool Statistics:

Sportsman Participant Numbers/Transactions

	2016	2017	Difference
Adult Swim Class	10	17	7
Daily Admission	63949	69252	5303
Flow Daily Admission (Resident)	1210	563	-647
Flow Punch Pass (Resident)		4	4
Flow Daily Admission (Non Resident)	1434	2274	840
Flow Punch Pass (Non Resident)		4	4
Flow Lessons	82	77	-5
FlowTour	63	23	-40
LifeGuard Class	39	27	-12
Non Resident Season Pass	61		-61
Party Room Rentals	31	38	7
Private Lessons	86	199	113
Private Pool Rental	103	130	27
Punch Pass Sales	147	681	534
Punch Pass Sales (Online)	0	320	320
Resident Season Pass	2288	37	-2251
Swim Lessons	1298	1006	-292
Swim Team	75	244	169
WSI Course	25	13	-12
TOTAL:	70901	74909	4008

Financial: (See Budget Summary)

Punch Pass Sales Breakdown

10 Punch – 680

25 Punch – 202

50 Punch – 75

Res. Flow – 16

Non. Flow – 11

Water - 25

Challenges:

Guard Retention

Idea: \$.25 per hour worked if employees stay to the specified closing date.

Coming Pool Maintenance Items:

Flowrider Pump Service	2017/2018
Tile repair	2017/2018
Deck Calking	2018
Painting/Staining	2018
Concrete Treatment	Ongoing
Flowrider Surface	2020/2021

AQUATICS CENTER FINANCIAL REPORT

AS OF 10/13/2017

Description	CALENDAR YEAR TOTALS			
	2014	2015	2016*	2017*
Revenue				
Daily Admission	157,156.75	174,515.59	197,651.84	213,366.09
FlowRider Daily Admission	20,555.88	21,322.03	31,920.86	41,036.77
Pool Punch Pass	11,774.16	10,138.15	8,043.62	63,235.42
Water Aerobics	805.00	643.75	522.75	81.89
Resident Season Pass	23,586.36	20,500.62	22,205.47	8,338.94
Non-Resident Season Pass	16,060.48	13,644.67	11,554.50	-
Concessions Rev	47,940.54	55,083.62	63,087.40	75,777.52
Merchandise	950.13	1,087.28	1,827.04	845.39
Swim Lessons	39,562.29	41,313.89	49,572.50	47,812.00
Swim Team	14,925.00	17,581.00	17,388.50	20,555.92
Flow Rider Lessons	2,815.00	3,135.00	4,530.00	3,730.00
Junior Life Guard	680.00	(32.00)	-	-
Flow Rider Rentals	4,835.00	165.00	1,025.00	-
Private Pool Rentals	29,990.00	45,065.00	50,432.00	58,980.00
Party Room Rentals	1,620.00	1,940.00	1,791.50	2,135.00
FlowTour Event	1,715.00	2,960.00	2,417.37	-
Aquatic Pavers	-	-	-	-
Grant Proceeds	19,240.59	4,800.00	5,450.00	-
Use of PARC Tax Funds	38,862.60	188,700.30	120,191.26	161,765.39
Revenue Totals	433,074.78	602,563.90	589,611.61	697,660.33
Expenditures				
Salaries/Wages/Benefits	328,480.75	355,082.63	391,532.68	359,346.40
Uniforms	3,300.81	5,747.07	5,555.87	4,805.71
Travel & Training	868.04	1,516.00	2,309.77	877.32
Licenses & Fees	5,108.00	2,241.05	3,190.00	3,091.76
Office Supplies	1,063.99	2,483.00	1,770.33	4,654.23
Operating Supplies/Maint.	49,441.75	57,079.56	41,659.79	45,256.82
Pool Chemicals	27,984.07	39,526.67	32,777.45	34,902.71
Concessions Exp	27,892.36	32,946.49	35,672.74	42,389.66
Services	11,664.05	10,478.67	11,836.28	19,210.87
Miscellaneous	1,711.02	9,643.13	9,090.77	9,238.36
Utilities & Telephone	93,313.80	104,439.64	108,913.02	105,991.44
Insurance	4,623.77	1,140.52	1,100.74	8,563.62
Purchase of Equipment	12,085.15	22,319.12	8,523.20	31,272.64
Capital Improvements	21,017.59	59,024.57	9,200.00	122,972.02
Expenditure Totals	588,555.15	703,668.12	663,132.64	792,573.56
Revenue Over (Under) Expenditures	(155,480.37)	(101,104.22)	(73,521.03)	(94,913.23)

