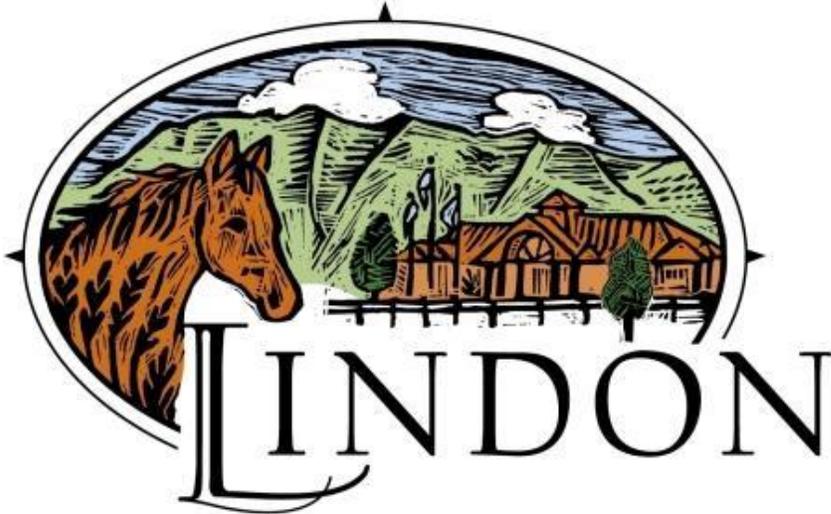
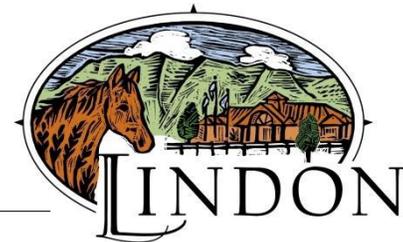


# Lindon City Council Staff Report



Prepared by Lindon City  
Administration

July 7, 2015



# Notice of Meeting of the Lindon City Council

The Lindon City Council will hold a regularly scheduled meeting beginning at **7:00 p.m.** on **Tuesday, July 7, 2015** in the Lindon City Center council chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

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

Pledge of Allegiance: By Invitation  
Invocation: Van Broderick

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



*(Review times are estimates only)*

- 1. Call to Order / Roll Call** *(5 minutes)*
- 2. Presentations and Announcements** *(5 minutes)*
  - a) Comments / Announcements from Mayor and Council members.
- 3. Approval of minutes:** June 16, 2015 and February 10, 2015 *(5 minutes)*
- 4. Consent Agenda – No Items**
- 5. Open Session for Public Comment** *(For items not on the agenda)* *(10 minutes)*
- 6. Public Hearing — Ordinance Amendment LCC 17.57 Hillside Protection District** *(10 minutes)*  
Brandon Jones requests approval of an Ordinance Amendment to LCC 17.57 Hillside Protection District to allow lots meeting certain conditions to be exempted from the requirements of the Hillside Protection District. The Planning Commission recommends approval. Ordinance #2015-10-O.
- 7. Public Hearing — Lindon City Bicycle and Pedestrian Master Plan (Res. #2015-5-R)** *(45 minutes)*  
Lindon City requests approval and adoption of the Lindon City Bicycle and Pedestrian Master Plan by Resolution #2015-5-R. The Planning Commission and Staff recommend approval of the plan.
- 8. Review and Action — Rejection of 200 South Water Line Replacement bids** *(10 minutes)*  
Lindon City advertised and received five bids for the 200 South Water Line Replacement Project. The low bid of \$294,315.00 was 19% higher than the engineer’s estimate for the project (\$247,673.10). After engineering and staff review, it is believed that the City can get better prices by making a few adjustments to the plans and re-advertising this project in the fall for winter/spring construction work. Staff recommends the City reject all bids and not award the contract.
- 9. Council Reports:** *(20 minutes)*
  - A) MAG, COG, UIA, Utah Lake, ULCT, Budget Committee - Jeff Acerson
  - B) Public Works, Irrigation/water, City Buildings - Van Broderick
  - C) Planning, BD of Adjustments, General Plan, Budget Committee - Matt Bean
  - D) Parks & Recreation, Trails, Tree Board, Cemetery - Carolyn Lundberg
  - E) Administration, Com Center Board, Lindon Days, Little Miss Lindon - Randi Powell
  - F) Public Safety, Court, Animal Control, Historic Commission, Budget Committee, Chamber of C. - Jacob Hoyt
- 10. Administrator’s Report** *(30 minutes)*

## Adjourn

This meeting may be held electronically to allow a council member to participate by video conference or teleconference.

