



Lindon City Council Staff Report

Prepared by Lindon City
Administration

December 16, 2024

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting at **5:15 pm on Monday, December 16, 2024** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

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



REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor
Invocation: Jake Hoyt, Councilmember
Pledge of Allegiance: By invitation

1. Call to Order / Roll Call

2. Presentations and Announcements:

- a) Presentation: Lindon PD K9 Donation. The City will recognize Ed Daley and Koleton Daley for donations made to the K9 program at Lindon City Police Department.
- b) Comments / Announcements from Mayor and Council members.

3. Open Session for Public Comment *(For items not listed on the agenda)*

4. Council Reports

5. Administrator's Report

6. Approval of Minutes — The minutes of City Council meeting from December 2, 2024.

7. Consent Agenda — *(Items do not require public comment or discussion and can all be approved by a single motion. The following consent agenda was presented for approval:*

- a) (There are no consent agenda items)*

8. Discussion Item: The City Council will meet with State Legislators that represent the Lindon area to receive updates on legislative matters and discuss needs and issues of common interest.

9. Development Agreement Amendment – WICP West Orem 4 LLC – 625 N. 2800 W. ; Resolution 2024-35-R. WICP Commercial requests an amendment to their development agreement that was entered into with Lindon City on June 13, 2024 (#67:013:0004).

10. Review & Action: Water Conservation Plan; Resolution #2024-36-R. The city council will review and consider adoption of the 2024 Water Conservation Plan.

11. Review & Action: Interlocal Agreement for School District formation. The Council will review and consider an interlocal agreement between Lindon, Pleasant Grove, Orem and Vineyard which details intent to cooperate in forming a reorganized school district per State requirements.

12. Review & Action: Resolution #2024-37-R; 2025 Council Liaison & Mayor Pro-tem Assignments; appointment of individuals to represent the city on future school district reorganization committees.

13. Review & Action: Utah County Interlocal Agreement for Homeless Services. The Council will

review and consider a request by Utah County to donate approximately \$1,250 annually towards the Utah County Warming Centers.

14. Discussion Item: Miscellaneous administrative issues pertaining to public meeting procedures for pending applications; projects that may require funding assistance; sewer capacity matters.

15. Closed Session - The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-205(1)(c). This session is closed to the general public.

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.lindon.gov. 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 Britni Laidler, City Recorder at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (<http://pmn.utah.gov>) and City (www.lindon.gov) websites.

Posted by: /s/ **Britni Laidler, Lindon City Recorder**

Date: **December 12, 2024; Time: 9:00 a.m.;** Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

Meetings are typically broadcast live at www.youtube.com/user/LindonCity

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn O. Lundberg, Mayor

Invocation: Jake Hoyt, Councilmember

Pledge: By invitation

Item 1 – Call to Order / Roll Call

December 16, 2024 Lindon City Council meeting.

Carolyn Lundberg
Van Broderick
Cole Hooley
Jake Hoyt
Lincoln Jacobs
Steve Stewart

Item 2 – Presentations and Announcements

- a) Presentation: Lindon PD K9 Donation. The City will recognize Ed Daley and Koleton Daley for donations made to the K9 program at Lindon City Police Department.
- b) Comments / Announcements from Mayor and Council members.

Item 3 – Open Session for Public Comment *(For items not on the agenda)*

Item 4 - COUNCIL REPORTS:*(20 minutes)*

- A) MAG/MPO, COG, UIA, Utah Lake Commission, ULCT, Youth Council, Public Relations (media)
- B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building
- C) CTC, Healthy Utah, 2024 Centennial Celebration, Historical Commission, Tree Board
- D) Police/Fire/EMS, CERT, Economic Dev., Lindon Days, Utah League of Cities & Towns Alternate
- E) Transfer Station Board, Planning Commission, Community Development/General Plan, Parks & Trails
- F) Youth Council (Lead Advisor), Econ. Dev, PG/Lindon Chamber of Comm., Senior Center, Edu. grants

- Carolyn Lundberg
- Van Broderick
- Cole Hooley
- Jake Hoyt
- Lincoln Jacobs
- Steve Stewart

Item 5 - ADMINISTRATOR'S REPORT*(10 minutes)***Misc. Updates:**

- Next regular meetings: January 6th, January 21st (TUESDAY)
- Friday, Dec 13th – Centennial Holiday Light Parade on Center Street; 6:00pm
- Dec 19th at Noon - employee Christmas party lunch at Community Center (employees, elected and appointed officials (just employees; no spouses or significant others))
- City offices closed Dec 24th at noon; Dec 25th-26th; January 1st.
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **December 2, 2024**

2 The Lindon City Council regularly scheduled meeting on **Monday, December 2, 2024,**
 4 **at 7:00 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
 Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
 Invocation: Carolyn Lundberg, Mayor
 10 Pledge of Allegiance: Alexa Marco

12 **PRESENT** **EXCUSED**

Carolyn Lundberg, Mayor
 14 Jake Hoyt, Councilmember
 Van Broderick, Councilmember
 16 Cole Hooley, Councilmember
 Steve Stewart, Councilmember
 18 Lincoln Jacobs, Councilmember
 Adam Cowie, City Administrator
 20 Mike Florence, Community Development Director
 Brian Haws, City Attorney
 22 Juan Garrido, Public Works Director
 Alex Roylance, Facilities and Fleet Manager
 24 Britni Laidler, City Recorder

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

28 2. **Presentations and Announcements:**

30 a) Mayor Lundberg wanted to take a moment to acknowledge Lynn Blazer on a
 quilt she made for the Lindon Centennial and gifted to the city. She then
 32 presented the beautiful quilt, noting it will be presented at the Lindon City
 Center.

34 b) Comment / Announcements from Mayor and Council members.

36 3. **Open Session for Public Comment** – Mayor Lundberg called for any public
 38 comments. The following comments were made:

40 Steve Marco – Stated that he has been a Lindon resident for 12 years and is concerned
 about major artery road that is planned. He then voiced his concern about the potential
 42 pollution, traffic and noise that would come from this road.

44 *Adam Cowie, City Administrator, gave a quick presentation on the history of the General
 Plan to potentially clear up some questions those in attendance have.*

Dave Gardner – stated he wanted to discuss his concerns with the potential road since Ken Millett passed away and the family is selling the property to develop. He is worried that selling the property will push forward the road being put in, and he wanted the city council to know they do not want that road developed. He then gave some information he had gathered and gave his personal feedback

Regina Millett – stated that she wanted to know if this potential road is supposed to go on her father-in-law's land. She then noted that Pleasant Groves plan currently has no road on their master plan.

Mayor Lundberg asked Brian Haws, City Attorney, to give some legality to agenda items #10 & #11 to those in attendance that those who are in attendance are concerned about. Mr. Haws then was able to give some more insight into those agenda items and what the zone changes entail to help clarify any confusion there may be.

Illeana Gardner – wanted to know proper format to bring this as an agenda item.

Myla Rupley – stated she thinks a lot of people don't want the road, she thinks it would be a waste of money and doesn't want people to have to move from their homes.

Bill Henderson – asked for clarification on how to get an agenda item at a future meeting.

Alexa Marco – inquired about the area above her house, which is currently the Acerson property. She wanted to let the council know she and her friends like to play there and doesn't want to lose that area as a place they can use.

Darin McSpaden – stated he feels like someone is pushing this road forward and wants to know why.

Lauren & Conner Weldon – wanted to bring to the council's attention some issues that have been happening on their property and ask for the city's help and support in rectifying this.

Janson Belliston – asked some clarifying questions on the process to bring agenda item, and the potential time frame it would take.

Christian Allred – wanted to voice his frustration on the closure of Lindon Elementary School, and not feeling like the City Council is making things and instead feels like they are making people jump through hoops.

Aaron Gibson – stated he doesn't understand the purpose of the road and doesn't feel like it benefits Lindon in any way.

4. COUNCIL REPORTS:

Councilmember Hoyt – Councilmember Hoyt reported on a recent update he received from the Police Department stating that there was a bust made this last week regarding a countywide crime spree, with some FBI watchlist individuals, and they were arrested by two of our Lindon Officers. He then closed by stating he was able to participate in Lindon’s First Annual Turkey Trot, and stated it had a great turnout and was such a fun event.

Councilmember Broderick – Councilmember Broderick reported on Well 1 and Well 3, stating that the backup generators have arrived, and they will be connected over the next few weeks. He then noted that the drilling on Well #5 has concluded, and gave a quick update on how that project is going, and closed by stating he is excited about what this well will bring.

Councilmember Stewart – Councilmember Stewart reported on the recent Youth Council meeting they held where they were able to do an activity to learn about the process of creating a law, and stated it was a great activity. He then gave a quick reminder about the Noon Years Eve event at the Senior Center.

Councilmember Jacobs – Councilmember Jacobs reported on his recent North Pointe Solid Waste meeting and announced that appointed a new Chair and Vice-Chair on that committee. He then gave a quick Planning commission update and closed by letting the council know that a new code enforcement employee was recently hired for the city.

Councilmember Hooley – Councilmember Hooley reported on the new Historic Museum at the Lindon Community Center, stating it is now open and encouraged all to go check it out. He then closed by stating the Light Parade is coming up.

Mayor Lundberg – Mayor Lundberg reported on the early stages of transitioning to new school district and a recent meeting she was able to attend. She then thanked Adam Cowie for all the extra work he has done helping the cities gather information to help with the forming of the new district.

5. Administrator’s Report

Mr. Cowie reported on the following items:

- Next regular meetings: December 16th, January 6th
- Dec 19th at Noon - employee Christmas party lunch at Community Center (employees, elected and appointed officials (just employees; no spouses or significant others)
- School District reconfiguration; Interlocal Agreement for registration of new entity
- Misc. Item

2 **6. Approval of Minutes** – The minutes of the regular City Council meeting of
 4 November 18, 2024 were reviewed.

6 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE
 8 REGULAR CITY COUNCIL MEETING OF NOVEMBER 18, 2024 AS PRESENTED.
 10 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
 12 RECORDED AS FOLLOWS:

14 COUNCILMEMBER HOYT AYE
 16 COUNCILMEMBER BRODERICK AYE
 18 COUNCILMEMBER HOOLEY AYE
 20 COUNCILMEMBER STEWART AYE
 22 COUNCILMEMBER JACOBS AYE
 24 THE MOTION CARRIED UNANIMOUSLY.

26 **7. Consent Agenda Items** - Items do not require public comment or discussion and
 28 can all be approved by a single motion. The following consent agenda item was
 30 presented for approval.

32 a) Employee Merit Increases mid-year evaluation. In the FY2024-25 budget
 34 the City Council approved a merit increase for employees (based upon
 36 employee performance) and in accordance with the adopted pay scale. The
 38 merit increase will be effective starting the first pay period in January
 40 2025. Per past practice, the City evaluates mid-fiscal year budget
 42 constraints and economic indicators to determine if recommended merit
 44 increases are still financially prudent. Given an optimistic local economic
 46 outlook, healthy revenues, and healthy General Fund reserves, the City
 48 Administration recommends the merit increase be applied as approved in
 50 the budget.

52 COUNCILMEMBER STEWART MOVED TO APPROVE THE CONSENT
 54 AGENDA ITEMS AS PRESENTED. COUNCILMEMBER JACOBS SECONDED.
 56 THE MOTION CARRIED.

58 **CURRENT BUSINESS**

60 **8. Review & Action: Cemetery Phase 2 plan approval.** The Council will provide
 62 feedback and consider approval of the Cemetery Phase 2 development plan, with
 64 hopes it can be put out for bids in the spring and constructed next fall/winter
 66 (2025).

68 Adam Cowie, City Administrator, presented this item. He began by giving a little
 70 background to the current cemetery and the planned cremation garden. He then turned the
 72 time over to Juan Garrido, Public Works Director, and Alex Roylance, Facilities and
 74 Fleet Manager, to give some more information and answer any questions the council may

have. Mr. Roylance stated that there are multiple cremation sizes to allow for singular or multiple urn placement.

Councilmember Hoyt asked about the demand the cemetery is seeing on burial purchasing. Mr. Garrido gave an update on the current status and upcoming things he will be bringing to the council regarding resident and non-resident pricing. Councilmember Hoyt then inquired about where funding for this would come from. Mr. Cowie informed the council these funds would come from the general fund and would be discussed more during the next budget session. Councilmember Hooley asked what the benefit is of pre-purchasing the monuments, Mr. Roylance answered those questions for Councilmember Hooley. General discussion followed.

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

COUNCILMEMBER BRODERICK MOVED TO APPROVE THE CEMETERY PHASE 2 PLAN PRESENTED AND AUTHORIZE STAFF TO MOVE FORWARD WITH BIDDING THE PROJECT IN THE SPRING OF 2025. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

COUNCILMEMBER JACOBS AYE

THE MOTION CARRIED UNANIMOUSLY.

9. Review & Action: Notice of Award, Well #1 upgrade project. The Council will review and consider approving the Notice of Award for wellhead and pump components upgrades at Well #1 to the low bidder, Rhino Pumps.

Juan Garrido, Public Works Director, presented this item. He began by giving some background on Well #1 and what the upgrades for the wellhead and pump components will help accomplish. He stated that the low bidder was Rhino pumps, with a bid of \$95,938.22. Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she called for a motion.

COUNCILMEMBER BRODERICK MOVED TO APPROVE THE NOTICE OF AWARD FOR WELL #1 UPGRADE PROJECT TO RHINO PUMPS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED UNANIMOUSLY.

10. Public Hearing: Adopt ordinance 17.53 regarding regulations for the established Public Facilities zone; Ordinance #2024-15-O. Lindon City has previously established a Public Facilities land use zoning district in Title 17.40. Lindon City now seeks to adopt zoning ordinance regulations for the established Public Facilities zone as Title 17.53.

Michael Florence, Community Development Director, presented this item and began by stating that the Public Facilities (PF) zoning district was created around 2002 and was established under city code Title 17.40.110. He noted that although the PF zone was established at that time, Lindon City did not adopt a formal zoning ordinance. Mr. Florence then stated that the purpose of the Public Facilities (PF) zoning district is to provide areas within the city for land uses and facilities that are developed and maintained for public or quasi-public uses. The Public Facilities zone is also intended to both preserve land uses and facilities that have historically been used by Lindon residents as public uses and to promote future areas that provide continued amenities. He then presented the permitted uses that are permitted in the Public Facilities zone

1. Parks, open space, and accessory facilities
2. Community center
3. Civic center
4. Public safety facilities
5. Aquatics center
6. Cemetery
7. Public schools
8. Trails and trailhead parking lots
9. Water tanks and ponds
10. Public detention/retention areas
11. Cultural facilities and offices
12. City utility facilities
13. Other government facilities

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

Councilmember Hooley asked for clarification on what guidance was used for this since 2002. Mr. Florence stated that it started mainly with city owned land, and that this will expand it to protect all public use areas. Councilmember Hoyt stated this will protect the land to stay for public use and help keep the land from being developed for housing, without first coming to city to begin that process.

2 Mayor Lundberg then asked if there were any public comments. The following
comments were made:

4 Steve Feelon – asked for clarification on triangle near the road that had been previously
6 discussed in the public comment section. He was directed by the council that this
question will fit better with the next agenda item, and asked him to address it at that time.

