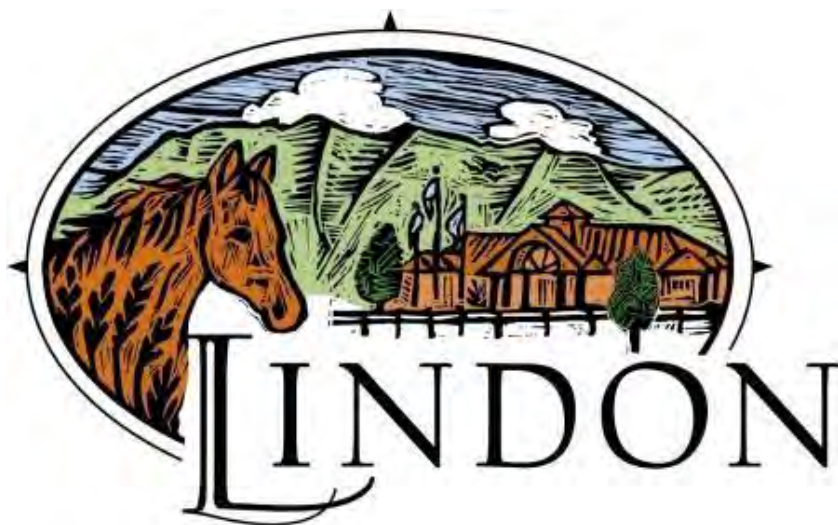


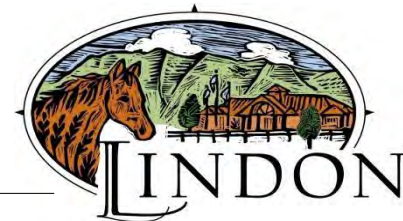
# Lindon City Council Staff Report



Prepared by Lindon City  
Administration

June 5, 2018

# Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting beginning at 7:00 p.m. on Tuesday, June 5, 2018 in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

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



(Review times are estimates only)

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

Pledge of Allegiance: By Invitation

Invocation: Daril Magleby

### **1. Call to Order / Roll Call**

(2 minutes)

### **2. Presentations and Announcements**

(20 minutes)

- a) Comments / Announcements from Mayor and Council members
- b) Presentation: Hugh Van Wagenen, Planning & Economic Development Director, will give a brief overview of his recent attendance at the International Council of Shopping Centers (ICSC) convention in Las Vegas.
- c) Presentation: Josh Walker, President/Director of the Pleasant Grove-Lindon Chamber of Commerce, will give a brief overview of past year Chamber events and membership.

### **3. Approval of minutes: May 15, 2018**

(5 minutes)

### **4. Consent Agenda –**

(5 minutes)

- a) Resolution #2018-14-R identifying authorized individuals able to access the PTIF (Public Treasurers' Investment Fund) accounts for Lindon City. The State Auditor recently required that local governments pass a resolution identifying who is authorized to access these accounts on behalf of the entity. The PTIF has a small rate of return that is typically higher than standard bank accounts.
- b) Resolution #2018-16-R declaring certain equipment and vehicles as surplus items to be disposed of and listed for sale/auction per existing City policies.

### **5. Open Session for Public Comment (For items not on the agenda)**

(10 minutes)

### **6. Concept Review — Norton Retail and Self-Storage, ~570 N. State St.**

(20 minutes)

Steve Tobias and Patrea Marolf request concept review of the proposed Norton Retail and Self-Storage and associated rezoning, to be located at ~570 N. State St. (identified by Utah County Parcel ID #'s 14-067-0123 and 14-068-0001), currently in the General Commercial (CG) zone. A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.

### **7. Discussion Item — Possible Uses of Property Sale Proceeds**

(20 minutes)

Kristen Colson, Lindon City Finance Director, will present alternatives for use of surplus property proceeds. The City has accepted an offer on surplus property and is anticipating approximately \$1.8 million in revenues from the sale. Staff recommends fully paying off the 700 North road construction bond and partial payment of the Public Safety Building bond to save approx. \$337,666 in interest and fees, which then frees up encumbered General Fund revenues of approx. \$266,400 annually to be used for other purposes. Recommended alternatives will be discussed with the Council, then refined and brought back to the Council for a public hearing/budget amendment after closing on the property.

### **8. Review & Action — Intent to Adjust Common City Boundary with City of Vineyard**

(10 minutes)

The City Council will review and consider Resolution #2018-15-R declaring the intent to adjust the common city boundary with the City of Vineyard. This boundary change will shift into Vineyard approximately 9-acres of surplus property and the portion of 600 South roadway from the Union Pacific/UTA railroad tracks to the Lindon Marina entrance. This notice of intent will be followed by published and mailed notices to any affected properties, followed by a public hearing to consider adoption of an ordinance and an Interlocal Agreement to officially amend the boundary.

### **9. Discussion Item — Aquatics Center Rentals; Discounted Rates/Promotions**

(15 minutes)

Staff is looking for feedback on possible changes to the rental time periods for the Aquatics Center and promotion of possible discounted rates to fill remaining rental slots not already reserved for the season.

### **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
- 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

- Van Broderick
- Matt Bean
- Carolyn Lundberg
- Daril Magleby
- 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](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/ Kathryn A. Moosman, City Recorder

**Date:** June 1, 2018; **Time:** 11:30 a.m.; **Place:** Lindon City Center, Lindon Police Dept., Lindon Community Center

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

Pledge of Allegiance: By Invitation

Invocation: Daril Magleby

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

June 5, 2018 Lindon City Council meeting.

Jeff Acerson

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.
- b) **Presentation:** Hugh Van Wagenen, Planning & Economic Development Director, will give a brief overview of his recent attendance at the International Council of Shopping Centers (ICSC) convention in Las Vegas.
- c) **Presentation:** Josh Walker, President/Director of the Pleasant Grove-Lindon Chamber of Commerce, will give a brief overview of past year Chamber events and business membership.





RETAIL PROFILE

# LINDON CITY / UTAH

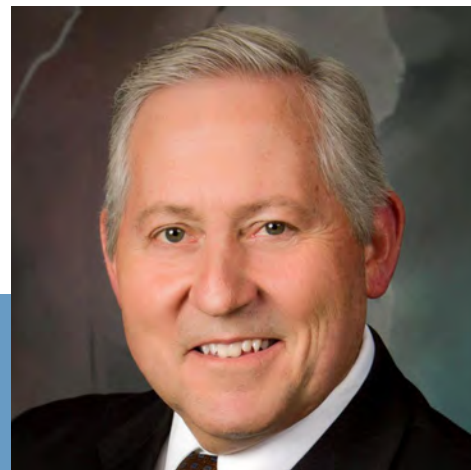


2018

# LINDON CITY

## Retail Profile / 2018

As Mayor of this great city, I invite you to join our thriving community in the heart of Silicon Slopes. Lindon has been voted one of the 50 Best Places to Live in America three times along with twice receiving a Business-Friendly City Designation from the Governor of Utah. With a stable foundation of existing retail, office, and other commercial businesses along with a growing population, the future is bright in Lindon!



Mayor  
Jeff Acerson

1

### Community Overview

At 8.5 square miles in area, Lindon is situated in the center of Utah County, a major urban area approximately 45 minutes south of Salt Lake City. Lindon has all varieties of goods and services readily available, including one of the most extensive fiber optic networks in the state.

Stats	Utah	Lindon City	10 Min Drive Time	30 Min Drive Time
Total Population	3,102,000	10,939	95,287	634,714
Annual Growth Rate	1.55%	1.27%	1.54%	1.99%
Total Households	1,024,047	2,812	26,877	174,890
Median Household Income	\$62,518	\$84,417	\$60,728	\$64,976
Median Household Age	30.3 years	26.8 years	26.2 years	25.1 years
Employee Population	1,447,260	4,859	34,936	214,492

2

### Consumer Characteristics

Education	City	State
No High School Diploma	3.1%	8.3%
High School Graduate	14.3%	22.4%
Some College	14.3%	26.9%
Associate's Degree	11.0%	10.5%
Bachelor's Degree	25.7%	21.7%
Post-graduate Degree	16.1%	10.2%

#### Housing

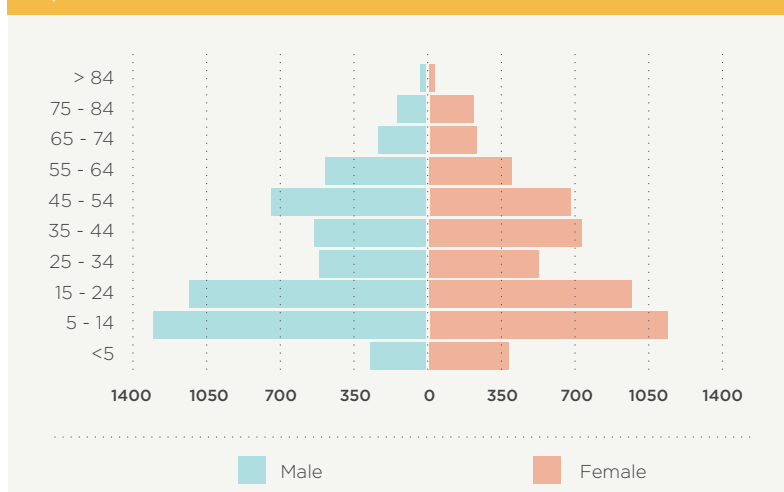
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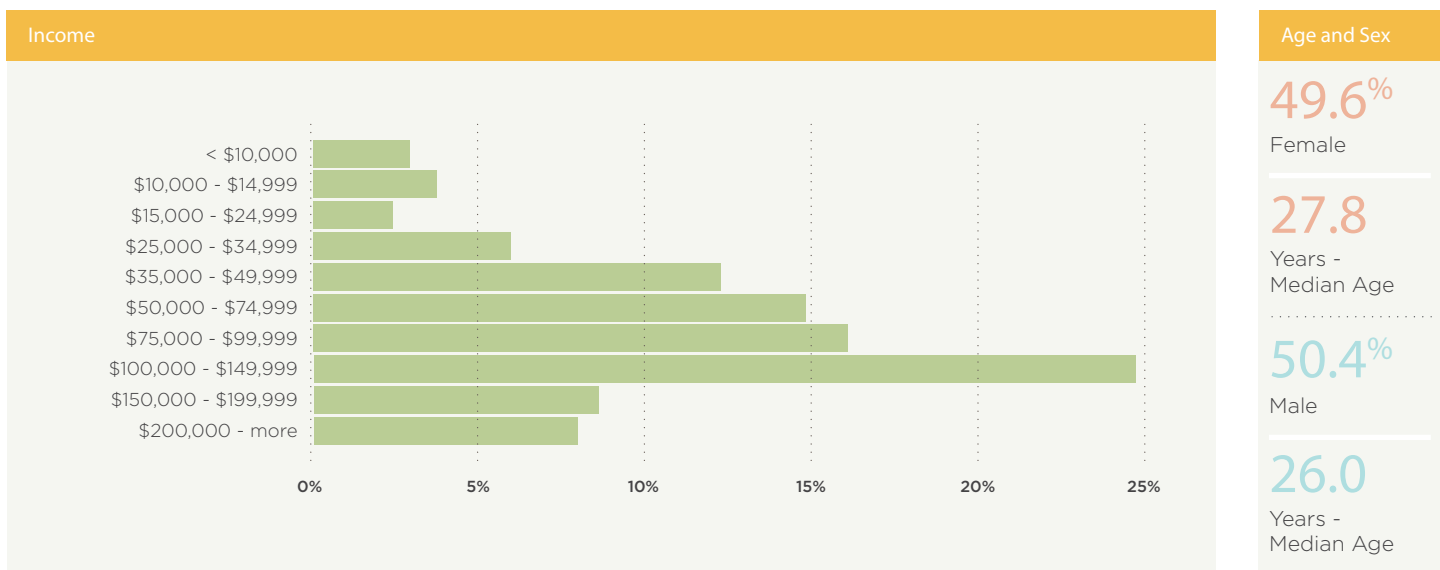
Owner  
Occupied

439

Renter  
Occupied

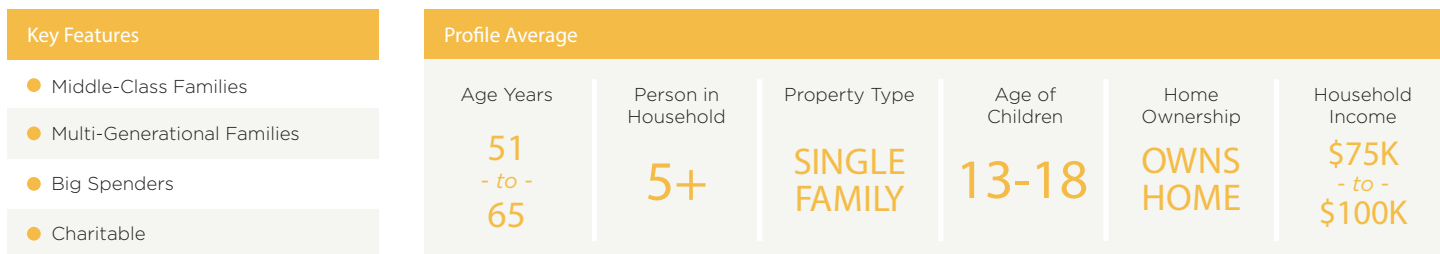
#### Population





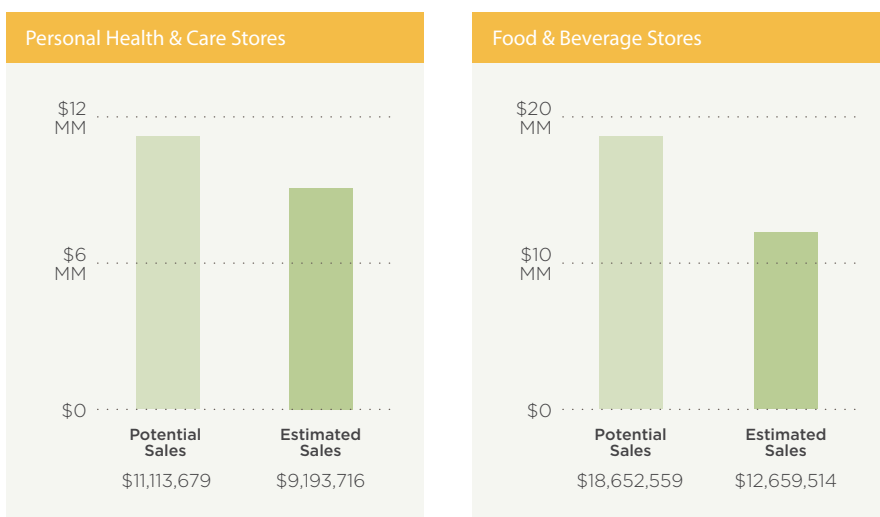
3

## Top Consumer



4

## Spending Leakage



### Lindon offers a world of opportunities:

Lindon offers a world of opportunities to retailers of all sizes. Our population is growing, our residents are family-oriented, and we're located at the heart of Utah's population center. With mountain access, a welcoming community, and a responsive city staff, Lindon is a fit for retailers of all sizes.



LT LAKE  
COUNTY

UTAH  
COUNTY

UTAH  
LAKE

LINDON

PROVO

15

SANPETE  
COUNTY

SALT LAKE CITY



LINDON

## Lindon City Details & Map

### Top Retailers

- 1 Walmart Supercenter
- 2 The Home Depot
- 3 Murdock Hyundai of Lindon
- 4 Timpanogos Harley-Davidson
- 5 Miller Lexus of Lindon
- 6 Fezzari Performance Bicycles
- 7 The Void
- 8 Pizza Factory
- 9 Los Hermanos Mexican Restaurant
- 10 Wendy's, Taco Bell, Arby's

### Public Transit

-  FrontRunner Train
-  Long Distance Commuter

To learn more about doing  
business in Lindon City:



**HUGH VAN WAGENEN**

Planning & Economic Development Director  
801.785.7687 | [hvanwagenen@lindoncity.org](mailto:hvanwagenen@lindoncity.org)



[edcutah.org](http://edcutah.org)



Here is the list of who is currently a member of the chamber in Lindon:

AmBank- Silver  
Aquatherm- Bronze  
Aspen Co-Pak- Bronze  
Big D Construction- Community Partner  
Dastrup Auto- Bronze  
Holy Cow Boutique- Home Based  
Jiffy Lube- Gold  
KCP Travels- Home Based  
LA Lee Enterprises- Bronze  
Marco's Pizza- Bronze  
Mercedes Benz- Bronze (no longer in Lindon but renewed their membership)  
Mountain Fresh Media- Home Based  
Murdock Hyundai- Gold  
Onvoy Promotions- Home Based  
Open Air Cinema- Bronze  
Open Edge- Bronze  
Printegrity- Bronze  
The Pizza Factory- Silver  
Total Water Treatment- Home Based  
Sage & Thistle- Community Partner  
Saratoga Jewelry- Gold  
Servpro- Silver  
Utah Valley Mortuary- Bronze  
Valueinnova- Silver

Josh Walker  
President/Director- Pleasant Grove-Lindon Chamber of Commerce

### **Item 3 – Approval of Minutes**

- Review and approval of City Council minutes: **May 15, 2018**

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, May 15, 2018,**  
 4 **beginning with a Work Session at 6:00 p.m.** in the Lindon City Center, City Council  
 Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Mayor Jeff Acerson

10 **PRESENT** **ABSENT**

Jeff Acerson, Mayor

12 Matt Bean, Councilmember

Van Broderick, Councilmember

14 Jacob Hoyt, Councilmember

Carolyn Lundberg, Councilmember

16 Daril Magleby, Councilmember

18 **STAFF PRESENT**

Adam Cowie, City Administrator

20 Hugh Van Wagenen, Planning Director

Phil Brown, Chief Building Official

22 Josh Adams, Chief of Police

Heath Bateman, Parks and Recreation Director

24 Brad Jorgensen, Public Works Director

Kathryn Moosman, City Recorder

26

1. **Discussion of FY 2019 Proposed Budget.** Lindon City Council will review and  
 28 discuss the proposed Fiscal Year 2019 budget. The Council will provide direction  
 on specific items.