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at [www.lindoncity.org](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Kathy Moosman at 801-785-5043, giving at least 24 hours notice.

**Posted By:** Kathy Moosman  
**Time:** ~3:00 p.m.

**Date:** July 2, 2015  
**Place:** Lindon City Center, Lindon Police Dept, Lindon Community Center

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

Pledge of Allegiance: By Invitation

Invocation: Van Broderick

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

July 7, 2015 Lindon City Council meeting.

Jeff Acerson

Matt Bean

Van Broderick

Jake Hoyt

Carolyn Lundberg

Randi Powell

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

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

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

### **Item 3 – Approval of Minutes**

- Review and approval of City Council minutes: **June 16, 2015 and February 10, 2015**

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, June 16, 2015,**  
4 **at 7:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North State Street,  
Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Jeff Acerson, Mayor  
Pledge of Allegiance: Phil Brown, Chief Building Official  
10 Invocation: Randi Powell, Councilmember

12 **PRESENT**

Jeff Acerson, Mayor  
14 Randi Powell, Councilmember  
Matt Bean, Councilmember  
16 Van Broderick, Councilmember  
Carolyn Lundberg, Councilmember  
18 Adam Cowie, City Administrator  
Hugh Van Wagenen, Planning Director  
20 Cody Cullimore, Chief of Police  
Kathy Moosman, City Recorder

**ABSENT**

Jacob Hoyt, Councilmember

- 22 1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.
- 24 2. **Presentations/Announcements** –
- 26 a) Mayor/Council Comments – There were no comments at this time.
- 28 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council  
of June 2, 2015 were reviewed.

30 COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF  
32 THE REGULAR CITY COUNCIL MEETING OF JUNE 2, 2015 AS AMENDED.  
COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS  
34 RECORDED AS FOLLOWS:

36 COUNCILMEMBER BEAN	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER BRODERICK	AYE
38 COUNCILMEMBER LUNDBERG	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 40 4. **Consent Agenda** – No items.
- 42
- 44 5. **Open Session for Public Comment** – Mayor Acerson called for any public  
comment not listed as an agenda item. There were no public comments.

46 **CURRENT BUSINESS**

2           6. **Public Hearing** –*Final Budget for fiscal year 2015-2016 (Resolution 2015-4-R);*  
 4           *Amend 2014-2015 Budget.* Kristen Colson, Lindon City Finance Director, will  
 6           present the proposed Lindon City Budget documents for fiscal year beginning  
 8           July 1, 2015. The City Council will hear public comment on the final city budget  
 10          for fiscal year 2015-2016, including the allocation of revenue from the water,  
 12          sewer, storm water and other enterprise funds to the general fund. The Tentative  
 14          Budget was presented and approved on April 21, 2015. The City Council also  
 16          held a public work session on the budget on May 5, 2015 and a public hearing on  
 18          May 19, 2015 where budget issues were discussed in detail. The City Council  
 20          will review the final budget for fiscal year 2015-16, review the amended budget  
 22          for fiscal year 2014-2015, review the agreement for services between the RDA  
 24          and the City, and review the city-wide fee schedule and compensation programs.

14                   COUNCILMEMBER LUNDBERG MOVED TO OPEN THE PUBLIC  
 16                   HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL  
 18                   PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20           Mr. Cowie explained that the balanced budget proposal for the 2015-16 fiscal  
 22           year represents significant work from the Department Heads and staff to reduce  
 24           expenditures. He noted that increased revenues and new sources of revenue (PARC tax)  
 26           have improved the financial status of the City. He explained that since the recession  
 began in 2008-09 the City had borrowed hundreds of thousands in enterprise funds to  
 balance the budget. Each year the City underspent its budget and was fortunate to never  
 have to actually use these borrowed funds. However, the borrowing continued in order to  
 balance the books each year.

28           Due to reductions in expenditures, cost cutting measures, and streamlining of  
 30           many other budget items the borrowing from enterprise funds is no longer needed, and  
 32           the City has added an additional \$100k to the General Fund balance since the Tentative  
 34           Budget adoption. Discontinuing of the borrowed funds (on the books) represents a  
 significant budgetary achievement. However, some equipment purchases and capital  
 improvement projects have continued to be postponed in order to achieve this budgetary  
 success and cannot be put off forever and need to be budgeted in future years. Improving  
 fund balances in Utility Enterprise funds will assist in the purchase of some of these  
 necessary items and projects.