8 Eric Swenson – asked for clarification on Lindon city owned property and what the zone
10 will change when put into the public facilities zone, and how this will give added
protection.

12 Mr. Cowie gave clarification on this zone, and stated the intent of this has to do
14 with the potential Lindon Elementary property and Alpine School District perhaps
surplusing it. He stated this zone will help keep that land for public use, and not allow it
16 to be sold to developers.

18 Doug Utson – Wanted to clarify the updated wording and if a road falls into one of the
uses “other”.

20 Mr. Florence gave clarification on this by stating that roads can be in any zone,
22 and they don’t require a special zone in order to be.

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

28 Mayor Lundberg called for any further discussion or comments from the Council.
Hearing none she called for a motion.

30 COUNCILMEMBER JACOBS MOVED TO APPROVE ORDINANCE 2024-
32 15-O AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

34 COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK AYE

36 COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

38 COUNCILMEMBER JACOBS AYE

THE MOTION CARRIED UNANIMOUSLY

40 **11. Public Hearing: Amend the Lindon City zoning map from LI, CG, R1-12,
42 R1-20, AFPD, and RMU-E to PF – Multiple Parcels; Ordinance #2024-16-O.**

44 Lindon City is seeking to rezone public school, city, and quasi publicly owned
properties and facilities to the Public Facilities zoning district to be consistent
with other properties and facilities on the Lindon City zoning map. Please note,

2 the proposed change will not affect the current use of the properties. (See Staff
Report for parcels).

4

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

8

10 Michael Florence, Community Development Director, presented this item. He
began by stating the purpose of the Public Facilities (PF) zoning district is to provide
12 areas within the city for land uses and facilities that are developed and maintained for
public or quasi-public uses. The uses in this zone are operated for the benefit of the
community and provide basic services and essential support services. The Public
14 Facilities zone is also intended to both preserve land uses and facilities that have
historically been used by Lindon residents as public uses and to promote future areas that
16 provide continued amenities. He then presented a map of the proposed properties to be
rezoned which included the following:

- 18 • Parks: two parks at the Anderson Farms development
- Trails: Murdock Canal Trail and Lindon Heritage Trail
- 20 • Public School Properties and facilities
- Lindon Public Work property
- 22 • Detention Basins
- Well and Sewer Lift Station Properties
- 24 • Foothill Open Spaces

26 He also noted that properties in Lindon currently zoned under the Public Facilities
designation include parks, community and civic centers, aquatic center, cemetery, horse
28 transfer station and foothill open space, water tanks, secondary irrigation ponds, and
detention areas.

30

32 Mayor Lundberg asked for clarification on the hillside properties and what they
are currently used for. Mr. Florence stated that one is currently zoned as Recreational
Mixed-Use East, and the other is zoned as R1-12.

34

36 Mayor Lundberg then asked if there were any public comments. The following
comments were made:

38 Dave Gardner - inquired what exactly an R1-12 zone is and what it would mean for
easements on the property when moved to a public facilities zone. He then asked why the
40 city would want to change from Recreational Mixed-Use to the Public Facilities zone if
they want it to continue to be used as recreational use.

42

44 Landon Harsh – stated he would like to see larger hillside zone kept as it currently is.

Brett Durfey – stated he would like the current R1-12 to be rezoned to Recreational Mixed-Use

Greg Harrison – stated he sees no reason why city would want to change that from Recreational Mixed-Use to be rezoned.

Steve Feelon – stated he understands the smaller section of the hillside being rezoned since it is a detention pond, and all other detention ponds are put into the Public Facilities zone. He noted that that detention pond has an important role and doesn't see it being changed.

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

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

COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE 2024-16-O WITH THE REMOVAL OF THE TWO EAST HILLSIDE PARCIS. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY

12. Review & Action: Comcast Franchise Agreement. The Council will review and consider an updated franchise agreement between Comcast and Lindon City. This agreement stipulates the terms and conditions allowing Comcast to use public rights-of-way in Lindon for their utility lines.

Adam Cowie, City Administrator, presented this item. He noted that the Lindon city attorney has worked with Comcast on this item and has reviewed the Franchise Agreement and is comfortable with the city approving this updated agreement. General discussion followed.

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

COUNCILMEMBER HOYT MOVED TO APPROVE THE UPDATED FRANCHISE AGREEMENT WITH COMCAST AS PRESENTED.

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

COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK - *stepped away momentarily and did not vote*

COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

COUNCILMEMBER JACOBS AYE

THE MOTION CARRIED UNANIMOUSLY

13. Review & Action: 2025 Public Meeting Schedule, Resolution #2024-34-R. The Council will review and consider the proposed 2025 Public Meeting Schedule.

Adam Cowie, City Administrator, presented the proposed 2025 Public Meeting Schedule to the council and asked if there were any changes or feedback. General discussion followed.

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

COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2024-34-R AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK – *stepped away momentarily and did not vote*

COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

COUNCILMEMBER JACOBS AYE

THE MOTION CARRIED UNANIMOUSLY

14. Discussion Item: Utah County Interlocal Agreement for Homeless Services.

The City Council will discuss potential interlocal agreement to support the warming centers in Utah County with a financial contribution.

Adam Cowie, City Administrator, presented this item. He noted that the Mayor received this request from Utah County to ask cities to help financially support warming centers in the county., and she asked to schedule a discussion with the City Council about this matter tonight to discuss this further. Mr. Cowie stated that a few years ago, legislature passed a bill requiring a percentage of sales tax revenues to be redistributed from the cities to the State to support homelessness. He noted that the feeling behind this change was that homelessness is a Statewide problem and not a local or individual city problem, therefore all cities now have this deduction from their sales tax revenues. He then asked the council if they would like this to be brought back as an action item to make decision on this. Following general discussion, the council stated that they would

like more information on this agreement in regards to how contributions work to help with making a final decision.

Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she moved to the next agenda item.

15. Closed Session - The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-205(1)(c). This session is closed to the general public.

COUNCILMEMBER HOYT MOVED TO ENTER A CLOSED SESSION.
COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED
SESSION AND RECONVENE THE REGULAR CITY COUNCIL MEETING.

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

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBOS	AYE

THE MOTION CARRIED UNANIMOUSLY.

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 10:48 PM. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – December 16 2024

Britni Laidler, City Recorder

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4

Carolyn O. Lundberg, Mayor

Item 7 – 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.

- o **There are no consent agenda items.**

Sample Motion: I move to (*approve, continue, deny*) the consent agenda items (*as presented or amended*).

8. Discussion Item: The City Council will meet with State Legislators that represent the Lindon area to receive updates on legislative matters and discuss needs and issues of common interest.

- Transportation funding needs
 - PG/Lindon Interchange & frontage road improvements
 - Vineyard Connector
- Housing - Review Lindon's efforts & statistics
- School District reconfiguration
 - 'School District Modifications' bill suggestions being prepared; we'll coordinate w/cities for joint/consolidated feedback
 - surplus school land - can properties be transferred to another government entity instead of sold (essentially costing tax payers twice for use of the same property)?

I-15 INTERCHANGE AND PLEASANT GROVE BOULEVARD, WEST OF NORTH COUNTY BOULEVARD

Figure 3.6 - I-15 Pleasant Grove Interchange Environmental Study: Preferred Alternative



The proposed Pleasant Grove interchange project, including both a ramping system and new active transportation improvements.

Figure 3.7 - I-15 Pleasant Grove Interchange Environmental Study: Preferred Alternative Active Transportation Improvements



1/12/2016
UDOT Estimates

Lindon City Housing

- Entitled Lots/Units
 - 504
- Number of Housing Units Constructed Since 2020
 - 317 Single-family Homes
 - 86 townhomes
 - 1 duplex

Lindon City Housing

- Total number of permitted Accessory Dwelling Units
 - 313
- New ADU's during MIHP Reporting Period (Aug 1, 2023 – July 31, 2024)
 - 13
- New ADU's since Aug 1, 2024
 - 6

9. **Development Agreement Amendment – WICP West Orem 4 LLC – 625 N. 2800 W. ; Resolution 2024-35-R.** WICP Commercial requests and amendment to their development agreement that was entered into with Lindon City on June 13, 2024 (#67:013:0004).

Sample Motion: I move to (approve, deny, or continue) Resolution 2024-35-R to amend the Orem West 4 Development Agreement (as presented, or with changes).

Proposed Amendment to the Orem West 4 Development Agreement (WICP Commercial)

Date: December 16, 2024

Project Address: 625 N. 2800 W.

Applicant: Mark Weldon

Property Owner: WICP WEST
OREM #4 LLC

General Plan: Flex-Commercial

Current Zone: Mixed Commercial

Parcel ID: 67:013:0004

Size: 3.99 acres

Type of Decision: Legislative

Council Action Required: Yes, the
planning commission unanimously
recommended approval

Presenting Staff: Michael Florence

Motion

I move to (approve, deny, or continue) Resolution 2024-35-R to amend the WICP Orem West #4 LLC Development Agreement.

Summary of Key Issues

1. Whether to recommend approval to the Lindon City Council for a request to amend the development agreement with WICP Commercial for the development at 625 N. 2800 W.

Overview

- February 5, 2024, the Lindon City Council approved a zone change for the property located at 625 N. 2800 W. from CG-A8 to Mixed Commercial. The request received a positive recommendation from the planning commission.
- The City Council also approved a development agreement on February 5, 2024 that was signed by the developer on June 13, 2024.
- The development agreement was approved with three conditions (See Exhibit 5):
 - The building had specific design and material standards as shown in the agreement exhibit.
 - The site plan was approved as per the layout in the development agreement
 - Sufficient grease traps be installed to adequately support a potential restaurant use.
- The applicant is approved to construct a 58,644 square foot building.
- The approved building layout allows for 4 semi-truck loading docks on the west side of the building.
- The purpose of the proposed amendment to the development agreement is that the developer is requesting to add three additional docks on the north side of the building. The developer would then reduce the west side loading docks to three.
- YouTube link to the February 5, 2024, city council meeting.
<https://www.youtube.com/watch?v=81s6CavsMKQ> (Starts at minute 23:25)

- Link to the February 5, 2024 – city council meeting minutes:
 - https://media.rainpos.com/442/02.05.2024_CC_Minutes.pdf
- Link to the September 18, 2023 city council meeting minutes:
 - https://media.rainpos.com/442/CC_9.18.23_minutes_Final.pdf

Surrounding Zoning and Land Use

North: MC – Mountain Tech North 3

East: CG-A8 – Mountain Tech North 2

South: RC – Wilson Tech 5

West: Planned Industrial – Vacant lot in American Fork

Development History

This particular property has seen multiple proposals over the last few years. In 2017, the property received site plan approval from the planning commission for two retail/restaurant buildings. Those buildings were never constructed.

In 2024, after multiple meetings with the planning commission and city council the developer was granted a zone change from CG A-8 to Mixed Commercial. The developer also signed a development agreement with the city to construct a commercial office/warehouse building that allowed loading docks on the west side of the building. With this area planned for future transportation growth with the Vineyard Connector the council felt it was important to have a well-designed building that could promote commercial uses while also being flexible and allow for warehouse space. The project has not yet come to the planning commission for final site plan approval. The developer is now requesting to amend the development agreement to allow for loading docks on the north side of the building.

General Plan

The current general plan designation for this area is flex-commercial. The general plan states: These areas provide an attractive setting for a wide range of commercial retail, office, wholesale, and service uses. They should be developed as part of a well-planned, campus-like setting, and they should have clear and consistent urban design, streetscape, architectural, and site design standards to ensure a unified and high-quality appearance.

The general plan vision for this area is for something that is a high-quality product, while also tying in that wide range of commercial retail and service uses. In this Flex-Commercial general land use map area, almost all buildings have been office, wholesale, and warehouse use. Ensuring this specific property stays commercial would help to further the idea of a wide range of uses.

Staff Analysis

The planning commission unanimously recommended approval with the condition that additional canopies be added over the windows at the ground level. This item was added to the development agreement.

WICP Commercial has made a significant investment in this area. In this quadrant of the city, they have constructed four office buildings and six office/warehouse buildings. A few differences between the approved and proposed buildings:

- The proposed building will have docks and overhead doors on the north side of the building
- There is less roof articulation on the proposed building because the building shell height has been increased and the sections of the building with the “pop out” and articulating roof parapet remained the same height.
- There are less door and window canopies being proposed on the new building. The planning commission requested that wording be added to the development agreement that the developer continue to work with city staff to add additional canopies over the windows of the south elevation facing 600 N.

Remaining items such as materials, color, and grease traps remain a requirement in the currently adopted development agreement. The developer should continue to work with city staff to ensure the building design meets the same architectural standards as currently approved and before it goes to city council for final review.

City staff believe that the council needs to evaluate whether the proposed changes meet the city council’s original intent of trying to promote potential commercial uses for this building and site. The city council approved a development agreement to ensure a more commercial design for the building and potentially attract a commercial user but also allow the flexibility of a warehouse portion of the building. The council should also consider what the benefit to the city will be if the agreement is amended. The city will see new economic development and jobs growth but there will also be increased semi-truck traffic. The council should discuss with the developer how commercial goals are being furthered for this site.

Exhibits

1. Site Aerial Photo
2. Proposed Site Plan and Building Elevations
3. Approved Site Plan and Building Elevations
4. Site and Building Comparisons
5. Proposed development agreement
6. Currently Approved Development Agreement

Exhibit 1: Aerial Map



MOUNTAIN TECH NORTH 4

WICP COMMERCIAL

2575 W 400 N
LONDON, UTAH 84042

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SEAL

MHTN PROJECT NO. 2023556

Original drawing is 36 x 42. Do not scale contents of this drawing.

REVISIONS:
CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT

LAST REVISION DATE

NO. DATE DESCRIPTION

ISSUE

PERMIT SET

27 JUNE 2024

SHEET NAME

PRESENTATION -
SITE

SHEET NUMBER

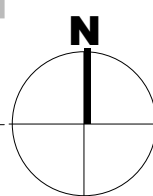
PR001

Autodesk Docs/2023556_WICP Comm North Building 4A23_2023556_WICP Comm North Building 4_CENTRAL.rvt
11/19/2024 2:21:30 PM

1

FIRST FLOOR PLAN

SCALE: 1" = 20'-0"





EXTERIOR RENDERING - SOUTH ENTRY



EXTERIOR RENDERING - SOUTHWEST



EXTERIOR RENDERING - NORTHEAST



SOUTH ELEVATION



MARK WELDON

WICP OREM NORTH BUILDING 4

2575 W 400 N
LONDON, UTAH 84042

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REAL

HTN PROJECT NO. 2023556

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CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REF

LAST REVISION DATE.