30

Adam Cowie, City Administrator, stated the City Council will review and discuss  
 32 the proposed Fiscal Year 2019 budget and provide direction to staff on specific budget  
 items. He noted this is a work session for general discussion on budgetary matters for the  
 34 upcoming FY2019 budget and no public comment is required at this specific meeting.

He noted a straw poll on some budget issues may be taken to ensure the final  
 36 budget is prepared consistent with the direction of the full Council. He added while  
 general direction may be given, no motion will be necessary and staff will update the  
 38 final budget as directed by the Council's recommendations and will vote on the Final  
 Budget on June 19, 2018.

40 Kristen Colson, Lindon City Finance Director, was in attendance to present her  
 budget presentation including the budget work session agenda items and the updated  
 42 Fund Balance sheet and the 2018-2019 Major Budget Issues. She noted Budget Issue #2  
 will be covered first so Mark Christensen, with JUB Engineers will be present for  
 44 discussion.

46 **Budget Issue #2: Should Lindon City change Water, Sewer and Storm Water utility  
 rates?**

## Background:

Utility rates should not only cover current operational expenses, but also allow reserves to be established over time in order to fund repairing and/or replacing aging system components. JUB Engineers conducted an infrastructure assessment and maintenance evaluation as well as a utility rate study for Lindon City to determine and recommend utility rate increases for water, sewer, and storm water utilities. The 2014 recommendation was to implement an annual increase over five years of 9% for water rates, 4% for sewer rates, and 13% for storm water rates beginning July 1, 2014.

Ms. Colson noted JUB Engineers have updated their Utility Rate Study for the 2018-2019 fiscal year and beyond. The Study made the following conclusions.

- Based on the updated Culinary Water Master Plan and the State of Utah requirement to implement tiered water rates, we recommend maintaining the 9% rate increase for 2 additional years, through the 2020-2021 fiscal year.
- Due to a correction in water use measurements, we recommend that the sewer usage rate be reduced by 25% and the base rate remain unchanged for the coming fiscal year.
- We recommend that the storm water annual rate increase continue as previously planned - a 13% increase - for one more year.
- For Anderson Farms, we recommend a pressure irrigation base rate of \$6.00/month in addition to the existing rate, a usage rate of \$0.55/1000 gallons, and a groundwater pumping rate of \$12.00/month.

Mark Christensen, with JUB Engineers addressed the Council at this time. He explained the base rate philosophy and costs. He noted the usage rate is tiered and the blocks are not changing, just the meter size. He also pointed out that water has the greatest replacement cost and has a continued need for revenue increases. Additional information can be found in the May 2018 Utility Rate Study Report.

Ms. Colson then went over the recommended rate changes along with the 2017-2018 rates as follows:

### Culinary Water Utility Fee:

Base Rate	METER SIZE						
	1"	1 1/2"	2"	3"	4"	6"	8"
Below North Union Canal	<del>\$20.95</del> \$22.84	<del>\$37.74</del> \$29.25	<del>\$60.76</del> \$46.51	<del>\$230.45</del> \$174.62	<del>\$419.00</del> \$221.97	<del>\$777.25</del> \$332.59	<del>\$1,340.80</del> \$458.93
Above North Union Canal	<del>\$22.48</del> \$26.68	<del>\$40.46</del> \$33.09	<del>\$65.19</del> \$50.35	<del>\$247.28</del> \$178.46	<del>\$449.60</del> \$225.81	<del>\$834.01</del> \$336.43	<del>\$1,438.72</del> \$462.77
Upper Foothills	<del>\$34.60</del> \$42.73	<del>\$62.28</del> \$49.14	<del>\$100.34</del> \$66.40	<del>\$300.60</del> \$194.51	<del>\$692.00</del> \$241.86	<del>\$1,203.66</del> \$352.48	<del>\$2,214.40</del> \$478.82

### Usage Rate

ZONES	BLOCK			
	1	2	3	4
Below North Union Canal	<del>\$1.24</del> \$1.36	<del>\$1.49</del> \$1.78	<del>\$1.98</del> \$2.37	<del>\$2.73</del> \$3.26
Above North Union Canal	<del>\$1.68</del> \$1.80	<del>\$2.01</del> \$2.35	<del>\$2.68</del> \$3.14	<del>\$3.69</del> \$4.32
Upper Foothills	<del>\$1.68</del> \$1.80	<del>\$2.01</del> \$2.35	<del>\$2.68</del> \$3.14	<del>\$3.69</del> \$4.32

Groundwater Pumping (where available) ~~\$20.00~~ **\$12.00**

Secondary Water

Metered secondary water (where available; in addition fee based on lot size)

Base \$6.00

Usage rate per 1,000 gallons

If using treated (culinary water) See Culinary Water Usage Rates and Blocks

If using untreated water ~~\$0.95~~ **\$0.55**

Sewer

Base \$19.44

Usage per 1000 gal. ~~\$3.43~~ **\$2.57**

2 Storm Water ~~\$7.89~~ **\$8.92**

4 Ms. Colson noted the monthly change on a resident's utility bill who lives below  
the North Union Canal, has unmetered pressurized irrigation, has a 1" culinary water  
6 meter and uses 8,000 gallons would be as follows:

Water	\$3.19
Sewer	-\$6.88
Storm	\$1.03
Tax	-\$0.16
Total	-\$2.82

Differential Fiscal Impact:

Water Fund	\$164,250
Sewer Fund	-\$228,800
Storm Wtr Fund	\$104,000

18 She noted these changes are reflected in the Proposed Budget.

20 CITY COUNCIL STRAW POLL: YES or NO

22 **Budget Issue #1: Should Lindon City provide employees with a 2.1% Cost of Living**  
24 **Allowance (COLA) increase and provide for a merit step of 1.9% increase in January?**

**Background:**

26 The Consumer Price Index (CPI) had an average annual increase of 2.1% from March  
28 2017 to February 2018 according to US Department of Labor. Performance evaluations  
30 are performed annually in January at which time merit increases would be available to  
those who meet the pre-determined criteria. Historically, COLA and merit increases have  
provided somewhat consistent buying power for the employees and have kept salaries  
competitive and employee morale high.

- Comparison of Social Security Cost of Living Allowance, the National Consumer Price Index, the West Region CPI-Urban, and Lindon City COLA from 2006 to 2018. The CPI and CPI-U for 2018 is from the Bureau of Labor Statistic from March 2017 to March 2018. Social Security COLA is based on the previous 12 months, November of 2016 to November 2017.
- Mountainland Association of Governments (MAG) provided this COLA history except for Lindon.



- MAG uses the Western Region CPI-U and is proposing 3.0% COLA and 2.5% Merit increases.

Ms. Colson then reviewed a history of Lindon City's Merit and Cola increases since 2005 stating the average combined is 3.78%. She also went over a list of cities (31) surveyed of their Merit and Cola percentages noting the combined average is 3.58%. Ms. Colson noted the Differential Fiscal Impact as follows:

	COLA <u>only</u>	Merit <u>only</u>	COLA & Merit
General Fund	\$77,578	\$30,374	\$108,590
Water Fund	\$5,160	\$3,792	\$9,032
Sewer Fund	\$4,331	\$2,759	\$7,148
Storm Water Fund	\$3,122	\$1,386	\$4,537
Recreation Fund	\$4,386	\$3,256	\$7,703
<b>Citywide Totals</b>	<b>\$94,578</b>	<b>\$41,567</b>	<b>\$137,010</b>

Ms. Colson noted both the COLA and Merit increases are reflected in the Proposed Budget.

Councilmember Broderick spoke on the importance of retaining and motivating employees. He pointed out we have a great compensation package second to none but he also wants to be fair to Lindon citizens. He suggested going up to a 3% compounded and having an additional a one-time bonus (not compounded), mainly merit.

Councilmember Hoyt stated he has concerns of compounding wages and how it keeps going up. He pointed out in roughly 6 to 8 years this will add a million dollars to the budget. He mentioned how hard it has been to come up with 1.2 million for roads; with that said he feels we need to keep our good employees.

Councilmember Bean stated he shares some of the same concerns but wants to be fair to the employees. This percentage is a little higher than what he feels comfortable with but he could live with it.

Councilmember Lundberg commented the percentage has been brought down to 4% and she feels we should look at the economic status of the city and contributions from the employees (grants, wearing many hats, not hiring extra positions etc.) she feels we should balance the good years and reward the good employees we have. She feels good about the 4% and feels the amount should be kept healthy this year because of what the employees have contributed this year and in recent years.

Councilmember Magleby stated he is in favor of what is being proposed but he also likes what Councilmember Broderick is proposing as well; he is not opposed to thinking it through a little more. However, he feels it is important that we support the employees and give them the richest package we can in good years and re-assess it when the economy turns down.

Ms. Colson stated this budget issue will be further discussed in the regular session and will need to be voted on.

Ms. Colson then reviewed other fee schedule changes as follows :

Garbage	<del>\$9.00</del>	<b>\$10.00</b>
First garbage can	<del>\$7.50</del>	<b>\$8.50</b>
Each additional can		
Recycling, per can	<del>\$3.25</del>	<b>\$3.60</b>

Ms. Colson stated Lindon City provides the following health insurance benefits to the regular full-time employees.

Coverage Type	City pays	Employee Pays
Employee Only	Full Medical Premium Full Dental Premium Extra \$50/mo for extra insurance or to invest*	
Employee + Spouse	Full Medical Premium Full Dental Premium Extra \$100/mo for extra insurance or to invest*	
Employee + Family	Full Medical Premium Half Dental Premium	Half Dental Premium

\*only for employees hired before 1/1/2015

Ms. Colson also presented a summary of changes in fund balance and Projections for General Fund Unappropriated Fund Balance as follows:

- 2017-2018 Ending Fund Balance of \$2,307,084
  - This is 24.28% of FY2018 projected revenues
  - The state limit is 25%, which would be a maximum balance of \$2,375,200
- 2018-2019 Ending Fund Balance of \$2,328,208
  - This is 24.0% of FY2019 projected revenues
  - The state limit of 25% would be a maximum balance of \$2,425,113
  - Changes we make in the FY2018 Budget will also affect FY2018 fund balance

## **Capital Expenditures**

### General Fund

- \$300,000 for City Center remodel to install elevators (\$150k in grant funding)
- \$25,000 for City Center flooring upgrades
- \$550,000 for 13 police vehicles
- \$26,500 for truck for Chief Building Official
- \$24,000 for ADA ramps and traffic calming project with Orem City on 200 S at Oak Canyon
- \$60,000 for 2-ton dump truck with plow for Parks Department

### Road Fund

- \$27,000 for Crack Sealing

- \$1,550,000 for major maintenance and/or reconstruction

#### PARC Tax

- \$100,000 to fix or replace Meadow Park playground

#### Park C.I.P.

- \$159,000 for more pickleball courts and windscreen at Hollow Park (Parks & Recreation Director, Heath Bateman addressed this issue including discussion on light and noise pollution associated with the courts)
- \$55,000 for pavilion in upper City Center Park (outside of pool)
- \$130,000 for playground and exercise equipment at Lindon View Park

### **Capital Expenditures**

#### Water Fund

- \$25,000 for well reconstruction
- \$250,000 for new well, phase 1
- \$50,000 for PRV upgrades
- \$30,000 for secondary water traveling screen rebuild
- \$45,000 for 835 East booster station upgrades
- \$25,000 for water system meter upgrades
- \$150,000 for waterlines in Treasury subdivision and on Geneva Road
- \$15,000 for PI Booster #3 upgrades
- \$652,000 for North Union canal piping (\$300,000 funded by B.O.R. grant)

#### Sewer Fund

- \$25,000 for truck
- \$35,000 for trailer mounted sewer bypass pump
- \$250,000 for lift stations demolition, 130 S installation, & L.S. #4 & #5 upgrades

#### Storm Water Fund

- \$25,000 for emergency contingency

Ms. Colson also presented graphs and charts showing Total City Revenues (\$19,950,919) with the net of fund balances and transfers, Lindon City's Major Revenue Sources (10 yr. history & 5 yr. forecast), General Fund Revenues (\$11,641,139), Citywide Expenditures by Object (total expenditures \$21,012,642) and Net of Fund Balances & Transfers and General Fund Expenditures followed by some general discussion.

Ms. Colson stated if there are any questions or comments from the Council regarding the information presented to contact her. Mr. Cowie reminded the Council there will be another public hearing held on June 19<sup>th</sup> to accept comment on the final budget and the utility funds transfers. Mayor Acerson called for any further comments or discussion from the councilmembers hearing none he moved on to the regular city council session.

Mayor Acerson adjourned the work session at 7:00 pm.

### **REGULAR SESSION** – 7:00 P.M.

Conducting: Jeff Acerson, Mayor

2 Pledge of Allegiance: Spencer Dunn, Boy Scout  
 Invocation: Matt Bean, Councilmember

4

**PRESENT**

**EXCUSED**

6 Jeff Acerson, Mayor  
 Matt Bean, Councilmember  
 8 Carolyn Lundberg, Councilmember  
 Jacob Hoyt, Councilmember  
 10 Van Broderick, Councilmember  
 Daril Magleby, Councilmember  
 12 Adam Cowie, City Administrator  
 Kathryn Moosman, City Recorder

14

1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.

16

2. **Presentations/Announcements** –

18

a) **Comments/Announcements from Mayor and Council** – There were no announcements at this time.

20

b) **Presentation** – The Miss Pleasant Grove Royalty and Strawberry Days Rodeo Royalty. Pleasant Grove Strawberry Days, June 16<sup>th</sup> – 24<sup>th</sup>.

22

The Miss Pleasant Grove Royalty and Strawberry Days Rodeo Royalty were in attendance to present information on the upcoming Strawberry Days events. Taryn Christensen, 2018 Miss Pleasant Grove, presented general information about the upcoming Strawberry Days festival and introduced her attendants: Bailey Sherriff, Morgan Carlson and Jenacie Boren who each mentioned an individual event including some of the following: Huck Finn Days, Concert in the Park, Baby Contest, Princess Party and the Grand Parade. Ms. Christensen then turned the time over to the Rodeo Royalty to present details of the Strawberry Days Rodeo.

30

Mckell Wall, 2018 Strawberry Days Rodeo Queen, introduced her attendants, Grace Green and Jaycee Carter. They presented information about the Strawberry Days Rodeo noting the Rodeo starts at 7:00 pm (pre-show) and is held Wednesday through Saturday with many fun events including mutton bustin, bull riding, and the great fireworks show. They invited the Mayor and Council out to the Rodeo noting it is a very fun event for the entire family.

36

Ms. Christensen then thanked the Council for all the support Lindon shows to the pageant and to the program. They also presented the Mayor and Council with a strawberry cheesecake and invited them to come out and enjoy the week long Strawberry Days events and festivities. Mayor Acerson thanked the Royalty for the invitation and the cheesecake noting the Council always looks forward to the Strawberry Days Celebration.

42

3. **Approval of Minutes** – The minutes of the regular meeting of the City Council meeting of May 1, 2018 were reviewed.

44

COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 1, 2018 AS WRITTEN.

46

COUNCILMEMBER MAGLEBY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER MAGLEBY	AYE

THE MOTION CARRIED UNANIMOUSLY.

4. **Consent Agenda** – No items

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

## **CURRENT BUSINESS**

### **6. Public Hearing — FY 2019 Transfer of Enterprise Funds to General Fund.**

The City Council will accept public comment as it reviews and considers proposed transfer of enterprise funds to the general fund as part of the fiscal year (FY) 2019 budget. The proposed transfers are as follows: Water Fund \$256,850 (8.7% of fund expenditures); Sewer Fund \$195,250 (9.4% of fund expenditures); Solid Waste Collection Fund \$17,940 (4.0% of fund expenditures); and Storm Water Drainage Fund \$96,360 (9.9% of fund expenditures); and Telecommunications Fund \$2,700 (5.0% of fund expenditures). These transfers are primarily intended to cover administrative costs and overhead of operating the enterprise funds but will also be used in supplementing such city services as fire, police, street maintenance, parks & recreation, and other city functions. Similar transfers have been made annually from the enterprise funds to the General Fund in order to help maintain low property taxes in Lindon. No motions will be made as this hearing is to only receive and consider public comment on the proposed enterprise fund transfers.

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

Adam Cowie, City Administrator, led this discussion by explaining Lindon City is proposing to transfer an 11% “administrative charge” from the identified enterprise funds. He stated during the Great Recession the City increased the Admin charge to 14% to help cover losses of revenue from other sources. However, due to healthy sales tax growth and General Fund balance in the City, and desire to grow utility fund balances, Staff is recommending a return to the smaller 11% transfer instead of 14%. The transfer percentage (11%) is broadly determined to cover overhead costs and is similar to rates charged by other local government entities. He noted this process has been done every year for decades to charge the utility funds and administrative overhead charge, and this



year staff is proposing an 11% fee (lower percentage). He stated this process is very transparent.

Mr. Cowie noted an exact calculation for such overhead costs has not been completed for each specific enterprise fund. State Code requires significant public outreach for the intended transfer of funds including a mailed notice, email, social media, website, and typical posting and newspaper noticing for a public hearing. He pointed out while a public hearing is required in order to receive comment on the proposed transfers, no decision is made in this hearing and any final decision or motion on the enterprise fund transfer is made during the budget hearings but no motion is needed as this public hearing is only to accept comment.

Mayor Acerson called for any public comments. There was a resident in attendance who expressed his opposition to this action noting he feels there is no accountability. Mr. Cowie explained the accountability process associated with the transfer noting this is very transparent and other cities also utilize this process.

Mayor Acerson pointed out the Council moves forward in a way that benefits the city and all citizens. There is also accountability and oversight in place to ensure we are doing what we should be doing; audits are done every year in the city to look at these transfers and they make sure the appropriate checks and balances are in place so there is no misuse; financial statements are also provided monthly and everything is accounted for.

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

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

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

7. **Public Hearing — FY 2019 Proposed Budget; Resolution #2018-13-R.** The City Council will accept public comment as it reviews and considers adoption of its FY 2019 Proposed Budget. The Council will give direction on major budget issues including consideration of utility rate adjustments, capital improvement expenditures, PARC tax allocations, and other city-wide budgetary issues. The final FY 2019 budget will be adopted on June 19, 2018.

