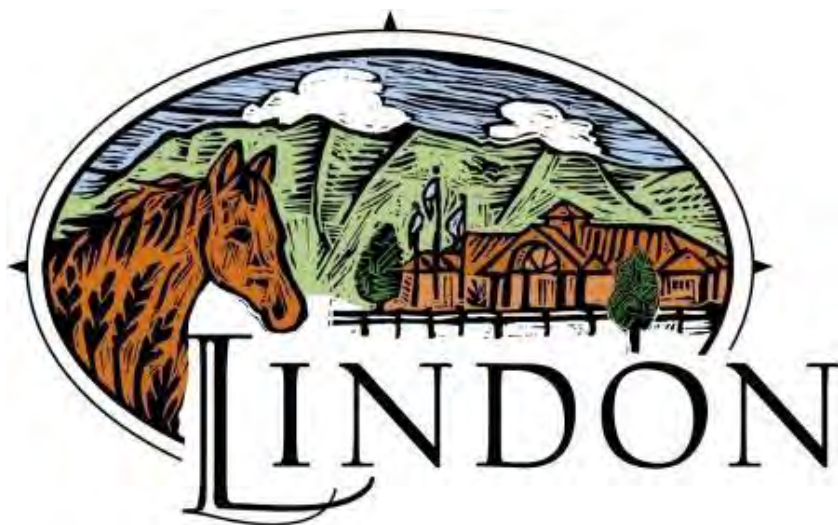


# Lindon City Council Staff Report



Prepared by Lindon City  
Administration

February 20, 2018

# Notice of Meeting of the Lindon City Council

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The Lindon City Council will hold a meeting beginning at 7:00 p.m. on Tuesday, February 20, 2018 in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

## **REGULAR SESSION – 7:00 P.M. - Conducting: Matt Bean, Mayor pro tem**

Pledge of Allegiance: By Invitation

Invocation: Matt Bean

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report materials:



*(Review times are estimates only)*

- 1. Call to Order / Roll Call**
- 2. Presentations and Announcements**
  - a) Comments / Announcements from Mayor and Council members
- 3. Approval of minutes:** (None to approve at this time)
- 4. Consent Agenda – No Items**
- 5. Open Session for Public Comment** *(For items not on the agenda)*
- 6. Public Hearing — 2017-18 Budget Amendment; Res. 2018-6-R**

The City Council will review and consider Resolution #2018-6-R containing recommended amendments to the 2017-18 budget. The City typically updates the budget on a quarterly basis. Lindon City Finance Director, Kristen Colson, will present the proposed amendments for consideration.
- 7. Review & Action — Extension of Solid Waste Collection & Recycling Agreement; Res. 2018-7-R**

The City Council will consider Resolution #2018-7-R extending the Residential Solid Waste Collection & Recycling Agreement with Republic Services through June 30, 2021. Republic Services has requested increased rates be considered by the Council as part of the extension.
- 8. Major Subdivision — Parkview Towns at Anderson Farms Subdivision (B), ~280 N. 1690 W.**

Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary approval of a thirty-seven (37) lot townhome subdivision plat, including dedication of public streets, at approximately 280 North 1690 West, in the Anderson Farms Planned Development (AFPD) zone.
- 9. Major Subdivision — Parkview Towns at Anderson Farms Subdivision (C), ~280 N. 1690 W.**

Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary approval of a twenty-five (25) lot townhome subdivision plat, including dedication of public streets, at approximately 280 North 1690 West, in the Anderson Farms Planned Development (AFPD) zone.
- 10. Review & Action — Land and Water Conservation Fund Grant; Resolution 2018-8-R**

Lindon City Parks & Recreation Director, Heath Bateman, will present a request for Council support to apply for grant funding through the Land and Water Conservation Fund for new pickle ball courts and possible replacement of other structures at Creekside Park (100 S. 600 W.). The grant requires a commitment of funding with a 50% match if awarded, which funds are proposed to come from PARC tax contingency.
- 11. Continued Public Hearing — General Plan Land Use Map Change; Ord. 2017-5-O**

This item was continued from the June 6, 2017 City Council meeting. The City Council will review and consider Ordinance #2017-5-O to change the General Plan designation from Public Facilities to Light Industrial on 9-acres of property located at approximately 2100 West 600 South, Lindon (portion of Utah County Parcel ID #17:023:0012).
- 12. Continued Public Hearing — Zoning Map Change; Ord. 2017-6-O**

### **13. Public Hearing — Amendment of Purchase Offer on Sale of Real Property** (10 minutes)

Lindon City Council will review and consider an amendment to a current purchase offer approved by Resolution #2018-4-R to sell nine acres of surplus real property located at approximately 2100 West 600 South, Lindon (portion of Utah County Parcel ID #17:023:0012) for \$1,822,986.00. The buyer, Sunrise Square Associates L.C., is requesting an extension of about 3-weeks additional time to complete due diligence by March 30, 2018 and requesting about a 3-week extension for closing to be completed by April 20, 2018. No other change to the original offer is proposed.

### **14. 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                  | - Daril Magleby    |
| F) Admin., Community Center, Historic Comm., PG/Lindon Chamber, Budget Committee    | - Jacob Hoyt       |

### **15. 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](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call 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](http://www.lindoncity.org)) websites.

Posted by: /s/ Adam Cowie, City Administrator, for Kathryn A. Moosman, City Recorder

**Date:** February 16, 2018; **Time:** 4:00 p.m.; **Place:** Lindon City Center, Lindon Police Dept., Lindon Community Center

## **REGULAR SESSION – 7:00 P.M.** - Conducting: Matt Bean, Mayor pro tem

Pledge of Allegiance: By Invitation

Invocation: Matt Bean

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

February 20, 2018 Lindon City Council meeting.

Jeff Acerson (absent)

Matt Bean

Van Broderick

Jake Hoyt

Carolyn Lundberg

Daril Magleby

Staff present: \_\_\_\_\_

### **Item 2 – Presentations and Announcements**

- a) Comments / Announcements from Mayor and Council members.

### **Item 3 – Approval of Minutes**

- Review and approval of City Council minutes:

**NO MINUTES READY TO BE APPROVED AT THIS MEETING**

**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)*

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**6. Public Hearing — 2017-18 Budget Amendment; Res. 2018-6-R***(20 minutes)*

The City Council will review and consider Resolution #2018-6-R containing recommended amendments to the 2017-18 budget. The City typically updates the budget on a quarterly basis. Lindon City Finance Director, Kristen Colson, will present the proposed amendments for consideration.

See attached resolution and budget amendment info from Finance Director Colson.

**Sample Motion:** I move to (approve, continue, deny) Resolution 2018-6-R for amendments to the 2017-18 city budget.

**RESOLUTION NO. 2018-6-R**

**A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH  
COUNTY, UTAH, AMENDING VARIOUS SECTIONS OF THE LINDON CITY  
BUDGET AND FEE SCHEDULE FOR FISCAL YEAR 2018 AND PROVIDING  
FOR AN EFFECTIVE DATE.**

WHEREAS, the Municipal Council of Lindon City finds it prudent and in accordance with sound fiscal policy to amend the Lindon City Budget and Fee Schedule for FY2018; and

WHEREAS, the on-going budget reports indicate several items which need to be adjusted to actual costs associated with current projects and revenue/expenditure line items updated based on new information and data obtained since the budget was adopted in June of 2017; and

WHEREAS, adjustments to the Lindon City Fee Schedule are needed to appropriately cover costs of providing services in the community; and

WHEREAS, public notice of the budget amendment has been advertised and public hearing held on February 20, 2018 regarding the proposed budget amendments; and

WHEREAS, the Municipal Council desires to amend the FY2018 Lindon City Budget and Fee Schedule to reflect these more accurate numbers and needed amendments.

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

SECTION I. The FY2018 Lindon City Budget and Fee Schedule is hereby amended as shown on the attached memorandums for specific budgetary line items as listed.

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

PASSED AND ADOPTED by the Lindon City Council on this the 20th day of February, 2018.

\_\_\_\_\_  
Matt Bean, Mayor pro tem

ATTEST:

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

SEAL:

**BUDGET AMENDMENT**  
**FISCAL YEAR 2017-2018**  
February 20, 2018

			REVENUES			EXPENDITURES		
Acct #	Note	Description	Previous Budget	Amended Budget	Variance	Previous Budget	Amended Budget	Variance
GENERAL FUND								
10-33-800	1	County Grants	-	5,705	5,705			
10-41-110	2	Salaries & Wages				52,400	52,800	400
10-44-120	3	Salaries - Temp Employees				4,000	1,000	(3,000)
10-51-310	4	Professional & Tech Services				18,000	26,830	8,830
10-54-120	3	Salaries - Temp Employees				-	3,000	3,000
10-60-222	5	Uniform Expense				300	410	110
10-60-675	6	Purchase of Equipment				2,000	12,075	10,075
10-62-222	5	Uniform Expense				600	710	110
10-64-675	1,7	Purchase of Equipment				1,000	19,895	18,895
10-64-740	7	Purchase of Capital Asset				39,665	27,350	(12,315)
10-68-740	8	Purchase of Capital Asset				20,000	21,115	1,115
10-75-990	15	Appropriate to Fund Balance				68,268	46,753	(21,515)
			-	5,705		206,233	211,938	
NET GENERAL FUND INCREASE					5,705			5,705
ROAD FUND								
11-30-600	9	Miscellaneous	-	83,110	83,110			
11-30-900	15	Use of Fund Balance	931,796	848,686	(83,110)			
			931,796	931,796		-	-	
NET ROAD FUND INCREASE					-			-
REDEVELOPMENT AGENCY (RDA) FUND								
22-30-125	10	State St - Tax Increment	137,000	179,220	42,220			
22-30-130	10	State St - Prior Yr Tax Incr	54,000	23,705	(30,295)			
22-30-425	9	700N CDA - Tax Increment	-	72,955	72,955			
22-81-990	15	State St - Appropriate to Fund Balance				163,490	175,415	11,925
22-84-310	9	700N CDA - Professional & Tech Services				-	50,000	50,000
22-84-990	15	700N CDA - Appropriate to Fund Balance				-	22,955	22,955
			191,000	275,880		163,490	248,370	
NET REDEVELOPMENT AGENCY (RDA) FUND INCREASE					84,880			84,880
PARC TAX FUND								
24-30-900	15	Use of Fund Balance	93,105	149,860	56,755			
24-41-920	11	Trfr to Recreation-Capital Exp				65,600	122,355	56,755
			93,105	149,860		65,600	122,355	
NET PARC TAX FUND INCREASE					56,755			56,755

**BUDGET AMENDMENT**  
**FISCAL YEAR 2017-2018**  
February 20, 2018

			REVENUES			EXPENDITURES		
Acct #	Note	Description	Previous Budget	Amended Budget	Variance	Previous Budget	Amended Budget	Variance
PARKS CIP FUND								
47-40-745	12	Lindon View Trailhead Park				-	62,400	62,400
47-40-990	15	Appropriate to Fund Bal				156,500	94,100	(62,400)
			<u>-</u>	<u>-</u>		<u>156,500</u>	<u>156,500</u>	
NET PARKS CIP FUND INCREASE					<u>-</u>			<u>-</u>
WATER FUND								
51-30-980	15	Use of Fund Balance	322,510	322,730	220			
51-40-222	5	Uniform Expense				600	820	220
			<u>322,510</u>	<u>322,730</u>		<u>600</u>	<u>820</u>	
NET WATER FUND INCREASE					<u>220</u>			<u>220</u>
SEWER FUND								
52-30-980	15	Use of Fund Balance	68,508	84,614	16,106			
52-40-845	13	2017 Sewer Bond Interest				-	15,941	15,941
52-40-222	5	Uniform Expense				450	615	165
			<u>68,508</u>	<u>84,614</u>		<u>450</u>	<u>16,556</u>	
NET SEWER FUND INCREASE					<u>16,106</u>			<u>16,106</u>
STORM WATER DRAINAGE FUND								
54-40-270	14	Utilities				2,000	22,000	20,000
54-40-222	5	Uniform Expense				300	410	110
54-40-990	15	Appropriate to Fund Balance				186,166	166,056	(20,110)
			<u>-</u>	<u>-</u>		<u>188,466</u>	<u>188,466</u>	
NET STORM WATER DRAINAGE FUND INCREASE					<u>-</u>			<u>-</u>
RECREATION FUND								
55-30-600	1	Grant Proceeds	10,450	5,000	(5,450)			
55-30-880	11	Transfer from PARC Tax Fund	153,550	210,305	56,755			
55-30-900	15	Use of Fund Balance	173,729	179,419	5,690			
55-41-730	11	Aq. Ctr. Improvements				65,600	122,355	56,755
55-42-222	5	Comm. Ctr. Uniform Expense				200	440	240
			<u>337,729</u>	<u>394,724</u>		<u>65,800</u>	<u>122,795</u>	
NET RECREATION FUND INCREASE					<u>56,995</u>			<u>56,995</u>