36           Mr. Cowie stated the City anticipates increased revenues and expenditures as it  
 38           continues to grow and sees new development and improved sales tax revenues. He stated  
 40           this budget includes proposed increases in miscellaneous fees to help cover costs in  
 42           specific areas, and proposed increases in utility rates that will be implemented over a  
 44           multi-year period in order to re-build depleted fund balances and cover costs of future  
 utility replacements. He added that no increase in property taxes or other taxes are  
 proposed. Mr. Cowie stated the Council will be presented with the budget materials  
 tonight and asked to vote on specific budgetary issues that have been reviewed in past  
 meetings by straw-poll only.

46           Mr. Cowie then turned the time over to Kristen Colson, Finance Director to  
 present the budget items.

2 Ms. Colson then presented the 2015-2016 Major Budget Issues as follows:

4 **Budget Issue #1 Issue:**

Should Lindon City continue to provide residents with a 50% reimbursement of one library card per family per year for another City's library?

8 Ms. Colson then gave some background stating Lindon City does not have a city library and the City does not intend to build a library due to the sizable financial  
10 commitment it would necessitate and the fact that nearby cities provide full service  
12 libraries. She noted that Lindon City has historically reimbursed residents 75% for the  
cost of a family purchasing a non-resident library membership to another city's library.  
Last year, the reimbursement was decreased to 50%.

14 Ms. Colson stated this reimbursement program is being evaluated in order to  
ensure that Lindon City's resources are being allocated efficiently. Approximately 320  
16 out of an estimated 2,500 homes in Lindon take advantage of this program. With few  
homes participating and with more technological resources available, the need for and the  
18 overall benefit of this program is questionable.

20 **Differential Fiscal Impact:** There is \$16,000 in the Final Budget to continue the library  
reimbursement program in the 2015-2016 fiscal year.

22 Following some general discussion by the Council the straw poll vote regarding budget  
24 issue #1 was recorded as follows:

26 **BUDGET ISSUE #1:**  
28 **THE CITY COUNCIL STRAW POLL VOTE WAS RECORDED AS FOLLOWS:**

- 30 COUNCILMEMBER POWELL AYE
- COUNCILMEMBER BEAN AYE
- COUNCILMEMBER BRODERICK AYE
- 32 COUNCILMEMBER LUNDBERG AYE

34 **Budget Issue #2 Issue:**

Should Lindon City increase Water, Sewer and Storm Water utility rates?

36 Ms. Colson gave some background of this budget issue stating utility rates should  
38 not only cover current operational expenses, but also allow reserves to be established  
over time in order to fund repairing and or replacing aging system components. Current  
40 utility rates do not meet this objective.

42 She noted the City Engineer conducted an infrastructure assessment and  
maintenance evaluation as well as a utility rate study to determine and recommend utility  
44 rate increases for water, sewer, and storm water utilities. The recommendation is to  
implement an annual increase over the next five years of 9% for water rates, 4% for  
46 sewer rates, and 13% for storm water rates. Ms. Colson then referenced the recommended  
rate changes as follows along with the 2014-2015 rates as follows:

Utility	2014-2015 Rates	Recommended 2015-2016 Rates
Water (1" meter)		
Below North Union Canal		
Base	\$16.17	\$17.63
Usage	\$1.33 / kgal	\$1.45 / kgal
Above North Union Canal		
Base	\$17.51	tbd
Usage	\$1.40 / kgal	
Upper Foothills		
Base	\$26.24	tbd
Usage	\$1.63 / kgal	
Sewer		
Base	\$16.97	\$17.65
Usage	\$3.05 / kgal	\$3.17 / kgal
Storm Water (per ESU)	\$5.47	\$6.18

2 (kgal = 1000 gallons; ESU = Equivalent Service Unit, i.e. a single family home)

4 Ms. Colson noted the monthly increase on a resident's utility bill (using 8,000 gallons, below North Union Canal) would be as follows:

6	Water	\$2.42
	Sewer	\$1.64
8	Storm	\$0.71
	add'l tax	<u>\$0.29</u>
10	Total	\$5.06

12 **Differential Fiscal Impact:**

14	Water Fund	\$104,370
	Sewer Fund	\$56,525
16	Storm Water Fund	\$63,050

18 Ms. Colson noted these changes are reflected in the Final Budget and the revised Fee Schedule. Following some general discussion by the Council the straw poll vote regarding budget issue #2 was recorded as follows:

20 **BUDGET ISSUE #2:**

22 THE CITY COUNCIL STRAW POLL VOTE WAS RECORDED AS FOLLOWS:

24	COUNCILMEMBER POWELL	AYE
	COUNCILMEMBER BEAN	AYE
26	COUNCILMEMBER BRODERICK	AYE
	COUNCILMEMBER LUNDBERG	AYE

28  
30 Ms. Colson then went over the added fee schedule changes including ½ lot urn burials at \$140.00 for a resident and \$250.00 for a non-resident. She also referenced the