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

Mr. Cowie led this discussion by stating Lindon City Finance Director, Kristen Colson, will present the Proposed Budget and review significant budget items for FY2019. He noted staff is asking that the City Councilmembers provide firm direction on FY2019 budgetary matters or address any concerns and proposed changes prior to adoption of the final budget in June. He also pointed out that Lindon City also holds an additional public hearing than what is required by state code. Public hearings are held for

the tentative budget, the proposed budget and another hearing to adopt the final budget. The state only requires two public hearings (on the tentative and the final budgets). He then turned the time over to Lindon City Finance Director, Kristen Colson, to present the Proposed Budget and review significant budget items for FY2019.

Kristen Colson, Finance Director, opened the discussion by referencing the resolution and budget documents previously discussed in the work session. She noted the Proposed Budget should be adopted after receiving public input and providing any desired changes or suggestions. The Final Budget will be presented and adopted on June 19, 2018. She then reviewed the key issues and any remaining items to be finalized prior to adopting the Final Budget on June 19<sup>th</sup> as follows:

**Budget Issue #1: Should Lindon City provide employees with a 2.1% Cost of Living Allowance (COLA) increase and provide for a merit step of 1.9% increase in January?**

**Background:**

The Consumer Price Index (CPI) had an average annual increase of 2.1% from March 2017 to February 2018 according to US Department of Labor. Performance evaluations are performed annually in January at which time merit increases would be available to those who meet pre-determined criteria. Historically, COLA and merit increases have provided somewhat consistent buying power for the employees and have kept salaries competitive and employee morale high.

- Comparison of Social Security Cost of Living Allowance, the National Consumer Price Index, the West Region CPI-Urban, and Lindon City COLA from 2006 to 2018. The CPI and CPI-U for 2018 is from the Bureau of Labor Statistic from March 2017 to March 2018. Social Security COLA is based on the previous 12 months, November of 2016 to November 2017.
- Mountainland Association of Governments (MAG) provided this COLA history except for Lindon.
- MAG uses the Western Region CPI-U and is proposing 3.0% COLA and 2.5% Merit increases.

Ms. Colson then reviewed a history of Lindon City's Merit and Cola increases since 2005 stating the average combined is 3.78%. She also went over a list of cities (31) surveyed of their Merit and Cola percentages noting the combined average is 3.58%.

Ms. Colson noted the Differential Fiscal Impact as follows:

	COLA only	Merit only	COLA & Merit
General Fund	\$77,578	\$30,374	\$108,590
Water Fund	\$5,160	\$3,792	\$9,032
Sewer Fund	\$4,331	\$2,759	\$7,148
Storm Water Fund	\$3,122	\$1,386	\$4,537
Recreation Fund	\$4,386	\$3,256	\$7,703
<b>Citywide Totals</b>	<b>\$94,578</b>	<b>\$41,567</b>	<b>\$137,010</b>

Ms. Colson noted both the COLA and Merit increases are reflected in the Proposed Budget.

Councilmember Broderick reiterated his previous suggestion of the 3% compounded and the additional 1% one-time bonus (not compounded) as it would still add up to 4% which is still more than most people receive and would be sustainable; this is similar to what is done in school districts.

Councilmember Hoyt stated he is leaning towards Councilmember Broderick's proposed option as he has concerns of compounding wages and how quickly it can get out of hand. 4% is extremely good compared to the rest of the world. He realizes it is different for public vs. private, but he wants the best for employees as to keep good employees, but to not let it get too far out of hand.

Councilmember Magleby stated he is leaning towards what is being proposed. He supports the efforts of staff to come to this conclusion and supports what they have presented. He also feels it is important that we support the employees.

Councilmember Lundberg commented she is open to trying Councilmember Broderick's model. She mentioned the overall benefit is 5% when the medical benefit is factored in. She feels we can watch this hybrid and doesn't feel we are tinkering with much here as the total is still 4%.

Councilmember Bean commented he is in favor of Councilmember Broderick's proposed 3-1 option.

There was then some general comments by employees and others in the audience regarding the options presented. Mr. Cowie stated staff would like to come up with a plan that is not arbitrary.

Following some additional general discussion by the Council the straw poll vote regarding Budget Issue #1 was recorded as follows:

COUNCILMEMBER BRODERICK MADE THE STRAW POLL VOTE FOR BUDGET ISSUE #1 WITH THE 3-1 OPTION (2.1% COLA, .9% MERIT ADDED TO A WELL PERFORMING EMPLOYEES PAYROLL AND A 1% ONE TIME PAYOUT) FOR A TOTAL OF 4% AS REQUESTED. THE STRAW POLL VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER MAGLEBY	NAY

**Budget Issue #2: Should Lindon City change Water, Sewer and Storm Water utility rates?**

**Background:**

Utility rates should not only cover current operational expenses, but also allow reserves to be established over time in order to fund repairing and/or replacing aging system components. JUB Engineers conducted an infrastructure assessment and maintenance evaluation as well as a utility rate study for Lindon City to determine and recommend utility rate increases for water, sewer, and storm water utilities. The 2014 recommendation was to implement an annual increase over five years of 9% for water rates, 4% for sewer rates, and 13% for storm water rates beginning July 1, 2014.

Ms. Colson noted JUB Engineers have updated their Utility Rate Study for the 2018-2019 fiscal year and beyond. The Study made the following conclusions.

- Based on the updated Culinary Water Master Plan and the State of Utah requirement to implement tiered water rates, we recommend maintaining the 9% rate increase for 2 additional years, through the 2020-2021 fiscal year.
- Due to a correction in water use measurements, we recommend that the sewer usage rate be reduced by 25% and the base rate remain unchanged for the coming fiscal year.
- We recommend that the storm water annual rate increase continue as previously planned - a 13% increase - for one more year.
- For Anderson Farms, we recommend a pressure irrigation base rate of \$6.00/month in addition to the existing rate, a usage rate of \$0.55/1000 gallons, and a groundwater pumping rate of \$12.00/month.

Ms. Colson then went over the recommended rate changes listed below along with the 2017-2018 rates as follows:

#### Culinary Water Utility Fee:

##### Base Rate

ZONES	METER SIZE						
	1"	1 ½"	2"	3"	4"	6"	8"
Below North Union Canal	<del>\$20.95</del> \$22.84	<del>\$37.74</del> \$29.25	<del>\$60.76</del> \$46.51	<del>\$230.45</del> \$174.62	<del>\$419.00</del> \$221.97	<del>\$777.25</del> \$332.59	<del>\$1,340.80</del> \$458.93
Above North Union Canal	<del>\$22.48</del> \$26.68	<del>\$40.46</del> \$33.09	<del>\$65.19</del> \$50.35	<del>\$247.28</del> \$178.46	<del>\$449.60</del> \$225.81	<del>\$834.04</del> \$336.43	<del>\$1,438.72</del> \$462.77
Upper Foothills	<del>\$34.60</del> \$42.73	<del>\$62.28</del> \$49.14	<del>\$100.34</del> \$66.40	<del>\$380.60</del> \$194.51	<del>\$692.00</del> \$241.86	<del>\$1,293.66</del> \$352.48	<del>\$2,214.40</del> \$478.82

##### Usage Rate

ZONES	BLOCK			
	1	2	3	4
Below North Union Canal	<del>\$1.24</del> \$1.36	<del>\$1.49</del> \$1.78	<del>\$1.98</del> \$2.37	<del>\$2.73</del> \$3.26
Above North Union Canal	<del>\$1.60</del> \$1.80	<del>\$2.04</del> \$2.35	<del>\$2.60</del> \$3.14	<del>\$3.69</del> \$4.32
Upper Foothills	<del>\$1.60</del> \$1.80	<del>\$2.04</del> \$2.35	<del>\$2.60</del> \$3.14	<del>\$3.69</del> \$4.32

Groundwater Pumping (where available) ~~\$20.00~~ **\$12.00**

Secondary Water

Metered secondary water (where available; in addition fee based on lot size)

Base \$6.00

Usage rate per 1,000 gallons

If using treated (culinary water) See Culinary Water Usage Rates and Blocks

If using untreated water ~~\$0.95~~ **\$0.55**

Sewer

Base \$19.44

Usage per 1000 gal. ~~\$3.43~~ **\$2.57**

2 Storm Water ~~\$7.89~~ **\$8.92**

4 Ms. Colson noted the monthly change on a resident's utility bill who lives below  
North Union Canal, has unmetered pressurized irrigation, has a 1" culinary water meter  
6 and uses 8,000 gallons would be as follows:

Water	\$3.19
Sewer	-\$6.88
Storm	\$1.03
Tax	<u>-\$0.16</u>
Total	<u>-\$2.82</u>

Differential Fiscal Impact:

Water Fund	\$164,250
Sewer Fund	-\$228,800
Storm Wtr Fund	\$104,000

18 Ms. Colson noted these changes are reflected in the Proposed Budget.

20 Ms. Colson then reviewed other fee schedule changes as follows :

Garbage	<del>\$9.00</del>	<b>\$10.00</b>
First garbage can	<del>\$7.50</del>	<b>\$8.50</b>
Each additional can		
Recycling, per can	<del>\$3.25</del>	<b>\$3.60</b>

22 Following some additional discussion by the Council the straw poll vote  
regarding Budget Issue #2 was recorded as follows:

24 THE STRAW POLL VOTE FOR BUDGET ISSUE #2 WAS RECORDED AS  
26 FOLLOWS:

COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER MAGLEBY	AYE



Ms. Colson went on to explain Lindon City provides the following health insurance benefits to the regular full-time employees.

Coverage Type	City pays	Employee Pays
Employee Only	Full Medical Premium Full Dental Premium Extra \$50/mo for extra insurance or to invest*	
Employee + Spouse	Full Medical Premium Full Dental Premium Extra \$100/mo for extra insurance or to invest*	
Employee + Family	Full Medical Premium Half Dental Premium	Half Dental Premium

\*only for employees hired before 1/1/2015

Ms. Colson noted in the past the city has allotted employees (8-10 employees) to have more subsidy for the difference in insurance costs only for those hired before 1/1/2015. Following discussion by the Council the majority were in agreement to sunset this benefit as it is unseen anywhere else. The straw poll vote was 4-1 to sunset this benefit to June 30, 2019 with Councilmember Magleby voting nay.

Ms. Colson then presented a summary of changes in fund balance and Projections for General Fund Unappropriated Fund Balance as follows:

- 2017-2018 Ending Fund Balance of \$2,307,084
  - This is 24.28% of FY2018 projected revenues
  - The state limit is 25%, which would be a maximum balance of \$2,375,200
- 2018-2019 Ending Fund Balance of \$2,328,208
  - This is 24.0% of FY2019 projected revenues
  - The state limit of 25% would be a maximum balance of \$2,425,113
  - Changes we make in the FY2018 Budget will also affect FY2018 fund balance

### **Capital Expenditures**

#### General Fund

- \$300,000 for City Center remodel to install elevators (\$150k in grant funding)
- \$25,000 for City Center flooring upgrades
- \$550,000 for 13 police vehicles
- \$26,500 for truck for Chief Building Official
- \$24,000 for ADA ramps and traffic calming project with Orem City on 200 S at Oak Canyon
- \$60,000 for 2-ton dump truck with plow for Parks Department

#### Road Fund

- \$27,000 for Crack Sealing
- \$1,550,000 for major maintenance and/or reconstruction

#### PARC Tax

- \$100,000 to fix or replace Meadow Park playground

#### Park C.I.P.

- 2 • \$159,000 for more pickleball courts and windscreen at Hollow Park (Parks & Recreation Director, Heath Bateman addressed this issue including discussion on
- 4 light and noise pollution associated with the courts)
- \$55,000 for pavilion in upper City Center Park (outside of pool)
- 6 • \$130,000 for playground and exercise equipment at Lindon View Park

## 8 **Capital Expenditures**

### Water Fund

- 10 • \$25,000 for well reconstruction
- \$250,000 for new well, phase 1
- 12 • \$50,000 for PRV upgrades
- \$30,000 for secondary water traveling screen rebuild
- 14 • \$45,000 for 835 East booster station upgrades
- \$25,000 for water system meter upgrades
- 16 • \$150,000 for waterlines in Treasury subdivision and on Geneva Road
- \$15,000 for PI Booster #3 upgrades
- 18 • \$652,000 for North Union canal piping (\$300,000 funded by B.O.R. grant)

### Sewer Fund

- 20 • \$25,000 for truck
- \$35,000 for trailer mounted sewer bypass pump
- 22 • \$250,000 for lift stations demolition, 130 S installation, & L.S. #4 & #5 upgrades

### Storm Water Fund

- 24 • \$25,000 for emergency contingency

26 Ms. Colson also presented graphs and charts showing Total City Revenues  
 (\$19,950,919) with the net of fund balances and transfers, Lindon City's Major Revenue  
 28 Sources (10 yr. history & 5 yr. forecast), General Fund Revenues (\$11,641,139),  
 Citywide Expenditures by Object (total expenditures \$21,012,642) and net of fund  
 30 balances & transfers and General Fund Expenditures followed by some general  
 discussion.

32 Mr. Cowie mentioned that overall the city is in a healthy position and has had the  
 best financial year we have had (last 12 months) and they are projecting that will  
 34 continue over the next fiscal year. He noted this will come back as a public hearing on  
 June 19<sup>th</sup> for approval of the Final Budget.

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

38

40 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC  
 HEARING. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL  
 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42

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

46 COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2018-  
 13-R APPROVING THE FY2019 PROPOSED BUDGET WITH THE

RECOMMENDATIONS MADE BY COUNCIL. COUNCILMEMBER MAGLEBY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER MAGLEBY	AYE

THE MOTION CARRIED UNANIMOUSLY.

#### 8. Recess to Lindon City Redevelopment Agency Meeting (RDA)

COUNCILMEMBER BEAN MOVED TO RECESS THE MEETING OF THE LINDON CITY COUNCIL AND CONVENE THE MEETING OF THE LINDON CITY REDEVELOPMENT AGENCY AT 9:37 P.M. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

BOARDMEMBER MAGLEBY MOVED TO ADJOURN THE MEETING OF THE LINDON CITY RDA AND RE-CONVENE THE MEETING OF THE LINDON CITY COUNCIL MEETING AT 9:40 P.M. BOARDMEMBER HOYT SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

*At this time Mr. Cowie requested to move to agenda item #10 and resume the regular agenda item following review. The Council was in agreement to amend the agenda order.*

- 9. Review & Action — Indemnification & Use Agreement.** The City Council will review and consider an Indemnification and Use Agreement between Lindon City and Carlos Chavez to allow continued agricultural use on the future cemetery expansion property located at approximately 120 East 600 North consisting of approximately 4-acres.

Mr. Cowie referenced the agreement that has been negotiated between the City and Carlos Chavez. He noted Mr. Chavez has been associated with farming the future cemetery expansion property for many years. He now owns the company that farms the property and has been a good steward of the land on behalf of the City. In prior years he has not paid any lease money for use of the land or water, but he understands the need for liability protection and payment for use of the land that is publicly owned. He noted an annual payment to the City for use of the land is set at \$1,000 annually, to be collected in the fall each year.

Mr. Cowie mentioned if this agreement is approved by the Council, staff would also like to discuss a possible use for the annual revenue to build a small indigent cemetery plot and/or headstone fund as the City has a few graves that do not have headstones installed due to lack of funds by families. He noted the revenue from this annual lease may be a good opportunity to build up a small fund that could be used for indigent families or persons through a simple application process. Following discussion,

2 the Council was in agreement to allow Mr. Chavez to continue to use the property for  
4 agricultural use and to utilize the revenue for an indigent cemetery plot and/or headstone  
fund.

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

8 COUNCILMEMBER HOYT MOVED TO APPROVE THE  
INDEMNIFICATION & USE AGREEMENT BETWEEN LINDON CITY AND  
10 CARLOS CHAVEZ FOR CONTINUED AGRICULTURAL USE OF THE FUTURE  
CEMETERY EXPANSION LAND WITH THE FUNDS BEING USED FOR FUTURE  
12 INDIGENT NEEDS. COUNCILMEMBER BEAN SECONDED THE MOTION. THE  
VOTE WAS RECORDED AS FOLLOWS:

14 COUNCILMEMBER BEAN AYE  
COUNCILMEMBER LUNDBERG AYE  
16 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER HOYT AYE  
18 COUNCILMEMBER MAGLEBY AYE  
THE MOTION CARRIED UNANIMOUSLY.

20

22 **10. Continued Public Hearing — Consideration of Offer on Sale of Real**  
**Property; Resolution #2018-12-R.** This item was continued from the May 1,  
2018 meeting. The City Council will review and consider an offer received on  
24 nine acres of surplus real property located at approximately 2100 West 600 South,  
Lindon (portion of Utah County Parcel ID #17:023:0012). The property has been  
26 listed for sale by the City since the fall of 2015. The nine-acre section of this  
parcel was officially declared by the City Council as surplus real property through  
28 Resolution #2017-15-R.

30 COUNCILMEMBER LUNDBERG MOVED TO OPEN THE PUBLIC  
HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL  
32 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

34 Adam Cowie, City Administrator, led this discussion by explaining the  
background information and dates of some more recent public meetings and public  
36 hearings regarding the disposal of this property that are outlined in the attached  
Resolution #2018-12-R. He stated the Lindon City Council previously declared this land  
38 as surplus real property in June of 2017 and, having an offer near the listing price, is now  
able to accept public comment on the offer and sale. He noted the property is zoned as  
40 Light Industrial.

Mr. Cowie further explained the City Council will accept public comment and  
42 consider an offer received from the City of Vineyard for purchase of real property owned  
by Lindon City. Vineyard City submitted the draft offer to Lindon on April 26, 2018 and  
44 the Lindon Council considered the draft offer on May 1, 2018 and continued the item to  
this meeting. He went on to say the Vineyard City Council met and approved the current  
46 purchase offer on May 9, 2018. The listed asking price on the nine-acre parcel is \$4.75  
per square foot. The offered price is \$1,822,926 as calculated at \$4.65/sq. ft. of deeded

2 land. Earnest money is listed at \$50,000 with proposed closing by June 12th (assuming  
4 supplemental inter-local agreements for a boundary change can be completed by this  
date).

6 Mr. Cowie went on to say the Town of Vineyard is considering purchase of the  
entire 9-acre parcel for their future public works facility and yard on the site. Vineyard  
8 has listed as a condition of the sale that the city boundary between Lindon and Vineyard  
will be changed. He indicated in prior negotiations with the Vineyard Mayor and City  
10 Manager that they seem willing to accept the 600 South roadway as part of any boundary  
changes so that the road will also become part of Vineyard and removed from Lindon  
City limits.