**BUDGET AMENDMENT**  
**FISCAL YEAR 2017-2018**  
February 20, 2018

Acct #	Note	Description	REVENUES			EXPENDITURES		
			Previous Budget	Amended Budget	Variance	Previous Budget	Amended Budget	Variance
CITYWIDE TOTAL								
			1,944,648	2,165,309		847,139	1,067,800	
					220,661			220,661
		CHANGE IN REVENUES & EXPENDITURES						
		Change in Citywide Rev. & Exp.	191,000	358,990	167,990	163,450	334,101	170,651
		Carryover from Prior Fiscal Year	-	-	-	-	62,400	62,400
		Increase (Decrease) by Moving Exp in GL	164,000	221,010	57,010	109,265	166,020	56,755
		Increase (Decrease) in Use of Fund Bal.	1,589,648	1,585,309	(4,339)			
		Increase (Decrease) in Appr. to Fund Bal.				574,424	505,279	(69,145)
		Citywide Totals	1,944,648	2,165,309		847,139	1,067,800	
		Net Increase (Decrease) in Rev. & Exp.			220,661			220,661

## BUDGET AMENDMENT NOTES

### February 20, 2018

- 1 The Utah County Recreation Grant was budgeted in the Recreation Fund for \$5,450. It was used to help pay for picnic tables which were purchased in the General Fund so the grant revenue needs to be moved to the General Fund as well. The amount of the grant was actually \$5,705. The cost of the picnic tables was \$6,580 and needs to be added to the Parks Purchase of Equipment budget (GL# 10-64-675).
- 2 The City Council Salaries and Wages budget needs to increase \$400 for the tech allowance given to Daril Magleby as a new Council Member.
- 3 Move \$3,000 of the \$4,000 budget for a management intern to police so that they can pay their intern.
- 4 Increase Government Buildings budget for Professional Services by \$8,830 to cover the realtor costs for renting the basement.
- 5 Public Works is purchasing 13 safety jackets with Lindon logos in Streets, PW Admin, Water, Sewer and Storm Water departments. Jackets are also being purchased for Community Center staff.
- 6 The Streets department is adding radios and equipment for the snow plow trucks for \$4,075 and purchasing speed monitoring equipment and laptop for \$6,000.
- 7 There were multiple items budgeted in the Parks Purchase of Capital Assets which are not actually capital assets, but equipment purchases so \$12,315 is being moved from 10-64-740 to 10-64-675.
- 8 The Planning department budget for a new vehicle needs to increase \$1,115 to cover the actual cost.
- 9 The 700 N CDA did not have a budget in this current fiscal year. With the receipt of CDA tax increment, the CDA will reimburse the Road Fund for \$41,810 in expenses incurred to establish the CDA. Additionally, the Road Fund has received payments from developers to reimburse the City for road work.
- 10 The State Street RDA tax increment for the current tax year came in above budget while the tax increment collected for prior tax years came in below budget. The net difference is still \$11,925 in extra revenue.
- 11 The PARC Tax is transferring \$56,755 to cover repairs for the flow rider pump (\$30,700) and to refurbish the water slides (\$26,055).
- 12 The installation of the playground at Lindon View Park was postponed from last fiscal year.
- 13 The first interest payment for the 2017 sewer bond which just closed in December will be due at the end of this fiscal year.
- 14 Vineyard City is billing for water usage in the Lindon Hollow and they billed for usage back to the 2014 fiscal year.
- 15 The changes in revenues and expenses are balanced and offset by changes in the use of, or appropriation to, fund balances.

### RECYCLING OPTION

Effective March 1, 2018, all new residential utility customers will be signed up for a recycling can unless they opt OUT of recycling when signing a utility application. Currently, customers need to "opt in" by requesting a recycling can. This change will not affect current residential utility customers.

**7. Review & Action — Extension of Solid Waste Collection & Recycling Agreement; Res. 2018-7-R** (25 minutes)

The City Council will consider Resolution #2018-7-R extending the Residential Solid Waste Collection & Recycling Agreement with Republic Services through June 30, 2021. Republic Services has requested increased rates be considered by the Council as part of the extension.

See attached resolution and options for garbage rates which will be discussed in detail at the meeting.

Specific to the CPI rate: the City has traditionally used the federal CPI for basis of its own utility and merit pay increases. Republic Services is asking to increase the CPI in the 2<sup>nd</sup> & 3<sup>rd</sup> years of the contract extension to a flat 3% annual rate – with basis on the Wasatch Front index which is typically higher than the federal index. Staff recommends no change in the inflationary index and recommends staying consistent with the federal index as outlined within the current service Agreement as the preferred reference for inflationary indexing. The federal CPI is the reference for other inflationary sensitive aspects within the city budget (utilities, merit pay).

The Council will review the proposed request for rate and inflation increases and make a determination on what increases, if any, to accept. Both parties must agree in writing to extend the contract for another three years. If Republic opts not to continue services with Lindon City, the City will need to solicit proposals for solid waste disposal services through another provider and have a new contract in place by July 1, 2018.

Republic Services has been a very good provider of solid waste disposal services for Lindon City. They are very responsive to needs and concerns of residents and the City. Staff sees no reason not to exercise the option for another 3-year extension of the Agreement – pending decision of Republic's proposed rate/inflation increases.

**Sample Motion:** I move to (approve, continue, deny) Resolution 2018-7-R for an extension of the Residential Solid Waste Collection & Recycling Agreement with Republic Services through June 30, 2021.

**RESOLUTION NO. 2018-7-R**

**A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, EXTENDING THE RESIDENTIAL SOLID WASTE COLLECTION & RECYCLING AGREEMENT WITH REPUBLIC SERVICES OF UTAH UNTIL JUNE 30, 2021, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Municipal Council of Lindon City entered into an agreement for solid waste disposal services (Agreement) on March 1, 2010 with Allied Waste Services of North America, LLC, d/b/a Allied Waste Services of Utah County and Republic Services of Utah, and further approved an addendum to the Agreement on November 18, 2014 for continued solid waste disposal services; and

WHEREAS, the 2014 Agreement addendum allowed for contract extensions in 3-year terms, with the current term ending on June 30, 2018; and

WHEREAS, the City desired an extension of the service contract Agreement for an additional 3-years between July 1, 2018 and June 30, 2021 and asked that Republic Services submit an extension request in writing; and

WHEREAS, Republic Services has requested rate increases and changes to the inflation rates in the Agreement which would become effective July 1, 2018 at the start of the new term of service; and

WHEREAS, the Municipal Council met in a public meeting on February 20, 2018 to consider the proposed rate and inflationary changes requested by Republic Services.

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

**SECTION I.** The City approves the extension of the Agreement for continued solid waste disposal services provided by Republic Services from July 1, 2018 through June 30, 2021, with rate changes as follows:

a. \_\_\_\_\_

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

PASSED AND ADOPTED by the Lindon City Council on this the 20th day of February, 2018.

\_\_\_\_\_  
Matt Bean, Mayor pro tem

ATTEST:

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

SEAL:

# LINDON

## MEMORANDUM

To: Mayor Acerson and City Council Members  
 From: Kristen Colson, Finance Director  
 Date: February 16, 2018  
 RE: Proposed Garbage and Recycling Rate Increases

### **How are Lindon City's garbage and recycling rates calculated for utility billing?**

Lindon City charges residents for garbage and recycling collection. The rates are determined by three factors.

- Republic Service's collection rates (fixed, charged per can)
- Republic Service's fuel surcharge (variable, reviewed monthly)
- North Pointe Solid Waste Transfer Station's tipping fees (based on varying weights)

Lindon businesses contract directly with the garbage collection service providers of their choice.

In 2010, Republic Services changed from billing a fixed cost per can, which included fuel costs and tipping fees, to billing a reduced fixed per can cost and adding a variable fuel surcharge. Tipping fees would be paid by Lindon City directly to North Pointe Solid Waste Special Service District (NPSWSSD) instead of paying Republic Services who would then pay NPSWSSD. Their costs are based on the tonnage of waste that Republic Services delivers on behalf of Lindon residents.

The rates to charge the customer were calculated to cover expenses which were projected higher than realized because a significant portion of the expenses were variable. Lindon City built up a fund balance which peaked at \$113,282 in June 2016. Lindon City decreased garbage and recycling utility fees beginning July 2016 and the rates have not changed since then, even with increases from Republic Services. Lindon City is projected to end the 2017-2018 fiscal year with a fund balance of \$56,000. This is still more than sufficient for a fund which is designed to just pass through costs.

### **Republic Services is requesting a contract extension with 3 amendments**

Lindon's most recent contract with Republic Services was entered into in March 2010 for 5 years with the option of 2 three-year extensions. Republic Services is requesting the second three-year extension of our service contract and has proposed the following changes to our contract.

1. Decrease the MSW 1st container (2708 homes) rate from the July 1, 2018 approximate rate of \$5.85 per home to \$5.50 per home.
2. Increase the recycling (1129 homes in the program) rate from the approximate rate of \$3.58 per home to \$4.80 per home to cover the changes in recycling requirements and commodity fluctuations and to get the recycling LOB to a positive segment of the contract.
3. Put in a 3% fixed PI for years 2 and 3 of the contract (July 1, 2019 and July 1, 2020).

Without these changes, Republic Service's rates would increase by the CPI of 2.1%.

### **3 Scenarios for changing garbage and recycling utility rates for Lindon customers**

I am presenting 3 possible scenarios for garbage and recycling utility rate increases based on if the City Council approves the changes proposed by Republic Services and how the City Council would like to handle the remaining fund balance in the Solid Waste Fund.

1. The City Council approves the three-year extension of the Republic Services contract, but does not approve the proposed changes to the contract. The utility rates are increased slightly with the intention of using approximately \$30,000 of fund balance to supplement revenues in order to cover the fund's expenses.

2. The City Council approves the three-year extension of the Republic Services contract, and also approves the proposed changes to the contract. The utility rates are increased slightly more with the intention of using approximately \$30,000 of fund balance to supplement revenues in order to cover the fund's expenses.
3. The City Council approves the three-year extension of the Republic Services contract, and also approves the proposed changes to the contract. The utility rates are increased with the intention of covering all anticipated expenses. The fund balance would remain around \$56,000 and Council could consider contributing \$40,000 of that fund balance towards road repairs of 200 South and 2000 West down by NPSWSSD which have been negatively impacted by the high volume of large garbage trucks.

The rate calculations for each of these scenarios is presented in the following pages.

### **How do we proceed?**

At this time Staff is looking for direction on

- how to respond to Republic Services request for a three-year contract extension and their proposed changes to the contract, and
- how to calculate garbage and recycling utility rates which will become effective July 1, 2018.

## WASTE COLLECTION RATE EVALUATION

	<u>FIRST CAN</u>	<u>ADD'L CAN</u>	<u>RECYCLING</u>
Counts for Jan 2018	2698	920	1138
Estimated can counts	2698	850	1500

### **CURRENT RATES FOR 2017-2018**

Collection (fixed)	\$ 5.72	\$ 3.77	\$ 3.50
Fuel (estimated)	\$ -	\$ -	\$ -
Tipping (estimated)	\$ 3.26	\$ 3.26	\$ -
Admin	\$ 0.36	\$ 0.28	\$ 0.15
Use of fund balance	\$ (0.34)	\$ 0.19	\$ (0.40)
<b>Lindon Rates</b>	<b>\$ 9.00</b>	<b>\$ 7.50</b>	<b>\$ 3.25</b>

### **RECOMMENDED ADJUSTMENT FOR 2018-2019**

Collection (fixed)	\$ 5.84	\$ 3.85	\$ 3.58
Fuel (estimated)	\$ 0.18	\$ -	\$ 0.18
Tipping (estimated)	\$ 3.22	\$ 3.22	\$ -
Admin (4%)	\$ 0.37	\$ 0.28	\$ 0.15
<b>Adjusted rates</b>	<b>\$ 9.61</b>	<b>\$ 7.35</b>	<b>\$ 3.91</b>
Use of fund balance	\$ (0.36)	\$ 0.40	\$ (0.56)
<b>Lindon Rates</b>	<b>\$ 9.25</b>	<b>\$ 7.75</b>	<b>\$ 3.35</b>
<b>Variance per can</b>	<b>\$ 0.25</b>	<b>\$ 0.25</b>	<b>\$ 0.10</b>

### **SCENERIO 1**

No requested changes, just 2.1% CPI

## WASTE COLLECTION RATE EVALUATION

	<u>FIRST CAN</u>	<u>ADD'L CAN</u>	<u>RECYCLING</u>
Counts for Jan 2018	2698	920	1138
Estimated can counts	2698	850	1500

### **CURRENT RATES FOR 2017-2018**

Collection (fixed)	\$ 5.72	\$ 3.77	\$ 3.50
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Tipping (estimated)	\$ 3.26	\$ 3.26	\$ -
Admin	\$ 0.36	\$ 0.28	\$ 0.15
Use of fund balance	\$ (0.34)	\$ 0.19	\$ (0.40)
<b>Lindon Rates</b>	<b>\$ 9.00</b>	<b>\$ 7.50</b>	<b>\$ 3.25</b>