NO.	DATE	DESCRIPTION

DOI: 10.1002/for

CONCEPT SET

17 JULY 2022

07 OCT 2020

SHEET NAME

3D VIEWS

SHEET NUMBER

A011

A211

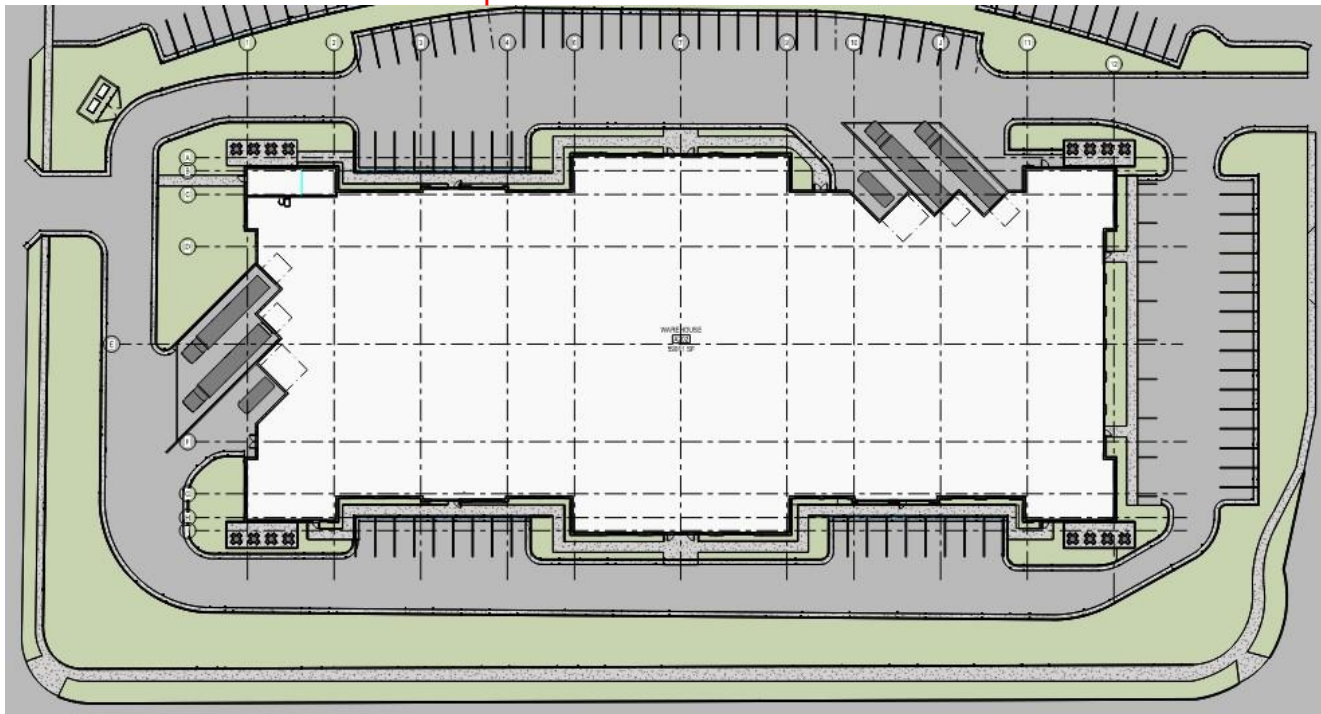
1211



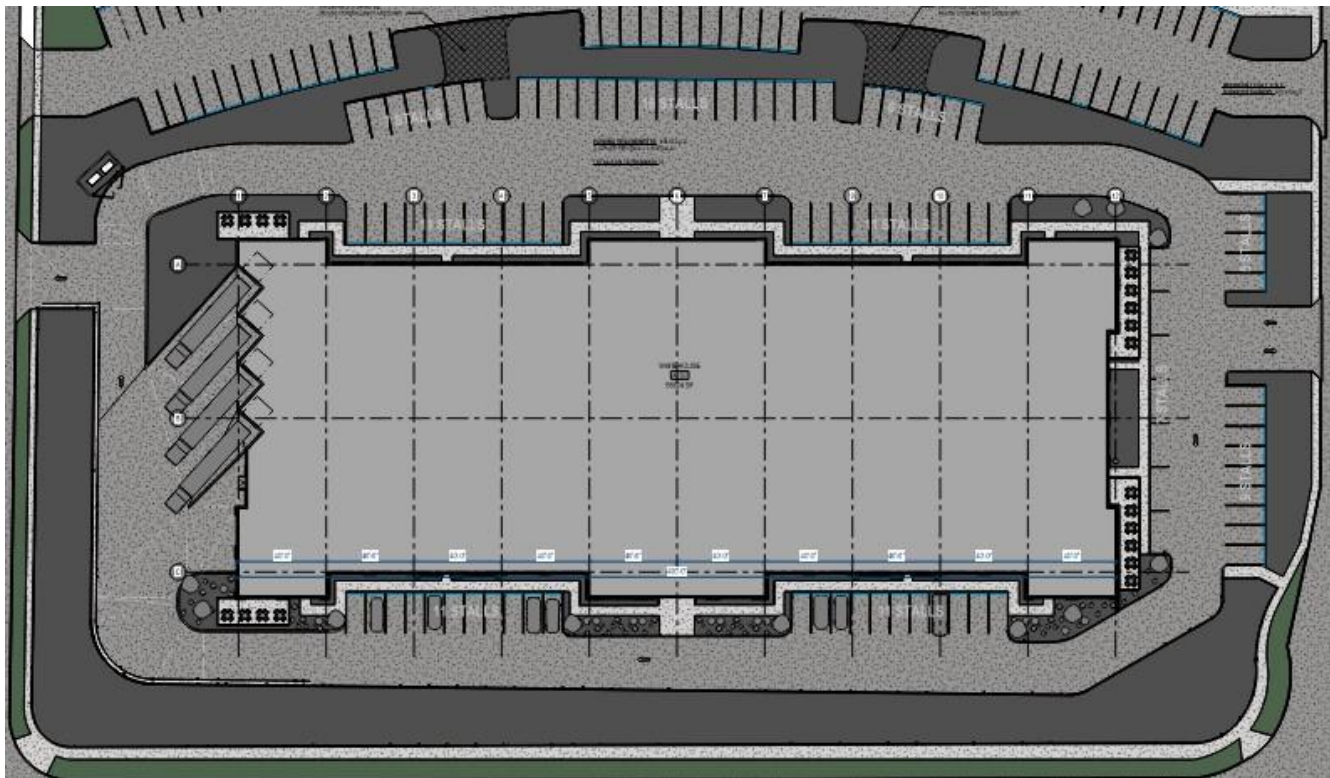
Adopted



Proposed



Adopted



Proposed Resolution and Amended Development Agreement

RESOLUTION NO. 2024-35-R

A RESOLUTION APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN WICP OREM WEST #4 LLC AND LINDON CITY FOR PROPERTY LOCATED AT 625 N. 2800 W. AND SETTING AN EFFECTIVE DATE.

WHEREAS, August 2023 WICP Orem West #4 LLC filed a land use application to amend the zoning for the property located at 625 N. 2800 W. (Parcel Number 67:013:0004) from Commercial General A-8 to Mixed Commercial; and

WHEREAS, On February 5, 2024 the City Council approved the amended zoning from CG A-8 to Mixed Commercial and approved a development agreement at the same meeting; and

WHEREAS, WICP Orem West #4 LLC signed the development agreement on June 13, 2024; and

WHEREAS, WICP Orem West #4 LLC made application on November 20, 2024 to request an amendment to the approved and signed development agreement; and

WHEREAS, WICP Orem West #4 LLC has prepared renderings and site plan exhibits to specify the building design and site layout and amenities of the proposed development; and

WHEREAS, the City Council finds that the resulting development will result in benefits to the City and its residents by, among other things, requiring the orderly development of the property as part of the overall development plan and meeting the commercial intent of the area and zoning for future tenants; and

WHEREAS, the City Council finds that the resulting development is consistent with the Lindon City General Plan for providing an attractive setting for a wide range of commercial retail, office, wholesale and service uses. That the development is part of a well-planned campus-like setting with clear and consistent urban design, streetscape, architectural, and site design standards to ensure a unified and high-quality appearance; and

WHEREAS, the City Council has reviewed the amended development agreement and has found its terms and conditions to be acceptable; and

WHEREAS, the City Council has received a favorable recommendation from the Lindon City Planning Commission for the zoning amendment.

NOW, THEREFORE, be it resolved by the Lindon City Council, that Mayor Carolyn Lundberg is hereby authorized to review the Amended Master Development Agreement for WICP West Orem #4 LLC, including all exhibits, and if found to be consistent with the terms and conditions presented this night, including such modifications as have been noted on the record, if any, to then sign and

deliver said Agreement to WICP West Orem #4 LLC, making such Agreement lawfully binding upon Lindon City.

PASSED AND RECORDED THIS _____ DAY OF _____, 2024.

Carolyn Lundberg
Mayor

ATTEST:

Britni Laidler
Lindon City Recorder

WHEN RECORDED, RETURN TO:

Lindon City
100 N. State Street
Lindon, UT 84042

This First Amendment to the Development Agreement (“Agreement”) is made and entered into this _____ day of _____, 2024 (“Effective Date”), by and between WICP WEST OREM #4 LLC (“Developer”) and the City of Lindon (“City”), a Utah municipal corporation and Utah political subdivision, regarding development of real property located at 625 North 2800 West (Parcel Number 67:013:0004), Lindon Utah (“Property”). See Exhibit A.

RECITALS

WHEREAS: the parties entered into a development agreement effective June 17, 2024 (the “Development Agreement”) under the City Code as effective as of the date that the development agreement was signed by the City;

WHEREAS: the parties seek to amend the Development Agreement subject to Vested Rights as defined therein except as expressly modified in the Amendment; and

WHEREAS: On _____, 2024 the Lindon City Council approved an amendment to the WICP West Orem #4 LLC Agreement, Resolution 2024-35-R, and authorized the mayor to sign and deliver the Development Agreement to WICP West OREM #4 LLC.

AMENDMENT

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

This agreement is made pursuant to the following facts and in light of good and valuable consideration, with which the parties agree to and acknowledge:

1. Definitions. All capitalized terms used but not otherwise defined herein shall have the same meanings assigned such terms in the Agreement.
2. Exhibit Updates. The developer has submitted a site plan (Exhibit B) and building renderings (Exhibit C) that incorporates two recessed and one ground level dock on the north side of the proposed building. These docks are in addition to the docks previously approved in the initial agreement on the west side of the building but decreases the number of docks on the west side of the building from four (4) to three (3).

3. Additional Design Requirements. The developer will continue to work with city staff to add window canopies on the south building elevation and a design to screen the north docks.
4. Subordination of Conflicting Terms. In the event of a conflict in the terms and conditions of this First Amendment with the terms and conditions of the Development Agreement, the terms and conditions of this First Amendment shall be binding and govern the conduct of the parties.
5. No Other Changes. All provisions in the Development Agreement as it may have been previously amended not specifically amended by this First Amendment shall remain in full force and effect.
6. Counterparts. This First Amendment may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, but with all such counterparts being taken together to constitute a single original.

[signatures on following page]

IN Witness WHEREOF, the parties have executed the Amendment as of the day and year first above written:

CITY OF LINDON

A Utah municipal corporation

Carolyn Lundberg, Mayor

Attest:

Britni Laider
Lindon City Recorder

STATE OF UTAH)
 :ss.
COUNTY OF UTAH)

On the ____ day of _____, 2024, appeared before me Carolyn Lundberg, personally known to me or identified on the basis of satisfactory evidence to be the Mayor of Lindon who acknowledged to me that she executed the forgoing instrument on behalf of Lindon City.

Witness my hand and official seal:

NOTARY

My Commission Expires _____

WICP WEST OREM #4 LLC

Developer

Printed _____

Its: _____

STATE OF UTAH)
 :ss.
COUNTY OF UTAH)

On the ____ day of _____, 2024, appeared before me _____,
personally known to me or identified on the basis of satisfactory evidence to be the
_____, of WICP West Orem #4 LLC, who acknowledged to me the that
he/she executed the forgoing instrument on behalf of WICP West Orem #4 LLC.

Witness my hand and official seal:

NOTARY

My Commission Expires _____

EXHIBIT A OF THE FIRST AMENDMENT

Legal Description

Parcel Number: 67:013:0004

LOT 4, PLAT B, MOUNTAIN TECH SUB AREA 3.988 AC.

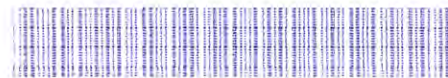


EXHIBIT B OF THE FIRST AMENDMENT

Site Plan

EXHIBIT C OF THE FIRST AMENDMENT

Building Renderings



WHEN RECORDED, RETURN TO:

Lindon City
100 N. State Street
Lindon, UT 84042

ENT 41695-2024 PG 1 of 23
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 25 09:54 AM FEE 40.00 BY TM
RECORDED FOR LINDON CITY

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and entered into this 17 day of June, 2024, by and between WICP WEST OREM 4 LLC ("Developer") and the City of Lindon ("City") regarding development of real property located at 625 North 2800 West (Parcel Number 67:013:0004), Lindon Utah ("Property"). See Exhibit A.

RECITALS

This agreement is made pursuant to the following facts and in light of good and valuable consideration, with which the parties agree to and acknowledge:

- A. Developer owns real property located at 625 North 2800 W. Parcel Number 67:013:0004) which consists of 3.9876 acres and is more particularly described on Exhibit A, attached hereto and incorporated here by reference (the "Property").
- B. The Property is currently zoned as Commercial General A-8.
- C. In August of 2023, the Developer submitted a land use application to amend the zoning of the property to Mixed Commercial.
- D. On February 5, 2024 the Lindon City Council approved a zone map amendment as shown on ordinance 2024-1-0 attached hereto as Exhibit B, subject to and conditioned upon the terms and conditions of this agreement.
- E. The Developer is willing to design and construct the building elevations and site in accordance with Exhibits C and D, attached hereto.
- F. The City Council has further authorized the Mayor of Lindon City to execute and deliver this agreement on behalf of the City.
- G. The City has the authority to enter into this agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances and desire to enter into this agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicant City ordinances.
- H. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and

responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

- I. The Parties understand and intend that this agreement is a “development agreement” with the meaning of, and entered into pursuant to, the terms of Utah Code Ann.,

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement as a substantive part hereof.
2. General Terms. The City approves the zoning map amendment from Commercial General A-8 to Mixed Commercial as shown in Exhibit B with the following terms and conditions.
 - a. The building will be constructed with the design and materials as shown in Exhibit C.
 - b. The site will be constructed with the layout as shown in Exhibit D.
 - c. Sufficient grease traps be installed to adequately support a potential restaurant use.
3. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to apply standards for development and construction generally applicable throughout the City. It is the intent of the Parties to vest the Developer with specific land use rights specifically defined in this Agreement and to require compliance by the Developer, their successors, heirs, designees, or assign, with all other generally applicable standards, conditions, and requirements enacted to protect the health, safety, and welfare of the current and future residents of the City.
4. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs, designees, and assigns of the parties hereto, and to an entity resulting from reorganization, consolidation, or merger of any party hereto. All rights, responsibilities and obligations under this Agreement shall be assumed by an successors or assigns or the Developer as a condition to the sale or assignment of any portion of the Property.
5. Integration. This agreement constitutes the entire agreement and understanding between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern procedures and standards for approval of all improvements and development contemplated herein.
6. Modifications In Writing. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

3148512024 25 11 25

7. Governing Law. This Agreement shall be interpreted, construed, and enforced according to the laws of the State of Utah.
8. Cost of Enforcement. In the event of default on the part of any party this is Agreement, the defaulting party shall be liable for all costs and expenses incurred by the non-defaulting party in enforcing the provisions of this Agreement, whether or not legal action is instituted.
9. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: WICP West Orem 4 LLC
625 N. 2800 W.
Lindon, UT 84042

To the City: Lindon City
Attention, Brian Haws
100 N. State
Lindon, UT 84042

LINDON CITY

DATED June 17th, 2024

WICP WEST OREM 4 LLC

DATED JUNE 13, 2024

By: Carolyn Lundberg
CAROLYN LUNDBERG
Lindon City Mayor

By: Lauren Wilch
WICP WEST OREM 4 LLC - Lauren Wilch
Its: Manager

Attest:

Britni Laidler
Britni Laidler, City Recorder



STATE OF UTAH)
 SS
COUNTY OF UTAH)

On this 17 day of June, 2024, personally appeared before me,
Carolyn Lundberg, known to be the individual described who executed
the within and foregoing instrument, and who duly acknowledged to me that he executed the
same.