*July 2016-October 2017 amounts are not audited

PARC TAX FUND

	Actual 2015-2016	Actual 2016-2017	Budget 2017-2018
REVENUE			
24-30-100 PARC Tax	497,162.90	545,149.23	525,000.00
24-30-110 Interest Earnings	2,473.56	5,662.59	5,750.00
	<u>499,636.46</u>	<u>550,811.82</u>	<u>530,750.00</u>
FACILITIES MAINTENANCE			
Allocation of Revenue	<u>199,854.58</u> 40.0%	<u>231,340.96</u> 42.0%	<u>222,915.00</u> 42.0%
Aquatics Center			
24-41-250 Operating Supplies & Maint	4,985.32	5,082.79	15,000.00
24-41-252 Pool Chemicals	28,096.08	38,499.61	40,000.00
24-41-270 Utilities - Electricity	35,490.71	36,205.36	42,000.00
24-41-275 Utilities - Gas	16,151.40	18,016.35	17,000.00
24-41-280 Utilities - Telephone	797.91	687.24	1,000.00
24-41-285 Utilities - Water/Sewer	3,379.78	5,017.73	4,000.00
24-41-620 Other Services	-	-	-
Total Aquatics Center Facilities Maintenance	<u>88,901.20</u>	<u>103,509.08</u>	<u>119,000.00</u>
Community Center			
24-42-250 Operating Supplies & Maint	3,537.85	2,086.94	4,000.00
24-42-270 Utilities - Electricity	7,455.20	6,759.00	8,000.00
24-42-275 Utilities - Gas	4,663.74	4,329.88	6,000.00
24-42-280 Utilities - Telephone	1,231.74	1,249.05	1,200.00
24-42-285 Utilities - Water/Sewer	3,583.27	3,936.85	4,000.00
24-42-620 Other Services	-	-	-
Total Community Center Facilities Maintenance	<u>20,471.80</u>	<u>18,361.72</u>	<u>23,200.00</u>
Veterans Hall			
24-43-250 Operating Supplies & Maint	-	-	-
24-43-270 Utilities - Electricity	285.15	315.33	600.00
24-43-275 Utilities - Gas	441.06	541.77	600.00
24-43-285 Utilities - Water/Sewer	609.50	622.42	650.00
24-43-620 Other Services	-	-	-
Total Veterans Hall Facilities Maintenance	<u>1,335.71</u>	<u>1,479.52</u>	<u>1,850.00</u>
Parks & Trails			
24-44-250 Operating Supplies & Maint	28,589.74	33,479.76	25,000.00
24-44-270 Utilities - Electricity	5,063.38	6,288.02	7,500.00
24-44-285 Utilities - Water/Sewer	23,456.01	26,494.20	26,000.00
24-44-620 Other Services	1,623.43	-	-
Total Parks & Trails Facilities Maintenance	<u>58,732.56</u>	<u>66,261.98</u>	<u>58,500.00</u>
TOTAL FACILITIES MAINTENANCE	<u>169,441.27</u>	<u>189,612.30</u>	<u>202,550.00</u>
REVENUE OVER (UNDER) EXPENDITURES	<u>30,413.31</u>	<u>41,728.66</u>	<u>20,365.00</u>
BALANCE DESIGNATED FOR FACILITIES MAINTENANCE	<u>51,041.70</u>	<u>92,770.36</u>	<u>113,135.36</u>
AQUATICS CTR IMPROVEMENTS			
Allocation of Revenue	<u>69,949.10</u> 14.0%	<u>88,129.89</u> 16.0%	<u>84,920.00</u> 16.0%
24-41-310 Professional & Tech Services	4,000.00	7,395.00	-
24-41-675 Purchase of Equipment	6,163.20	25,703.21	45,000.00
24-41-720 Facility Improvements	-	-	-
24-41-920 Trfr to Recreation-Capital Exp	15,457.00	49,200.00	-
TOTAL AQUATICS CTR IMPROVEMENTS	<u>25,620.20</u>	<u>82,298.21</u>	<u>45,000.00</u>
REVENUE OVER (UNDER) EXPENDITURES	<u>44,328.90</u>	<u>5,831.68</u>	<u>39,920.00</u>
BALANCE DESIGNATED FOR AQUATICS CTR IMPROVEMENTS	<u>58,878.70</u>	<u>64,710.38</u>	<u>104,630.38</u>