### **RECOMMENDED ADJUSTMENT FOR 2018-2019**

Collection (fixed)	<b>\$ 5.50</b>	<b>\$ 3.88</b>	<b>\$ 4.80</b>
Fuel (estimated)	\$ 0.18	\$ -	\$ 0.18
Tipping (estimated)	\$ 3.22	\$ 3.22	\$ -
Admin (4%)	\$ 0.36	\$ 0.28	\$ 0.20
<b>Adjusted rates</b>	<b>\$ 9.26</b>	<b>\$ 7.39</b>	<b>\$ 5.18</b>
Use of fund balance	\$ 0.24	\$ 0.61	\$ (1.68)
<b>Lindon Rates</b>	<b>\$ 9.50</b>	<b>\$ 8.00</b>	<b>\$ 3.50</b>
<b>Variance per can</b>	<b>\$ 0.50</b>	<b>\$ 0.50</b>	<b>\$ 0.25</b>

### **SCENERIO 2**

Accept ALL requests

## WASTE COLLECTION RATE EVALUATION

	<u>FIRST CAN</u>	<u>ADD'L CAN</u>	<u>RECYCLING</u>
Counts for Jan 2018	2698	920	1138
Estimated can counts	2698	850	1500

### **CURRENT RATES FOR 2017-2018**

Collection (fixed)	\$ 5.72	\$ 3.77	\$ 3.50
Fuel (estimated)	\$ -	\$ -	\$ -
Tipping (estimated)	\$ 3.26	\$ 3.26	\$ -
Admin	\$ 0.36	\$ 0.28	\$ 0.15
Use of fund balance	\$ (0.34)	\$ 0.19	\$ (0.40)
<b>Lindon Rates</b>	<b>\$ 9.00</b>	<b>\$ 7.50</b>	<b>\$ 3.25</b>

### **RECOMMENDED ADJUSTMENT FOR 2018-2019**

Collection (fixed)	<b>\$ 5.50</b>	<b>\$ 3.88</b>	<b>\$ 4.80</b>
Fuel (estimated)	\$ 0.18	\$ -	\$ 0.18
Tipping (estimated)	\$ 3.22	\$ 3.22	\$ -
Admin (4%)	\$ 0.36	\$ 0.28	\$ 0.20
<b>Adjusted rates</b>	<b>\$ 9.26</b>	<b>\$ 7.39</b>	<b>\$ 5.18</b>
Use of fund balance	\$ 0.74	\$ 1.11	\$ (1.18)
<b>Lindon Rates</b>	<b>\$ 10.00</b>	<b>\$ 8.50</b>	<b>\$ 4.00</b>
<b>Variance per can</b>	<b>\$ 1.00</b>	<b>\$ 1.00</b>	<b>\$ 0.75</b>

### **SCENERIO 3**

Approve and pass through ALL requests;  
use fund balance for 200 S & 2000 W road improvements

January 2018 fee comparison

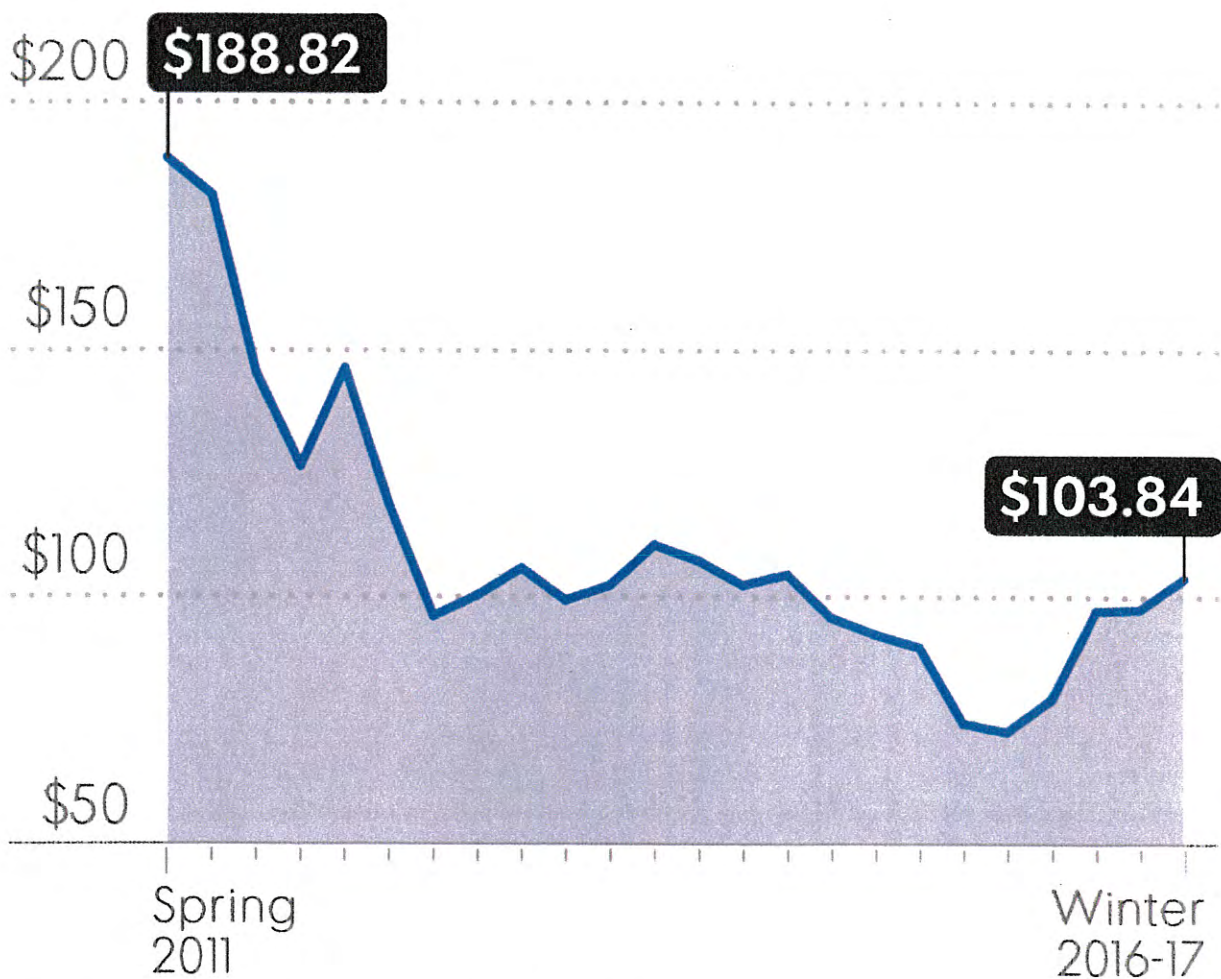
<u>City</u>	<u>1st Garbage</u>	<u>2nd Garbage</u>	<u>Recycle</u>	<u>(1st + Recycle)</u>
Provo	\$16.00	\$16.00	\$4.00	\$20.00
Springville	\$12.50	\$9.50	\$7.25	\$19.75
Payson	\$11.30	\$11.30	\$6.35	\$17.65
Pleasant Grove	\$11.14	\$8.70	\$5.90	\$17.04
Cedar Hills	\$10.92	\$10.92	\$4.79	\$15.71
Orem	\$10.80	\$9.85	\$3.25	\$14.05
Lehi	\$10.50	\$10.00	Free	\$10.50
American Fork	\$10.00	\$6.65	\$5.40	\$15.40
Highland	\$9.35	\$7.40	\$4.45	\$13.80
<b>Lindon</b>	<b>\$9.00</b>	<b>\$7.50</b>	<b>\$3.25</b>	<b>\$12.25</b>

(sorted by 1st can price)

## **Materials submitted by Republic Services**

## RECYCLED MATERIAL LOSES VALUE

Value of an average ton of recyclable material at a North Carolina sorting facility from spring 2011 to winter 2016-17:



**SOURCE** North Carolina Department of Environmental Quality  
George Petras, USA TODAY

 **USA TODAY**

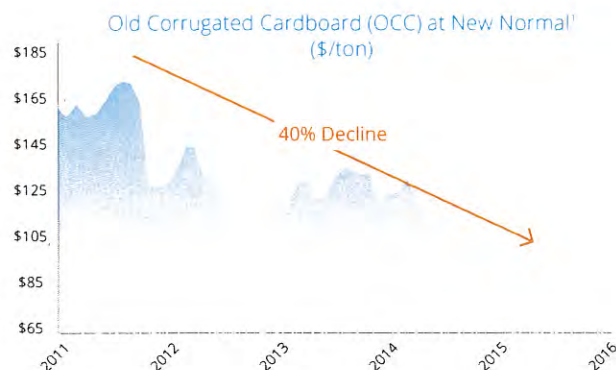
# Making Recycling Sustainable

## Recycling is no longer economically sustainable

The current recycling model helped America recycle. However, that model won't take us any further. Recycling can't drive environmental sustainability without economic viability. A number of forces put the future of recycling at risk.

### Commodity markets at a new norm

Commodity markets have dramatically declined to a new low norm, pressuring the economic sustainability and viability of recycling.



### Not all commodities are equal

Glass has negative value unless supported by government subsidies and recycled locally. However, the amount of glass in the recycling stream has more than doubled since 2005. Glass is heavier, denser and often has to travel longer distances to reach a recycling facility, increasing the CO<sub>2</sub> footprint and cost to process recycled glass.

Landfilling glass can be more beneficial than recycling. Glass often travels a shorter distance, reducing the CO<sub>2</sub> footprint, and also does not emit any greenhouse gases once landfilled, ultimately reducing environmental impact and lowering the cost to process.

Recycled Glass: (-\$10)<sup>2</sup>



Recycled Paper: \$60/ton<sup>2</sup>



### Diminishing returns from the recycling "ton"

It takes 90% more plastic bottles to get a ton, thus increasing the collections and recycling costs. Subscriptions to newspapers are on the decline as well. The recycling "ton" has evolved and we must evolve our recycling model with it.



<sup>1</sup> Pulp & Paper Weekly, Official Board Markets, 2016

<sup>2</sup> April 2016 OBM

<sup>3</sup> International Bottled Water Association  
Retrieved from <http://www.bottledwater.org/>

# How we can make recycling Better Together

## Offering a sustainable recycling solution

A sustainable solution must be economically viable. Now is the time to act. Recycling is good for our **Blue Planet™** and customers are demanding it. When the cost of collections and processing are covered this ensures the viability of recycling, regardless of commodity price changes or economic fluctuations.



of U.S. residents want recycling and are willing to pay for it<sup>1</sup>

## Educating communities today

Contamination in the recycling stream increases sorting time, damages recycling equipment and decreases the value of commodities. Proactively educating residents on what they can and cannot recycle will help keep the recycling stream from contamination and keeps recycling sustainable.

63.8 million<sup>2</sup>

Americans said they will place an item into a recycling container even if they aren't sure it's recyclable

## A mutual commitment is needed to make recycling sustainable.

### Our dedication is making a difference.

By working with our customers and communities, together we can meet sustainability goals today and into the future.



Ranked 1st industry-wide and in the top 10% globally by CDP (formerly Carbon Disclosure Project) in the Performance category for impact reduction on climate change



More than 60 recycling centers nationwide across communities in 240 markets



Nearly \$250 million invested in recycling infrastructure in the last 5 years, and we're committed to adding 150,000 tons of processing capacity per year through 2018

### What can cities do?

Take one or more of these steps to make recycling sustainable for your community, today.

- ✓ Pricing that fairly covers the cost of recycling collection and processing and shares the risk
- ✓ One-time flat rate increase for all customers
- ✓ Service design changes to decrease recycling collection frequency
- ✓ Annual contract adjustments to accommodate market changes
- ✓ Separate fees for glass or contamination

Please contact your **Municipal Sales Manager** to learn more or visit [RepublicServices.com/RecyclingReimagined](http://RepublicServices.com/RecyclingReimagined)



We'll handle it from here.™

<sup>1</sup> 2014 Republic Services Nationwide Survey

<sup>2</sup> "Americans Can Benefit from More Recycling Education" from Waste 360 on April 22, 2014  
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“...the lure of “free” is powerful, especially for recycling. Most people accept the fact that garbage collection and disposal costs money. Yet some people seem to believe that recycling is automatically a moneymaker. They believe their hauler can sell those recyclables and surely that revenue is more than the cost to collect and process them. If only life were that easy.” *Chaz Miller, Director of Policy/Advocacy, National Waste & Recycling Association, Washington, D.C. (Waste 360 - June 10, 2015)*

“In the last five years, the average price for all the recyclables Rumpke (Recycling) sells back to the market has dropped from \$140 to \$70 or less.” *Nick Stockton (Wired.com – 8.21.15)*


“This doesn't mean we should give up on recycling altogether — but it does mean we need to educate ourselves on the topic, waste less, and maybe tweak a few of our recycling habits to match reality.” *Bustle.com (Gina M. Florio – December 2, 2015)*

# Wasatch Front Consumer Price Index ticks upwards in December, fueled by steady increases in insurance rates

## Details

Written by Press Release (/index.php/component/contact/contact/4-authors/2-bryan-schott?Itemid=101)

Category: Featured Articles (/index.php/features/featured-articles)

 Created: 15 January 2018

The Zions Bank Wasatch Front Consumer Price Index increased 0.1 percent from November to December on a non-seasonally adjusted basis.