12 Mr. Cowie pointed out with this updated offer Lindon is not responsible to  
provide water or other utility services to the site. There is potential that Vineyard will not  
14 need all of the 9-acres for public works uses and at some point, they may sell the surplus  
land. Lindon City is concerned about loss of potential taxable land, therefore, to protect  
16 Lindon's interests in keeping taxable land within its boundaries, it appears to be feasible  
to enter into an Inter-local Agreement between Lindon and Vineyard and also record a  
18 deed restriction on the property so if Vineyard sells the surplus property the boundary  
line between cities must be changed back prior to the sale so that the taxable properties  
20 are moved back within the Lindon City limits. Mr. Cowie further explained if Lindon  
accepts the offer with the condition regarding the boundary line adjustments between the  
22 cities a separate process is required to be followed in order to change city boundaries and  
complete an Interlocal Agreement.

24 Mr. Cowie also mentioned the City also received a back-up offer on May 9, 2018  
from Anderson Development. This offer indicates they would be purchasing only 7 out of  
26 the 9 acres (excludes the power line easement) at a price of \$1,448,370 as calculated at  
\$4.75/ sq. ft. and excludes any jurisdictional wetlands that may be found. Earnest money  
28 is listed at \$25,000 with a proposed closing 90-days after acceptance. He suggested if the  
current offer from the Town of Vineyard is not accepted, the Council should review and  
30 consider this back-up offer from Anderson Development.

32 Jared Hunt, real estate agent on the property, was in attendance to address the  
Council. Mr. Hunt stated this appears to be a very straightforward offer with no  
financing contingency with a relatively quick closing time table. He noted it is his  
34 understanding that Vineyard has the funds currently available, so they don't have to  
negotiate payment; this takes a lot of the variables out of the real estate transaction so it  
36 will be a pretty secure transaction. Councilmember Hoyt questioned why this item was  
not discussed in a closed session due to the fact if the Council wanted to discuss a  
38 counteroffer as the Vineyard City Manager is in the audience. Mr. Cowie stated this is the  
same offer that was previously discussed. He added if there are other issues the Council  
40 feels need to be further discussed in a closed session it can be scheduled. If that is the  
case he would recommend continuing this item.

42 There was then some general discussion by the Council regarding the proposed  
offer including issues of providing police services, the proposed boundary line change,  
44 contract deadlines, possible uses of the surplus property (park) and maintenance of the  
road. Councilmember Lundberg suggested Vineyard provide police services (oversight)  
46 with the remaining Lindon portion to be included in the interlocal agreement. The  
Vineyard City Manager stated there is already a strong police presence and patrolling in



the area. Councilmember Broderick suggested a joint partnership with Vineyard to turn the surplus land into a park may be something to consider in the future as it would benefit both cities. Councilmember Bean pointed out when you start to put too many contingencies you may delay the transaction over time as the city has made the decision to sell the property. Councilmember Magleby stated he feels this is a good opportunity to sell to a sister city and to move forward and find the best way to utilize the revenue.

Following discussion, the Council agreed these issues/details could be discussed further post the sale of the property, but they want to ensure they flesh out all details and to give it the best consideration possible. Mr. Cowie re-iterated the offer is accepted with the condition regarding the boundary line adjustments between the cities and a separate process is required to be followed in order to change city boundaries and to complete an Interlocal Agreement with a public hearing.

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

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

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

COUNCILMEMBER BEAN MOVED TO APPROVE RESOLUTION #2018-12-R ACCEPTING THE PURCHASE OFFER BY THE TOWN OF VINEYARD. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER MAGLEBY	AYE

THE MOTION CARRIED UNANIMOUSLY.

## 11. COUNCIL REPORTS:

**Councilmember Hoyt** – Councilmember Hoyt reported the Historic Preservation Commission has started the Yard of the Month program. The recipients will receive pool punch passes. He also mentioned the recent tragic Pleasant Grove accident involving an employee who was under the influence of opioids and questioned liability and what city policy is for random drug testing. Mr. Cowie stated there is a policy in place for alcohol and drug use and the city does random drug testing twice a year (those with a CDL are tested more often). Councilmember Hoyt suggested doing the random testing more frequently and to perhaps have more dialogue on this issue.

**Councilmember Broderick** – Councilmember Broderick reported he met with the County Assessor, Chris Poulson, along with Mr. Cowie and Mr. Van Wagenen regarding

new growth and funding. He noted their intent is to try and bring in consistent revenue. He added the city does a great job of reporting new building permits.

**Councilmember Bean** – Councilmember Bean noted there has been some feedback from the Planning Commission application on the city website and they will be doing interviews.

**Councilmember Lundberg** – Councilmember Lundberg reported the Arbor Day celebration was well attended and a great event. She noted the Tree Board worked hard and did a great job.

**Councilmember Magleby** – Councilmember Magleby reported the Police Recognition Night will be held Thursday, May 17<sup>th</sup> at the Community Center at 6 pm.

**Mayor Acerson** – Mayor Acerson had nothing further to report.

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

**Misc. Updates:**

- April newsletter
- June newsletter article: Brad Jorgensen - Article due to Kathy Moosman last week in May
- Misc. Items

**Upcoming Meetings & Events:**

- May 17<sup>th</sup> at 6:00pm – Lindon Police Dept. Recognition Dinner at Community Center
- May 28<sup>th</sup> – Memorial Day Ceremony at Lindon City Cemetery Monument to Freedom
- May 28<sup>th</sup> – City offices closed for Memorial Day

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

**Adjourn** –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 11:15 PM. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – June 5, 2018

\_\_\_\_\_  
Kathryn Moosman, City Recorder

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

**Item 4 – Consent Agenda** – *Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion, or may discuss individual items as needed and act on them separately.*

- a) Resolution #2018-14-R identifying authorized individuals able to access the PTIF (Public Treasurers' Investment Fund) accounts for Lindon City. The State Auditor recently required that local governments pass a resolution identifying who is authorized to access these accounts on behalf of the entity. The PTIF has a small rate of return but is typically higher than standard bank accounts.
- b) Resolution #2018-16-R declaring certain equipment and vehicles as surplus items to be disposed of and listed for sale/auction per existing City policies.

**Sample Motion:** *I move to approve the Consent Agenda items.*

**RESOLUTION NO. 2018-14-R**

**A RESOLUTION IDENTIFYING AND APPROVING CERTAIN INDIVIDUALS TO ACCESS AND MANAGE FUNDS WITHIN THE STATE OF UTAH PTIF (PUBLIC TREASURERS' INVESTMENT FUND) ON BEHALF OF LINDON CITY.**

WHEREAS, the Utah Public Treasurers' Investment Fund (PTIF) is available to state and local government entities as a short-term cash investment vehicle; and

WHEREAS, the PTIF invests primarily in investment-grade corporate notes, top tier commercial paper, money market mutual funds and U.S. government agency obligations that are only in securities authorized by the Utah Money Management Act; and

WHEREAS, the PTIF's primary investment objective is safety of principal, and

WHEREAS, any funds administered by a public treasurer in the State of Utah may be invested in the PTIF including funds held by city and county treasurers, state boards, commissions, institutions, departments, divisions, agencies, school districts, special service districts and other public bodies; and

WHEREAS, investing in the PTIF is an easy way for Lindon City to safely invest funds at a competitive interest rate, while maintaining a high degree of liquidity; and

WHEREAS, the State of Utah, through the Office of the State Treasurer, now requires that public entities identify specific individuals who are authorized to add, delete, or make changes to the PTIF accounts on behalf of the entity.

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

- Section 1. That the individuals identified on the attached certification form identified as 'Exhibit A' are hereby authorized to add, delete, or make changes to the PTIF accounts on behalf of Lindon City.
- Section 2. This resolution shall take effect immediately upon passage.

Adopted and approved this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

Attest:

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

SEAL:



Office of the  
State Treasurer

Public Entity Resolution

**1. Certification of Authorized Individuals**

I, Jeff Acerson (Name) hereby certify that the following are authorized: to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of Lindon City (Name of Legal Entity). Please list at least two individuals.

Name	Title	Email	Signature(s)
<u>Dona Haacke</u>	<u>Treasurer</u>	<u>dhaacke@lindoncity.org</u>	<u>Dona Haacke</u>
<u>Adam Cowie</u>	<u>City Administrator</u>	<u>acowie@lindoncity.org</u>	<u>Adam Cowie</u>

The authority of the named individuals to act on behalf of Lindon City (Name of Legal Entity) shall remain in full force and effect until written revocation from Lindon City (Name of Legal Entity) is delivered to the Office of the State Treasurer.

**2. Signature of Authorization**

I, the undersigned, Lindon City Mayor (Title) of the above named entity, do hereby certify that the forgoing is a true copy of a resolution adopted by the governing body for banking and investments of said entity on the 5 day of June, 2018, at which a quorum was present and voted; that said resolution is now in full force and effect; and that the signatures as shown above are genuine.

Signature	Date	Printed Name	Title
<u>[Signature]</u>	<u>June 5, 2018</u>	<u>Jeff Acerson</u>	<u>Lindon City Mayor</u>

STATE OF UTAH )  
COUNTY OF Utah ) §

Subscribed and sworn to me on this 5 day of June, 2018, by Jeff Acerson (Name), as Lindon City Mayor (Title) of Lindon City (Name of Entity), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal) Signature \_\_\_\_\_

**RESOLUTION NO. 2018-16-R**

**A RESOLUTION DECLARING CERTAIN PROPERTY (EQUIPMENT) OWNED BY LINDON CITY TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF THE LISTED PROPERTY.**

WHEREAS, the Municipal Council of Lindon City has adopted policies and procedures for the disposal of surplus property, with said policy found in Section 3 of the Lindon City Policies and Procedures Manual; and

WHEREAS, the policy requires that a public meeting be held concerning the declaration of any property deemed to be surplus by the City and which has an estimated valued over \$100; and

WHEREAS, the identified property is no longer needed and/or has exceeded its useful life and needs to be disposed of.

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

- Section 1. That the items described on the attached listing be declared as surplus property of the City; and
- Section 2. That these items be offered for sale to the public through their listing on [www.publicsurplus.com](http://www.publicsurplus.com) or other comparable on-line auction site. The items will be offered for minimum bids when appropriate. If the minimum bid is not realized, administrative staff may dispose of the items at their discretion including selling for less than the minimum bid; and
- Section 3. This resolution shall take effect immediately upon passage.

Adopted and approved this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

Attest:

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

SEAL:

**SURPLUS EQUIPMENT**

4 pallets of pavers (sell in 4 lots) – Suggested min bid \$300 per lot



1 large sand stone monument rock – Min bid \$100





Aluminum bleacher planks – Approx. 20 at varying length – 1 lot – min \$100



Pro-form elliptical runner – Broken leg – min bid \$75



Small Church Tables (5) Min \$20



Piano and piano bench - \$250 min



File Cabinets (no locks) 3 total Min bid \$5



Old Lobby Furniture 3 Chairs (\$10 ea), couch (\$40). Sold individually



Padded chairs – Floral pattern 38; Blue 46 – Min \$5 per chair





**VEHICLES – (price based on Kelly Blue Book mid-range value if sold privately)**

1998 Dodge Dakota Sport Min. \$3,000



2001 Dodge Dakota Sport Min. \$5,000



2004 Ford Taurus Sedan Min. \$2,700



1995 Ford F350 with dump bed Min. \$3,000



2006 Dodge 1500 quad cab Min. \$8,000



2008 Chevy Colorado extended cab Min. \$10,000



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

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**6. Concept Review — Norton Retail and Self-Storage, ~570 N. State St.** *(20 minutes)*

Steve Tobias and Patrea Marolf request concept review of the proposed Norton Retail and Self-Storage and associated rezoning, to be located at ~570 N. State St. (identified by Utah County Parcel ID #'s 14-067-0123 and 14-068-0001), currently in the General Commercial (CG) zone. A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.

See attached materials from the Planning Department.

**Sample Motion:** No motion needed but general feedback is typical.

## Concept Review — Norton Retail and Self-Storage ~570 N. State Street

Steve Tobias and Patrea Marolf request concept review of the proposed Norton Retail and Self-Storage and associated rezoning, to be located at ~570 N. State St.

(identified by Utah County Parcel ID #'s 14-067-0123 and 14-068-0001), currently in the General Commercial (CG) zone.

Applicant: Steve Tobias and Patrea Marolf  
Presenting Staff: Brandon Snyder

Type of Decision: None  
Council Action Required: No

### SUMMARY OF KEY ITEMS

1. This is a concept review to receive feedback from the Planning Commission and City Council **regarding the applicant's proposal.**

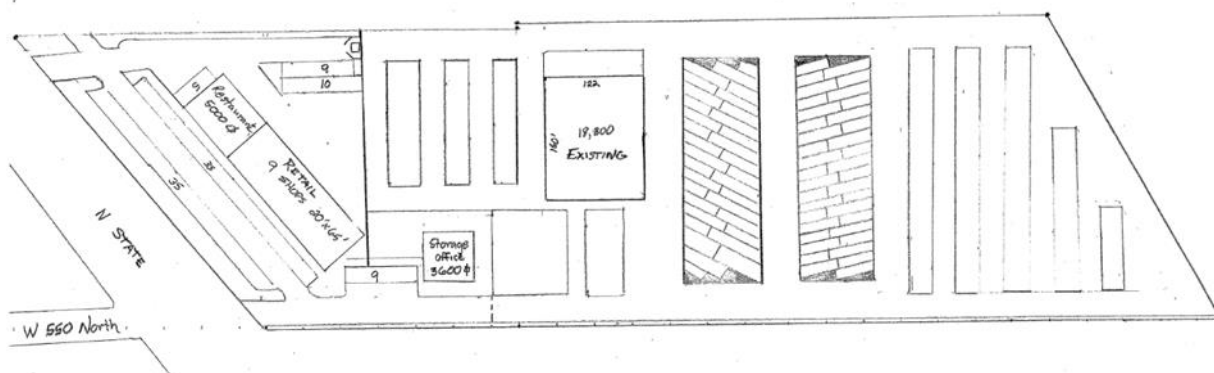
### MOTION

No motion necessary.

### OVERVIEW

A Concept Review allows applicants to quickly receive Planning Commission (PC) and/or City Council (CC) feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

The property is located at approximately 570 N. State Street and is currently in the General Commercial (CG) zone. (The General Plan Land Use Map identifies this area as Commercial.) The property is currently used for agricultural purposes and the keeping of animals and livestock. The applicants request feedback on a proposal to rezone the property from the CG to the General Commercial Storage (CG-S) zone for storage units. The Land Use Table indicates storage units (*Vault Security Storage – Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)*) are only permitted in the Light Industrial (LI), Mixed Commercial (MC), and General Commercial Storage (CG-S) zones. The concept and request also indicate the potential for retail/restaurants along State Street. Original concept (as presented to the PC):





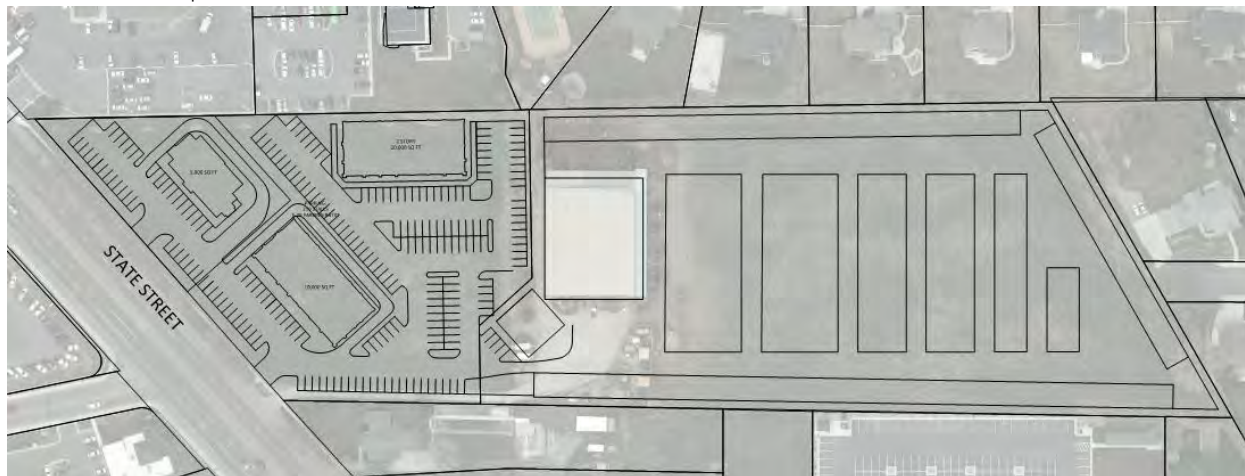
The Planning Commission reviewed the proposed concept on April 24, 2018. Draft minutes are attached. General feedback from the PC included: financing, is there need for additional storage units in Lindon(?), best use of the property(?), timing of front commercial(?), address 570 N. drainage and temp. cul-de-sac, recognize challenge that property is narrow and deep, impact on adjacent residential.