PARC TAX FUND

	Actual 2015-2016	Actual 2016-2017	Budget 2017-2018
COMMUNITY CENTER IMPROVEMENTS			
Allocation of Revenue	49,963.65 10.0%	11,016.24 2.0%	10,615.00 2.0%
24-42-310 Professional & Tech Services	12,144.86	13,234.00	15,000.00
24-42-675 Purchase of Equipment	7,479.74	9,251.50	-
24-42-920 Trfr to Recreation-Capital Exp	-	-	-
TOTAL COMMUNITY CENTER IMPROVEMENTS	<u>19,624.60</u>	<u>22,485.50</u>	<u>15,000.00</u>
REVENUE OVER (UNDER) EXPENDITURES	<u>30,339.05</u>	<u>(11,469.26)</u>	<u>(4,385.00)</u>
BALANCE DESIGNATED FOR COMMUNITY CENTER IMPROVEMENTS	<u>109,704.13</u>	<u>98,234.87</u>	<u>93,849.87</u>
PARKS & TRAILS IMPROVEMENTS			
Allocation of Revenue	69,949.10 14.0%	88,129.89 16.0%	84,920.00 16.0%
24-44-310 Professional & Tech Services	-	-	-
24-44-730 Improvements Other than Bldgs	30,805.91	48,227.02	100,000.00
24-44-910 Trfr to Parks CIP	5,000.00	5,000.00	-
TOTAL PARKS & TRAILS IMPROVEMENTS	<u>35,805.91</u>	<u>53,227.02</u>	<u>100,000.00</u>
REVENUE OVER (UNDER) EXPENDITURES	<u>34,143.19</u>	<u>34,902.87</u>	<u>(15,080.00)</u>
BALANCE DESIGNATED FOR PARKS & TRAILS IMPROVEMENTS	<u>83,924.92</u>	<u>118,827.79</u>	<u>103,747.79</u>
OTHER			
24-48-400 Grants to Other Entities	6,430.00 1.3%	8,500.00	15,000.00
24-49-920 Trfr to Recreation for Admin	30,870.00 6.2%	30,100.00	32,950.00
24-49-920 Trfr to Recreation for Debt Svc	50,000.00 10.0%	50,000.00	50,000.00
MISCELLANEOUS CONTINGENCY			
Annual Total	22,620.02 4.5%	43,594.84	29,430.00
MISCELLANEOUS CONTINGENCY BALANCE	<u>140,351.58</u>	<u>183,946.42</u>	<u>213,376.42</u>
TOTAL ENDING BALANCES	<u>443,901.04</u>	<u>558,489.83</u>	<u>628,739.83</u>

Summary:

	499,636.46	550,811.82	530,750.00
Revenue	<u>499,636.46</u>	<u>550,811.82</u>	<u>530,750.00</u>
Allocations			
Facilities Maintenance	199,854.58 40.0%	231,340.96 42.0%	222,915.00 42.0%
Aquatics Center	69,949.10 14.0%	88,129.89 16.0%	84,920.00 16.0%
Community Center	49,963.65 10.0%	11,016.24 2.0%	10,615.00 2.0%
Vet Hall	- 0.0%	- 0.0%	- 0.0%
Parks & Trails	69,949.10 14.0%	88,129.89 16.0%	84,920.00 16.0%
Grants	6,430.00 1.3%	8,500.00 1.5%	15,000.00 2.8%
Administration	30,870.00 6.2%	30,100.00 5.5%	32,950.00 6.2%
Debt Service	50,000.00 10.0%	50,000.00 9.1%	50,000.00 9.4%
Unreserved Contingency	22,620.02 4.5%	43,594.84 7.9%	29,430.00 5.5%
Total Allocations	<u>499,636.46</u>	<u>550,811.82</u>	<u>530,750.00</u>

9. Discussion Item — Review of Commercial Farm Ordinance*(45 minutes)*

During recent discussions regarding the Commercial Farm (CF) zone, several comments were made by Councilmembers desiring possible changes to the CF ordinance. Councilmember Lundberg requested that a discussion on the CF ordinance be placed on an agenda for consideration by the full Council. The City Council will discuss possible changes desired for the Commercial Farm ordinance and give direction to Staff. Desired amendments to the CF ordinance will be presented to the Planning Commission whose formal ordinance change recommendations will be made back to the City Council for final consideration. General feedback will be provided but no motions will be made on this discussion item.

See review attached Commercial Farm zone ordinance as currently adopted. The Council will discuss the ordinance and provide Staff with direction on what updates may be desired. The Planning Commission is scheduled to review the ordinance in a public hearing at their upcoming meeting on October 24, 2017. Staff will present the Council's desired changes to the Planning Commission for consideration.