Year-over-year, the Wasatch Front Consumer Price Index has grown 3.6 percent, while the National Consumer Price Index has increased 2.1 percent since December of last year.

Although prices have remained relatively flat in recent months, the year-over-year inflation rate of 3.6 percent is a consequence of Utah having a strong, growing economy. Increases in housing and transportation costs, as well as in prices for education and for communication technology account for the majority of the overall increase.

# ZIONS BANK®

On an annual basis, strong Wasatch Front housing demand continues to drive significant housing price appreciation, while rising technology prices, combined with increasing auto insurance rates account for much of the additional increase. According to Kiplinger, a DC-based business forecast publisher, auto insurance rates have risen 21.5 percent in the past 5 years — the largest five-year increase since the early 1990s. Increased repair costs for new car safety features, such as auto cameras and sensors, as well as recent natural disasters have contributed to these rate hikes.

"We have seen sustained economic growth in Utah, which continues to put upward pressure on prices, including in the housing market" said Scott Anderson, Zions Bank president and CEO. "The good news is that incomes are also rising, which is a positive for residents and for the overall state economy."

Although prices in most sectors of the economy remained relatively unchanged from November, Utah did witness slight price increases in the following sectors:

- Utilities prices increased 0.7 percent in December as propane and fuel prices increased slightly
- Prices for other goods and services increased 0.4 percent in December as laundry and dry cleaning prices increased slightly

Price increases were largely offset by price decreases in the following sectors:

- Medical care prices decreased 1.3 percent as prices for prescription drugs decreased slightly in December
- Recreation prices decreased 0.8 percent as the prices for many veterinary services decreased slightly in December

"Although elevated year-over-year inflation rates statewide may cause concern among some consumers, statewide price stability in recent months suggests that prices are beginning to stabilize after a year of strong economic growth," said Randy Shumway, chairman and partner at Cicero Group.

Analysis and data collection for the Zions Bank CPI and the Zions Bank Consumer Attitude Index are provided by Cicero Group, a premier market research firm based in Salt Lake City.

**8. Major Subdivision — Parkview Towns at Anderson Farms Subdivision (B), ~280 N. 1690 W.**  
(20 minutes)

Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary approval of a thirty-seven (37) lot townhome subdivision plat, including dedication of public streets, at approximately 280 North 1690 West, in the Anderson Farms Planned Development (AFPD) zone.

See attached info from the Planning Department.

## Major Subdivision — Parkview Towns at Anderson Farms Plat B, approx. 300 North 1690 West

<p>Applicant: Ivory Development, LLC Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential High Current Zone: Anderson Farms Planned Development zone</p> <p>Property Owners: Ivory Development, LLC Address: ~300 North 1690 West Parcel IDs: portion of 14:063:0074 Subdivision Acreage: 4.25 acres</p> <p>Type of Decision: Administrative Planning Commission Recommendation: Approval with a 5-0 vote</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> <li>Whether to approve a 37-lot residential townhome subdivision in the Anderson Farms Planned Development zone based on compliance with the Development Agreement.</li> </ol> <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a 37-lot residential townhome subdivision with the following conditions (if any):</p> <ol style="list-style-type: none"> <li>Conditions of Section 7.4.3 of the Development Agreement be met.</li> <li></li> </ol>
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### BACKGROUND

- This is the second townhome phase of the Anderson Farms Planned Development which was approved by Development Agreement between Lindon City and Ivory Development, LLC in June of 2016. Parkview Towns Plat B consists of 37 townhome units in what is considered Parcel C of the Anderson Farms concept plan.

### DISCUSSION & ANALYSIS

Development of Anderson Farms is governed by the Anderson Farms Master Development Agreement. All standards are referred to here are a part of that Agreement.

#### *Lot Requirements*

- The average lot size of the townhomes is 1,398 s.f. with the largest lot being 1,510 s.f. and the smallest being 1,340 s.f. These lots are consistent with the concept plan for the townhomes.
- This is the second phase of the townhomes, which will eventually consist of 125 units. The first phase consists of 29 townhomes.

#### *Street Improvements*

- New roads will be built to serve the subdivision, however they will be private roads and or drives. Please refer to the attached cross sections for details. Lancaster Way (300 North) is public and already constructed, although a portion will be dedicated with this plat.
- Section 7.4.3 of the Development Agreement states that development of more that 25% of the townhome parcel requires construction of Anderson Blvd from 500 North to the roundabout, the roundabout, and 300 North to 1700 West. This plat will put development beyond the 25% threshold. The required improvements are being constructed with the already approved Anderson Farms Plat B.

### *Utility Requirements*

- The offsite secondary water line is required (connects at Lakeview Drive and 400 West) but can be installed following one full irrigation season per the Development Agreement.
- The Proctor Ditch runs along the western border of this plat. It will be enclosed with a 48 inch pipe as part of the development.

### *Other Requirements*

- No park improvements are required at this time.
- Units on the west end of the development adjacent to the mixed commercial area require triple pane glass per Section 7.4.3 of the Development Agreement.
- An eight (8) foot tall masonry wall is required along the rear yards of the units to the west, adjacent to the mixed commercial area per Section 7.4.3 of the Development Agreement.

### PLANNING COMMISSION RECOMMENDATION

Based upon the application meeting the requirements of the Development Agreement, the Commission recommended approval of the subdivision with the one condition listed in the sample motion above.

### ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Preliminary Parkview Towns at Anderson Farms Plat B
3. Photo of existing site
4. Overall townhome concept (Parcel C)
5. Street cross sections
6. Off-site utility maps





GRAPHIC SCALE



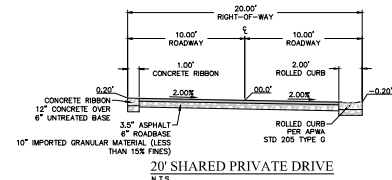
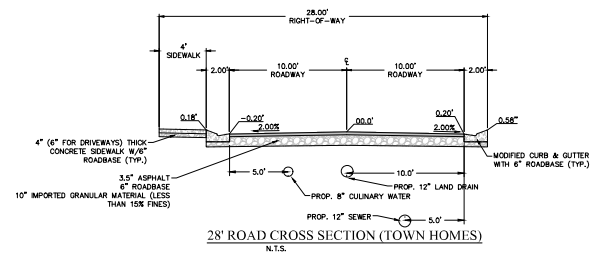
( IN FEET )  
1 inch = 40 ft

LEGEND

=====	BOUNDARY
=====	ROW
=====	CONTINUING
=====	LEFT LINE
=====	SEPARATOR
=====	15' STORM DRAIN
=====	1" STANTY SEWER
=====	1" CULVERT WATER
=====	3" SECONDARY WATER
=====	4" STORM DRAIN
XXXXXX	CONTOUR MINOR
XXXXXX	EXIST. STORM DRAIN
XXXXXX	EXIST. STANTY SEWER
XXXXXX	EXIST. CULVERT WATER
XXXXXX	EXIST. FENCE
XXXXXX	EXIST. CONTOUR MAJOR
XXXXXX	EXIST. CONTOUR MINOR
XXXXXX	SKN
XXXXXX	STREET LIGHT
XXXXXX	16" MAIN INLET AND COMB. SEWER MANHOLE
XXXXXX	VALVE, 16" & BEND
XXXXXX	WATER BLOW-OUT
XXXXXX	FIRE HYDRANT
XXXXXX	STREET MOVEMENT (TO BE RELOCATED)
XXXXXX	STREET MOVEMENT
XXXXXX	EXIST. 30" 16" & 18"
XXXXXX	EXIST. SEWER 6"
XXXXXX	EXIST. SEWER 12"
XXXXXX	EXIST. VALVE, 16" & BEND
XXXXXX	EXIST. FIRE HYDRANT
XXXXXX	SPOT LEVELS

## NOTES

1. PARCELS A, B, & C ARE SOMMON AREA MAJNATAINED BY HOA.
2. WATER, SEWER AND SECONDARY WATER MAINTAINED BY LINDON CITY.
3. STORM DRAIN MAINTAINED BY HOA.



## PARKVIEW TOWNHOMES PLAT B

LONDON, UT  
SITE PLAN

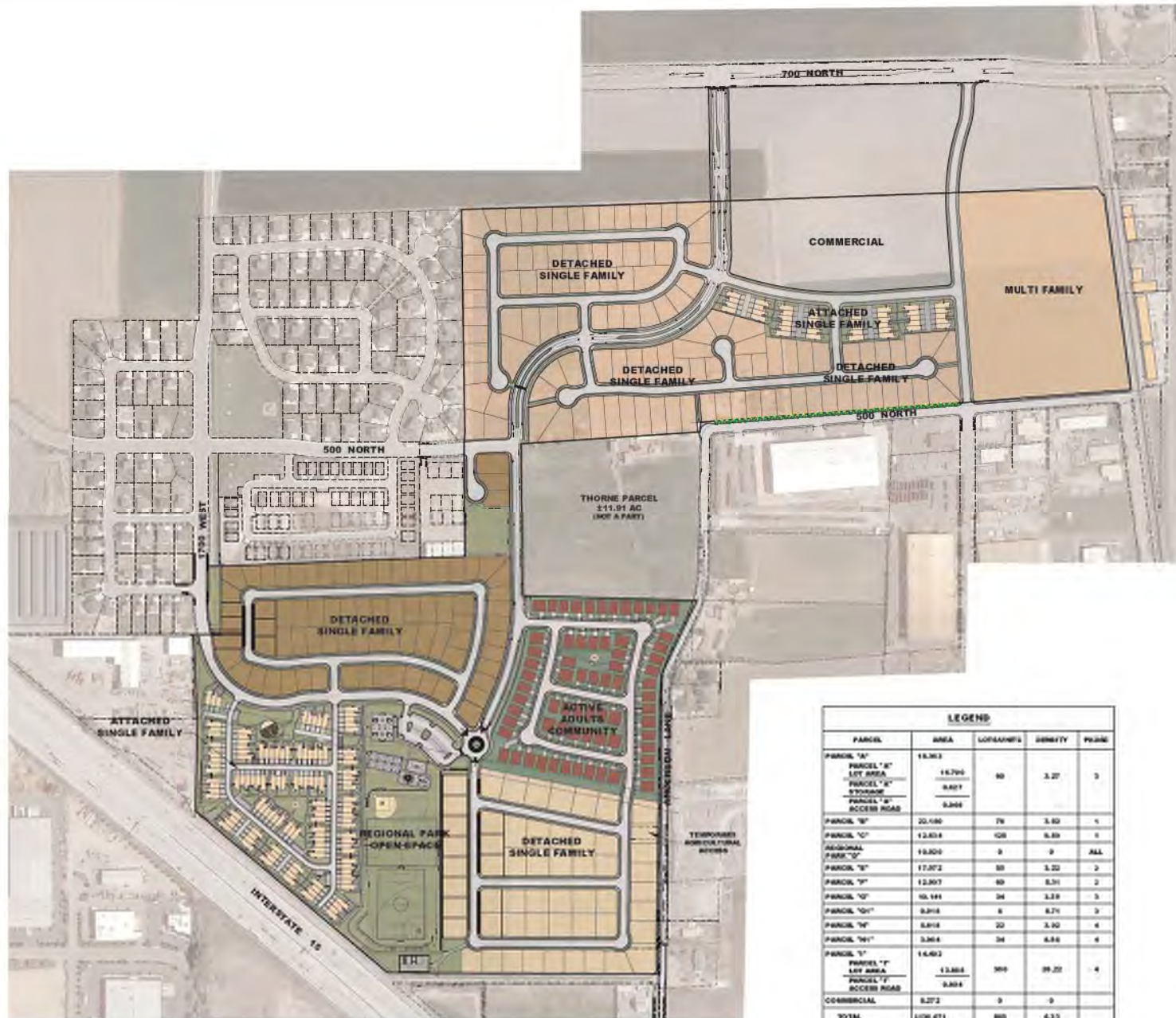
REVISION BLOCK		
#	DATE	DESCRIPTION
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## SITE PLAN

Scale: 1"=40'	Drawn: JRW
Date: 01/24/18	Job #: 17-460
Sheet:	

C4





LEGEND				
PARCEL	AREA	LOFSAFHS	DENSITY	PK/AC
PARCEL "A"	15,363			
PARCEL "B"	16,796	80	3.27	3
LOT AREA	8,807			
STORAGE	9,989			
ACCESS ROAD				
PARCEL "C"	20,180	70	3.50	1
PARCEL "D"	12,834	108	6.89	1
REGIONAL PARK "E"	19,800	0	0	ALL
PARCEL "F"	17,272	50	3.50	2
PARCEL "G"	12,907	80	5.51	2
PARCEL "H"	10,191	34	3.58	3
PARCEL "I"	9,814	8	8.71	3
PARCEL "J"	8,814	20	3.50	4
PARCEL "K"	3,364	34	6.66	4
PARCEL "L"	14,403			
PARCEL "M"	13,864	300	39.20	4
LOT AREA	9,804			
ACCESS ROAD				
COMMERCIAL	8,272	0	0	
TOTAL	1108,471	880	6.30	