2 minor changes added with the public works inspection fees, land use fees, aquatic center  
 4 fees and community center rental fees and utility rate changes. Mr. Cowie mentioned that  
 a letter noticing residents about the transfer of utility fees was sent to every household in  
 the city. Ms. Colson then discussed the comparison of this year’s original budget  
 6 numbers to the amended budget numbers. She pointed out that this year has been very  
 good with sales tax and building permits. She noted that some of the benefit decreases  
 8 were started half way through this fiscal year (retirement) and next fiscal year (2016  
 budget) they will be decreasing benefit costs by 17% including benefit decreases and the  
 10 change of insurance carrier.

12 Mr. Cowie again commended the department heads and staff for the efforts they  
 made to make things work as best they could and for participating with the benefit  
 issues/process earlier this year that made a significant difference. He mentioned that  
 14 eliminating the \$700,000 inner fund loan which has been in place since 2009 was very  
 beneficial for the city do this and was a great achievement. Ms. Colson then referenced  
 16 the presentation showing the 2016 fiscal year budget and fund balances, revenues and  
 expenditures.

18 Mayor Acerson asked for a comparison of how much is allocated for personnel  
 and how it relates to other cities of comparable size to help understand where we fit in.  
 20 Mr. Cowie stated they will be happy to provide that information noting that it will vary  
 greatly because population size is difficult to compare because of services provided and  
 22 commercial areas etc. Mayor Acerson called for any input from the Council at this time.  
 The Council expressed their appreciation to staff and the department heads for all of their  
 24 hard work on the budget.

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

28 COUNCILMEMBER LUNDBERG MOVED TO CLOSE THE PUBLIC  
 HEARING. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL  
 30 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

34 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION  
 36 #2015-4-R, APPROVING THE FINAL 2015-2016 FISCAL YEAR BUDGET,  
 AMENDING THE 2014-2015 FISCAL YEAR BUDGET, AND APPROVING  
 38 SERVICES BETWEEN LINDON CITY AND THE LINDON RDA, WITH THE FEE  
 SCHEDULE CHANGES AS NOTED. COUNCILMEMBER POWELL SECONDED  
 40 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 42 COUNCILMEMBER POWELL AYE
  - COUNCILMEMBER BEAN AYE
  - COUNCILMEMBER BRODERICK AYE
  - 44 COUNCILMEMBER LUNDBERG AYE
- 46 THE MOTION CARRIED UNANIMOUSLY.

**7. Recess to Lindon City Redevelopment Agency Meeting (RDA).**

2 COUNCILMEMBER POWELL MOVED TO RECESS THE LINDON CITY  
 4 COUNCIL MEETING AND CONVENE THE LINDON CITY REDEVELOPMENT  
 AGENCY (RDA) AT 7:25 PM. COUNCILMEMBER BRODERICK SECONDED THE  
 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

6  
 8 BOARDMEMBER LUNDBERG MOVED TO ADJOURN THE LINDON CITY  
 RDA MEETING AND RE-CONVENE THE LINDON CITY COUNCIL MEETING AT  
 7:35 PM. BOARDMEMBER BRODERICK SECONDED THE MOTION. ALL  
 10 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

- 12 8. **Public Hearing** – *Ordinance Amendment (Ordinance 2015-14-O), LCC 8.24*  
 14 *and 9.24, Pheasant Hunting and Weapons.* Lindon City requests approval of an  
 Ordinance Amendment to LCC 8.24 Pheasant Hunting and 9.24 Weapons in  
 16 order to designate lawful hunting areas within the City. The Planning  
 Commission recommends approval of the changes.

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

22 Hugh Van Wagenen, Planning Director, gave a brief summary by explaining the  
 existing Lindon City Pheasant Hunting ordinance was adopted in 1985, when there was  
 24 much more open space in Lindon than currently exists. The old ordinance references a  
 map from 1979 designating “No Hunting” areas. He commented that the map is  
 26 extremely outdated and requires some revisions with the amount of development that has  
 occurred over the last 40 years. Mr. Van Wagenen stated with the map update, there are  
 28 also small code changes to align hunting and weapons discharge in the City. He noted  
 that the ordinance language covers two ordinances and is mostly grammatical changes.  
 30 Mr. Van Wagenen then referenced for discussion the amended Ordinance, the 2015  
 Hunting Zone Map and the 1979 Hunting Zone Map followed by some general  
 32 discussion. Chief Cullimore mentioned that paint ball and air soft guns are not classified  
 under Utah State law as a firearm and are allowed within the city limits. He noted the  
 34 Police Department enforces vandalism and safety issues if necessary.