After review the applicant (Steve) provided the following information and revisions. *“On the evening of April 24, 2018, Patrea and I presented to the Planning Commission, a concept plan for the mixed-use Norton Retail and Self -Storage Project at approximately 570 N. State Street in Lindon. The project entails 10.34 acres with a very deep trapezoid shape that comprises two parcels: (1) a 3.76-acre parcel with frontage along State street with tax ID # 14-068-0001 and (2) a 6.58-acre parcel immediately in the back and to the east of the 3.76-acre parcel with tax ID # 14-067-0123. Both parcels are currently zoned CG.*

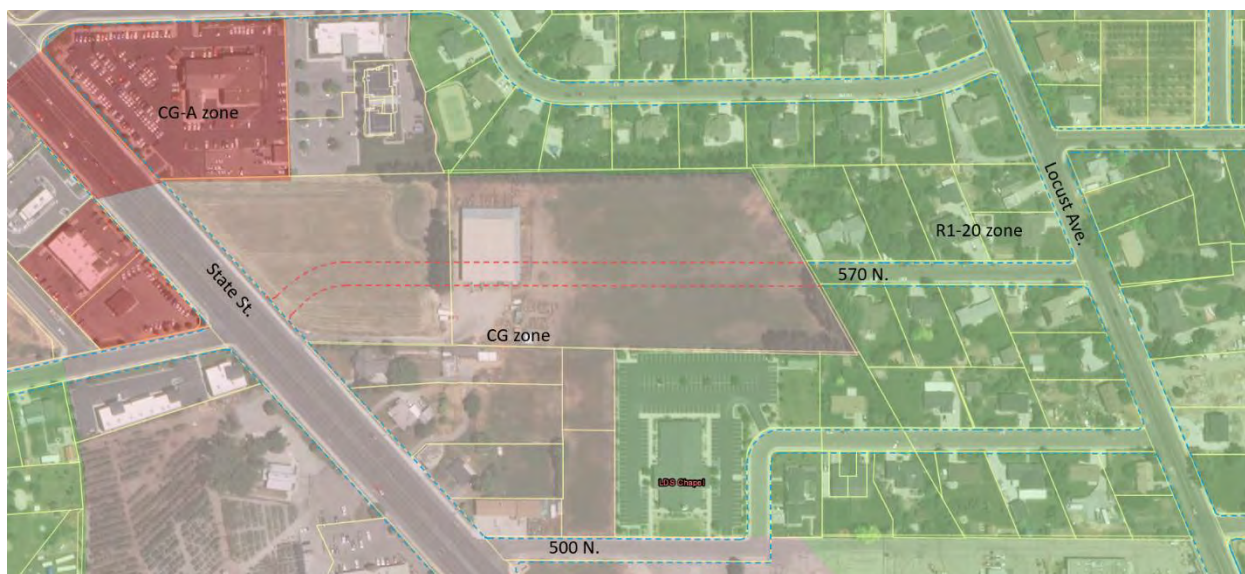
*We have taken the feedback received from the Planning Commission and Boyd Preece of Finish Grade Engineering has helped us revise the concept plan to reduce the amount of self-storage and enlarge the commercial use to nearly 3.25 acres to now include a 5,000 sq. ft. drive-thru restaurant pad, a 10,000 sq. ft. retail building with drive-thru capability on both end caps, and a two story office building comprising 20,000 sq. ft., similar to the office complex immediately north of the subject property (See Attachment- Lindon Concept Site Plan 2). The concept plan would suggest still having the original two separate parcels, but there would be a simple lot line adjustment on the south end of parcel # 14-067-0123, adding about .25 acres so that the self-storage office could have good visibility to State Street and be included in the proposed self-storage project. The zoning would remain CG on the approximately 3.25 acre adjusted parcel of #14-068-0001 comprising the retail and office development and a request of a zone change to CG-S to the approximate adjusted 6.83-acre parcel with tax Id# of 14-067-0123 for the self-storage project. This development would have a construction cost of approximately \$2,100,000 for the retail buildings, \$4,000,000 for the office building, and \$6,000,000 for the self-storage project, totaling \$12,100,000. The proposed concept plan shows 219 parking stalls for the 15,000 sq. ft. of retail and 20,000 sq. ft. of office space and 4 parks for the self-storage office netting 6.25 parks / 1000 sq. ft. of building. The roadway entries/exits proposed along State Street meet the spacing requirements of UDOT, based on our initial conversation with them.*

*Many cities are approving self-storage projects in commercial zoned areas, including prime frontages on heavy used roads similar to State Street in Lindon. I have provided attached photos of two new projects where I live in South Jordan: (1) Extra Space Storage- climatized three-story building located at 1380 W. 10400 S. (being widened to 5 lanes) and (2) Towne Storage-climatized two-story building located at 11297 S. Redwood Road. I've also included an example of a retail building with drive-thru capability as the new Tide Dry Cleaners who are setting up locations all over the west. This one is located in the District in Day Break at South Jordan at 11514 S. 4000 W.”*

Revised concept for CC review:



Currently 570 North dead ends into the east side of the property. According to the Lindon City Street Master Plan Map, 570 North is planned to continue out to State Street. **The applicant's** proposal would prohibit 570 North directly connecting to State Street. The City Council and Planning Commission previously heard a request for residential units on this property in 2016. Minutes from the meetings are attached. At that time, it was recognized that this property is important as it is zoned commercially and has State St. frontage. It is also very deep.



Zoning

## STAFF REVIEW

- A. Is there a desire for storage units at this location?
- B. Public Works has previously indicated that there is currently a temporary storm water basin at the end of 570 North (street).
- C. Should 570 North continue to either State Street or to 500 North? Another option would be to develop 570 North into a cul-de-sac with an improved turnaround. Additional residential lots may or may not be appropriate to plan for at the end of the cul-de-sac. Regardless, the temporary storm basin will need to be addressed. *(Applicant has indicated desire to not install the master plan road or be required to assist in addressing the temporary cul-de-sac or storm drainage.)*
- D. How to best reserve or restrict the area along State St. for more desirable commercial uses such as the proposed retail/restaurant? Considerations may include:
  1. retaining the present CG zone along State St.
  2. entering into a development agreement if the entire property, including along State St., is rezoned to CG-S.
- E. If the proposal and associated rezoning/master plan changes are looked upon favorably, the following Lindon City Codes (17.48 Commercial Zones) are important for future design consideration. Landscaping and setbacks in the commercial zones will need to be addressed. Setbacks required from residential: Side or rear yard setback when adjacent to a residential use or a residential zone = 40'. The site would also be required to have a minimum of twenty percent (20%) of each lot maintained in permanent landscaped open space (in addition to the landscaping strip along State St.). A masonry or concrete fence, seven feet (7') high shall also be constructed and maintained along any property line between a nonresidential development and a residential use or a residential zone. Architectural design standards would also apply. Those codes would help in addressing how to be good neighbors to and transition into the existing residential. (The concept plans do not appear to allow for or address the required landscaping and buffers.)

The Lindon City General Plan indicates the following:

- “Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and **transitional land uses such as research and development office uses.**” (Commercial Land Uses, Page 9)
- Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. (Guideline #6, Land Use Guidelines, Page 14)

MOTION

No motion necessary.

ATTACHMENTS

1. Additional information from the applicant
2. North Ogden Example
3. 570 N. Storm Drain
4. 2016 concept review minutes
5. 2018 concept review PC minutes

## Hugh Van Wagenen

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**From:** Steve Tobias <stevetobias@kwcommercial.com>  
**Sent:** Wednesday, April 18, 2018 3:46 PM  
**To:** Hugh Van Wagenen  
**Cc:** patrea.realestate@gmail.com  
**Subject:** Tobias- Norton Retail and Self-Storage 525 N. State St., Lindon- Email #1  
**Attachments:** Demographic Report 3 mile radius.pdf; Copy of Lindon Area Storage Units R.xlsx; RS- Norton- Looking east from State St. Lindon.jpg; RS-Aerial- Bach Self Storage 2197 N. 400 E..jpg

Hi Hugh,

Patrea is sending you the Lindon Land Use Application separately, that has been signed by Ron Norton, her father who is one of the property owners of the family. In this application we are requesting the zoning of 10.3 acres located at approximately 525 N. State Street in Lindon be changed from C-G to C-G-S so that we can develop about 3.76 acres into retail along the frontage of State Street and the remaining back portion of the property to be developed into self – storage including climate controlled and RV parking. The existing use of the property has a large equestrian riding barn where lessons for horse riding are conducted. This structure would remain as part of the development and be incorporated as pod storage in the self storage project.

I am sending you two emails to provide additional material to show the City Council. I have been involved in developing subdivisions, apartments, and self storage projects for many years. In 2009 I received final approval from North Ogden City for the construction of approximately 96,000 sq. ft. of self-storage on 5.2 acres and my partner Bach Corporation, build out the project over a 18 month time period. Since that time we have also added 2.7 acres of RV parking (see attached aerial photo). The address for the project is 2195 N. 400 E. in North Ogden and here is the link to the website <https://www.bachselfstorage.com/self-storage-north-ogden-ut-f2756>. The project has been very successful and the mayor of North Ogden City told us this was the nicest self storage project he has ever seen and was so glad to have it in the city. The project is 95% occupied. The city neighborhoods and HOA's in the area have also loved the RV Storage portion of the project.

### Supply

One of the concerns the City Council may raise is based on the existing self –storage projects in the city, will adding an additional project be viable. The Self Storage Industry uses a 3 mile radius for the market draw of the project. I've attached an Excel Worksheet that indicates our initial research of existing or under construction projects within that 3 mile radius. It indicates the 7 existing projects comprise 401,474 sq. ft. of storage on 22 acres of land or 958,320 sq. ft. of land. Thus this 3 mile radius ratio of land to self storage developed square footage is 958,320 sq. ft. of land / 401,474 sq. ft. of storage is a ratio of **2.38**. The newest Lindon project under construction with 10 acres of land is 435,600 sq. ft. of land / 2.38 ratio = estimated 183,025 sq. ft. of additional self storage for a total of **584,499 sq. ft. of total available storage as supply within the 3 mile radius.**

### Demand

According to the Self –Storage Almanac the rentable sq. foot per person in Utah is 9.57 sq. ft.. I've attached a demographic study from CoStar that indicates a 3 mile radius of the subject property in 2017 has a population of 75,539 and the estimate for 2022 is 82,962 based on a average growth of 3% per year. Thus in 2017, the population of 75,539 at a demand of 9.57 sq. ft. per person is **722,908 sq. ft.** and in 2022 the storage demand will be 82,962 X 9.57 = **793,946 sq.ft. of self storage demand.**

The Norton Retail & Self Storage proposed project 6 acre project would thus bring on an estimated additional 109,815 sq. ft. of self storage based on the existing 3 mile project average. (6 acres X 43,560 sq. ft./ acre = 261,360 sq. ft. / 2.38 ratio = 109,815 sq. ft. of storage). Thus this new proposed project of 109,815 to the existing stock of self storage of 585,499 is **695,314 sq. ft. which is still under the total demand of 722,908 but if you also factor it takes about 18 months to build and bring the project on to a 85%-90% occupancy the demand by then with the growth of population will be 766,933 sq. ft. of storage, so the project is very feasible to meet the demand.**

The second email contains photos of the Bach Self Storage Project in North Ogden including the office.

Thanks,  
**Steve Tobias**



**Steve Tobias – Director**

2121 S McClelland St #201

Salt Lake City, UT 84106

Office: 801.326.8883

Cell: 801.381.9103

## Demographic Summary Report

**530-532 N State Rd, Lindon, UT 84042**

Building Type: **Class B Office**

Total Available: **0 SF**

Class: **B**

% Leased: **100%**

RBA: **2,030 SF**

Rent/SF/Yr: **-**

Typical Floor: **2,030 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	10,181		82,962		172,546	
2017 Estimate	9,235		75,539		156,892	
2010 Census	7,983		67,069		137,975	
Growth 2017 - 2022	10.24%		9.83%		9.98%	
Growth 2010 - 2017	15.68%		12.63%		13.71%	
2017 Population by Hispanic Origin	865		9,385		20,386	
2017 Population	9,235		75,539		156,892	
White	8,675	93.94%	70,318	93.09%	145,794	92.93%
Black	60	0.65%	598	0.79%	1,284	0.82%
Am. Indian & Alaskan	75	0.81%	692	0.92%	1,518	0.97%
Asian	154	1.67%	1,386	1.83%	2,810	1.79%
Hawaiian & Pacific Island	54	0.58%	621	0.82%	1,462	0.93%
Other	218	2.36%	1,923	2.55%	4,025	2.57%
U.S. Armed Forces	0		76		131	
Households						
2022 Projection	2,742		23,207		48,603	
2017 Estimate	2,483		21,116		44,178	
2010 Census	2,130		18,725		38,877	
Growth 2017 - 2022	10.43%		9.90%		10.02%	
Growth 2010 - 2017	16.57%		12.77%		13.64%	
Owner Occupied	1,943	78.25%	15,017	71.12%	31,134	70.47%
Renter Occupied	540	21.75%	6,100	28.89%	13,044	29.53%
2017 Households by HH Income	2,482		21,114		44,178	
Income: <\$25,000	282	11.36%	3,030	14.35%	6,702	15.17%
Income: \$25,000 - \$50,000	487	19.62%	4,399	20.83%	8,973	20.31%
Income: \$50,000 - \$75,000	414	16.68%	4,249	20.12%	8,956	20.27%
Income: \$75,000 - \$100,000	419	16.88%	3,481	16.49%	7,247	16.40%
Income: \$100,000 - \$125,000	392	15.79%	2,547	12.06%	5,081	11.50%
Income: \$125,000 - \$150,000	138	5.56%	1,174	5.56%	2,373	5.37%
Income: \$150,000 - \$200,000	202	8.14%	1,377	6.52%	2,800	6.34%
Income: \$200,000+	148	5.96%	857	4.06%	2,046	4.63%
2017 Avg Household Income	\$92,436		\$82,310		\$82,750	
2017 Med Household Income	\$78,460		\$68,452		\$67,781	





## Consumer Spending Report

530-532 N State Rd, Lindon, UT 84042

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **2,030 SF**  
 Typical Floor: **2,030 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$85,070</b>	<b>\$666,594</b>	<b>\$1,382,888</b>
<b>Total Apparel</b>	<b>\$5,168</b>	<b>\$41,367</b>	<b>\$85,409</b>
Women's Apparel	1,890	14,977	31,104
Men's Apparel	1,046	8,261	17,136
Girl's Apparel	505	4,028	8,216
Boy's Apparel	359	2,891	5,854
Infant Apparel	269	2,283	4,708
Footwear	1,099	8,927	18,391
<b>Total Entertainment &amp; Hobbies</b>	<b>\$6,966</b>	<b>\$55,167</b>	<b>\$114,574</b>
Entertainment	1,747	13,704	28,444
Audio & Visual Equipment/Service	2,664	21,486	44,653
Reading Materials	341	2,669	5,619
Pets, Toys, & Hobbies	2,215	17,307	35,858
Personal Items	5,781	44,864	93,460
<b>Total Food and Alcohol</b>	<b>\$22,778</b>	<b>\$183,533</b>	<b>\$380,608</b>
Food At Home	12,849	103,958	215,449
Food Away From Home	8,563	68,573	142,201
Alcoholic Beverages	1,366	11,002	22,959
<b>Total Household</b>	<b>\$11,598</b>	<b>\$89,038</b>	<b>\$185,190</b>
House Maintenance & Repair	2,160	16,325	33,849
Household Equip & Furnishings	4,714	36,721	76,183
Household Operations	3,579	27,698	57,832
Housing Costs	1,146	8,295	17,326





## Consumer Spending Report

530-532 N State Rd, Lindon, UT 84042

2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$22,724</b>	<b>\$174,944</b>	<b>\$361,976</b>
Vehicle Purchases	10,751	79,838	164,563
Gasoline	7,132	57,414	118,773
Vehicle Expenses	537	4,107	8,570
Transportation	1,645	12,590	26,250
Automotive Repair & Maintenance	2,659	20,995	43,819
<b>Total Health Care</b>	<b>\$4,266</b>	<b>\$33,415</b>	<b>\$70,022</b>
Medical Services	2,541	19,969	41,613
Prescription Drugs	1,361	10,598	22,406
Medical Supplies	365	2,849	6,004
<b>Total Education/Day Care</b>	<b>\$5,789</b>	<b>\$44,266</b>	<b>\$91,648</b>
Education	3,655	28,250	58,425
Fees & Admissions	2,134	16,016	33,223





54













# Bach Self Storage

2137 N. 400 E , North Ogden

Legend

59

2137 N 400 E St

2197 N 400 E St

E-27th St

235

N Washington

400 ft

Google Earth

©2017 Google

2150 N

N



# Norton Property

Where do you want to go today?

Legend

60



Google Earth

© 2017 Google

3 ft







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

8 4. **Consent Agenda** – No items.

10 5. **Open Session for Public Comment** – Mayor Acerson called for any public  
 comment not listed as an agenda item.

12

### 14 **CURRENT BUSINESS**

14

16 6. **Concept Review – *Norton Assembly; DR Horton, 570 N. State.*** Krisel Travis,  
 with DR Horton Homes, requests feedback on a concept plan for higher density  
 residential development at approximately 570 N. State Street. Feedback is  
 18 requested but no formal action will be taken.

20 Brandon Snyder, Associate Planner, led this agenda item by explaining this Krisel  
 Travis, with DR Horton Homes, is in attendance and requesting feedback on a concept  
 22 plan for higher density residential development at approximately 570 N. State Street. He  
 noted that no approvals or motions are needed as this item is for discussion only and for  
 24 general suggestions or recommendations. He stated the property in question is located at  
 approximately 570 N. State Street and is currently in the General Commercial (CG) zone,  
 26 of which the General Plan Land Use Map identifies this area as Commercial.

28 Mr. Snyder explained the property is currently used for agricultural purposes and  
 the keeping of animals and livestock. Currently 570 North dead ends into the east side of  
 the property included in this concept review. According to the Lindon City Street Master  
 30 Plan Map, 570 North is master planned to continue out to State Street. This proposal  
 would reroute 570 North to connect into 500 North instead of continuing on through to  
 32 State Street.

34 Mr. Snyder went on to say the applicant is requesting feedback on a proposal to  
 rezone a portion of the property for residential use. The submitted concept plan is for 45  
 dwelling units (21-single family and 24 twin home) to be built on 7.9 acres. The total  
 36 project area is 12.1 acres. The area adjacent to State Street would remain in the  
 commercial zone and would be approximately 4.2 acres. The nature of this request is to  
 38 discuss the proposed site layout and density for a residential project that would transition  
 from future commercial uses to the existing larger lot subdivision.

40 Mr. Snyder stated Public Works has indicated that there is currently a temporary  
 storm water basin at the end of 570 North (street).

42 He then referenced the possible concerns/options with this issue as follows:

- 44 • Use of double frontage lots is limited to reasons of topography per Lindon City  
 Code 17.32.110.
- 46 • Is the proposed density for transition purposes appropriate at this scale?
  - Possibility to utilize (existing codes) R1-20, R1-12 and the PRD  
 ordinance (found in Lindon City Code 17.76) to transition to

2 commercial? Staff recognizes that there are acreage and unit  
limitations to the use of the PRD ordinance.