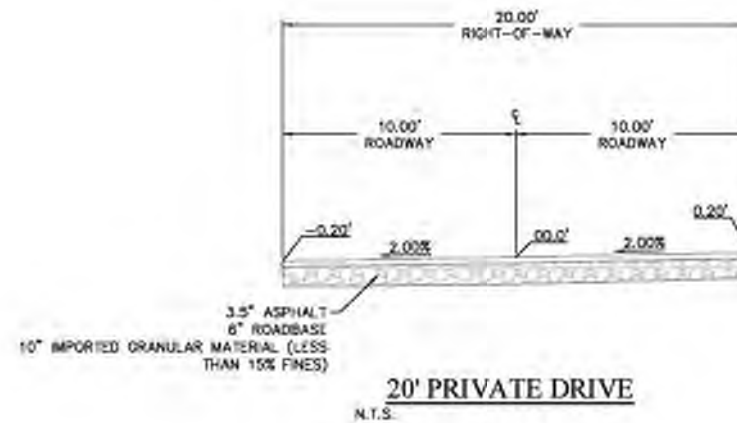
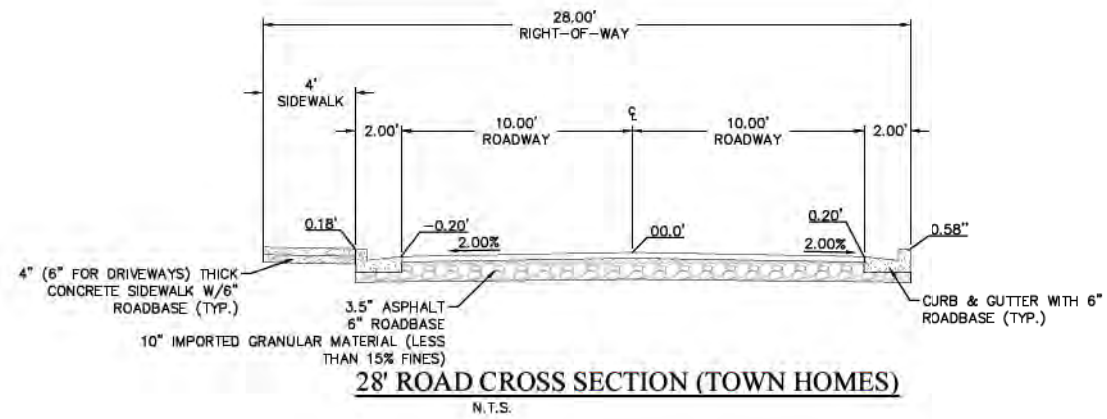
**IVORY HOMES**  
 1041 S. 1000 N. (1000 N. RD.)  
 LOGO TO 1500  
 (1000 N. RD.)

**LEI**  
 ENGINEERS  
 SURVEYORS  
 PLANNERS

1000 N. 1000 N. RD.  
 SPOKANE, ID 83402  
 Phone: 800.778.0000  
 Fax: 800.778.0000  
 www.lei-eng.com

**ANDERSON FARMS**  
 LINDON, UTAH  
**EXHIBIT B - PROPERTY CONCEPT PLAN**

**B**





**LEI**  
 ENGINEERS  
 SURVEYORS  
 PLANNERS  
 3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.738.0855  
 Fax: 801.738.9393  
 office@lei-eng.com  
 www.lei-eng.com

ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN  
 LINDON, UTAH  
 OFFSITE PRESSURE IRRIGATION PLAN

REVISIONS	
1.	
2.	
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4.	
5.	

LEI PROJECT #	2013-1845
DRAWN BY:	BLS
CHECKED BY:	GDM
SCALE:	1" = 200'
DATE	6/3/2016
SHEET	8

U:\LAND DESIGN\PROJECTS\13-1845 ANDERSON FARMS\DWG\DWG13-1845-01.DWG PLOT 8 OF 8 6/3/2016 12:17 PM



**9. Major Subdivision — Parkview Towns at Anderson Farms Subdivision (C), ~280 N. 1690 W.**  
(10 minutes)

Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary approval of a twenty-five (25) lot townhome subdivision plat, including dedication of public streets, at approximately 280 North 1690 West, in the Anderson Farms Planned Development (AFPD) zone.

See attached info from the Planning Department.

## Major Subdivision — Parkview Towns at Anderson Farms Plat C, approx. 240 North 1660 West

<p>Applicant: Ivory Development, LLC Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential High Current Zone: Anderson Farms Planned Development zone</p> <p>Property Owners: Ivory Development, LLC Address: ~240 North 1660 West Parcel IDs: portion of 14:063:0074 Subdivision Acreage: 2.6 acres</p> <p>Type of Decision: Administrative Planning Commission Recommendation: Approval with a 5-0 vote</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"> <li>Whether to approve a 25-lot residential townhome subdivision in the Anderson Farms Planned Development zone based on compliance with the Development Agreement.</li> </ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a 25-lot residential townhome subdivision with the following conditions (if any):</p> <ol style="list-style-type: none"> <li>Conditions of Section 7.4.3 of the Development Agreement be met.</li> <li></li> </ol>
---	---

### **BACKGROUND**

- This is the third townhome phase of the Anderson Farms Planned Development which was approved by Development Agreement between Lindon City and Ivory Development, LLC in June of 2016. Parkview Towns Plat C consists of 25 townhome units in what is considered Parcel C of the Anderson Farms concept plan.

### **DISCUSSION & ANALYSIS**

Development of Anderson Farms is governed by the Anderson Farms Master Development Agreement. All standards are referred to here are a part of that Agreement.

#### ***Lot Requirements***

- The average lot size of the townhomes is 1,421 s.f. with the largest lot being 1,510 s.f. and the smallest being 1,340 s.f. These lots are consistent with the concept plan for the townhomes.
- This is the third phase of the townhomes, which will eventually consist of 125 units. The first and second phases consist of 29 and 37 townhomes, respectively.

#### ***Street Improvements***

- New roads will be built to serve the subdivision; however, they will be private roads and or drives. Please refer to the attached cross sections for details.
- Section 7.4.3 of the Development Agreement states that development of more that 25% of the townhome parcel requires construction of Anderson Blvd from 500 North to the roundabout, the roundabout, and 300 North to 1700 West. This plat will put development beyond the 25% threshold. These improvements are being constructed as part of Anderson Farms Plat B (single-family home phase).

### *Utility Requirements*

- The offsite secondary water line is required (connects at Lakeview Drive and 400 West) but can be installed following one full irrigation season per the Development Agreement.

### *Other Requirements*

- No park improvements are required at this time.

### PLANNING COMMISSION RECOMMENDATION

Based upon the application meeting the requirements of the Development Agreement, the Commission recommended approval of the subdivision with the one condition listed in the sample motion above.

### ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Preliminary Parkview Towns at Anderson Farms Plat C
3. Photo of existing site
4. Overall townhome concept (Parcel C)
5. Street cross sections
6. Off-site utility maps



Parkview Towns Plat B

Parkview Towns Plat C



GRAPHIC SCALE



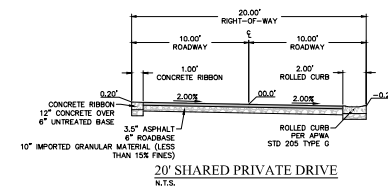
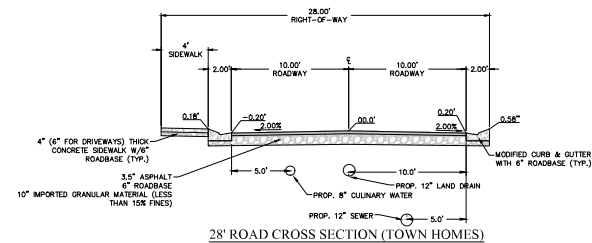
( IN FEET )  
1 inch = 30 ft

LEGEND

_____	BOUNDARY
_____	REAR
_____	CONTINUING
_____	LEFT LINE
_____	SEGMENT
15 50	1" STORM DRAIN
10 10	8" SANITARY SEWER
10 10	8" CULINARY WATER
6 30	8" SECONDARY WATER
_____	CONCRETE MARKING
XXXX	CONCRETE MINOR
_____	EXIST. STORM DRAIN
EX 50	EXIST. SANITARY SEWER
EX 10	EXIST. CULINARY WATER
_____	EXIST. FENCE
XXXX	EXIST. CONCRETE MAJOR
XXXX	EXIST. CONCRETE MINOR
_____	SKIN
_____	STREET LIGHT
②	SD INLET, ELEV. AND COMBO
②	SEWER MANHOLE
②	VALVE, TIE & BEND
②	WATER BLEG-PT
②	FIRE HYDRANT
②	STREET MOVEMENT TO BE SH
②	EXIST. STREET MOVEMENT
②	EXIST. SD INLET & MH
②	EXIST. SEWER MH
②	EXIST. VALVE, TIE & BEND
②	EXIST. FIRE HYDRANT
②	SPOT ELEVATION
0 XXXXX	

## NOTES

1. PARCELS A, B, & C ARE SOMMON AREA MAJNATAINED BY HOA.
2. WATER, SEWER AND SECONDARY WATER MAINTAINED BY LINDON CITY.
3. STORM DRAIN MAINTAINED BY HOA.



**PARKVIEW TOWNHOMES PLAT C**  
**LONDON, UT**  
**SITE PLAN**

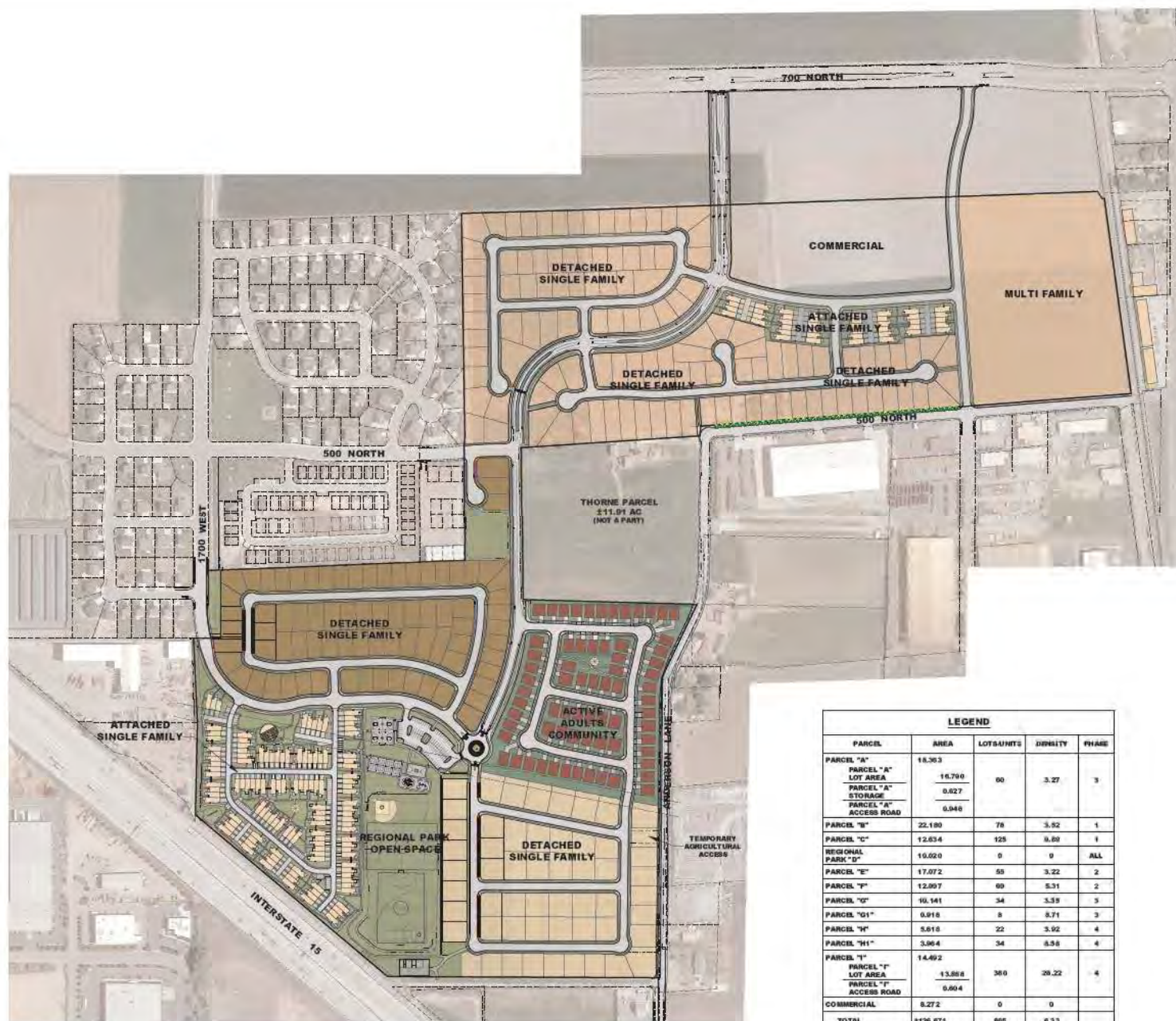
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5	—	—