Chapter 17.51 COMMERCIAL FARM ZONE

Sections:

- [17.51.010 Purpose and Objectives.](#)
- [17.51.012 Permitted Uses.](#)
- [17.51.015 Agricultural Production Required.](#)
- [17.51.020 Lot Area.](#)
- [17.51.030 Lot Width.](#)
- [17.51.040 Lot Depth.](#)
- [17.51.050 Lot Frontage.](#)
- [17.51.070 Number of Dwellings per Lot.](#)
- [17.51.080 Yard Setback Requirements.](#)
- [17.51.090 Projections into Yards.](#)
- [17.51.100 Building Height.](#)
- [17.51.110 Distance Between Buildings.](#)
- [17.51.120 Permissible Lot Coverage.](#)
- [17.51.125 Screening and Fencing.](#)
- [17.51.130 Parking.](#)
- [17.51.140 Residential and Agricultural Accessory Buildings.](#)
- [17.51.150 Other Requirements.](#)

17.51.010 Purpose and Objectives.

Commercial Farm [Zones](#) (CF) are established to provide encouragement of agricultural production and associated commercial activities that are compatible with and/or promote agricultural uses within the city. Objectives of the [zone](#) include promoting and preserving agricultural production, promoting agricultural [open space](#) throughout the city, and allowing associated commercial activities which could be used as additional revenue sources to help sustain and support [agricultural industry](#) within Lindon. Although the intent of the [zone](#) is to promote agricultural uses within the city, the [zone](#) may be utilized as a 'holding [zone](#)' to allow reasonable options for income from agricultural and/or commercial uses for a period of time before developing the land in conformance with the [General Plan](#) Land Use Map.

17.51.012 Permitted Uses.

The following is a list of permitted, conditional, and non-[permitted uses](#) in the CF [zone](#):

1. *Permitted Uses.* Single-[family](#) residence; accessory [buildings](#) to a [single-family dwelling](#); agricultural production and related accessory [buildings](#); other [permitted uses](#) in the R1 residential [zones](#).
2. *Conditional Uses.* Caretakers or farm-help accessory [dwelling unit](#); commercial horse stables; farmers market; greenhouses; plant or garden nursery; garden center; bed and breakfast facility; educational programs and associated facilities; amphitheater; reception center; conference center; boutique; café; restaurant; veterinary clinic; and

food manufacturing (not to exceed 2,000 sq/ft of processing and production area).

17.51.015 Agricultural Production Required.

1. At least 40% of the property must be maintained in active agricultural production and be managed in such a way that there is a reasonable expectation of profit. Land used in connection with a farmhouse, such as landscaping, [driveways](#), etc., cannot be included in the area calculation for agricultural production eligibility.
2. For the purposes of this chapter, “agricultural production” shall be defined as the production of food for human or animal consumption through the raising of crops and/or breeding and raising of domestic animals and fowl (except [household pets](#)) in such a manner that there is a reasonable expectation of profit.

17.51.020 Lot Area.

The minimum area of any [lot](#) or [parcel](#) of land in the CF [zone](#) shall be five (5) acres. Multiple [parcels](#) that total five acres or more may qualify as meeting the minimum [lot area](#) without combining the [parcels](#) only when they are under identical legal ownership and are contiguous. A deed restriction prohibiting the separation of [parcels](#) may be required in order to maintain the minimum five contiguous acres.

17.51.030 Lot Width.

Each [lot](#) or [parcel](#) of land in the CF [zone](#), or conglomeration of [parcels](#) as defined in Section [17.51.020](#) above, shall have a width of not less one hundred (100) feet (measured at [front yard](#) setback).

17.51.040 Lot Depth.

Each [lot](#) or [parcel](#) of land in the CF [zone](#), or conglomeration of [parcels](#) as defined in Section [17.51.020](#) above, shall have a minimum [lot depth](#) of one hundred (100) feet.

17.51.050 Lot Frontage.

Each [lot](#) or [parcel](#) of land in the CF [zone](#), or conglomeration of [parcels](#) as defined in Section [17.51.020](#) above, shall abut a public [street](#) for a minimum distance of fifty (50) feet, on a line parallel to the centerline of the [street](#) or along the circumference of a [cul-de-sac](#) improved to City standards. [Frontage](#) on a [street](#) end which does not have a [cul-de-sac](#) improved to City standards shall not be counted in meeting this requirement.