- 4 • Verify remaining parcels along State Street (west of the LDS Chapel) will comply  
with the minimum acreage requirements of the CG zone.

6  
8 Mr. Snyder then turned the time over to Ms. Travis for her presentation. Ms. Travis  
gave a brief background of D.R. Horton noting they are the second largest builder in the  
state. She explained they are proposing a concept plan that would rezone the back 7 acres  
10 to a 55 and older community with 45 homes (combination of twin homes and family  
homes) and they will target “empty nesters” and also incorporate CC&R’s. They would  
12 propose re-routing 570 North to connect into 500 North instead of continuing on through  
to State Street. She also showed photos of the product they are proposing (including floor  
14 plans) and referenced other similar projects and invited the Council to visit them  
(Highland). Ms. Travis stated they would buffer the commercial use and would transition  
16 back to the larger lots; this development would be a 100 % maintained community.

The Council brought up setbacks, road width, lot size, utilities and tax revenue  
18 followed by discussion. The Council also brought up the fact that commercial development  
is vital as there is not a lot of commercial ground left in the city. They also discussed the  
20 depth of the commercial piece and the issues it poses with re-zoning as it is an odd shaped  
piece of property. The Council asked if there is a market for ½ acre lots. Ms. Travis agreed  
22 that Lindon is a desirable place to live but to build a \$500,000 house on a ½ acre lot next to  
a commercial area is not viable option as they do not know what commercial development  
24 will be there in the future. The Council also asked how the existing neighbors would feel  
with this type of density. At this time Ms. Travis asked the Council what density the  
26 Council would feel comfortable with.

The Council mentioned they are hesitant on high density in this specific area of  
28 Lindon as they just approved a large scale project on the west side (Ivory Development)  
that includes high density. They would feel more comfortable with R1-20 in this specific  
30 area with perhaps twin homes on the end and may be more open to a standard subdivision.  
Ms. Travis mentioned the market is demanding smaller lots and they are seeing a tendency  
32 for less maintenance and more flexible lot sizes. She added what she is hearing tonight is  
there are concerns that the residential take is a little large and they be comfortable with  
34 something not quite as dense. The Council agreed if the right commercial comes in it  
would make it less restrictive and they may be open to some residential.

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

38

7. **Public Hearing – FY2016 Budget Amendments & Fee Schedule updates**  
40 **(Resolution #2016-18-R).** The City Council will review and consider Resolution  
#2016-18-R outlining the proposed FY2017 budget amendments and fee schedule  
42 updates.

44 COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING.  
COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT  
46 VOTED IN FAVOR. THE MOTION CARRIED.

2 COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

4	CHAIRPERSON CALL	AYE
	COMMISSIONER KALLAS	AYE
6	COMMISSIONER WILY	AYE
	COMMISSIONER MARCHBANKS	AYE
8	COMMISSIONER KELLER	AYE
	COMMISSIONER JOHNSON	AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 6. **Concept Review — Norton Assembly, 570 N. State Street.** Krisel Travis, DR  
Horton, requests feedback on a concept plan for higher density residential  
14 development at approximately 570 N. State Street. The associated concept plan is  
for 45 units on the rear 7.9 acres. The property is currently in the General  
16 Commercial (CG) zone. As a concept review, feedback is requested but no formal  
action will be taken.

18 Mr. Snyder led this agenda item by explaining a Concept Review allows applicants  
20 to receive Planning Commission and/or City Council feedback and comments on  
proposed projects with no formal approvals or motions needed, but general suggestions  
22 or recommendations are typically provided. He noted they are not mandatory, but a  
Concept Review is recommended for all large development projects. Mr. Snyder stated  
24 the property in question is located at approximately 570 N. State Street and is currently in  
the General Commercial (CG) zone. He then referenced the General Plan Land Use Map  
26 which calls out this area as Commercial. He noted the property is currently used for  
agricultural purposes for animals and livestock.

28 Mr. Snyder went on to say that currently 570 North dead ends into the east side of  
the property. He noted according to the Lindon City Street Master Plan Map, 570 North  
30 is master planned to continue out to State Street. The applicant's proposal would reroute  
570 North to connect into 500 North instead of continuing on through to State Street.

32 Mr. Snyder further explained the applicant is requesting feedback on a proposal to  
rezone a portion of this property for residential use. The associated concept plan is for 45  
34 dwelling units (21-single family and 24 twin home) to be built on 7.9 acres. The  
applicant's submittal also indicates that the total project area is 12.1 acres. He pointed out  
36 that the area adjacent to State Street would remain in the commercial zone and would  
total approximately 4.2 acres. The applicant would like to discuss the proposed site  
38 layout and density for a residential project that would transition from future commercial  
uses to the existing larger lot subdivision (Manzana Acres Subdivision, Plat A).  
40 He then referenced the Lindon City General Plan indicates the following:

- 42 • "Methods of protecting residential areas by providing transitions and buffers  
between residential and commercial areas include increased setbacks,  
landscaping, restricted land uses, diversion of traffic, controlled noise or light,  
44 height limitations, and transitional land uses such as research and development  
office uses." (Commercial Land Uses, Page 9)

- Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. (Guideline #6, Land Use Guidelines, Page 14)

Mr. Snyder mentioned that Public Works has indicated that there is currently a temporary storm water basin at the end of 570 North. He noted that staff would prefer that the road continue to either State Street or 500 North to allow the continuation of utility lines and would prefer that the utilities be located in the public road and not in a backyard or side yard (easement).

Mr. Snyder then referenced for discussion the possible concerns and options as follows:

- Use of double frontage lots is limited to reasons of topography per Lindon City Code 17.32.110.
- Is the proposed housing density for transition purposes appropriate at this scale?
  - Possibility to utilize (existing codes) R1-20, R1-12 and the PRD ordinance (found in Lindon City Code 17.76) to transition to commercial? Staff recognizes that there are acreage and unit limitations to the use of the PRD ordinance.
- Verify remaining parcels along State Street (west of the LDS Chapel) will comply with the minimum acreage requirements of the CG zone.

Mr. Snyder mentioned the City Council reviewed this concept on October 18, 2016 where the applicant presented the proposal as a senior (55 yr+) community. He noted the proposal includes 20' setbacks on all sides and the building footprint is 1,700 sq. ft. with a 50' cross section. He then referenced the following feedback/concerns from the City Council that was provided to the applicant:

- Appropriate to reduce available commercially zoned property? (specifically vacant property on State Street)
- Concern over the proposed lot sizes (departs from traditional neighborhood pattern)
- Density (too high)
- Desire to allow the Ivory Homes project to begin (is there a need for additional housing options beyond large lots at this point in time or at this location)
- Recognize that this is a very deep commercial lot
- Encourage the use of high quality product and materials
- Retain as much of the commercial along State Street. Would consider housing along the rear, but at a lower density.
- Recommend a smaller footprint than proposed for residential area.
- Opportunity to continue large residential lots.

Mr. Snyder then turned the time over to Ms. Travis for her presentation. Ms. Travis stated they came before the City Council on October 18<sup>th</sup> and had a nice visit with some good feedback. She then gave a brief background of D.R. Horton noting they are the second largest builder in the state. She explained they are proposing a concept plan that would rezone the back 7 acres to a 55 and older community with 45 homes (combination of twin homes and family homes) where they will target "empty nesters" and also incorporate CC&R's which would be deed restricted. They would also propose re-routing 570 North to

2 connect into 500 North instead of continuing on through to State Street. Ms. Travis then  
 4 presented photos of the product they are proposing (including floor plans) and referenced  
 6 other similar projects and invited the Commission to visit there other community  
 8 developments (Sky Estates in Highland). Ms. Travis stated they would buffer the  
 10 commercial use and would transition back to the larger lots; this development would be a  
 12 100 % maintained community.

8 The Commission brought up some of the same issues the Council had concerns  
 10 with including setbacks, road width, lot size, utilities and tax revenue followed by  
 12 discussion. The Commission also brought up the fact that commercial development is vital  
 14 as there is not a lot of commercial ground left in the city. They also discussed the depth of  
 16 the commercial piece and the issues it poses with re-zoning as it is an odd shaped piece of  
 18 property. The Commission asked if there is a market for ½ acre lots. Ms. Travis agreed  
 20 that Lindon is a desirable place to live but to build a \$500,000 house on a ½ acre lot next to  
 22 a commercial area is not a viable option as they do not know what commercial  
 24 development will be coming in the future.

18 The Commission also mentioned they are hesitant on high density in this specific  
 20 area of Lindon as they just approved a large scale project on the west side (Ivory  
 22 Development) that includes high density. They would feel more comfortable with R1-20 in  
 24 this specific area. Ms. Travis mentioned the market is demanding smaller lots and they are  
 26 seeing a tendency for less maintenance and more flexible lot sizes.

22 Chairperson Call mentioned her biggest concern is the reduction of the  
 24 commercial zoned property as there is limited commercial property in the city.  
 26 Commissioner Wily pointed out that it is an odd shaped, very deep lot. Commissioner  
 28 Johnson stated when they drew the line it went through the middle of the property so they  
 30 made the whole piece commercial. He lives in that neighborhood and asked the  
 32 neighbors their opinion on this proposal and got a “mixed bag” with some wanting  
 34 nothing but ½ acre lots and others thinking this may be a good use. There was also  
 36 concerns by the neighbors with increase of crime etc. with the higher density. He added  
 38 being so close to commercial it would be hard to have ½ acre lots but he likes the concept  
 40 with a buffer; it may be a little dense but it has to be viable. He wants to make sure there  
 42 is enough room for commercial development.

34 Chairperson Call also mentioned the concerns with the roads and the positioning  
 36 of going through so it doesn’t cut into the commercial. Ms. Travis stated there has not  
 38 been a lot of interest in any large commercial developers; maybe small retail shops that  
 40 struggle in the area anyway. She feels a mixed commercial use would be great for  
 42 diversity in the city. Chairperson Call stated the Ivory Development is putting in a 55+  
 44 community also. Ms. Travis stated she is aware of that but feels there is a great need for  
 46 these types of communities in Lindon and she can see this fitting with some  
 48 compromises. They have not run the numbers since the City Council meeting to reduce  
 50 the density at this point. Chairperson Call pointed out if the Council feels the density is  
 52 too high they will have the final determination.

44 Commissioner Kallas commented because this is a concept review as you look at  
 46 this property and the way it’s laid out in this proposal for any commercial use it is too  
 48 shallow on one end and plenty deep on the other end and it would be better if it was  
 50 parallel to the road somehow. His other concern is that a number of projects like this have  
 52 come before the Commission and he is not opposed to them, but the way Lindon is laid

2 out with ½ acre lots there is a lot of infill but how many of these types of developments  
 4 can be approved; are we setting a precedent? He added the Council is hesitant because  
 the residents are hesitant because they like the ½ acre lots. If we open the door are we  
 opening the door for others to do it and this is something we need to consider.  
 6 Commissioner Keller agreed with that statement.

Commissioner Marchbanks commented perhaps an ordinance is needed that  
 8 allows an overlay potential with a minimum of acreage that identifies infill and the  
 amount of acreage etc. so we can be fair in addressing these requests on a piece by piece  
 10 basis. Commissioner Wily pointed out some of the other requests were not as well  
 thought out as this proposal. Personally he feels that the ½ acre lot should not be the  
 12 “sacred cow” in Lindon anymore as the market and demographics are changing and we  
 need more choices in Lindon and more high quality 55+ communities in different places  
 14 in the city; he feels this would be extremely popular and people would like it. Ms. Travis  
 stated this would be brought in as a PRD.

Chairperson Call shared the concerns of the Council that the Anderson Farms was  
 16 just approved with 55+ community there so we are offering this type housing in the city.  
 She is not really opposed to these types of developments but she would like to see how it  
 18 goes down the road. Ms. Travis stated 6,000 ft. and under is the market that people are  
 wanting and that is what sells. You have to look at the demographics of the city and what  
 20 will keep the city viable. You have to be picky and choose the right fit at the right time  
 that will protect and buffer the city; she agrees it is a hard balance.

Chairperson Call stated the feedback the Commission has given is probably  
 24 similar to what the City Council conveyed as there are a lot of pros and cons and there are  
 mixed feelings. Commissioner Marchbanks commented if this was cut back to be more  
 26 parallel to State Street that would leave a more viable commercial piece would be  
 important and if the neighbors are open to the concept with the high end homes he thinks  
 28 this could be a nice development and he is certainly not opposed to this concept and to  
 give people more options to live in Lindon; we need to offer something in between ½  
 30 acre lots and high density. Following some additional discussion Ms. Travis stated they  
 can pencil something out and see what they can come up with. She also thanked the  
 32 Commission for their time and feedback.

Chairperson Call asked if there were any questions or comments from the  
 34 Commission. Hearing none she moved on to the next agenda item.

36 7. **New Business: Reports by Commissioners** – Chairperson Call called for any new  
 business or reports from the Commission at this time. Chairperson Call  
 38 commented that she noticed that the Pleasant Grove Council approved an  
 ordinance to allow “tiny homes” and questioned if the city has been approached.  
 40 Mr. Van Wagenen stated there has been some inquiries but it hasn’t gone any  
 further at this point.

42 8. **Planning Director Report** – Mr. Van Wagenen reported on the items listed below  
 44 followed by general discussion.

- 46 • Joint Meeting for General Plan Kickoff and signage meeting
- Spring Gardens Tour was discussed noting it was a nice facility



Mr. Van Wagenen further explained the submittal that the landscape plan meets the requirements is a recommended condition of approval. He pointed out that 2000 West does have a unique landscaping requirement due to the ditch along the roadway.

Mr. Van Wagenen reminded the Commission that City Code requires that all buildings in the Light Industrial Zone must be "aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures." He stated Mr. McCoy is proposing to use a split-faced block wainscoting of four feet with stucco finishes for the remainder of the walls; elevations meet the code requirement. He also pointed out that twenty-five percent (25%) minimum of the exterior of all buildings shall be covered with brick decorative block, stucco, wood, or other similar materials as approved by the Planning Commission.

Mr. Van Wagenen stated the Code also requires buildings in the LI zone to be earth-tone colors. The new building will be a light gray stucco with metallic blue banding with the split faced block being grey. The proposed structure also satisfies setback (20 feet front and 0 feet all others) and height requirements (48 feet) in the LI zone. Mr. Van Wagenen noted the City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

Mr. Van Wagenen then referenced an aerial photo of the site and surrounding area, Site Plan, Landscape Plan, Elevations of the Proposed Building Addition, and the 2000 West profile (with ditch) followed by discussion. He then turned the time over to the applicant for comment.

Mr. McCoy addressed the Commission at this time. He noted they have currently outgrown their one-acre parcel in Lindon and need to expand to a bigger building. He also explained their business noting they cater to problem stucco and roofing repair (mostly residential). Mr. McCoy commented they will ensure that all requirements are met and that the building looks very nice. He added they plan to break ground as soon as the permits are approved.

Vice Chair Kallas asked if there were any further comments or discussion. Hearing none he called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITION THAT THE APPLICANT PROVIDE REQUIRED STREET TREES AND LANDSCAPE STRIP ALONG 2000 WEST AS DIRECTED BY STAFF. COMMISSIONER VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

VICE CHAIR KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

**6. Concept Review — Norton Retail and Self-Storage, 570 N. State Street -**  
Steve Tobias and Patrea Marolf request concept review of the proposed Norton

2 Retail and Self- Storage and associated rezoning, to be located at 570 N. State St.  
 4 (identified by Utah County Parcel ID #'s 14-067-0123 and 14-068-0001),  
 currently in the General Commercial (CG) zone.

6 Mr. Snyder opened this agenda item by giving an overview noting this property is  
 located at approximately 570 North State Street and is currently in the General  
 8 Commercial (CG) zone (the General Plan Land Use Map identifies this area as  
 Commercial). He noted the property is currently used for agricultural purposes and the  
 10 keeping of animals and livestock.

The applicants, Steve Tobias and Patrea Marolf (who are in attendance) are  
 12 requesting feedback on a proposal to rezone the property from the CG to the General  
 Commercial Storage (CG-S) zone for storage units. He noted the Lindon City Land Use  
 14 Table indicates that storage units (Vault Security Storage – Mini-Storage (outdoor  
 storage by Conditional Use only and is limited to 15% of total storage space and limited  
 16 to personal recreational vehicles) are only permitted in the Light Industrial (LI), Mixed  
 Commercial (MC), and General Commercial Storage (CG-S) zones. This concept also  
 18 indicates the potential for retail/restaurant along State Street.

Mr. Snyder further explained that 570 North currently dead ends into the east side  
 20 of the property and according to the Street Master Plan Map, 570 North is planned to  
 continue out to State Street and this proposal would prohibit 570 North directly  
 22 connecting to State Street. He noted the City Council and Planning Commission  
 previously heard a request for residential units on this property in 2016 (DR Horton). At  
 24 that time, it was recognized that this property is important as it is zoned commercially  
 and has State Street frontage and also has a very deep lot.

Mr. Snyder stated the public works department has previously indicated that there  
 is currently a temporary storm water basin at the end of 570 North (street). He also  
 28 questioned if 570 North should continue to either State Street or to 500 North. He noted  
 another option would be to develop 570 North into a cul-de-sac with an improved  
 30 turnaround. He added that additional residential lots may or may not be appropriate to  
 plan for at the end of the cul-de-sac and regardless, the temporary storm basin will need  
 32 to be addressed. He pointed out an item to consider is how to best reserve or restrict the  
 area along State Street for more desirable commercial uses such as the proposed  
 34 retail/restaurant. If the proposal and associated rezoning/master plan changes are  
 considered, the following City Codes (17.48 Commercial Zones) are important for future  
 36 design consideration.

- Landscaping and setbacks in the commercial zones will need to be addressed.  
 38 Setbacks required from residential: Side or rear yard setback when adjacent to a  
 residential use or a residential zone = 40'.
- The site would also be required to have a minimum of twenty percent (20%) of  
 40 each lot maintained in permanent landscaped open space (in addition to the  
 42 landscaping strip along State St.).
- A masonry or concrete fence, seven feet (7') high shall also be constructed and  
 44 maintained along any property line between a nonresidential development and a  
 residential use or a residential zone.
- Architectural design standards would also apply. Those codes would help in  
 46 addressing how to be good neighbors to and transition into the existing  
 48 residential.