## SITE PLAN

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Date: 01/24/18	Job #: 17-461
Sheet:	

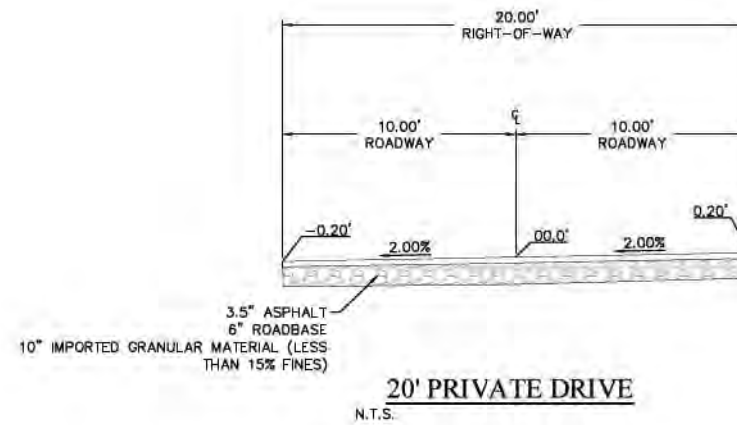
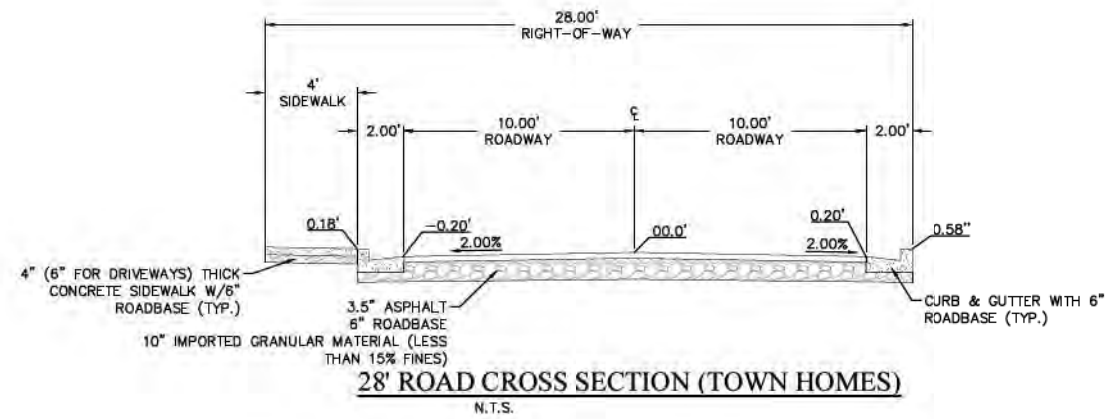
C4





LEGEND				
PARCEL	AREA	LOTS/UNITS	DENSITY	PHASE
PARCEL "A"	18.363			
PARCEL "A"	16.786	60	3.27	3
LOT AREA	0.827			
STORAGE	0.946			
ACCESS ROAD				
PARCEL "B"	22.180	76	3.52	1
PARCEL "C"	12.834	125	9.89	1
REGIONAL PARK "D"	10.020	0	0	ALL
PARCEL "E"	17.072	55	3.22	2
PARCEL "F"	12.897	69	5.31	2
PARCEL "G"	10.141	34	3.35	3
PARCEL "G1"	0.916	8	8.71	3
PARCEL "H"	5.616	22	3.92	4
PARCEL "H1"	3.964	34	8.58	4
PARCEL "I"	14.492			
PARCEL "I"	13.856	360	26.22	4
LOT AREA	0.804			
ACCESS ROAD				
COMMERCIAL	8.272	0	0	
TOTAL	1136.571	665	6.33	





ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN  
 LINDON, UTAH  
 OFFSITE PRESSURE IRRIGATION PLAN



REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #  
 2013-1845  
 DRAWN BY:  
 BLS  
 CHECKED BY:  
 GDM  
 SCALE:  
 1" = 200'  
 DATE  
 6/3/2016

SHEET  
**8**

## 10. Review & Action — Land and Water Conservation Fund Grant; Resolution 2018-8-R

(20 minutes)

Lindon City Parks & Recreation Director, Heath Bateman, will present a request for Council support to apply for grant funding through the Land and Water Conservation Fund for new pickle ball courts and possible replacement of other structures at Creekside Park (100 S. 600 W.). The grant requires a commitment of funding with a 50% match if awarded, which funds are proposed to come from PARC tax contingency.

See attached resolution and map from Parks Director Bateman. If you have opportunity, please drive by this park and walk around the playground and pavilion/restroom amenities. This proposal includes possible replacement of these structures and the walking trail – with addition of new pickle ball courts. Additional details will be provided in the meeting.

**Sample Motion:** I move to (approve, continue, deny) Resolution 2018-8-R committing matching funds for the proposed Land and Water Conservation Fund grant.



**RESOLUTION NO. 2018-8-R**

**A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, SUPPORTING SUBMITTAL OF THE 2018 LAND AND WATER CONSERVATION GRANT APPLICATION TO SECURE GRANT FUNDING TO AID PROVIDING PARK IMPROVEMENTS FOR THE CREEKSIDE PARK**

WHEREAS, Lindon City desires to make improvements to the Creekside Park located at 604 West, 100 South, Lindon, Utah; and

WHEREAS, the City supports and approves submitting a 2018 grant application for Land and Water Conservation Funds to help provide financing to make improvements at Creekside Park; and

WHEREAS, the City recognizes that the grant requires a 50% match with city funds if the application is awarded.

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

1. The Lindon City Council supports and approves the submittal of the 2018 Land and Water Conservation Fund application.
2. The City is committed to providing the required matching funds identified in the grant application up to \$\_\_\_\_\_.

PASSED AND ADOPTED by the Lindon City Council on this the 20th day of February, 2018.

\_\_\_\_\_  
Matt Bean, Mayor pro tem

ATTEST:

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

SEAL:

## Land and Water Conservation Grant

Council for your consideration, we would like to apply for the Land and Water Conservation Grant to upgrade and replace aging structures at Creekside Park. The Grant is a 50/50 match opportunity. We would like Council support and a resolution not to exceed \$150,000.

### Cost Estimates:

Pickleball courts are running about \$13 per sq/ft. This includes post tension courts, nets, fences and lights. Estimated \$50K. This does not include the sidewalk, electrical hook up or site restoration. \$10,000

The Playground is estimated at \$70,000 including install.

The pavilion at 24' X 40' is listed on State contract for \$16,338 plus install. Estimated \$ 46,372 (this does not include removal of old pavilion and concrete. Est \$5,000)

Trail pavement replace \$4 per sq/ft at 375' X 5' Wide – (35 tons needed) \$10,000 with installation?

Restroom Estimated at \$100,000

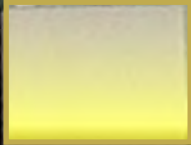
Total Cost \$191,372 without Restroom (Lindon City Commitment \$100K)  
\$291,372 with restroom. (Lindon City Commitment \$150,000)

600 West

Re-Pave Trail  
625' 5' Wide

2 lighted  
pickleball courts  
Est \$13 s/f

Replace Aging  
Playground



Replace Aging  
Pavilion



Replace Restroom Future

**II. Continued Public Hearing — General Plan Land Use Map Change; Ord. 2017-5-O** *(10 minutes)*

This item was continued from the June 6, 2017 City Council meeting. The City Council will review and consider Ordinance #2017-5-O to change the General Plan designation from Public Facilities to Light Industrial on 9-acres of property located at approximately 2100 West 600 South, Lindon (portion of Utah County Parcel ID #17:023:0012).

See attached info from the Planning Department.

## Continued Public Hearing General Plan Land Use Map Amendment Public Facilities to Light Industrial ~2100 West 600 South

Applicant: Lindon City Corp.  
Presenting Staff: Hugh Van Wagenen

General Plan: Public Facilities  
Current Zone: Public Facilities

Property Owner: Lindon City Corp.  
Address: ~2100 West 600 South  
Parcel ID: 17:023:0012  
Area Size: ~9 acres requested change

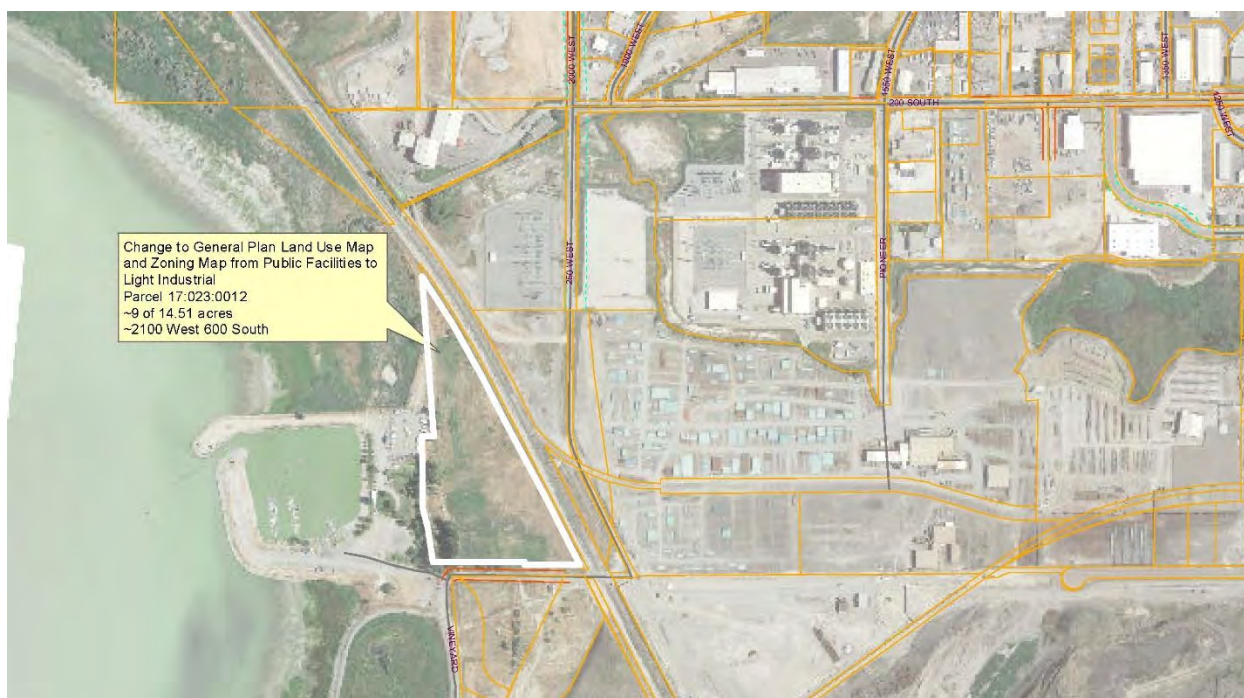
Type of Decision: Legislative  
Planning Commission  
Recommendation: This item comes to the Council without a recommendation of approval due to a lack of majority on any motion put forth by the Commission.

### SUMMARY OF KEY ITEMS

1. Whether to approve to change the General Plan Land Use Map designation of the subject property from Public Facilities to Light Industrial on about 9 acres.

### MOTION

- I move to (approve, deny, continue) Ordinance 2017-5-O with the following conditions (if any):
- 1.



### OVERVIEW

This is a request to change the **General Plan** Map on City owned property from Public Facilities to Light Industrial. This item is being considered in order to accommodate the sale of the 9 acres being considered in this request. Previous discussions about this City owned land considered selling and rezoning the entire 14 acres. Since this item was last continued from the June 6, 2017

meeting, the Council has determined to retain 5 of the 14 acres. This decision was made following much public input, a site visit by the Council, and further discussions.

Lindon City purchased the property in 1999 from PacifiCorp with the intent to create a regional park near the Historic Geneva Resort. In the Spring of 2015 the City Council began a review of City owned property, including this property, that could possibly be sold in order to meet ongoing financial obligations, such as the newly constructed Public Safety Building or road maintenance. In September of 2015 the property was listed for sale to gauge private interest in a purchase.

Lindon is currently under contract to sell the approximately nine (9) acres being considered in this item. The prospective buyer intends to build office/warehouse buildings on the property.

### FINDINGS OF FACT

1. The General Plan currently designates the property under the category of Public Facilities. This category includes public infrastructure for water, storm water systems, sewer systems, public parks, and other City owned buildings.
2. The applicant requests that the General Plan designation of the property be changed to Light Industrial, which accommodates manufacturing, industrial processes, and warehousing uses not producing objectionable effects. The Light Industrial designation also allows some appropriate related retail uses such as gasoline service stations.