17.51.070 Number of Dwellings per Lot.

Not more than one (1) [single-family dwelling](#) with an accessory apartment, and one (1) caretakers or farm-help [dwelling](#) may be placed on a [lot](#) or [parcel](#) of land in the CF [zone](#) (or conglomeration of [parcels](#) necessary to meet minimum acreage requirements). In no case may the care takers or farm-help [dwelling](#) be sold as a separate, subdivided [lot](#) unless it meets all requirements of the underlying [zone](#). Owner occupancy of a primary residence on the property is required to maintain a caretakers or farm-help [dwelling unit](#).

17.51.080 Yard Setback Requirements.

1. The following minimum [yard](#) requirements shall apply in the CF [zone](#): (Note: All setbacks are measured from the property line, or for property lines adjacent to a [street](#) the setback shall be measured from the [street right-of-way](#) line.

[Front yard](#) setback: thirty (30) Feet

[Rear yard](#) setback: thirty (30) Feet

[Side yard](#) setback: ten (10) Feet

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

17.51.090 Projections into Yards.

1. The following [structures](#) may be erected on or project into any required [yard](#) setback:

- a. Fences and retaining walls in conformance with the Lindon City Code and other City codes or ordinances;
- b. Necessary appurtenances for utility service.

2. The [structures](#) listed below may project into a minimum front, side, or [rear yard](#) not more than the following distances:

- a. The following may project into a minimum front, side or [rear yard](#) not more than twenty-four (24) inches: Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features; fireplace [structures](#) and bays (provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part), awnings and planting boxes or masonry planters.
- b. The [structures](#) listed below may project into a [rear yard](#) not more than twelve (12) feet: A shade [structure](#) or uncovered deck (which does not support a roof [structure](#), including associated stairs and landings) extending from the main-floor level and/or ground level of a [building](#), provided such [structure](#) is open on at least three (3) sides, except for necessary supporting columns and customary architectural features.
- c. The following may project into a front, side or [rear yard](#) (above or below [grade](#)) not more than four feet as long as they are uncovered (not supporting a roof [structure](#)): unenclosed stairways, balconies, landings, and fire escapes.

17.51.100 Building Height.

No [lot](#) or [parcel](#) of land in the CF [zone](#) shall have a [building](#) or [structure](#) which exceeds a maximum average height of thirty-five (35) feet, measuring the four (4) corners of the [structure](#) from [finished grade](#) to the highest point of the roof [structure](#). In all [zones](#), the Planning Director and Chief [Building Official](#) shall be responsible for designating and identifying the four corners of a [structure](#). Non-habitable architectural features or

[structures](#) not wider than ten (10) feet such as silos, steeples, cupolas, or other similar [structures](#) may exceed the [building](#) height up to forty-five (45) feet. No [dwelling](#) shall be erected to a height less than one (1) story above [grade](#).

17.51.110 Distance Between Buildings.

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

17.51.120 Permissible Lot Coverage.

1. In a CF [zone](#), all [buildings](#), including accessory [buildings](#) and [structures](#), shall not cover more than forty (40) percent of the area of the [lot](#) or [parcel](#) of land, or the conglomeration of [parcels](#) as defined in Section [17.51.020](#).
2. At least forty (40) percent of the [front yard](#) setback area of any [lot](#) shall be landscaped. On any [lot](#), concrete, asphaltic, gravel, or other [driveway](#) surfaces shall not cover more than fifty (50) percent of a [front yard](#).

17.51.125 Screening and Fencing.

1. The following screening and fencing requirements are required in the CF [zone](#):
 - a. A six (6) foot high [site](#) obscuring fence shall be constructed and maintained along any property line between a residential use or residential [zone](#) and a commercial [building](#) in the CF [zone](#) when the commercial [building](#) is closer than 30' from the property line. The fence shall be placed along the property line at an area parallel to the commercial [building](#) and shall extend a minimum of 50' along the property line from both directions from the ends of the [building](#).
 - b. Any commercial [structure](#) closer than 30' to a residential use or residential [zone](#) shall provide a minimum 10' wide tree-lined buffer from the commercial [building](#) to the adjacent residential use or [zone](#). Trees shall be planted at least every 10' along the buffer area adjacent to the residential use or residential [zone](#). Trees must be a minimum of 2" caliper measured one foot off the ground and at least 6' tall when planted. In addition to any required fencing, trees shall be of a variety that will mature to a height of at least 20' tall in order to provide an increased visual barrier between the commercial use and the residential use.
2. For purposes of this chapter, residential [dwelling units](#) and agricultural accessory [buildings](#) in the CF [zone](#) are not considered commercial [structures](#).
3. The [Planning Commission](#) may waive or modify the fencing and/or landscape screening requirement upon findings that the fence and/or landscaping is not needed to protect adjacent residential uses from adverse impacts, or that such impacts can be mitigated in another appropriate manner.