- 2 Mr. Snyder then referenced the Lindon City General Plan that indicates the following:
- 4 • Methods of protecting residential areas by providing transitions and buffers  
between residential and commercial areas include increased setbacks,  
6 landscaping, restricted land uses, diversion of traffic, controlled noise or light,  
height limitations, and transitional land uses such as research and development  
8 office uses.
  - 10 • Transitions between different land uses and intensities should be made gradually  
with compatible uses, particularly where natural or man-made buffers are not  
available.

12 Mr. Snyder then turned the time over to the applicants for comment. Mr. Tobias  
addressed the Commission at this time noting he represents the Norton family who has  
14 owned the property for many years. The current use is an equestrian center with part  
agricultural use. Mr. Tobias explained essentially, with this concept plan they are  
16 proposing that the road (570 N.) would remain as is and the private roadway would be  
used for the self-storage facility; he noted it would also meet the required setbacks. Mr.  
18 Tobias also spoke on the proposed landscaping and trees they would use every 30 ft.  
(Hackberry trees) that would provide a lot of coverage and they would also have a  
20 masonry fence to provide a good buffer. He noted this would be all around the perimeter  
and would be very neighborhood friendly.

22 Mr. Tobias pointed out this proposed concept would also lend itself to not taxing  
Police and Fire resources and would allow frontal commercial use on State Street. He  
24 then gave a background of the changing evolution/nature of self-storage units (including  
two-stories, climate control, elevators, gated entry, 24 hr. security etc.). He noted there  
26 would be approximately 600 units (100,000 sq. ft. of storage).

At this time Vice Chair Kallas asked the Commissioners to give their thoughts on  
28 the presented concept review as follows:

30 Commissioner Johnson commented that the city is struggling with what to do with  
the small parcels left on State Street. He noted he has a particular interest with this  
32 concept as this is in his neighborhood. He stated the concept looks nice but is this where  
we want it. He pointed out this is a very difficult piece of land and zoned commercially.  
34 He is not sure what will happen there but he doesn't have strong feelings either way. The  
question is how to mitigate the concerns as there are some really nice homes in the area  
36 and the neighbors may be impacted.

38 Commissioner Marchbanks stated he doesn't think it's a stretch to compare this to  
the applicant's existing Ogden facility with the residential component next to it and the  
40 street frontage. He thinks this proposed project will look nice with pads for potential  
other retail on the front. He would also suggest that the applicants do their due diligence  
42 with a feasibility study etc. His only concern is with the street drainage issue and the need  
for a proper turnaround for emergency.

44 Commissioner Keller commented that he personally agrees with a lot of what has  
46 been said but pointed out a lot of storage units have been recently approved in the city  
and questioned if another storage complex located on State Street is warranted. He also  
48 has concerns with a two-story building at that location. He does agree it appears to be a

2 nice project but he would hope for commercial use on State Street; he would not be  
opposed but feels there are a lot of storage units in the city as well.

4  
Commissioner Vanchiere commented he has mixed feelings about this concept but  
6 added he looks at projects on their merit. He believes there are two council members that  
may resist storage units in this particular area on State Street; the harder sell is the rezone.  
8 He has concerns about screening and outdoor RV storage. He would rather see other uses  
there, but he does like the retail in front concept and feels it would push it more to  
10 favorability; he would consider this proposal after seeing some good concept plans and  
renderings and hearing the advice of staff.

12  
Commissioner Kallas pointed out this is just a rough layout. He also likes  
14 Commissioner Johnson's comment that this is a difficult piece of property because it is  
deep and narrow and regardless it would need a mixed use to make it work; he also has  
16 concerns with a rezone. He also feels it should be a finished cul-de-sac. He does not like  
the design of this and feels it should be deeper for him to feel good about it. He pointed  
18 out that Lindon doesn't have much commercial property available and to put storage  
units on this piece is unsettling and he would suggest reducing the size. He also has  
20 concerns about the west end and what type of commercial development could locate  
there. He suggested a redesign would be conducive for him to consider this concept.

22  
Vice Chair Kallas suggested that the applicant take this concept to the City  
24 Council. Mr. Tobias stated they will make some changes and bring it before the Council.  
They also thanked the Commission for their time and valuable input.

26 Vice Chair Kallas asked if there were any further comments or discussion.  
Hearing none he moved on to the next agenda item.

28  
7. **Discussion Item — Lindon City General Plan, Parks and Trails.** Heath  
30 Bateman, Parks & Recreation Director, and Hugh Van Wagenen, Planning &  
Economic Development Director, will review the Parks and Trails section with  
32 the Planning Commission. This is an informative discussion item only. No  
motions will be made.

34  
Mr. Van Wagenen led this discussion by explaining Heath Bateman, Parks &  
36 Recreation Director, is in attendance to present information regarding the Lindon City  
General Plan update by reviewing the Parks and Trails section. He noted no formal action  
38 will be taken as this is an informational discussion only. He went on to explain that parks  
should be provided to allow for a variety of recreational opportunities to meet the needs  
40 of all areas of the community. He pointed out that the planned park locations shown on  
the Lindon City Parks & Trails Master Plan Map (provided in the staff report) are  
42 generalized and will require additional consideration for final site determination. He then  
turned the time over to Mr. Bateman for comment.

44 Mr. Bateman then gave his presentation to the Commission. He noted the parks  
in the community are separated into three main classifications as follows:

46 **Community Parks:** Concentrate a broad range of recreational activities for

72









**7. Discussion Item — Possible Uses of Property Sale Proceeds***(20 minutes)*

Kristen Colson, Lindon City Finance Director, will present alternatives for use of surplus property proceeds. The City has accepted an offer on surplus property and is anticipating approximately \$1.8 million in revenues from the sale. Staff recommends fully paying off the 700 North road construction bond and partial payment of the Public Safety Building bond to save approx. \$337,666 in interest and fees, which then frees up encumbered General Fund revenues of approx. \$266,400 annually to be used for other purposes. Recommended alternatives will be discussed with the Council, then refined and brought back to the Council for a public hearing/budget amendment after closing on the property.

Lindon City Finance Director, Kristen Colson, will provide an overview of recommended options for use of one-time revenue from the potential sale of surplus real property. See attached memo with details of recommendations.

**Sample Motion:** No motion needed at this time.



## M E M O R A N D U M

To: Mayor Acerson and City Council  
 From: Kristen Colson  
 Date: June 1, 2018  
 Re: Possible uses of proceeds from sale of property

We can use the proceeds from the sale of surplus property by Utah Lake to

- Save about \$337,600 in interest expense
- Free up cash flow of about
  - \$266,400 per year, which is currently encumbered until 2025 for the 2005 series debt service payments
  - \$14,000 per year, which is currently encumbered until 2026 for interest payments on the last five years of the 2016 series bonds
  - \$197,400 per year from 2027-2031, which is encumbered for the 2016 series debt service payments
- Save an additional \$22,000 in bond trustee fees

How? With the following proposal for the use of these proceeds.

### Background

The City Council approved the sale of surplus property by Utah Lake. There is currently an offer on this property which could generate approximately \$1.8 million in revenue. We've had offers before and we have discussed the options for their use before.

**The best option for saving money and freeing up future cash flow is to use these proceeds to**

- **Payoff the 2005 Series Bonds for 700 North**
- **Pay down the last 5 years of the 2016 Series Bonds for the Public Safety Building**

### Sales Tax Revenue Bonds, Series 2005

- were used to construct 700 North street and install water and storm drainage lines
- are scheduled to mature June 1, 2025
- have an interest rate of 3.75%
- are subject to a pre-payment penalty ("redemption premium") calculated according to a formula set out by the purchaser of the Bonds, Bank of America.
  - Bank of America provided an estimated penalty for May 31, 2018 of about \$86,600.
  - This is sooner than would be possible and there is an annual payment due June 1. So with help from LYRB, I am estimating that the prepayment penalty for July 1, 2018 would be around \$55,500.

- ▶ There are several economic variables which could cause it to go up or down. The lender will not give us an exact prepayment penalty and loan payoff until 5 days before making the payment.
- The City's money can go further by paying down this debt because the debt is also being repaid with water and storm water impact fees.

The debt service payments on this bond are being made using the following funding and allocation. Also shown is the allocation of the principal, interest, and penalty required to pay off the bonds.

<b>Fund</b>	<b>Funding Source</b>	<b>Allocation</b>	<b>Payoff (P+I+penalty)</b>
<b>Road</b>	General Fund	79.67%	\$1,334,109.01
<b>Water</b>	Water Impact Fees	5.47%	\$91,597.54
<b>Storm</b>	Storm Water Impact Fees	14.86%	\$248,837.20
<b>Total</b>		<b>100.00%</b>	<b>\$1,674,543.75</b>

Below is a breakdown of how the Series 2005 bonds would be paid off.

<b>Fund</b>	<b>Budgeted Funds</b>	<b>Proceeds from Sale</b>	<b>Fund Balance</b>	<b>Total Funds</b>
<b>General</b>	\$212,340.47	\$1,121,768.54	\$0.00	\$1,334,109.01
<b>Water</b>	\$14,578.92	\$0.00	\$77,018.63	\$91,597.55
<b>Storm</b>	\$39,605.62	\$0.00	\$209,231.59	\$248,837.21
<b>Total</b>	<b>\$266,525.01</b>	<b>\$1,121,768.54</b>	<b>\$286,250.22</b>	<b>\$1,674,543.77</b>

There is a sufficient surplus of water impact fees to make the extra payment necessary to pay off the water portion of the debt, as well as adequate storm water fund balance to pay off the storm water portion of the debt.

#### Sales Tax Revenue Bonds, Series 2016

- were used to construct the Public Safety Building.
- debt service payments are being made from the general fund
- are scheduled to mature March 1, 2031
- has interest rates which vary
  - ▶ 1.00% - 2.45% for maturities 2017 through 2026
  - ▶ 1.48% for maturities 2026 through 2031, but are subject to interest rate adjustments on March 1, 2021 and March 1, 2027. This means that \$945,000 of this bond series is subject to unknown interest rate adjustments which we assume will increase.

We could payoff the final five years of maturities of the Series 2016 bonds

- using the remaining proceeds from the sale of the property, estimated to be \$678,231.46, which would be \$1,800,000 less the \$1,121,768.54 used for the Series 2005 bonds payoff,
- plus General Fund reserves of about \$266,768.54.

Retiring the 2005 (700 North) bonds 6 years early and the 2016 (Public Safety Bldg) bonds 5 years early would

- Save about \$337,666 in interest expense
- Save an additional \$22,000 in bond trustee fees being paid at \$2,000 per year per bond to US Bank. This fee increased this year and could be increased again in the future
- Free up cash flow of about
  - \$266,400 per year, which is currently encumbered until 2025 for the 2005 series debt service payments
  - \$14,000 per year, which is currently encumbered until 2026 for interest payments on the last five years of the 2016 series bonds
  - \$197,400 per year from 2027-2031, which is encumbered for the 2016 series debt service payments
- Mean that we are no longer paying debt service on a road that we do not own

Most of the interest savings, as well as the prepayment penalty, are estimated and are bound to change with the passage of time, as interest accrues and the treasury rate fluctuates.

There are also realtor fees and closing costs which would come from the General Fund. These expenses along with the proposed \$266,768.54 to pay down the 2016 (Public Safety Bldg) bonds could

- come from General Fund reserves, or
- come from decreasing the budgeted 2019FY transfer from General Fund to Road Fund.

#### Other Possible Uses for These Proceeds

##### *Payoff the 2016 (Public Safety Bldg) Bond*

This would require

- the full \$1.8 million in proceeds,
- plus additional General Fund reserves of \$505,276.95.

This option would save \$261,419.35 in interest and free up annual cash flow of \$197,400, which is currently encumbered for the 2016 series debt service payments until 2031.

##### *Capital Outlay*

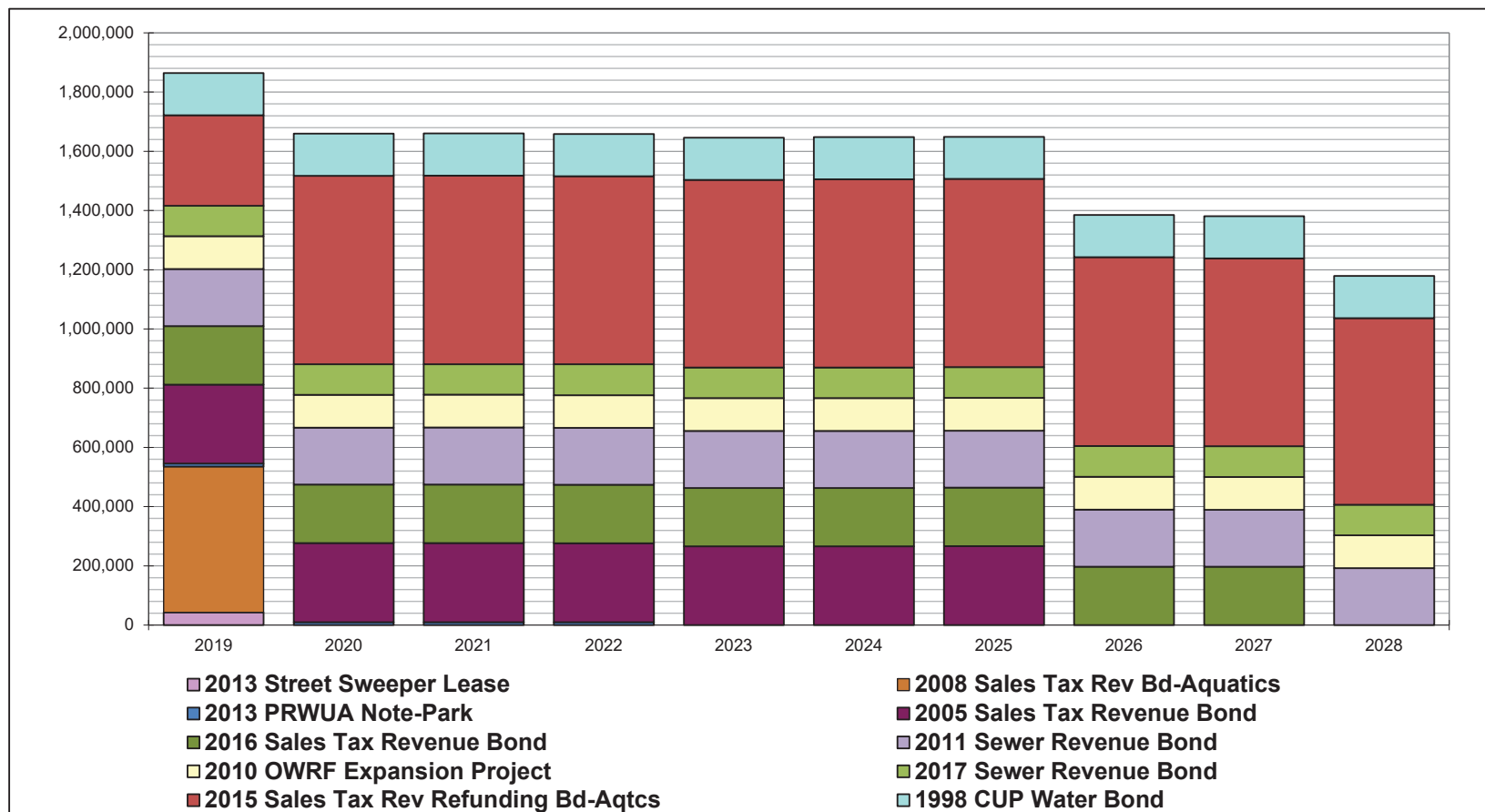
Other options for the use of the sale proceeds is to use this one-time money for on-time projects, such as:

- fund pending capital projects such as sidewalk construction and road reconstruction,
- fund capital projects currently planned for the next 5-7 years such as trails, traffic signals, street lights, parks and amenities, piping canals and ditches, or
- purchase capital assets.

Most of the City's capital outlay needs are in the enterprise funds where user fees provide the funding. There is also sufficient park impact fees which can be used to improve new parks and add new amenities to current parks.

Once the property sale has closed and the proceeds are received, staff will return to City Council for a final approval and a budget amendment.

## ANNUAL DEBT PAYMENTS BY OBLIGATION



Obligation	Principal & interest payments for fiscal year ending:										Original Principal	Maturity Date
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
2013 Street Sweeper Lease	42,798										242,750	8/14/2018
2008 Sales Tax Rev Bd-Aquatics	492,643										9,565,000	7/15/2018
2013 PRWUA Note-Park	10,000	10,000	10,000	10,000							100,000	7/30/2021
2005 Sales Tax Revenue Bond	266,525	266,800	266,775	266,450	265,825	265,900	266,638				3,700,000	6/1/2025
2016 Sales Tax Revenue Bond	197,554	197,710	197,600	197,188	197,367	197,091	197,414	197,372	196,986	197,278	2,600,000	3/1/2031
2011 Sewer Revenue Bond	192,875	192,375	192,800	192,125	192,375	192,525	192,575	192,525	192,375	192,125	3,000,000	7/1/2031
2010 OWRF Expansion Project	110,778	110,778	110,778	110,778	110,778	110,965	110,965	110,965	110,965	110,965	2,217,241	2/1/2032
2017 Sewer Revenue Bond	103,121	103,147	103,117	104,015	103,841	103,610	103,322	103,963	103,532	103,044	1,262,000	6/1/2033
2015 Sales Tax Rev Refunding Bd-	305,450	636,300	636,775	635,075	633,075	635,700	635,700	637,900	634,400	630,300	7,470,000	7/15/2033
1998 CUP Water Bond	142,404	142,404	142,404	142,404	142,404	142,404	142,404	142,404	142,404	142,404	3,279,033	2/28/2047
<b>TOTALS</b>	<b>1,864,147</b>	<b>1,659,514</b>	<b>1,660,249</b>	<b>1,658,035</b>	<b>1,645,665</b>	<b>1,648,194</b>	<b>1,649,017</b>	<b>1,385,128</b>	<b>1,380,661</b>	<b>1,376,115</b>	<b>33,436,024</b>	

## **8. Review & Action — Intent to Adjust Common City Boundary with City of Vineyard**

*(10 minutes)*

The City Council will review and consider Resolution #2018-15-R declaring the intent to adjust the common city boundary with the City of Vineyard. This boundary change will shift into Vineyard approximately 9-acres of surplus property and the portion of 600 South roadway from the Union Pacific/UTA railroad tracks to the Lindon Marina entrance. This notice of intent will be followed by published and mailed notices to any affected properties, followed by a public hearing to consider adoption of an ordinance and an Interlocal Agreement to officially amend the boundary.