Notary Public

ENT 41695-2024 PG 5 of 23

STATE OF UTAH)

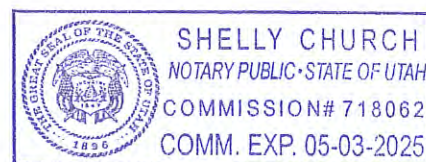
:SS.

COUNTY OF UTAH)

On the 13 day of June, 2024, personal appeared before me
Lauren Weldon, in his/her individual capacity as
Manager, of WICP WEST OREM 4 LLC, being duly sworn by me, did say
 that he/she was duly authorized by the company to sign the foregoing instrument in behalf of said
 company.

Shelly Church
 NOTARY

My Commission Expires 05-03-2025



10. Review & Action: Water Conservation Plan; Resolution #2024-36-R. The city council will review and consider adoption of the 2024 Water Conservation Plan.

Sample Motion: I move to *(approve, deny, or continue)* Resolution 2024-36-R *(as presented, or with changes)*.

RESOLUTION NO. 2024-36-R

RESOLUTION APPROVING THE LINDON CITY WATER CONSERVATION PLAN FOR SUBMITTAL TO THE UTAH DIVISION OF WATER RESOURCES AS REQUIRED BY UTAH CODE 73-10-32, AND SETTING AN EFFECTIVE DATE.

WHEREAS, Utah Code 73-10-32 requires a Water Conservation Plan to be adopted by the City and revised every five years and re-submitted to the Division of Water Resources with the plan outlining specific water use reduction goals and conservation measures; and

WHEREAS, in 2005 Lindon City adopted Section 13.32 ‘Water Conservation Plan Ordinance’ into the Lindon City Code and adopted a Water Conservation Plan as required by the State; and

WHEREAS, Lindon City amended the Water Conservation Plan in 2014 (adopted in March 2015) as required by the State and said plan was subsequently updated in 2019 and is required to be amended again in 2024; and

WHEREAS, a public hearing to accept comment on the updated 2024 plan was held on December 16, 2024; and

WHEREAS, the Municipal Council of Lindon City desires to adopt the amended 2024 Water Conservation Plan to ensure prudent use of its water resources for the wellbeing of its citizens.

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

Section 1: The 2024 Lindon City Water Conservation Plan is adopted as attached as ‘Exhibit A’; and

Section 2: This Resolution shall take effect immediately upon its passage by the Lindon City Council.

Passed and adopted by the Lindon City Council this 19th day of December, 2024.

Carolyn O. Lundberg, Mayor

Attest:

Britni Laidler, City Recorder

SEAL



2024 WATER CONSERVATION PLAN UPDATE

(HAL Project No.: 340.12.100)

December 2024

LINDON CITY

2024 WATER CONSERVATION PLAN UPDATE

(HAL Project No.: 340.12.100)



Brian Andrew
Principal



December 2024

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CHAPTER 1 – INTRODUCTION

Recognizing the need for proactive planning to meet the water needs of its citizens, the City of Lindon (City) has prepared this 2024 update of its Water Conservation Plan (Plan). The Plan describes the drinking water system, reviews historical water use, assess water conservation measures available to the City, sets goals to conserve water, and identifies existing and proposed water conservation measures to be implemented.

This plan is submitted to the Division of Water Resources under the requirements of Section 73-10-32 of the Utah Code.

CHAPTER 2 – EXISTING WATER SYSTEM

SYSTEM PROFILE

Lindon City is located in northern Utah County approximately 37 miles south of Salt Lake City. The incorporated area of the city is approximately 8.6 square miles. The service area is shown in Figure 2-1. In 2023, the City reported to the Utah Division of Water Rights an estimated population of 12,360. The City anticipates steady growth until the available land is fully developed. Lindon estimates that within the next 30 years, the build out population will reach 16,064 residents (HAL, 2024). Water demands for the City are expected to increase accordingly.

At the end of 2023, the City had 3,596 connections to the drinking water system according to data provided by Lindon City. A summary of the current connections by type is included in Table 2-1.

Table 2-1
2023 Drinking Water System Connections

Connection Type	Total Connections
Residential	3,108
Commercial	219
Industrial	188
Institutional	81
Total	3,596

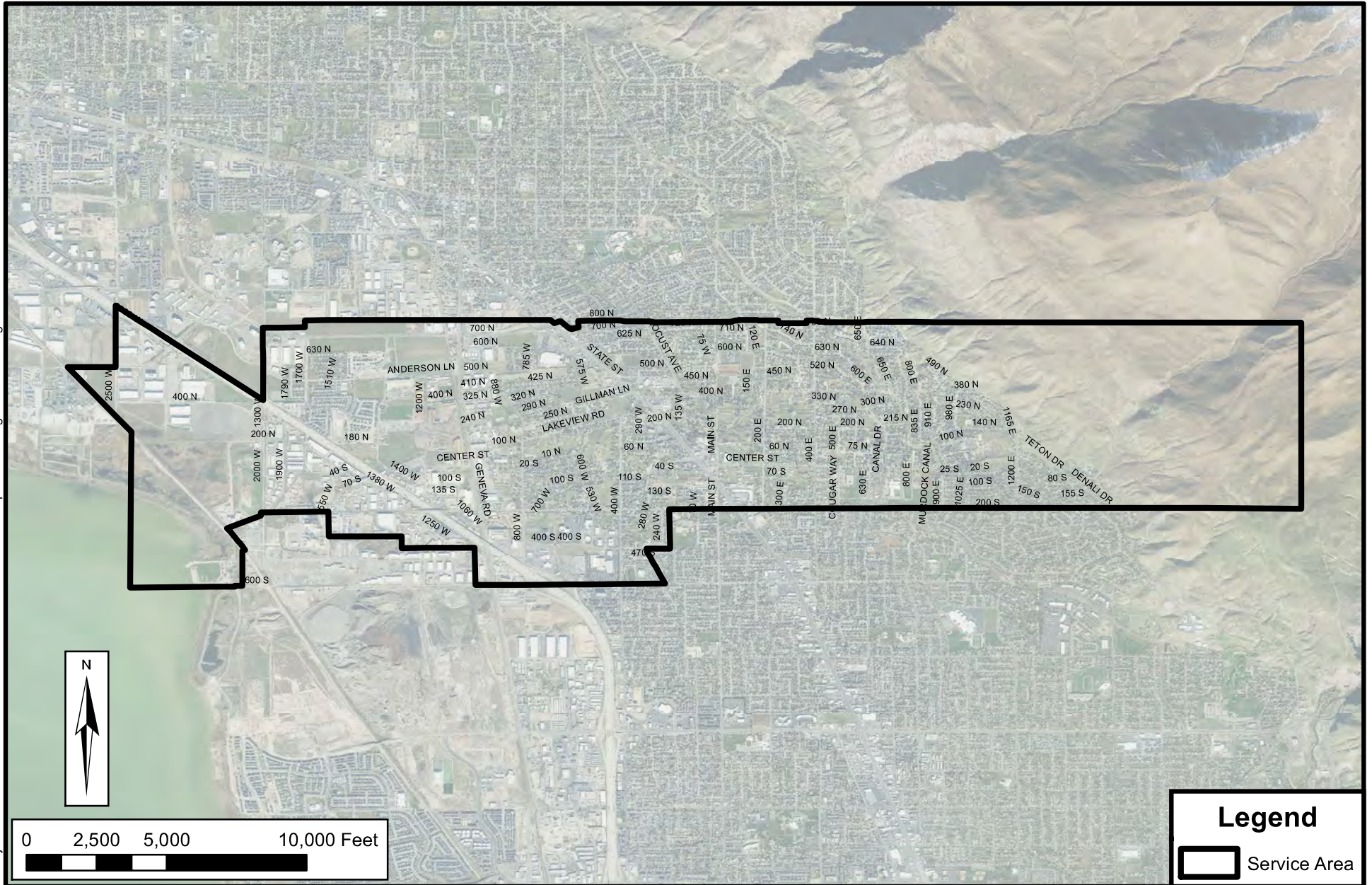
DRINKING WATER SOURCES

Lindon City's drinking water system is served by Dry Canyon Springs located east of the city and four wells located between State Street and 400 East and Center Street and 700 N. The City also has 924 acre-feet of Contract Water from the Jordanelle Project of the Central Utah project. Table 2-2 categorizes the City's drinking water.

Table 2-2
Summary of Drinking Water Supply

Source	Source Capacity (gpm)
Well #1	673
Well #2	200
Well #3	700
Well #4	2,000
Dry Canyon Springs	45
Total	3,618

Date: 12/10/2024
Document Path: H:\Projects\340 - Lindon\12.100 - 2024 Water Conservation Plan Update\GIS\Figure 2-1 Existing Service Area.mxd



LINDON CITY WATER CONSERVATION PLAN

EXISTING SERVICE AREA

**FIGURE
2-1**

WATER RIGHTS

Based on the City's 2019 Water Conservation Plan, Lindon City owns a sufficient quantity of valid groundwater rights to meet expected future requirements. Table 2-3 summarizes the City's water rights.

**Table 2-3
Summary of Water Rights**

Source	Water Rights	CFS	Present Yield (AF)
Well #1	55-416	1.1	806.559
Well #2	55-742	0.71	493.614
Well #3	55-4478	4.61	1,419.54
Well #4	55-4107	6.68	2,903.61
Dry Canyon Springs	55-6908	1.34	592.45
All Wells	55-286		92.092
	55-1039	0.16	30.8
	55-1040	0.52	77.72
	55-1670	0.67	135.97
	55-2298	2.23	0
	55-2527	0.75	0
	55-3206		50.4
	55-3533		9.57
	55-3534		2.57
	55-7873 & 2520		90.38
	55-8998		30
	55-9400		14
	55-12048		5.6
	55-12052		1
	55-12066		12.92
	55-12164		21.11
Total			6,789.9

SECONDARY WATER SOURCES

To preserve drinking water sources and utilize lower quality water sources that may not be suitable for consumption, Lindon has developed a secondary water system to provide outdoor irrigation. At the end of 2023, the City had 2,853 connections on the secondary water system, according to data provided by Lindon City to the Division of Water Rights (DWRi). A summary of the current connections by type is included in Table 2-4.

Table 2-4
2023 Secondary Water System Connections

Connection Type	Total Connections
Residential	2,898
Commercial	1
Industrial	57
Institutional	49
Total	3,005

The water supply for the secondary system comes primarily from the Provo River delivered through the Provo Bench Canal Company/ North Union Irrigation Company canal and through the Alpine Aqueduct. This water is available to the City due to the shares owned by Lindon in various irrigation/canal companies as well as in the Deer Creek Project. Table 2-5 provides a summary of the shares of stock owned in several irrigation and canal companies and raw water providers.

Table 2-5
Summary of City-Owned Stock in Local Irrigation Companies

Irrigation Company	Shares	Acre-Feet
North Union Irrigation Company	633.93	5,735
Provo Bench Canal	92.18	1,559.06
Provo Reservoir Water Users Company		
- Orem District	29.23	195.93
- Alpine District	69.99	469.11
Central Utah Project	925.00	925.00
Provo Water Users Association	200.00	200.00
Hollow Water Users Company		
- Whole Streat	301.48	865.25
- Half Stream	31.11	89.29
Cobbley Ditch Company	212.30	390.63
Spring Ditch & South Field Irrigation Company	32.05	-
Total		10,429.27

WATER USAGE

Culinary Water System

Lindon City utilizes all of the wells and the springs to meet culinary water demands throughout the year. The total monthly water deliveries for the culinary system for 2023 from all sources is shown in Figure 2-2. In 2023, Wells 1, 2, and 3 were utilized more to help slow the flow at Well 4. A VFD was also installed at Well 4 to throttle the well production back, resulting in a lower total usage.

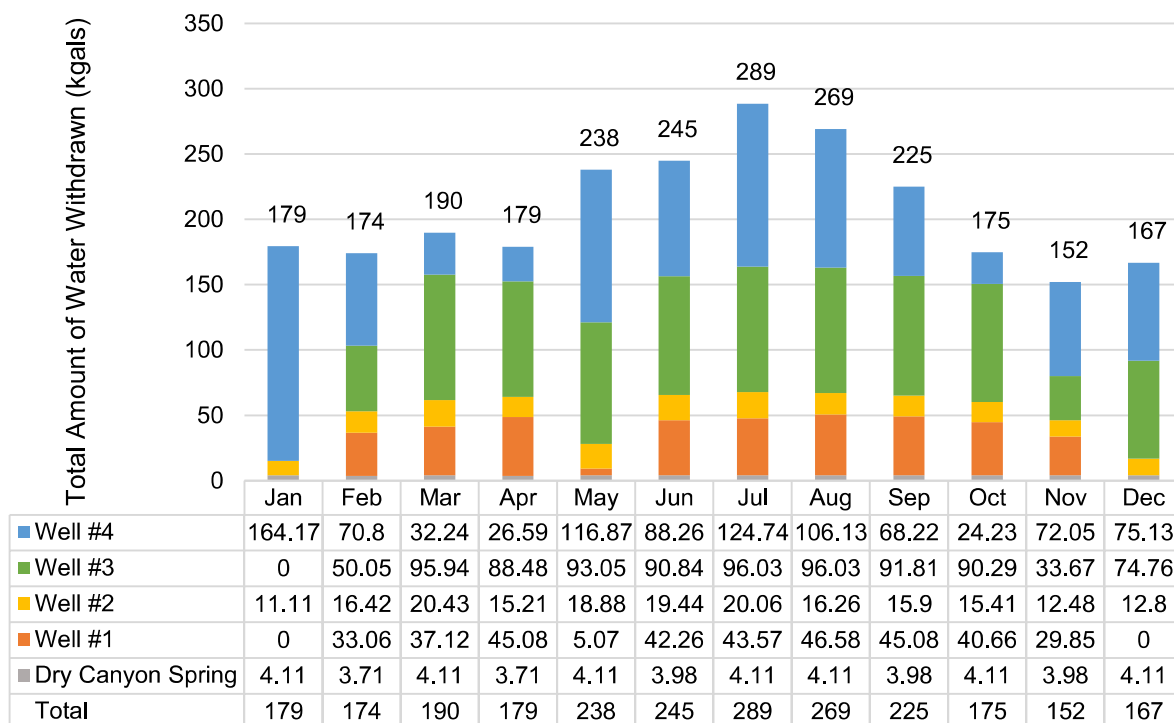


Figure 2-2: 2023 Total Drinking Water Withdrawals per Month

The City's historical drinking water use in gallons per capita per day (gpcd) is shown in Figure 2-3. Because total water use depends on the number of customers, per capita values are a better measure of individual water use over time. Per capita water usage is standardized measurement of water consumption that takes the total water volume throughout the year and divides it by the total population and days per year. It helps measure trends in water usage over time and provides a metric for assessing progress in conservation.