### ANALYSIS

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
  - a. It is the purpose of the *industrial (R&D, Light and Heavy)* to provide for employment and manufacture of materials which are essential to the economy of Lindon City and to provide areas in appropriate locations where a combination of research and development, manufacturing, and industrial processing and warehousing may be conducted.
  - b. The goal of *industrial* development is to promote employment opportunities, quality businesses, and environmentally clean industrial and technology development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall country image and identity as reflected in the Community Vision Statement.
    - i. Objectives of this goal are to:
      1. Encourage the development of high quality, aesthetically pleasing business park areas incorporating major landscape features.
      2. Identify those areas most appropriate for business park development in future growth areas, such as major highway access areas.
      3. Establish and enforce standards with respect to environmental concerns such as; noise, air quality, odor and visual.

4. Increase the city's business base in the technology sector, building on the existing base and growing technology infrastructure, and consider expanding the Research and Development zones.
- c. Applicable city-wide land use guidelines:
  - i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
  - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
  - iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

#### ATTACHMENTS

1. Aerial photo of the proposed area to be re-classified
2. Current **General Plan Land Use** Map
3. ALTA Survey with approximate property request
4. Draft ordinance 2017-5-O



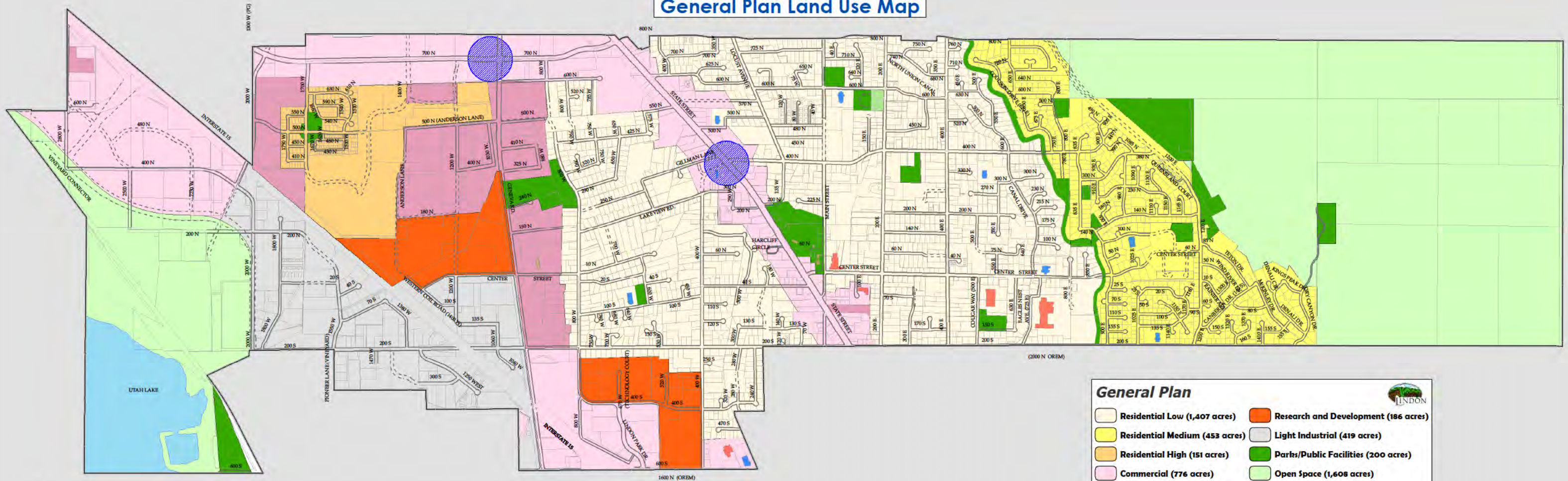
250 WEST

600 SOUTH

VINEYARD

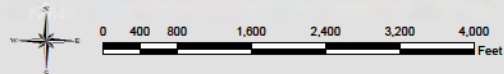
# Lindon City

## General Plan Land Use Map



### General Plan

	Residential Low (1,407 acres)		Research and Development (186 acres)
	Residential Medium (453 acres)		Light Industrial (419 acres)
	Residential High (151 acres)		Parks/Public Facilities (200 acres)
	Commercial (776 acres)		Open Space (1,608 acres)
	Mixed Commercial (312 acres)		Transit Node (33 acres)





## ORDINANCE NO. 2017-5-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY GENERAL PLAN LAND USE MAP FROM PUBLIC FACILITIES TO LIGHT INDUSTRIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City General Plan Land Use Map, specifically the property generally located at 2100 West 600 South, otherwise identified by a portion of Utah County Parcel #17:023:0012 (See map labeled as Exhibit A) from Public Facilities to Light Industrial, finding that approval of such would benefit the City; and

WHEREAS, the City finds it is necessary to amend the General Plan Land Use Map to accommodate a growing industry within the City; and

WHEREAS, the property in question is currently adjacent to Industrial property and associated uses; and

WHEREAS the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

WHEREAS, a the Planning Commission held a public hearing May 23, 2017 to receive public input and comment; and

WHEREAS, the Council held a public hearing May 23 and June 6, 2017 and February 20, 2018 to consider the request; and

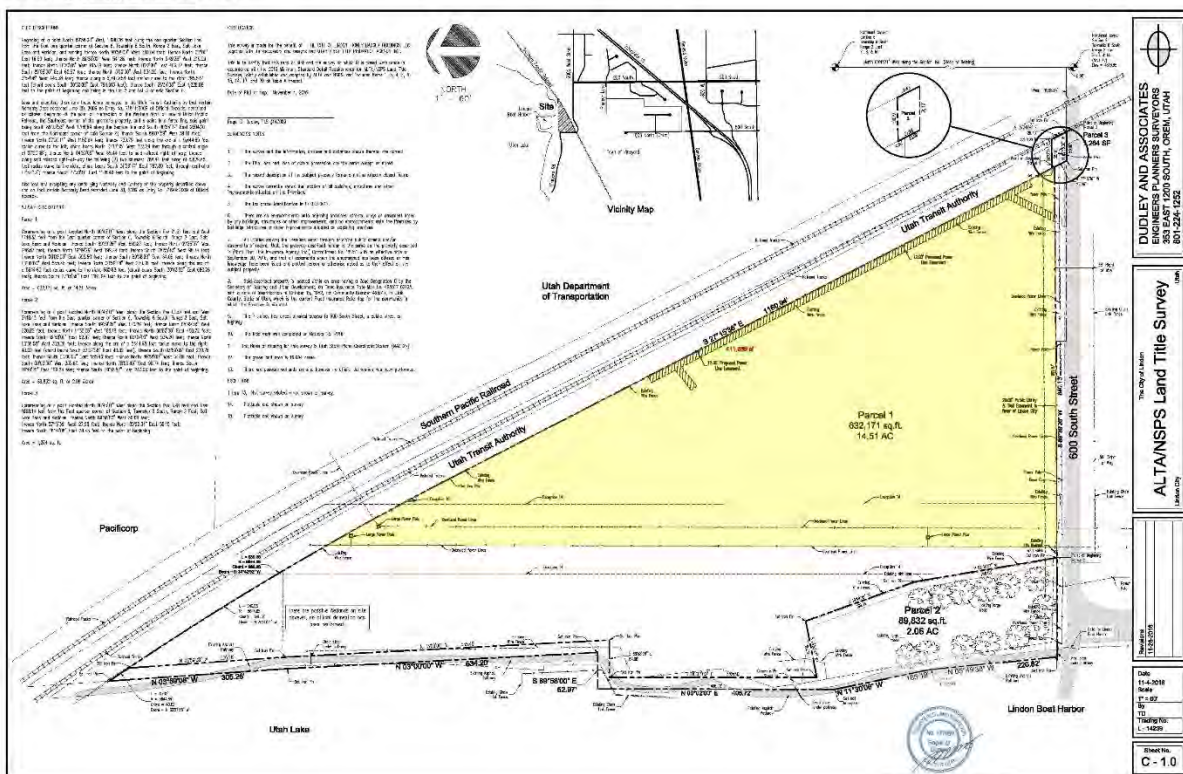
WHEREAS, the current General Plan Land Use Map should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City General Plan Land Use Map is hereby amended and will read as follows:

### **SECTION I:**

*See Exhibit A showing parcel changing from Public Facilities to Light Industrial on the Lindon City General Plan Land Use Map.*

Highlighted area reclassified from Public Facilities to Light Industrial on both the General Plan Land Use Map and Zoning Map; about 9 acres.



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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

ATTEST:

SEAL

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

**I2. Continued Public Hearing — Zoning Map Change; Ord. 2017-6-O***(10 minutes)*

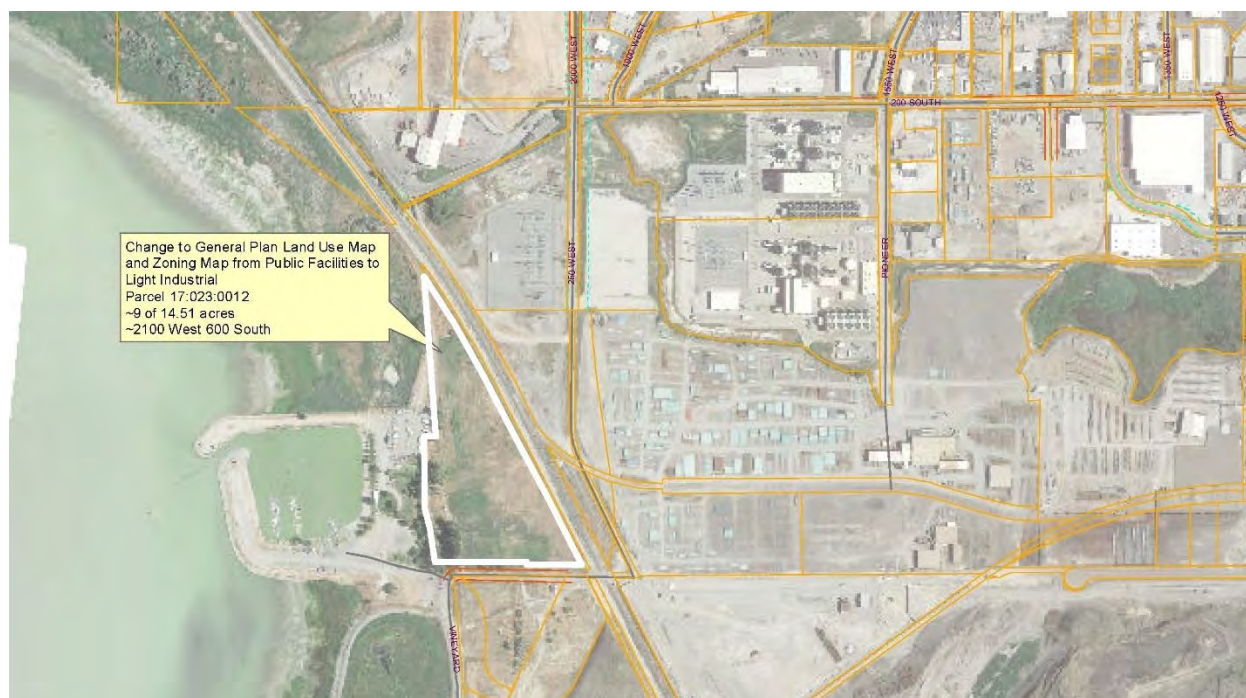
This item was continued from the June 6, 2017 City Council meeting. The City Council will review and consider Ordinance #2017-6-O to change the Zoning Map designation from Public Facilities to Light Industrial on 9-acres of property located at approximately 2100 West 600 South, Lindon (portion of Utah County Parcel ID #17:023:0012).

See attached info from the Planning Department.

## Public Hearing — Zoning Map Amendment

### Public Facilities to Light Industrial ~2100 West 600 South

<p>Applicant: Lindon City Corp. Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Public Facilities Current Zone: Public Facilities</p> <p>Property Owner: Lindon City Corp. Address: ~2100 West 600 South Parcel ID: 17:023:0012 Area Size: ~9 acres requested change</p> <p>Type of Decision: Legislative Planning Commission Recommendation: Recommend denial in a 4-1 vote.</p>	<p><b>SUMMARY OF KEY ITEMS</b></p> <ol style="list-style-type: none"> <li>Whether to approve the request to change the Zoning Map designation of the subject property from Public Facilities to Light Industrial.</li> </ol> <p><b>MOTION</b></p> <p>I move to (approve, deny, continue) Ordinance 2017-6-O with the following conditions (if any):</p> <ol style="list-style-type: none"> <li></li> </ol>
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### OVERVIEW

This is a request to change the Zoning Map on City owned property from Public Facilities to Light Industrial. This item is being considered in order to accommodate the sale of the 9 acres being considered in this request. Previous discussions about this City owned land considered selling and rezoning the entire 14 acres. Since this item was last continued from the June 6, 2017 meeting, the Council has determined to retain 5 of the 14 acres. This decision was made following much public input, a site visit by the Council, and further discussions.