See attached Resolution outlining details regarding Lindon City's intent to adjust its city boundary with the City of Vineyard.

**Sample Motion:** I move to (approve, continue, deny) Resolution #2018-15-R declaring the intent of Lindon City to adjust its common boundary with the City of Vineyard.



**BOUNDARY ADJUSTMENT RESOLUTION**  
**RESOLUTION NO. 2018-15-R**

**A RESOLUTION INDICATING THE INTENT OF LINDON CITY TO ADJUST A PORTION OF ITS COMMON BOUNDARY WITH THE CITY OF VINEYARD.**

WHEREAS, Lindon City (Lindon) and the City of Vineyard (Vineyard) share a common boundary located at approximately 600 South in Lindon and 1600 North in Vineyard; and

WHEREAS, Lindon has entered into a purchase agreement with Vineyard to sell approximately 9-acres of surplus property which Vineyard plans to use for its future Public Works facility; and

WHEREAS, Vineyard desires its Public Works facility to be fully within its own city boundary and Vineyard listed as part of the property purchase conditions that the common boundary needed to be changed to shift the 9-acre parcel within Vineyard's boundary; and

WHEREAS, portions of 600 South/1600 North roadway are currently within Lindon; and

WHEREAS, Lindon has no utility services in the 600 South/1600 North roadway but Vineyard does have several utility services in the roadway; and

WHEREAS, both cities desire that the boundary be changed to reflect that the 600 South/1600 North roadway running west-to-east (between the Lindon Marina entrance and the Union Pacific/UTA Commuter railroad tracks) become a Vineyard roadway with Vineyard being responsible for all maintenance of the roadway, sidewalks, and utilities that Vineyard owns within the roadway, and that the boundary be changed to the north side of the road right-of-way line; and

WHEREAS, both Lindon and Vineyard agree that the boundary change provides clarity of maintenance responsibilities and said boundary change is in the best interest of the public.

NOW, THEREFORE, be it resolved by the Lindon City Council as follows:

1. Lindon City, in coordination with the City of Vineyard, expresses its intent to adjust certain portions of its common boundary with the City of Vineyard located at approximately 600 South between the Lindon Marina entrance and the Union Pacific/UTA Commuter railroad tracks. Such proposed adjustments are more particularly described in Exhibit A, attached hereto.
2. Lindon City shall hereafter take all necessary steps to publish notices and hold such public hearings as are required under Utah law and to take such steps as are necessary to adjust its boundary as indicated in Exhibit A.
3. This resolution will take effect immediately upon its approval and adoption by the Lindon City Council.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

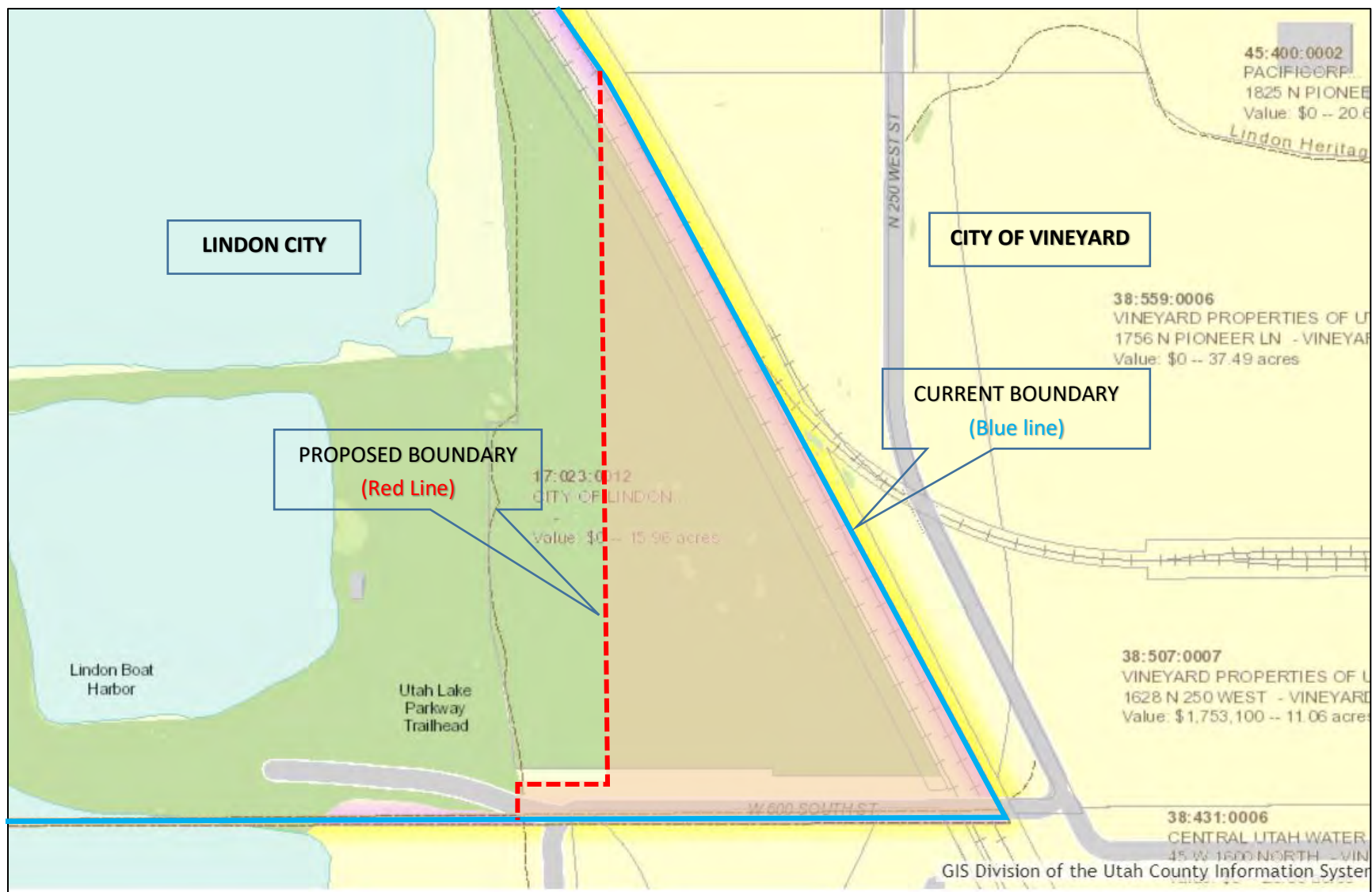
Attest:

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

SEAL:

## Exhibit A

Approximate location of **current** vs **proposed** boundary change between Lindon and Vineyard.



### 9. Discussion Item — Aquatics Center Rentals; Discounted Rates/Promotions (15 minutes)

Staff is looking for feedback on possible changes to the rental time periods for the Aquatics Center and promotion of possible discounted rates to fill remaining rental slots not already reserved for the season.

For this swim season ALL nights on Tuesday and Wednesday are booked for private rentals (7:30pm-10:30pm). Friday & Saturday nights have two time slots available each night (6:30pm-8:30pm and 8:30pm-10:30pm). ALL of the first time slots on Fridays and Saturdays and many of the second time slots are booked for private rentals.

The Parks & Recreation Dept has had multiple inquiries about making additional rental time slots available for Thursday evenings. Thursday night is currently an open public swim night that has not been available for reservations. Heath feels that evening reservations typically make about two times as much revenue as open public swim. Evening open public swim time after 7:00pm is currently available on Monday and Thursday nights only. Public swim on Fridays & Saturdays ends at 6:30pm.

- What does the Council think about making Thursday nights available for rentals from 7:30pm to 10:30pm with public open swim time ending at 7:00pm?
- How do you feel about advertising discounted rental rates for 2<sup>nd</sup> blocks of time on Fri/Sat evenings that have not been booked? (10% - 40% off depending on time remaining in season)
- For Fri/Sat nights that don't have 2<sup>nd</sup> block hours booked how do you feel about advertising discounted open public swim fees? (something like 1/2 off admission and flow rider pass for hours 8:30pm to 10:30pm)
- For next season:
  - Given strong interest in reservations what do you think about making a handful of nights available to the highest bidder through an on-line auction? We've apparently had several companies indicate willingness to pay significantly higher rates if they could bump a prior booking, or if we let them book over public swim nights). One company said "*name your price*"...and the auction idea came to mind. It would have a minimum bid of the current rate and available for a limited number of nights. The majority of the rental nights would remain first-come first-serve basis. Thoughts?
  - How would you feel about offering all-day rentals (if not conflicting with swim lessons, swim team, etc.) Larger companies, like Vivint, have inquired about this possibility.

**Sample Motion:** No motion needed at this time. Recommended changes will be included in the fee schedule to be updated and adopted at the next Council meeting.

## Aquatics Center

Hours of OperationPublic Open Swim

Monday.....12:30-9:30 PM  
 (Monday Family Night).....6:00-9:30 PM  
 Tuesday.....12:30-7:00 PM  
 Wednesday.....12:30-7:00 PM  
 Thursday.....12:30-9:30 PM  
 Friday.....12:30-6:00 PM  
 Saturday/Holiday.....11:00-6:00 PM  
 Sunday.....Closed

Lap Swim

Monday-Friday.....6:00-7:30 AM  
 (No Lap Swim on July 4th, 24th, Aug 9th)

Lazy River Walking

Monday-Friday.....6:00-8:00 AM  
 (No River Walking on July 4th, 24th, Aug 9th)

Water Aerobics

Mon, Wed, Fri.....6:30-7:30 AM  
 (No Lap Swim on July 4th)

**\*\*Last day for Water Aerobics, Lap Swim, and Lazy river walking will be Aug. 17th, 2018.\*\***

[Click Here to Reserve](#)

Private FlowRider ReservationCost

\$200.00/hour

Times

Monday: 8:30-10:30 PM  
 Thursday: 8:30-10:30 PM  
 Saturday: 9:00-12:00 AM

\*Maximum of 40 people

Private Facility ReservationCost

\$400.00/hour for facility  
 \$100.00/hour extra for FlowRider

Times

Tuesday: 7:30-10:30 PM  
 Wednesday: 7:30-10:30 PM  
 Friday: 6:30-10:30 PM  
 Saturday: 6:30-10:30 PM

\*Friday and Saturday have 2 Hour options

**10. Council Reports:****(20 minutes)**

- 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

- Jeff Acerson
- Van Broderick
- Matt Bean
- Carolyn Lundberg
- Daril Magleby
- Jacob Hoyt

## II. Administrator's Report

(10 minutes)

### Misc Updates:

- May newsletter: [https://media.rainpos.com/442/may18final\\_20180502155408.pdf](https://media.rainpos.com/442/may18final_20180502155408.pdf)
- June newsletter article: **Brad Jorgensen** - Article due to Kathy last week in May
- FY2018-19 Budget adoption at June 19<sup>th</sup> meeting.
- MAG Transportation Improvement Program (TIP) grant funding selection: See project list on following page. MAG Regional Planning Committee meets on the 7<sup>th</sup> to consider final approval of this ranked list. If approved, efforts primarily made by Planning Director Hugh Van Wagenen and City Engineer Noah Gordon will provide **\$2,006,000** in grant funding for traffic congestion and trail improvements in Lindon! Funds will be made available in 2021.
- Fire/EMS call report from Orem is attached.
- Misc. Items:

### Upcoming Meetings & Events:

- Movies in the Park: June 1<sup>st</sup>, June 22<sup>nd</sup>, July 13<sup>th</sup>, August 7<sup>th</sup>
- July 12<sup>th</sup> – Employee Summer party and dinner at Hollow Park
- August 6<sup>th</sup>-11<sup>th</sup> Lindon Days <http://www.lindoncity.org/lindon-days.htm>

# Adjourn



## 2018 TIP Project Selection - Final Priority List

Mountainland MPO - 04/23/2018

## Listed by Final Priority Score Rank.

Created by MPO TAC, recommended to MPO RPC.

Final Priority Score is the recommended score assigned by MPO TAC

MPO Tech Score completed by MPO staff based off technical data

TAC Project Idea Score given by TAC at the Project Idea meeting

TAC PI Score, Low Tier Project 55 and under

Rank	Project	Concept	Costs   Funding Request					Scores		
			Past MPO \$	Req. Project Cost	Add'l Pledged Funds	MPO \$ Request	Draft Fund	TAC PI - 100	MPO Tech - 100	Final Priority - 90
1	UTA Lehi SR 92 Ped Crossing (Tiger Match)	New Pedestrian Overpass		\$5.3M	\$4.4M	\$889K	Ex/Co	79	78	80
2	Springville 1200 W - 1600 S to Canyon Creek PKWY Phase 3	New 3 Lane Road	\$2.3M	\$2.4M		\$2.4M	Ex/Co	79	58	77
3	UTA Provo Rail Ped Bridge (Tiger Match)	New Pedestrian Overpass		\$4.3M	\$3.1M	\$1.3M	Ex/Co	75	64	74
4	Lindon Geneva Rd / 200 S Intersection Improvements	Add EB Right Turn Lane		\$906K	\$200K	\$706K	CMAQ	69	56	72.1
5	Pleasant Grove 1800 N / 100 E Intersection Improvements	New Signal		\$380K		\$380K	Ex/Co	71	56	72.2
6	Spanish Fork Provo Sub RR Consolidation	PE for RR Consolodation		\$670K		\$670K	Ex/Co	82	56	71
7	Orem 1600 N ROW Phase 2	ROW Purchase	\$5.1M	\$3.0M		\$3.0M	Ex/Co	62	55	64.1
8	Saratoga Springs Pony Express PKWY Phase 2	New 3 Lane Road	\$3.6M	\$4.5M		\$4.5M	Ex/Co	63	51	64.2
9	Spanish Fork US 6 / Center ST Undercrossing	New Pedestrian Undercrossing	\$3.2M	\$3.1M	\$1.0M	\$2.1M	Ex/Co	49	66	62
10	Provo Lakeview PKWY Phase 4	New 5 Lane Road/Trail	\$29.2M	\$23.7M	\$18.8M	\$4.9M	Ex/Co	50	58	60.1
11	UTA ADA Bus Stop Improvements	Transit Safety		\$675K		\$675K	CMAQ	60	69	60.2
12	Spanish Fork 800 N / 800 E Intersection Improvements	Relocate Intersection		\$2.8M		\$2.8M	CMAQ	79	39	61.1
13	MAG Zero Fare BRT	Transit Fare Program	\$0K	\$7.8M	\$5.9M	\$1.9M	CMAQ	64	79	61.2
14	Orem 1600 N / 400 E Roundabout	New Roundabout with Trail	\$55K	\$1.6M	\$55K	\$1.5M	CMAQ	69	56	57
15	Lehi Clubhouse DR	New 3 Lane Road		\$11.9M	\$2.9M	\$9.1M	Ex/Co	64	64	56
16	UC 8000 South	Intersection Improvement/ROW		\$1.9M		\$1.9M	Ex/Co	59	34	54.1
17	Lindon Heritage Trail Phase 5	New Trail	\$3.8M	\$1.5M	\$215K	\$1.3M	Trail	64	50	54.2
Anticipated funding of \$40m. Projects above this line total \$39.9m										
18	Eagle Mountain Pony Express PKWY Phase 3	Widen to 5 Lanes	\$17.0M	\$2.9M	\$1.3M	\$1.7M	Ex/Co	50	63	53
Additional \$1.8m STP funds received. Projects above this line total \$41.7m										
19	Springville 1200 W - 400 S to 550 N Phase 2	New 3 Lane Road	\$2.3M	\$2.7M		\$2.7M	Ex/Co	69	57	51
20	Mapleton Lateral Canal Trail Phase 3	New Trail	\$3.9M	\$4.0M		\$4.0M	CMAQ	71	51	50
21	Saratoga Springs Redwood RD Trail Phase 2	New Trail	\$293K	\$314K		\$314K	CMAQ	60	61	49
22	UTA Front Runner Locomotives Diesel Retrofit	Air Emission Retrofit		\$1.0M		\$1.0M	CMAQ	52	44	48
23	Springville 2900 E / Canyon RD Trailhead	New Trailhead		\$731K	\$124K	\$607K	CMAQ	61	59	47.1
24	American Fork Art Dye Trail	New Trail		\$637K		\$637K	CMAQ	63	64	47.2
25	Pleasant Grove 2600 N Improvements Phase 1	Widen Shoulders, Trail		\$2.9M	\$242K	\$2.7M	Ex/Co	56	47	45
26	UTA Rideshare Program	Travel Demand Program	\$1.6M	\$406K		\$406K	CMAQ	51	55	44
27	Orem 1150 S / State ST Intersection Relocation	Relocate Intersection		\$2.7M	\$1.0M	\$1.7M	CMAQ	55	39	43
28	Santaquin Main ST Improvements Phase 4	Widen to 5 Lanes	\$1.3M	\$4.5M		\$4.5M	Ex/Co	59	42	42.1
29	Vineyard Utah Lakeshore Trail	New Trail		\$6.6M		\$6.6M	CMAQ	60	63	42.2
30	Spanish Fork PKWY RR Crossing	New RR Crossing		\$875K		\$875K	Ex/Co	59	46	42.3
31	UC South Fork RD Improvements and Trail	Soulder Improvements/Trail		\$3.9M		\$3.9M	Ex/Co	57	32	42.4
32	Saratoga Springs Utah Lakeshore Trail Phase 3	New Trail	\$1.6M	\$581K		\$581K	CMAQ	53	54	41
33	UC 9600 South	Intersection Improvement/ROW		\$1.5M		\$1.5M	Ex/Co	61	37	40
Totals			\$75.2M	\$112.5M	\$39.1M	\$73.4M				

<b>2018</b>	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>	53	47	14	27	0	0	34	175
<i>February</i>	40	37	11	20	0	0	15	123
<i>March</i>	48	49	12	25	1	3	35	173
<i>April</i>	52	47	8	21	0	1	41	170
<i>May</i>								
<i>June</i>								
<i>July</i>								
<i>August</i>								
<i>September</i>								
<i>October</i>								
<i>November</i>								
<i>December</i>								
Total								641