Annual per capita use was calculated from 2000 to 2023 with data reported to DWRi for drinking water. Lindon City's indoor gpcd is historically lower than the Regional Water Conservation goal. However, the City's water use is trending up. Additionally, it does not account for water usage from the secondary water system.

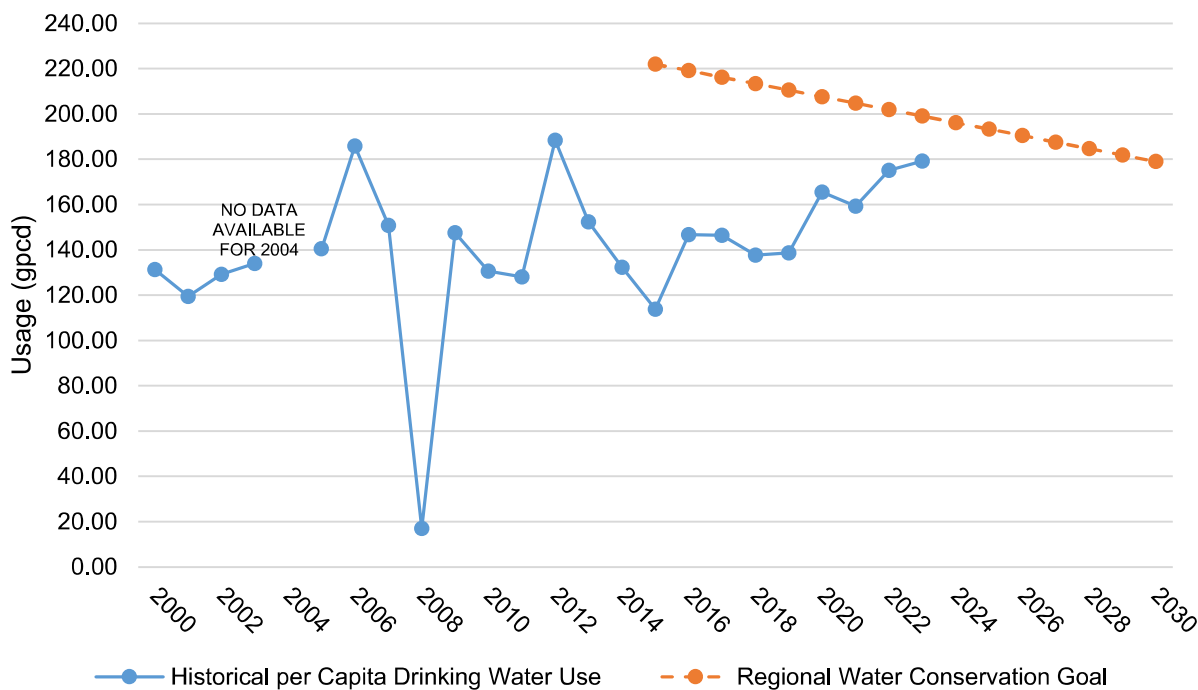


Figure 2-3: Lindon City Historical Per Capita Drinking Water Use

Secondary Water System

Lindon City utilizes shares in the North Union Canal to supply a majority of their Secondary Water. The total monthly water deliveries for the secondary system for 2023 from all sources is shown in Figure 2-4.

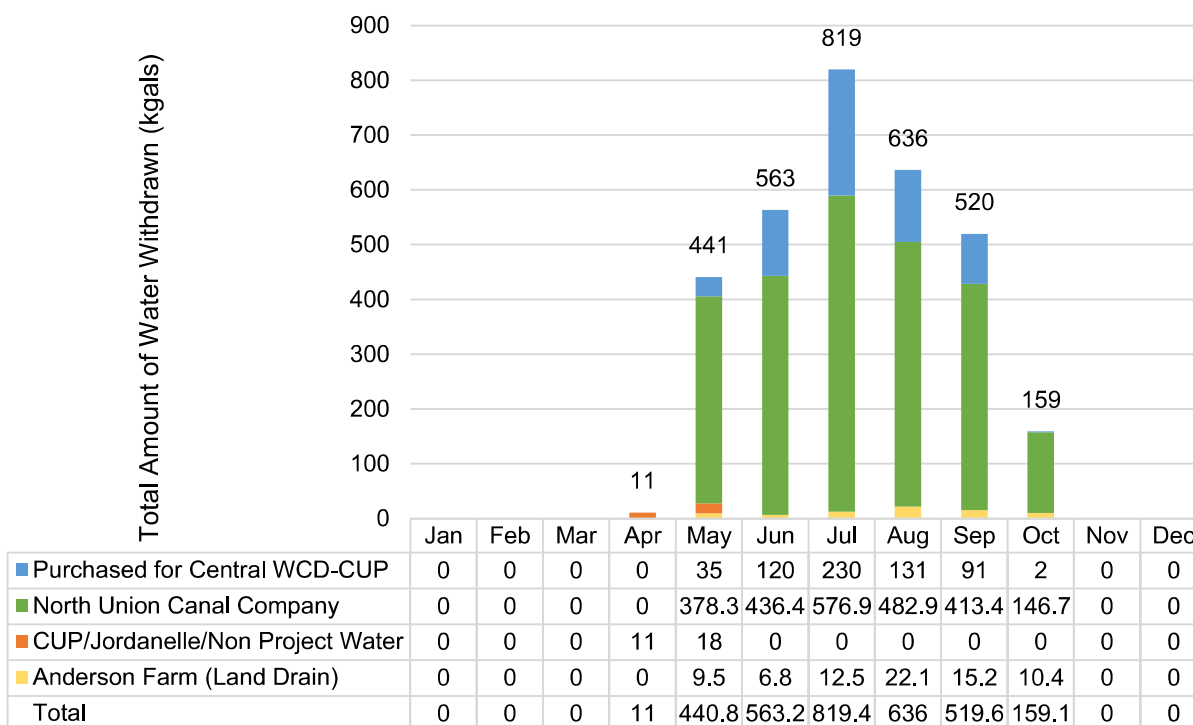


Figure 2-4: 2023 Total Secondary Water Withdrawals per Month

Water usage on the secondary system has not historically been measured. Production data available from DWRi goes back to 2019. Using the same exercise for drinking water, Figure 2-5 provides an illustration of historical per capita water usage from the secondary water system compared to the Regional Water Conservation Goals. The measurement is based on water production, not water usage. Actual water consumption may be lower as there are losses in the system.

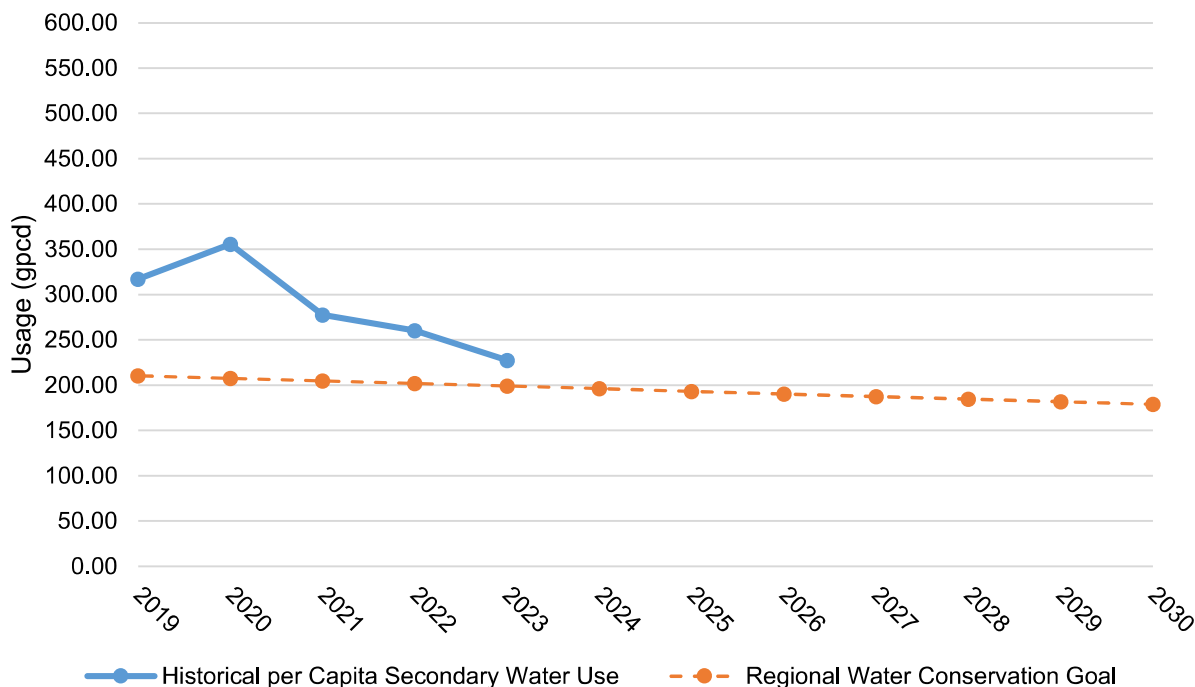


Figure 2-5: Lindon City Historical Per Capita Secondary Water Use

Figure 2-5 shows that the secondary water usage is higher than that of the Regional Water Conservation goal. Although, extensive efforts have been made to both measure and reduce outdoor watering usage in the last several years. The City has already seen a 28% reduction from 2019 to 2023. Current and future water conservation efforts will only help reduce usage further. In 2023 the City had installed meters on 100% of their secondary connections. It is anticipated that this effort paired with future tiered rates will continue to reduce consumption.

Drinking Water and Secondary Combined Usage

The combined drinking and secondary water usage is shown in Figure 2-6. Lindon's per capita usage is higher than the regional goal and the current statewide average of 240 gpcd. The main contributor is current outdoor watering usage. Lindon has larger than average lot sizes compared to many other municipalities in Utah County. Furthermore, residents could be overwatering their landscaping. Although, there has been significant effort to reduce excessive outdoor watering through education and metering.

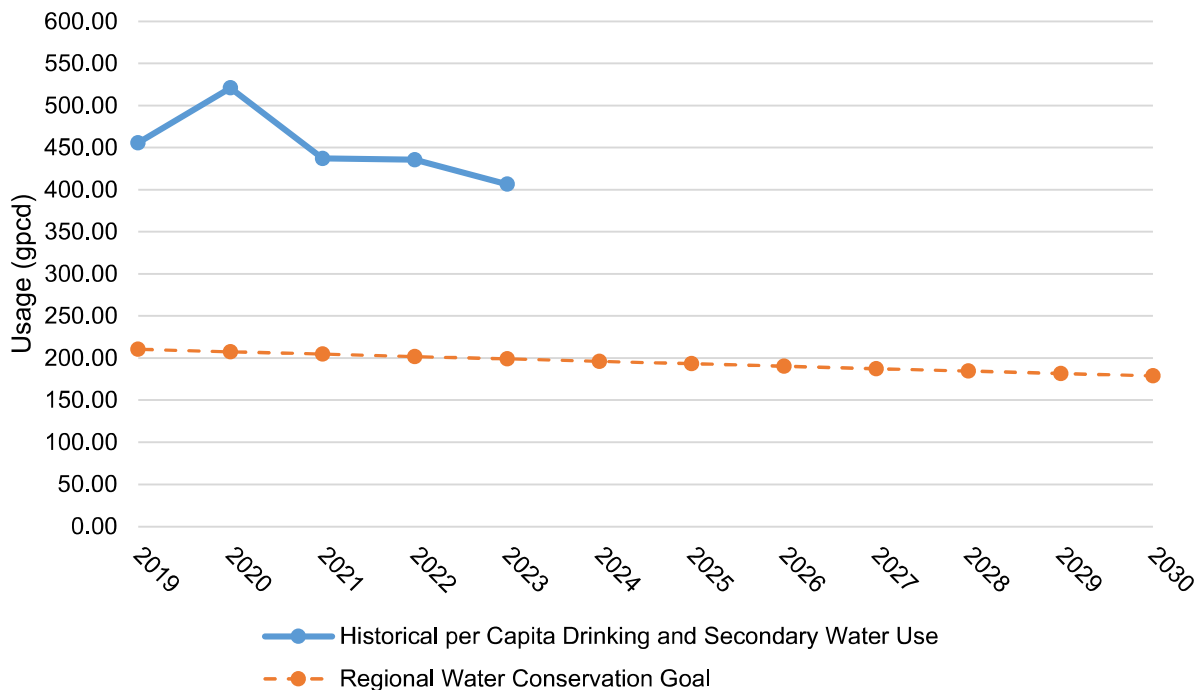


Figure 2-6: Lindon City Historical Per Capita Drinking and Secondary Water Use

Water usage since 2019 is trending down. The trend will continue to happen as future development comes in at a higher density, having less outdoor watering. Recent City ordinance requires new developments to install water efficient landscaping. Conservation is important to help ensure that adequate water is available for future development.

Population Projections

The Lindon City Planning Department employs full-time planners who provided input in the formulation of growth and population projections for the 2024 Drinking Water Master Plan (HAL, 2023). Historic and projected population through 2060 is shown in Figure 2-7.

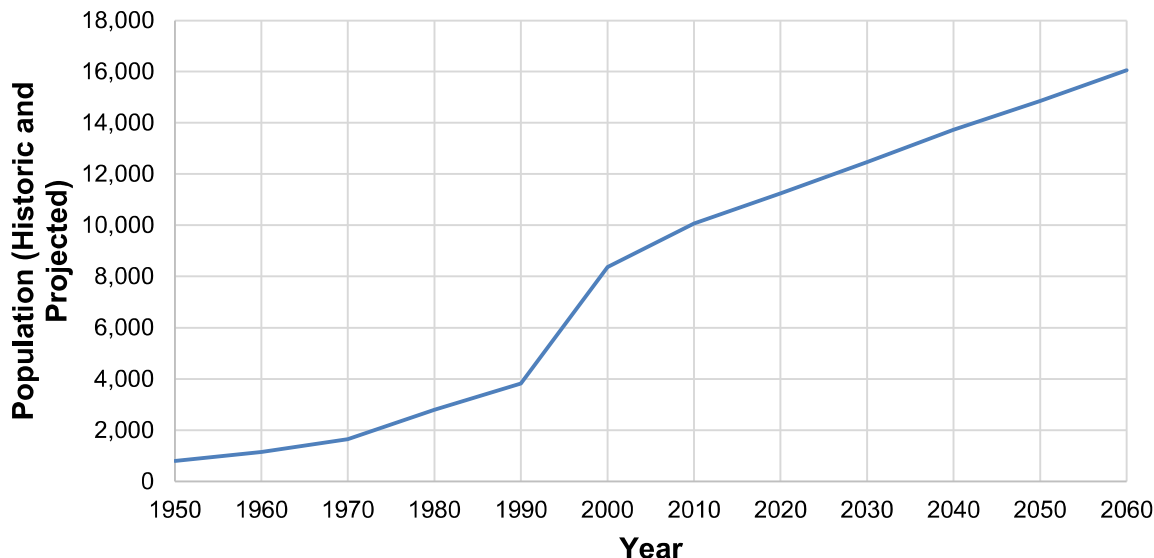


Figure 2-7: Lindon Historic and Projected Population

The City anticipates that most of the developable residential land within the City boundary will be developed within the next 10-years. Population projections were based on projected development and expected development densities. Population growth is expected to continue as infill developments and accessory apartments are constructed.