Lindon City purchased the property in 1999 from PacifiCorp with the intent to create a regional park near the Historic Geneva Resort. In the Spring of 2015 the City Council began a review of City owned property, including this property, that could possibly be sold in order to meet ongoing financial obligations, such as the newly constructed Public Safety Building or road maintenance. In September of 2015 the property was listed for sale to gauge private interest in a purchase.

Lindon is currently under contract to sell the approximately nine (9) acres being considered in this item. The prospective buyer intends to build office/warehouse buildings on the property.

### FINDINGS OF FACT

1. The General Plan currently designates the property under the category of Public Facilities. This category includes public infrastructure for water, storm water systems, sewer systems, public parks, and other City owned buildings.
2. The applicant requests that the General Plan designation of the property be changed to Light Industrial, which accommodates manufacturing, industrial processes, and warehousing uses not producing objectionable effects. The Light Industrial designation also allows some appropriate related retail uses such as gasoline service stations.

### ANALYSIS

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
  - a. It is the purpose of the *industrial (R&D, Light and Heavy)* to provide for employment and manufacture of materials which are essential to the economy of Lindon City and to provide areas in appropriate locations where a combination of research and development, manufacturing, and industrial processing and warehousing may be conducted.
  - b. The goal of *industrial* development is to promote employment opportunities, quality businesses, and environmentally clean industrial and technology development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall country image and identity as reflected in the Community Vision Statement.
    - i. Objectives of this goal are to:
      1. Encourage the development of high quality, aesthetically pleasing business park areas incorporating major landscape features.
      2. Identify those areas most appropriate for business park development in future growth areas, such as major highway access areas.
      3. Establish and enforce standards with respect to environmental concerns such as; noise, air quality, odor and visual.
      4. Increase the city's business base in the technology sector, building on the existing base and growing technology infrastructure, and consider expanding the Research and Development zones.
  - c. Applicable city-wide land use guidelines:

- i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
- ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
- iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

#### ATTACHMENTS

- 1. Aerial photo of the proposed area to be re-classified
- 2. Current Zoning Map
- 3. ALTA Survey with approximate property request
- 4. Draft ordinance 2017-6-O



250 WEST

600 SOUTH

VINEYARD

**ORDINANCE NO. 2017-6-O**

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY ZONING MAP FROM PUBLIC FACILITIES TO LIGHT INDUSTRIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City Zoning Map, specifically the property generally located at 2100 West 600 South, otherwise identified by a portion of Utah County Parcel #17:023:0012 (See map labeled as Exhibit A) from Public Facilities to Light Industrial, finding that approval of such would benefit the City; and

WHEREAS, the City finds it is necessary to amend the Zoning Map to accommodate a growing industry within the City; and

WHEREAS, the property in question is currently adjacent to Industrial property and associated uses; and

WHEREAS, the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

WHEREAS, the Planning Commission held a public hearing May 23, 2017 to receive public input and comment; and

WHEREAS, the Council held a public hearing May 23 and June 6, 2017 and February 20, 2018 to consider the request; and

WHEREAS, the current Zoning Map should be amended to provide such provisions to the Municipal Code of Lindon City.

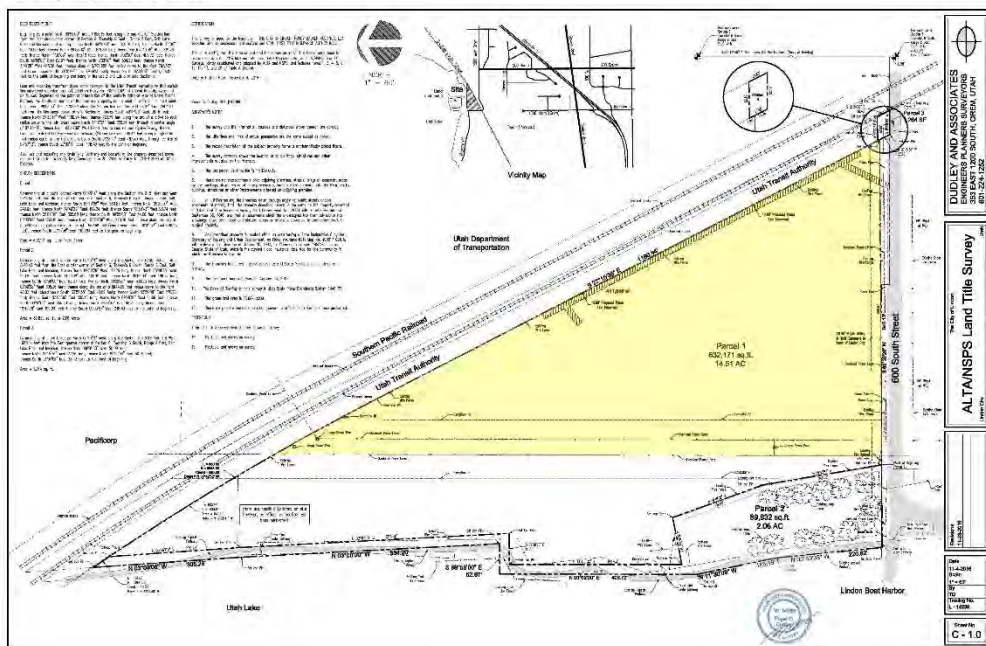
NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City Zoning Map is hereby amended and will read as follows:

**SECTION I:**

*See Exhibit A showing parcel changing from Public Facilities to Light Industrial on the Lindon City Zoning Map.*

Highlighted area reclassified from Public Facilities to Light Industrial on both the General Plan Land Use Map and Zoning Map; about 9 acres.

## Exhibit A



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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

ATTEST:

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

SEAL



## ORDINANCE NO. 2017-6-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY ZONING MAP FROM PUBLIC FACILITIES TO LIGHT INDUSTRIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City Zoning Map, specifically the property generally located at 2100 West 600 South, otherwise identified by a portion of Utah County Parcel #17:023:0012 (See map labeled as Exhibit A) from Public Facilities to Light Industrial, finding that approval of such would benefit the City; and

WHEREAS, the City finds it is necessary to amend the Zoning Map to accommodate a growing industry within the City; and

WHEREAS, the property in question is currently adjacent to Industrial property and associated uses; and

WHEREAS, the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

WHEREAS, the Planning Commission held a public hearing May 23, 2017 to receive public input and comment; and

WHEREAS, the Council held a public hearing May 23 and June 6, 2017 and February 20, 2018 to consider the request; and

WHEREAS, the current Zoning Map should be amended to provide such provisions to the Municipal Code of Lindon City.

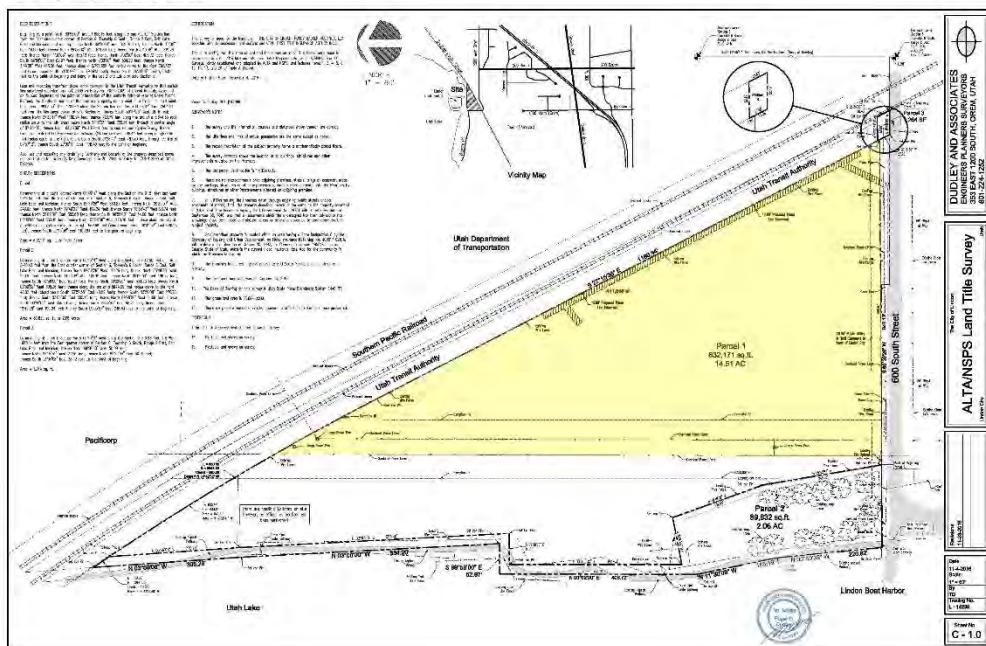
NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City Zoning Map is hereby amended and will read as follows:

### **SECTION I:**

*See Exhibit A showing parcel changing from Public Facilities to Light Industrial on the Lindon City Zoning Map.*

Highlighted area reclassified from Public Facilities to Light Industrial on both the General Plan Land Use Map and Zoning Map; about 9 acres.

## Exhibit A



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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

ATTEST:

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

SEAL

### **13. Public Hearing — Amendment of Purchase Offer on Sale of Real Property** *(10 minutes)*

Lindon City Council will review and consider an amendment to a current purchase offer approved by Resolution #2018-4-R to sell nine acres of surplus real property located at approximately 2100 West 600 South, Lindon (portion of Utah County Parcel ID #17:023:0012) for \$1,822,986.00. The buyer, Sunrise Square Associates L.C., is requesting an extension of about 3-weeks additional time to complete due diligence by March 30, 2018 and requesting about a 3-week extension for closing to be completed by April 20, 2018. No other change to the original offer is proposed.

See attached purchase contract amendment document. Staff was contacted by Bill West of Sunrise Square Associates the day after the initial purchase agreement was approved and signed on Jan 17, 2018. Bill indicated at that time that they may need a little more time for due diligence and closing than originally anticipated.

The City received this formal Addendum request on the afternoon of Feb 16<sup>th</sup>. We know the property was accessed last week to perform soils testing for the buyers, so it appears they're moving forward with due diligence and continued interest in the property.

**Sample Motion:** I move to (approve, continue, deny) Addendum No. 2 to the Real Estate Purchase Contract between Lindon City and Sunrise Square Associates L.C., and authorize the City Administrator to sign the Addendum on behalf of the City.

**ADDENDUM NO. 2**  
**TO**  
**REAL ESTATE PURCHASE CONTRACT**

**THIS IS AN** ☒ **ADDENDUM** ☐ **COUNTEROFFER** to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of January 9<sup>th</sup> 2018 including all prior addenda and counteroffers, between **Sunrise Square Associates LC** as Buyer, and **Lindon City** as Seller, regarding the Property located at **2100 West 600 South Lindon, Utah 84062**. The following terms are hereby incorporated as part of the REPC.

**BUYER AND SELLER AGREE THAT THE CONTRACT DEADLINES REFERENCED IN SECTION 24 OF THE REPC (CHECK APPLICABLE BOX):** ☐ **REMAIN UNCHANGED** ☒ **ARE CHANGED AS FOLLOWS:**

-Seller Due Diligence Deadline to be extended to March 30th, 2018

-Settlement Deadline to be April 20<sup>th</sup>, 2018.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other items of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. ☒ **Seller** ☐ **Buyer** shall have until 5:00 ☐ **AM** ☒ **PM** Mountain time on **February 21<sup>st</sup> 2018** (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

DocuSigned by:

*Bill West*

2/15/2018

7123900349C9448...

☒ Buyer ☐ Seller Signature (Date) (Time) ☐ Buyer ☐ Seller Signature (Date) (Time)

**ACCEPTANCE/COUNTEROFFER/REJECTION**

**CHECK ONE:**

☐ **ACCEPTANCE:** ☐ **Seller** ☐ **Buyer** hereby accepts the terms of this ADDENDUM

☐ **COUNTEROFFER:** ☐ **Seller** ☐ **Buyer** presents as a counteroffer the terms of attached ADDENDUM NO. \_\_\_\_\_

\_\_\_\_\_  
(Signature) (Date) (Time) (Signature) (Date) (Time)

☐ **REJECTION:** ☐ **Seller** ☐ **Buyer** rejects the foregoing ADDENDUM

\_\_\_\_\_  
(Signature) (Date) (Time) (Signature) (Date) (Time)

**THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE AUGUST 5, 2003. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.**

**14. 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
- Daril Magleby
- Jacob Hoyt

## 15. Administrator's Report

(10 minutes)

### Misc Updates:

- February newsletter: <https://media.rainpos.com/442/february18final.pdf>
- March newsletter article: **Matt Bean** - Article due to Kathy last week in February
- Recycling pick up week will be switched starting April 6th. So recycling will get picked up on March 30th then again the next week on April 6th and then every other week going forward from that April 6th date.
- UTOPIA / UIA: partial OpEx repayment approved for cities that paid past OpEx assessments 'in full'.
- Legislative updates
- Misc. Items:

### Upcoming Meetings & Events:

- February 19<sup>th</sup> – offices closed for Presidents Day
- April 6<sup>th</sup>-14<sup>th</sup> Spring Clean-up – (dumpsters available throughout City)
- April 25<sup>th</sup>-27<sup>th</sup> – ULCT Spring Conference in St. George

# Adjourn