17.51.130 Parking.

1. Each use in the CF [zone](#) shall have, on the same [lot](#) or conglomeration of [parcels](#) as defined in Section [17.51.020](#) above, off-[street](#) parking sufficient to comply with the number of spaces required by Chapter [17.18](#) of the Lindon City Code.

2. Parking spaces in a CF [zone](#) are exempted from the surfacing, striping, and interior landscaping requirements as found in Chapter [17.18](#), but shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, or concrete and shall be provided with a similar hard surfaced access from a public [street](#).
3. No required parking spaces shall be within thirty (30) feet of a front property line.
4. All required ADA parking stalls shall be provided with smooth, hard surface asphalt or concrete paving with a similar surface provided as an ADA accessible pedestrian route between the parking spaces and any public [buildings](#) being accessed from the spaces.

17.51.140 Residential and Agricultural Accessory Buildings.

1. *Accessory Building within the Buildable Area (non-commercial).* Accessory [buildings](#) meeting all setback requirements (within the [buildable area](#)) for the main [dwelling](#) are permitted when in compliance with the following requirements:
 - a. Have a [building](#) height not taller than thirty-five (35) feet. Height to be calculated as per § [17.51.100](#).
 - b. Comply with all [lot](#) coverage requirements.
2. *Accessory Building outside the Buildable Area (non-commercial).* Accessory [buildings](#) that do not meet the setback requirements (outside the [buildable area](#)) for the main [dwelling](#) shall comply with [lot](#) coverage requirements and meet the following:
 - a. Be set back a minimum of thirty (30) feet from the front property line and five feet from any other property line.
 - b. Be set back a minimum of ten (10) feet from property line when located between the main [dwelling](#) and the side property line.
 - c. Not be located within a recorded public utility [easement](#), unless a release can be secured from all public utilities.
 - d. Have an average [building](#) height of no more than twenty (20) feet in height measured at the four corners of the [structure](#) from [finished grade](#) to the highest point of the roof [structure](#).
 - e. Comply with distance between [buildings](#) requirements
3. Accessory [buildings](#) larger than two-hundred (200) square feet shall be required to obtain a [building](#) permit.
4. Construction of an accessory [building](#) may precede the construction of the primary residence.

17.51.150 Other Requirements.

1. Except as otherwise stated within this chapter regarding animal uses in the CF [zone](#), all applicable sections of Title [6](#) of the Lindon City Code (animal regulations) pertains to the CF [zone](#), including setbacks to agricultural [buildings](#) and [corrals](#).
2. *Signage.* Signs allowed within the CF [zone](#) are limited to monument signs, wall signs,

banner signs, flags, directional signs, and temporary display signs (balloons, banners, and pennant flags) as more fully described in Title [18](#) of Lindon City Code. (Ord. 2011-6, amended, 2011)

10. 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

I I. Administrator's Report

(5 minutes)

Misc Updates:

- October newsletter: <https://siterepository.s3.amazonaws.com/442/october17final2.pdf>
- November newsletter article: **Jake Hoyt** - Article due to Kathy last week in October
- UTOPIA / UIA update
- CDBG grant funding –elevator project for 2018/19?; ADA door upgrades at Senior Center
- Misc. Items:

Upcoming Meetings & Events:

- October 30th 5:30pm-8:00pm – Hallows Eve Party @ Community Center
- November 7th – General Election Day (No Council meeting)
- November 23rd – Mayor's Thanksgiving Dinner @ Community Center
- November 23rd, 24th – City offices closed for Thanksgiving Holiday

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>	52	48	21	37	1	3	14	176
<i>March</i>	49	50	20	32	1	1	37	190
<i>April</i>	46	42	7	22	3	2	17	139
<i>May</i>	70	65	27	39	1	2	25	204
<i>June</i>	57	55	21	31	0	1	28	165
<i>July</i>	50	46	17	28	5	6	29	152
<i>August</i>	68	69	24	40	0	1	33	202
<i>September</i>	61	64	12	24	3	3	27	167
<i>October</i>								0
<i>November</i>								0
<i>December</i>								0
								0
Total	508	492	165	265	14	19	230	1551