The 2023 General plan estimates that water usage in 2050 will be approximately 7,125,000 gallons per day (480 gpcd). With conservation, it is anticipated that volume will be 5,058,750 gallons per day (340 gpcd), saving 1,889,792 gallons per day.

A comparison of the reliable water supply versus the projected water supply is shown in Figure 2-8. Reliable water supply was determined to be the limiting component between physical water supply, water rights, and infrastructure capacity (Hopkins & Sowby, 2024). The Master Plans indicates that existing infrastructure is the limiting component of the peak day water supply. For annual capacity, the developed water rights are a better metric (see Master Plans for values).

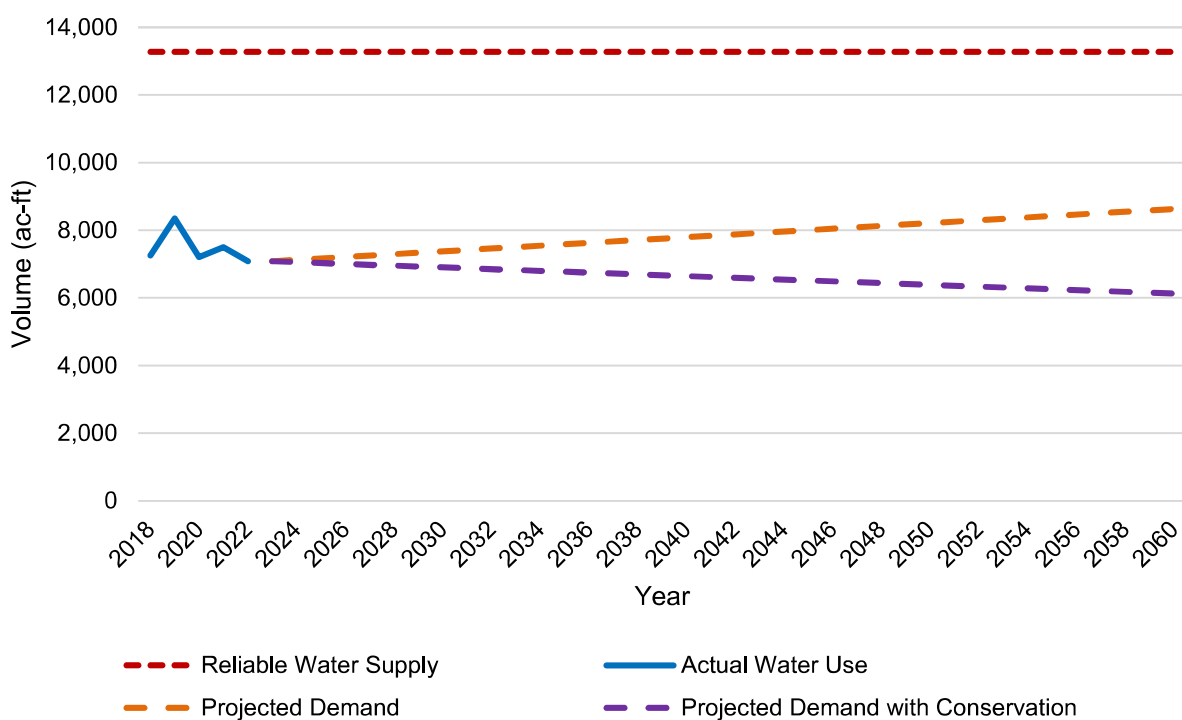


Figure 2-8: Lindon Projected Water Demand

Figure 2-8 shows there is sufficient paper water for future demands with and without conservation. Although, it does not account for the existing infrastructure limitations and redundancies. Water conservation will help ensure existing facilities can meet future water demands. Additionally, the available surface water and ground water supply may change, limiting the amount of water supply available each year.

Costs to reduce water demand through conservation are much cheaper than constructing new infrastructure. The Secondary Water Master Plan found that secondary water infrastructure is adequate to meet future demands if current use is reduced by 20%. Lindon City expects the installation cost of meter and service connections to be \$2.8 million. Capital costs to install the necessary infrastructure to meet future water demands without conservation is \$6.8 million. Conservation would save over \$4.0 million in capital costs and much more in operations and maintenance.

WATER MEASUREMENT

Culinary Water System

Water meters are critical to track water use and incentivize conservation. Percent of metered drinking water connections by type are summarized in Table 2-6.

Table 2-6
Lindon City Percent Metered Connections by Type of Use

Year	Percent Water Use			
	Residential	Commercial	Industrial	Institutional/ Other
2023	51.1%	22.4%	19.3%	7.1%
2022	51.9%	21.3%	19.7%	7.2%
2021	49.5%	21.9%	22.1%	6.5%
2020	52.1%	22.6%	19.6%	5.8%
2019	54.5%	20.9%	18.2%	6.3%
2018	50.8%	21.9%	21.2%	6.1%

Table 2-7 compares the water produced by the City's drinking water sources to the metered water delivered to user from 2018 to 2023.

Table 2-7
Comparison of Culinary Water Produced to Metered Water Use

Year	Total Metered Use (ac-ft)	Total Source Production (ac-ft)	Estimated Water Loss
2023	1,456.67	2,481.21	41.3%
2022	1,403.13	2,452.46	42.8%
2021	1,454.49	2,096.37	30.6%
2020	1,521.03	2,167.97	29.8%
2019	1,307.82	1,808.84	27.7%
2018	1,285.97	1,762.88	26.9%

The information in Table 2-7 indicates that a portion of the water supplied by the City's drinking water sources is consistently unaccounted for. Possible explanations for the unaccounted water use include leaks in the distribution system, meter inaccuracies, unmetered construction water, unmetered cleaning of sewer and storm drain systems, and unmetered semi-annual flushing of fire hydrants by the fire department. Lindon City has a replacement program focused on replacing infrastructure with significant water loss. It considers pipe condition, number of leaks, material, and age when determining pipeline replacement projects each year.

Secondary Water System

In the summer of 2023, Lindon City finished installing meters on every connection in the secondary water system. Figure 2-9 shows the number of metered connections from 2019 to 2023, including water usage per connection.

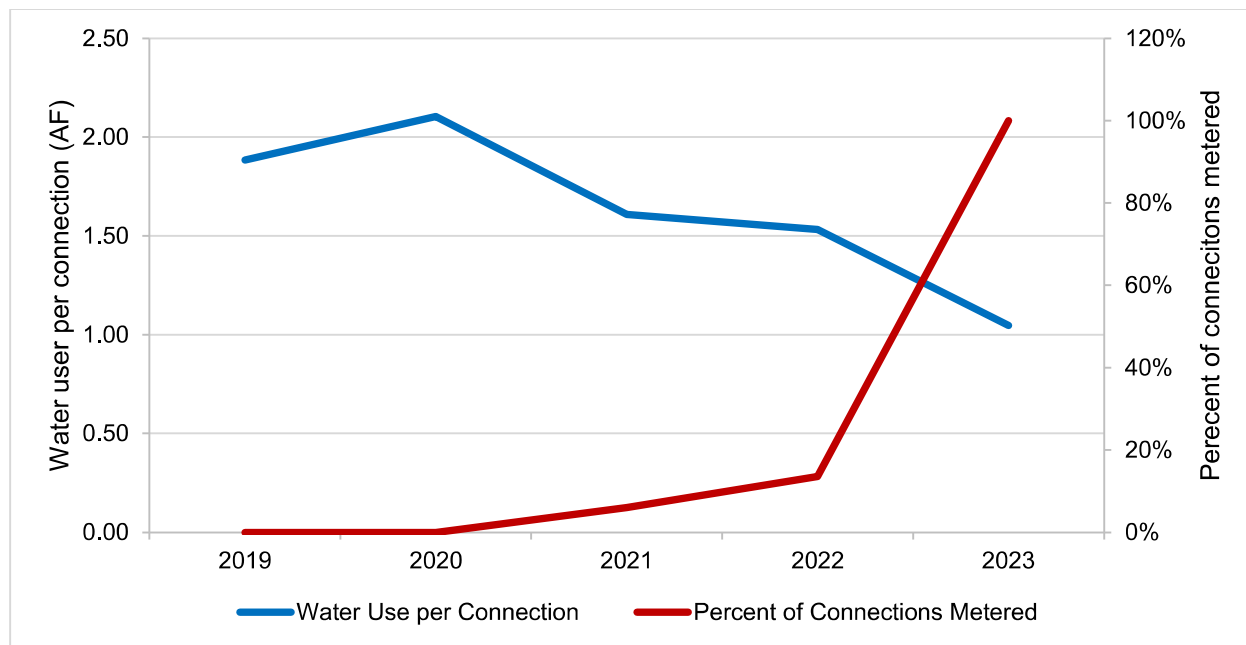


Figure 2-9: Lindon Secondary Water Usage per Connection vs. Percentage Metered

Trends indicate a decrease in water usage per connection with an increase in meter installations. In the 2019 Water Conservation Plan, Lindon City indicated that secondary metering would help reduce water usage. Meter installation was paired with water conservation education. It has been successful thus far and if paired with a future tiered rate, decreases in water usage may continue to occur. The 100% installation of meters will also help Lindon understand the current water usage and better track progress moving forward.

CHAPTER 3 – CONSERVATION ISSUES AND GOALS

IDENTIFIED PROBLEMS

The City is concerned with the potential waste of water from inefficient indoor/outdoor water use and from system wide losses. The following specific concerns have been identified by the City:

- Water loss from line breaks or leaks in the system
- Unmetered water use from hydrants or contractors
- Illegal unmetered connections
- Water loss from leaks on the customer's side of the meter
- Customer's lack of education concerning landscape water requirements

GOALS

The City of Lindon has set goals to address the identified problems and to promote conservation. Based on Utah's Regional M&I Water Conservation Goals report (HAL and B&C, 2019), the regional water conservation goal for the Provo River Region is a 20% reduction from the 2015 baseline by 2030. The 2015 baseline was established as 222 gpcd, resulting in a goal of 179 gpcd by 2030. Lindon City's gpcd has historically been above the Regional Conservation goal when considering both indoor and outdoor water usage. The City's drinking water use has been trending up, while the secondary water usage has been trending down. The City will continue working to further conserve its water resources and meet or exceed the regional water conservation goal.

The following water conservation goals have been identified by the City:

- The City will continue to implement the water conservation measures currently in effect as defined in Chapter 4.
- The City will determine potential causes for unaccounted drinking water and attempt to reduce this water loss.

CHAPTER 4 – CONSERVATION MEASURES & IMPLEMENTATION

Lindon City believes that water conservation is an important factor for allowing the City to meet water demands in the future. Current staff is aware of the conservation goals and work together to implement the goals. Water conservation efforts are coordinated by:

Juan Garrido
Public Works Director, Water Conservation Officer
946 West Center Street
Lindon, UT 84042
Ph. #801-796-7954

The Public Works Director is the City's designated Water Conservation Officer. Regular meetings will be held to review the plans and goals to verify that progress is made.

EXISTING CONSERVATION MEASURES

Table 4-1 identifies water conservation measures that are currently in effect and will continue to be implemented by the City.

Table 4-1
Existing Conservation Measures

Existing Conservation Measure	Implementation Plan
<u>Public Education:</u> Promote water conservation measures to City customers through public education. Provide more information for efficient outdoor watering including the fundamentals of water conservation.	Advertise conservation measures through: • City Center • Public Works • Elementary School Programs • Lindon City Days • Water bills
<u>Water Rates:</u> Promote water conservation, reduce peak water usage, and keep the system sustainable through a tiered rate structure.	Routinely evaluate water rates structure based on: • Revenue and rate stability • Equity and fairness • Affordability • Water Conservation • Simplicity
<u>Replacement Program for Old Pipelines:</u> Replace aging and corroding pipelines each year.	Have a detailed replacement plan that focuses on replacing old/ undersized pipeline based on: • Leak frequency. • Typical service life. • Pipe characteristics: age, material, and size. Helps establish an annual budget.
<u>Water Efficient Landscaping Ordinance</u> City code to ensure new development has waterwise landscaping.	Require new development to include water efficient landscaping. Focused on commercial, industrial, institutional, public agency, and residential development. Helps eliminate non-functional turf and encourage the use of native plants that require less water.

Existing Conservation Measure	Implementation Plan
<u>Secondary Water Meter Installation</u> Use new meters to monitor usage and increase accountability.	Encourage the use of a pressurized irrigation system for landscaping if available. Promote outdoor water use guidelines.
<u>Waterwise Landscaping Rebates</u> Promote the available waterwise landscaping rebates.	Advertise waterwise landscaping rebates offered by Central Utah Water Conservancy District for converting residential landscapes to water wise designs through social media.

In addition to the current conservation efforts outlined in Table 4-1, Lindon City has a “Water Conservation Contingency Plan” that applies additional conservation measures during droughts. Table 4-2 provides a summary of each of the levels and associated measures.

Table 4-2
Water Conservation Contingency Plan

Level	Conservation Measures
<u>Level 1- Normal Supply</u>	• Eliminate outside watering on all property from 10:00 am to 6:00 pm • Promote voluntary public conservation measures • Issue information to all customers on conservation procedures that each can accomplish around their property and within their own homes
<u>Level 2 – 75% of Normal Supply</u>	• Educate and inform the public on the water supply decreases • Initiate mandatory public conservation measures • Enforce outside watering restrictions including watering times and quantities
<u>Level 3 – 50% of Normal Supply</u>	• Strictly enforce all conservation policies with significant fines for non-compliance • Physically restrict water supplies to (in order of priority): ○ All irrigation systems ○ Park properties and other non-essential support facilities ○ Commercial business, restricting largest users first ○ Residential areas ○ Any other “non-life support” areas, insuring water supplies to hospital, hospices, and all other health care facilities, and controlled designated area water facilities

PROPOSED CONSERVATION MEASURES

Lindon City also proposes to implement the following water conservation measures over the next five years as outlined in Table 4-3. Progress meetings will happen yearly to measure progress on implementation and effectiveness of the programs.

Table 4-3
Proposed Additional Conservation Measures

Proposed Conservation Measure	Implementation Plan
<u>More Stringent Water Rate Structure:</u> Continue to evaluate and update the water rate structure.	Rates will be re-evaluated to determine water conservation effectiveness and necessary adjustments. Implement "Target Billing" to meet revenue requirements while creating funding for the water conservation program from fees paid by those who waste water.
<u>Replace Old Water Service Laterals:</u> Continue to install new copper or poly laterals in place of steel galvanized or other laterals.	Replace laterals with copper or poly water services as leaks are detected and as part of any pipeline replacement project.
<u>Leak Detection Program:</u> Implement leak detection technology.	Increase water efficiency through: • Performing leak-detection testing for all water lines prior to new overlays of asphalt • Performing annual leakage surveys to identify unsurfacing leaks on main pipelines and services.
<u>Meter Replacement:</u> Over time, all meters become less accurate in recording actual flows. This leads to lost revenue and inaccurate data.	• Replace and install new water meters.
<u>Turf Replacement Program:</u> Promote water conservation measures through landscape conversions.	Encourage residents to remove grass, replacing it with waterwise plants. Provide a landscape conversion incentive.
<u>Restrict Water Use for Commercial Landscaping:</u> Practice water-wise irrigation for commercial facilities.	Develop a new ordinance to be adopted by the City Council. City to enforce installation of efficient landscape irrigation design.
<u>Water Smart Infrastructure Techniques:</u> Lindon City is required by the State of Utah to incorporate Low Impact Development techniques.	Implement Low Impact Development strategies to new development in the city, including residential, commercial, industrial, public agency and institutional projects.
<u>Incorporate Water Use into Land Use Planning:</u> Incorporate water planning into land use planning to accommodate growth while managing finite resources.	Update ordinances to conserve water and implement goals of adopted master plans as found in the following section.
<u>Plumbing Fixture Replacement:</u> Incorporate plumbing fixture replacement incentives.	Encourage inefficient fixture replacement by incentivizing fixture replacements. Incentives can be provided through city cost sharing using revenues generated by penalty tiers in the rate schedule.
<u>Additional Public Education:</u> Continue to expand public education efforts.	Create a more comprehensive education program that focuses on: • Efficient water of lawns and gardens • Landscaping with drought-resistant plants • Use of low-flow plumbing fixtures • Water-saving practices

Proposed Conservation Measure	Implementation Plan
<u>Water Conservation Committee:</u> Create a dedicated water conservation committee to focus on water conservation initiatives.	Create a water conservation committee consisting of community leaders, city staff, and residents to assist with the public education program, identify water use concerns, and recommend water conservation measures.
<u>Additional Metering at City Facilities:</u> Identify potential water use concerns at City facilities.	Metering water use at city parks and facilities may help identify potential water use concerns and opportunities for water conservation.
<u>Analysis of Metered Use Individual Connections:</u> Identify water loss or poor watering habits through the analysis of meter use individual connections.	Compare metered use to water use metered at water sources. Use meter data to determine if water loss is occurring through non-metered connections, faulty meters, or undetected leaks.
<u>Protect and Preserve Watershed Areas:</u> Lindon City has a number of watershed areas including wetlands, riparian corridors, lakefront, wildfire prone areas, and water supply watersheds that need to be properly protected.	Map sensitive areas and adopt ordinances to ensure proper protection of watershed areas including wetlands, riparian corridors, lakefront, wildfire prone areas, and water supply watersheds.

WATER USE GUIDELINES

In the 2023 General Plan, several guidelines are provided for reducing indoor and outdoor water use. Main strategies for reducing indoor water use are as follows:

- Check all indoor fixtures for leaks such as toilets, sinks, faucets, and other plumbing.
- Repair any identified leaks.
- Install water efficient fixtures such as toilets and low flow shower heads.
- Avoid letting water run while brushing teeth and try taking shorter showers.

Guidelines to reduce outdoor water use can have a significant impact and can greatly reduce water demands. The main strategies include:

- Not using water from the drinking water system for outdoor watering.
- Avoid overwatering by learning the proper amount of water that needs to be applied to different landscaping.
- Check sprinkler systems for leaks and in all valves, pipes, faucets, and hoses, making the necessary repairs. Can evaluate if the system has leaks by closing all faucets and evaluating if the meter values are still increasing.
- Install smart controllers that reduce overwatering by tracking weather patterns. Rebates are available through Central Utah Water Conservancy District.

REFERENCES

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APPENDIX A: LINDON RATE STRUCTURE

FEE SCHEDULE

Cancellation Fee - for all rentals except Aquatics Center*(Last updated 10/15/2019 with Resolution 2019-23-R)*

- More than 5 days notice \$10.00
- 1-5 days notice 50% of Rental Fee
- Less than 1 day notice 100% of Rental Fee

UTILITIES

ALL RATES ARE MONTHLY UNLESS OTHERWISE NOTED

Culinary Water*(Last updated 6/03/2024 with Resolution 2024-12-R)*

- Base Rate - Occupancy type based on Table 403.1 in 2015 International Plumbing Code as currently adopted or as may be amended.
 - Single Family Residential (R-3, R-4)
 - 1 base rate fee covers up to 2 units (home + accessory apartment)
 - Base rate is based on meter size and water zone
 - Multi-family Residential (R-2)
 - ½ base rate fee of 1" meter per unit
 - Base rate is based on water zone
 - Other Residential (R-1, R-2 [dormitories]; Institutional)
 - ¼ base rate fee of 1" meter per unit
 - Base rate is based on water zone
 - Non-Residential
 - 1 base rate fee per meter
 - Base rate is based on meter size and water zone

ZONES	METER SIZE						
	1"	1½"	2"	3"	4"	6"	8"
Below North Union Canal	\$30.55	\$61.10	\$97.76	\$213.85	\$384.93	\$794.29	\$977.59
Above North Union Canal	\$35.47	\$66.02	\$102.68	\$218.77	\$389.85	\$799.22	\$982.52
Upper Foothills	\$51.15	\$81.70	\$118.36	\$234.45	\$405.53	\$814.89	\$998.19

- Usage Rate per 1,000 gallons

ZONES	BLOCK			
	1	2	3	4
Below North Union Canal	\$1.82	\$2.38	\$3.20	\$4.38
Above North Union Canal	\$2.25	\$2.93	\$3.94	\$5.40
Upper Foothills	\$2.25	\$2.93	\$3.94	\$5.40

2024-2025

APPROVED BUDGET

LINDON

FEE SCHEDULE

Thousands of Gallons of Water Included in Each Block of Water

Meter Size	Block of Water (thousands of gallons)			
	1	2	3	4
1"	0-6	7-12	13-24	more than 24
1½"	0-12	13-24	25-48	more than 48
2"	0-19	20-38	39-77	more than 77
3"	0-42	43-84	85-168	more than 168
4"	0-76	77-151	152-302	more than 302
6"	0-156	157-312	313-624	more than 624
8"	0-192	193-384	385-768	more than 768

Deposit (one time)

- Owner (Residential or Business) None
 - Resident that files Bankruptcy \$250.00
 - Business that files Bankruptcy \$500.00
- Customers filing bankruptcy will be given 30 days to pay deposit. ≥

Garbage (Residential Only)*(Last updated 6/03/2024 with Resolution 2024-12-R)*

- First garbage can \$12.43
- Each additional garbage can \$10.66

Groundwater Pumping (where available)*(Last updated 6/20/2022 with Ordinance 2022-8-O)*

\$12.36

Late Fee (on past due balance, charged monthly)

\$10.00

Reconnect Fee (per incident)

\$50.00

Recycling, per can*(Last updated 6/03/2024 with Resolution 2024-12-R)*

\$5.25

Secondary Water*(Last updated 3/21/2022 with Resolution 2022-5-R)*

- Non-Agricultural
 - Lots up to 11,000 sq. ft. \$8.00
 - Lots 11,001 - 21,000 sq. ft. \$10.00
 - Lots 21,001 - 28,000 sq. ft. \$15.00
 - Lots 28,001 - 40,000 sq. ft. \$20.00
 - Lots 40,001 - 60,000 sq. ft. \$30.00
 - Lots 60,001 - 80,000 sq. ft. \$40.00
 - Lots 80,001 - 87,120 sq. ft. \$50.00
 - Lots 2 acres or more
 - » Base rate \$50.00
 - » Each ¼ acre (or part thereof) \$3.00

FEE SCHEDULE

- Metered secondary water (in addition to fee based on lot size; for Anderson Farms Development Area only - map on file)

- Base

Meter Size	≤1"	1.5"	2"	3"	4"
Base Rate	\$6.58	\$13.16	\$21.06	\$46.07	\$82.93

- Usage rate per 1,000 gallons

- » If using treated water

See Culinary Water Usage Rates and Blocks

- » If using untreated water

\$0.60

- Agricultural rate

- Base rate

\$10.00

- Each acre (or part thereof)

\$3.00

Agricultural land is that which is planted into pasture, hay, grains, vegetables, fruits, or other identifiable agronomy products and can be subdivided.

Sewer Utility Fee*(Last updated 6/03/2024 with Resolution 2024-12-R)*

- Base charge - Based on Table 403.1 in 2015 International Plumbing Code as currently adopted or as may be amended.

- Single Family Residential (R-3, R-4)

\$26.54

- 1 base rate fee covers up to 2 units (home + accessory apartment)

- Multi-family Residential (R-2), per unit

\$13.27

- (½ base rate fee for Single Family Residential)

- Other Residential (R-1, R-2 (dormitories); Institutional), per unit

\$6.64

- (¼ base rate fee for Single Family Residential)

- Non-Residential, per water meter

\$26.54

- Usage rate per 1000 gallons

\$3.50

- For customers with pressurized irrigation, usage is based on water usage

- For customers without pressurized irrigation, usage is based on average winter water usage from December to March.

Storm Water Utility Fee

\$11.45

(Last updated 6/03/2024 with Resolution 2024-12-R)

Charged per Equivalent Service Unit (ESU) with credits available for industrial and commercial use as per Council action.

Utility Sign-up Fee (one-time per account)

\$10.00

(Last updated 6/18/2019 with Ordinance 2019-11-O)

Utility Agreement must be signed before services commence.

Utility Shut-off Notice Fee (per incident)

\$5.00

(Last updated 3/21/2022 with Resolution 2022-5-R)

Lindon City does not pay interest on deposits or bonds held by the city.

APPENDIX B: LINDON CITY BOARD ADOPTION OF CONSERVATION PLAN

11. Review & Action: Interlocal Agreement for School District formation. The Council will review and consider an interlocal agreement between Lindon, Pleasant Grove, Orem and Vineyard which details intent to cooperate in forming a reorganized school district per State requirements.

Sample Motion: I move to (*approve, deny, continue*) the Interlocal Agreement for School District formation (as *presented or with changes.*)

**INTERLOCAL AGREEMENT REGARDING ACTIVITIES RELATED TO
FORMATION OF REORGANIZED NEW SCHOOL DISTRICT SERVING RESIDENTS
OF THE CITIES OF LINDON, OREM, PLEASANT GROVE, AND VINEYARD**

This Interlocal Agreement (the “Agreement”) is made and entered into this ____ day of December, 2024, by and among the cities of Orem, Vineyard, Lindon, and Pleasant Grove (hereinafter referred to collectively as the “Parties” or individually as a “Party”), pursuant to the Utah Interlocal Cooperation Act, Utah Code Title 11, Chapter 13.

RECITALS

WHEREAS, on November 5, 2024, voters in Utah County approved Propositions 11 and 14, which approved and initiated a three-way split of the Alpine School District (ASD). As a result of the split, the municipal boundaries of Orem, Vineyard, Lindon, and Pleasant Grove, and contiguous parts of unincorporated Utah County, shall be included in a reorganized new school district (“New District”);

WHEREAS, the Parties recognize the need for a cooperative approach to ensure a smooth transition and effective support for the New District in compliance with Utah Code Title 53G, Chapter 3; and

WHEREAS, this Agreement will provide a framework for cooperation, define financial contributions and shared responsibilities, and ensure long-term support for the New District;

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the Parties agree as follows:

SECTION 1: PURPOSE

The purpose of this Agreement is to establish a cooperative framework among the Parties to support the creation, transition, and operation of the New District. The power and authority granted under this agreement shall be limited to completing state required applications, forms, or producing other reports necessary in formation of the New District. An amendment to this Agreement shall be required before the Joint Board may take any other actions.

SECTION 2: TERM AND TERMINATION

This Agreement shall become effective upon approval by the legislative body of each Party and the execution by an authorized representative of all Parties and shall remain in effect until the new school district Board starts their term.

SECTION 3: GOVERNANCE AND COORDINATION

3.1 Joint Board: As required by UTAH CODE ANN. Section 11-13-207, the parties agree that the cooperative undertaking under this Agreement shall be administered by a joint board consisting of (1) each city's mayor, (2) each city's manager/administrator, and (3) a city council member of each city appointed by the city council of that city, or the designee of any of the foregoing.

3.2 Meetings: The Parties agree to meet at least quarterly, or more frequently as needed, to discuss and address matters related to the New District. Meeting locations shall rotate among the Parties unless otherwise agreed.

3.3 Liaisons: Each Party shall designate a liaison to facilitate communication with the New District's governing board once established.

SECTION 4: ASSETS AND LIABILITIES

4.1 Asset Allocation: The Parties agree to support the statutory process for identifying and allocating the assets of the Alpine School District equitably.

SECTION 5: FINANCIAL SUPPORT AND CONTRIBUTIONS

5.1 Each Party agrees to contribute financially to support the activities authorized by this agreement. The amount contributed by each Party to the costs associated with completing state required applications, forms, or producing other reports necessary in formation of the New District shall be equal.

SECTION 6: MODIFICATION

6.1 This Agreement may be modified by mutual written consent of the legislative body of each of the Parties.

SECTION 7: MISCELLANEOUS PROVISIONS

7.1 Entire Agreement: This Agreement constitutes the entire agreement between the Parties concerning the subject matter herein and supersedes any prior or contemporaneous agreements.

7.2 Severability: If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

7.3 Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

7.4 Execution in Counterparts: This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

7.5 No Separate Entity: The parties agree that this Agreement does not create an interlocal entity.

7.6 Financing and Joint Cooperative Undertaking and Establishing Budget: There is no financing of joint or cooperative undertaking and no budget shall be established or maintained.

7.7 Attorney Review: This Agreement shall be reviewed as to proper form and compliance with applicable law by the authorized attorneys for the parties in accordance with UTAH CODE ANN. Section 11-13-202.5.

7.8 Copies: Duly executed original counterparts of this Agreement shall be filed with the keeper of the records of each party pursuant to UTAH CODE ANN. Section 11-13- 209.

IN WITNESS WHEREOF, the Parties hereto have executed this Interlocal Agreement as of the date first written above.

(signature pages attached below)

ATTEST:

CITY OF OREM
a Utah municipal corporation

Signature:_____

Teresa McKitrick, City Recorder

Signature:_____

David Young, Mayor

APPROVED AS TO FORM:

Signature:_____

City Attorney

ATTEST:

CITY OF VINEYARD
a Utah municipal corporation

Signature: _____

Pam Spencer, City Recorder

Signature: _____

Julie Fullmer, Mayor

APPROVED AS TO FORM:

Signature: _____

City Attorney

ATTEST:

CITY OF LINDON
a Utah municipal corporation

Signature:_____

Britni Laidler, City Recorder

Signature:_____

Carolyn Lundberg, Mayor

APPROVED AS TO FORM:

Signature:_____

City Attorney

ATTEST:

CITY OF PLEASANT GROVE
a Utah municipal corporation

Signature:_____

Wendy Thorpe, City Recorder

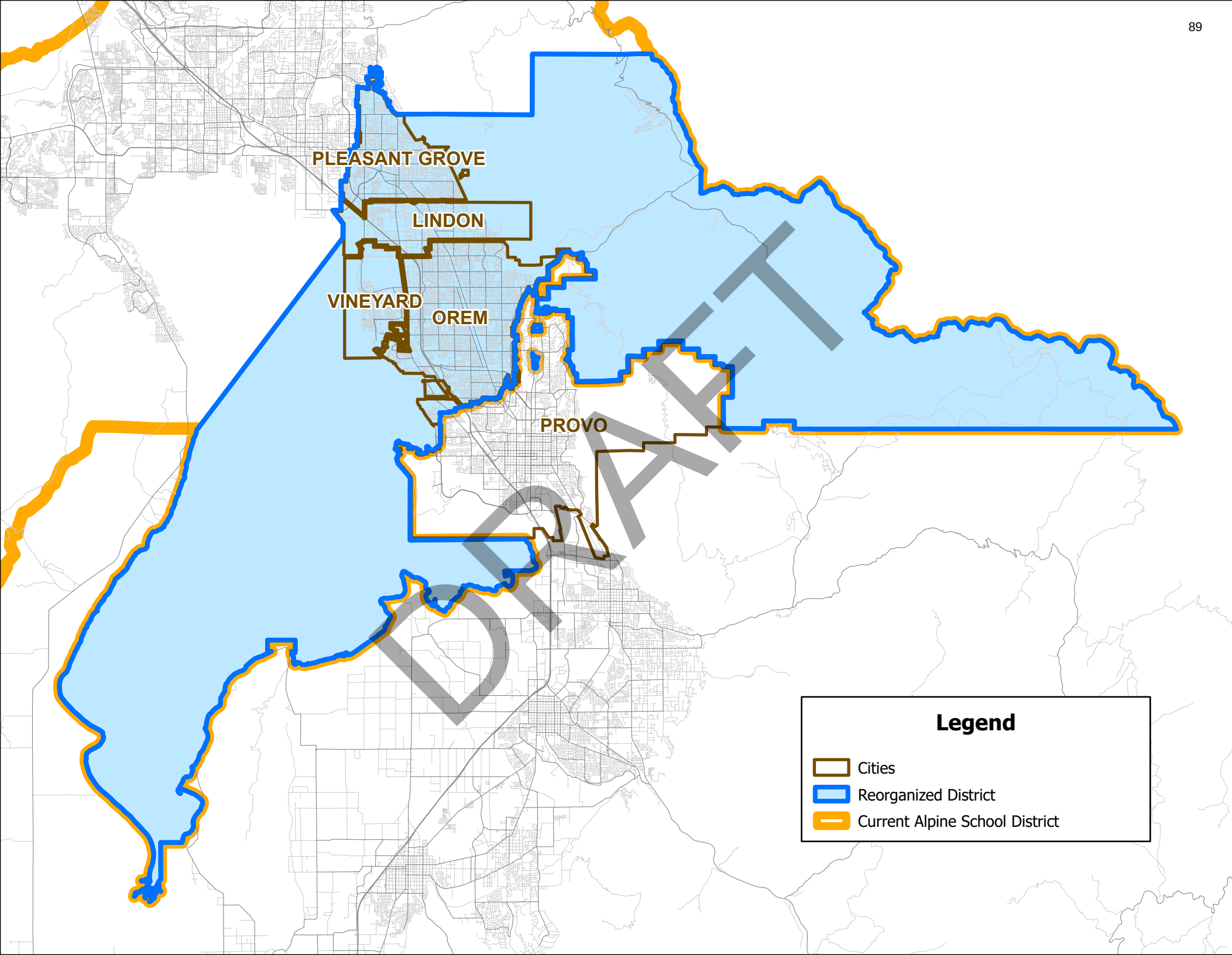
Signature:_____

Guy Fugal, Mayor

APPROVED AS TO FORM:

Signature:_____

City Attorney



12. Review & Action: Resolution #2024-37-R; 2025 Council Liaison & Mayor Pro-tem Assignments; appointment of individuals to represent the city on future school district reorganization committees.

Sample Motion: I move to (*approve, deny, continue*) Resolution 2024-37-R (as *presented or with changes.*)

RESOLUTION NO. 2024-37-R

A RESOLUTION APPROVING 2025 LINDON CITY MAYOR PRO TEM APPOINTMENTS, COUNCILMEMBER LIAISON ASSIGNMENTS AND APPOINTMENTS, AND REDEVELOPMENT AGENCY BOARD APPOINTMENTS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City has need of appointing a Mayor pro tem to fill in for the Mayor when the Mayor is absent or otherwise unavailable; and

WHEREAS, the City Council and Mayor find it is appropriate to rotate the appointment of Mayor pro tem on a quarterly basis and that it is prudent to appoint such positions by resolution at the beginning of each calendar year; and

WHEREAS, Mayor Carolyn Lundberg recommends assignment and appointment of the Councilmembers to serve in various positions, boards, and committees, and to be a Council liaison for various aspects of the City as outlined in Exhibit A; and

WHEREAS, Secondary Councilmembers have been assigned to assist or fill in for a Councilmember who is absent or needs assistance with his or her assignments; and

WHEREAS, per this Resolution, the Mayor and City Council members shall all be appointed as Lindon City Redevelopment Agency (RDA) Board members with the Mayor serving as Chair of the RDA Board; and

WHEREAS, other Mayoral appointments and assignments to citizens at large and/or city employees are also identified on Exhibit A; and

WHEREAS, Mayor Lundberg recommends appointment of the Council members and other individuals as listed in Exhibit A to serve in the positions of Mayor pro tem, on the RDA Board, and other assignments and appointments as therein listed.

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

1. That for the 2025 calendar year the identified individuals as outlined in the attached Exhibit A are appointed to fill the position of Mayor pro tem, fill various Councilmember assignments and/or other appointments as listed, and each City Council member is appointed as RDA Board of Director members with Mayor Lundberg serving as Chair of the RDA Board of Directors.
2. That the appointments and assignments as contained herein are effective immediately upon passage.

Adopted and approved this 16th day of December, 2024.

By _____
Carolyn O. Lundberg, Mayor

Attest:

By _____
Britni Laidler, City Recorder

SEAL:

(Exhibit A)
2025 LINDON CITY MAYOR AND COUNCIL LIAISON ASSIGNMENTS
RESOLUTION #2024-37-R

MAYOR CAROLYN LUNDBERG

1. Mountainland Association of Governments (MAG) / Metropolitan Planning Organization (MPO)
2. Utah County Council of Governments (COG); ~~Wasatch Front Regional Council (WFRC) liaison from MAG~~
3. Utah Lake Authority Governing Board
4. Utah Infrastructure Agency (UIA) Board Member
5. Utah League of Cities and Towns Representative
6. Youth Council
7. **School District Liaison (Mayor)**
8. Public Relations – (media contact as needed)

COUNCILMEMBER STEVE STEWART (Secondary – Cole Hooley)

1. Youth Council, Lead Advisor
2. Senior Center
3. PG / Lindon Chamber of Commerce / Utah Valley Chamber of Commerce
4. Education Grants
5. Other Duties as assigned

COUNCILMEMBER JAKE HOYT (Secondary – Lincoln Jacobs)

1. Police/Fire/Emergency Medical Services
2. Community Emergency Response Team (CERT)
3. Economic Development
4. Lindon Days
5. Utah League of Cities and Towns, Alternate
6. Other Duties as assigned

COUNCILMEMBER VAN BRODERICK (Secondary – Steve Stewart)

1. Public Works / Engineering
2. Irrigation Companies Representative / Board member
3. Cemetery
4. Facilities / Public Buildings
5. Other Duties as assigned

COUNCILMEMBER COLE HOOLEY (Secondary – Van Broderick)

1. Communities That Care (CTC); Healthy Utah
2. Tree Advisory Board
3. Historical Commission
4. ~~2024 Centennial Celebration~~ **School District Liaison (Council)**
5. Other Duties as assigned

COUNCILMEMBER LINCOLN JACOBS (Secondary – Jake Hoyt)

1. North Pointe Transfer Station and Solid Waste Board
2. Planning Commission
3. Planning and Zoning; General Plan
4. Parks, Trails, and Recreation
5. Other Duties as assigned

MAYOR PRO-TEM – 2025-26

Jan. – March Steve Stewart
 April – June Van Broderick
 July – Sept. Cole Hooley
 Oct. – Dec. Jake Hoyt
 Jan – March '26 Lincoln Jacobs

Secondary fills in if Mayor Pro-Tem is unavailable.

Newsletter Articles – 2025

Jan. – Mike Florence
 Feb. – Lincoln Jacobs
 March – Van Broderick
 April – Kristen Colson
 May – Heath Bateman
 June – Steve Stewart
 July – Cole Hooley
 Aug. – Carolyn Lundberg
 Sept. – Chief Brower
 Oct. – Adam Cowie
 Nov. – Juan Garrido
 Dec. – Jake Hoyt
 Jan 2026 – Brian Haws

Staff appointments to boards and/or committees as follows:

- **Adam Cowie**, Lindon City Administrator: UTOPIA Board Member; ULCT Representative; **School District liaison (staff)**
- **Juan Garrido**, Lindon Public Works Director: City representative on various canal and irrigation company boards
- **Michael Florence**, Lindon Planning & Econ. Development Director: PG-Lindon Chamber of Commerce Board; MAG Technical Advisory Committee
- **Noah Gordon**, Lindon City Engineer: MAG Technical Advisory Committee
- **Trent Andrus**, Lindon City Staff Engineer: Utah Lake Authority Technical Advisory Committee
- **Lt. Orlando Ruiz** - North Utah Valley Animal Shelter Board (NUVAS)

13. Review & Action: Utah County Interlocal Agreement for Homeless Services. The Council will review and consider a request by Utah County to donate approximately \$1,250 annually towards the Utah County Warming Centers.

Sample Motion: I move to (*approve, deny, continue*) approve the Utah County Interlocal Agreement for donation to the Homeless Warming Centers as (*presented or with changes*).

UC Agreement No. 2024 - _____

INTERLOCAL COOPERATION AGREEMENT

**Between UTAH COUNTY AND
LINDON CITY**

For an effort to aid the homeless

THIS AGREEMENT, made and entered into this ___ day of _____ 2024, by and between UTAH COUNTY, a body corporate and politic of the State of Utah, (hereinafter "County") and LINDON CITY, a political subdivision of the State of Utah, (hereinafter "City").

WHEREAS, the Utah Interlocal Cooperation Act, Utah Code Title 11, Chapter 13, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, City and County are local governmental units under the Interlocal Cooperation Act; and

WHEREAS, City and County recognize that homelessness is a problem in our communities and that each can play a role in alleviating suffering and other effects of homelessness; and

WHEREAS, City and County desire to support the Utah County Winter Response Task Force and its 2024-2025 Winter Response Plan and future Plans which plans include an ecosystem of services to serve Utah County's unsheltered population during the cold season; and which plan has been and will continue to be approved by the Utah Office of Homeless Services; and

WHEREAS, City agrees to contribute funds in support of the Utah County Winter Response Task Force and its Winter Response Plans, which contributions contribute to the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of City and County residents.

NOW THEREFORE, in consideration of the covenants and agreements contained herein and other valuable consideration, the sufficiency of which is hereby acknowledged, City and County hereby agree as follows:

Section 1. PURPOSES.

This Agreement has been established and entered into between the County and the City for the

purpose of providing aid and relief to the homeless and in support of the Utah County Winter Response Task Force and its Winter Response Plans.

Section 2. ADMINISTRATION OF AGREEMENT.

The parties hereto agree that, pursuant to Utah Code Section 11-13-207, the Utah County Administrator, shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Auditor shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times. The parties agree that they will not acquire, hold nor dispose of real property pursuant to this Agreement during this joint undertaking.

Section 3. EFFECTIVE DATE, DURATION.

This Agreement shall become effective and shall enter into force within the meaning of the Interlocal Cooperation Act, upon the submission of this Agreement to, and the approval and execution hereof by the governing bodies of the County and the City. The term of this Agreement shall be from the date of execution hereof and extend for a term no to exceed 50 years.

Either party to this Interlocal Cooperation Agreement may cancel the Agreement at any time by submitting a written notice of cancellation to the other party. Upon cancellation, County agrees to no longer send invoices to City for the contribution described herein; refunds will not be allowable.

Section 4. NO SEPARATE LEGAL ENTITY.

The County and the City do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Agreement.

Section 5. TERMS.

A. City Contribution: City agrees to make a financial contribution in support of the Utah County Winter Response Task Force and its Winter Response Plans which contributes to the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of City and County residents in the amount of \$ 1,250.00 annually. Such amount is made in consideration of City's population in relation to the total Utah County population. Utah County agrees to provide an invoice to Lindon City each year for the annual contribution amount.

B. Management of Funds: County will hold and expend the funds contributed by City under this Interlocal Agreement solely for the benefit of the homeless and as directed by the Utah County Winter Response Task Force.

Section 6. FILING OF INTERLOCAL COOPERATION AGREEMENT.

Executed copies of this Agreement shall be placed on file with the official keeper of records of the County and the City, and shall remain on file for public inspection during the term of this Agreement.

Section 7. AMENDMENTS.

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be: (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, and (c) filed in the official records of each party.

Section 8. SEVERABILITY.

If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law, which would render any of the terms of this Agreement unenforceable.

Section 9. GOVERNING LAW.

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 10. INDEMNIFICATION.

The parties to this Agreement are political subdivisions of the State of Utah. The parties agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of the negligent errors or omissions of its own officials or employees in connection with this Agreement. It is expressly agreed that neither party waives any immunity, protection, or benefit of the Utah Governmental Immunity Act.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2024-____, authorized and passed on the ____ day of ____ 2024.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

BRANDON B. GORDON, Chair

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

By: _____
Deputy Utah County Clerk

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE LAW:
JEFFREY S. GRAY
Utah County Attorney

By: _____
Deputy Utah County Attorney

LINDON CITY

Authorized and passed on the _____ day of _____ 2024.

AUTHORIZED CITY REPRESENTATIVE

Carolyn O. Lundberg
MAYOR

ATTEST:

City Recorder

By: _____

SEAL

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE
LAW:

City Attorney

By: _____

- 14. Discussion Item:** Miscellaneous administrative issues pertaining to public meeting procedures for pending applications; projects that may require funding assistance; sewer capacity matters.

General feedback will be provided, but no motion will be made.

15. Closed Session - The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-205(1)(c). This session is closed to the general public.

Sample Motions:

- o I move to enter a closed session. (roll-call vote)

Discussion

- o I move to close the closed session and reconvene the regular City Council meeting.

ADJOURN