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

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

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

44  
 46 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE  
 AMENDMENT 2015-14-O AS PRESENTED. COUNCILMEMBER POWELL  
 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

2 COUNCILMEMBER POWELL AYE  
 COUNCILMEMBER BEAN AYE  
 4 COUNCILMEMBER BRODERICK AYE  
 COUNCILMEMBER LUNDBERG AYE  
 6 THE MOTION CARRIED UNANIMOUSLY.

8 9. **Discussion Item** – *Athletic & Multipurpose Field Rental Policy & Rates*. Heath  
 Bateman, Parks & Recreation Director, will present a proposed filed rental  
 10 policy, applications, and rates for discussion and feedback from the Council.  
 The policy is intended to cover rentals of all athletic fields and other  
 12 multipurpose fields within parks throughout Lindon.

14 Heath Bateman, Parks & Recreation Director, opened the discussion by stating  
 the last time he met with the Council they discussed whether or not to open the ball fields  
 16 for rentals. He noted that he checked with Spanish Fork City and found they are  
 essentially the leader with this issue and somewhat similar, so he used some of their  
 18 policies to be generally consistent with our own ideas. He noted that this will be a  
 complete fundamental change from what is currently in place and he is looking for  
 20 feedback from the Council on this issue. Mr. Bateman explained that currently the fields  
 are on a first come first serve basis and they try to limit the baseball fields to one hour of  
 22 practice time, however it is not really enforced unless they are asked to. Mr. Bateman  
 expressed his opinion stating this could be a revenue maker but they will be expected to  
 24 enforce the rentals. He mentioned the fee schedule will be the same as Lehi, American  
 Fork and Spanish Fork cities even though our fields are not as developed as some.

26 Mr. Bateman stated he is in favor of this change if it can boost revenue but noted  
 enforcement may be difficult. He added that the policy will be done in a tiered manner.  
 28 He then explained the three tier format followed by discussion. Mr. Bateman expressed  
 that he has strong feelings that recreation programs come before accelerated and travel  
 30 programs and residents come before that. He asked the Council at this time if they want  
 to go ahead with the rental program.

32 Mayor Acerson commented that he feels if there is a commercial aspect/gain of it  
 and they are not Lindon residents (to be fair to our citizens) we need to have some fee  
 34 structure because of the use and what they are doing. Councilmember Broderick stated he  
 feels if there are fields available people should certainly be able to use them. He would  
 36 also suggest to watch this and just see how it goes. Mayor Acerson asked if the Council is  
 comfortable moving forward with the structure Mr. Bateman has proposed and then  
 38 review it. Following some general discussion the Council was in agreement to move  
 forward with Mr. Bateman's proposal. Mr. Bateman concluded by stating he will come  
 40 back with a drafted policy for the Council to vote on. Mr. Bateman also mentioned the  
 Community Center Advisory Board will be hosting an all-city grand prix pinewood derby  
 42 at the Community Center on June 27<sup>th</sup> at 9:00 am. He noted they have rented a track and  
 would encourage all to participate. They also have kits available that were donated by  
 44 Low Book Sales and it should be a fun event.

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

2           10. **Review & Action** – *Utah Local Governments Trust Interlocal Agreement &*  
4           *Insurance.* The Council will review and consider an interlocal agreement to  
6           enter into liability and property insurance services offered through the ULGT,  
            and approve the selected coverage limits and terms starting July 1, 2015.

8           Mr. Cowie gave a brief history of this item stating in June 2014 the City Council  
10          gave its one-year required notice to URMMA so that it could bid out property and  
12          liability services. He noted that bids were solicited from various insurance providers and  
            on June 2, 2015 the City Council selected the Utah Local Governments Trust (ULGT) for  
            liability and property insurance services by a unanimous vote. He explained the ULGT is  
            a pooled group of 217 Cities & Towns, 12 Counties, and 322 Special Service Districts  
            within the State of Utah.

14          Mr. Cowie mentioned the Agreement and Terms sheet have been reviewed by  
16          Staff and the City Attorney and are in conformance with the selected coverage chosen by  
18          the Council at the June 2nd meeting (The City also uses the Trust for Workers  
20          Compensation coverage and has entered into this same agreement for Workers Comp  
            coverage – but both parties felt it was best to re-enter into the agreement now that other  
            coverages are being provided.) Mr. Cowie noted this action is just a formality based on  
            the previous decision by the Council at the last meeting. Following some general  
            discussion Mayor Acerson called for a motion.

22                   COUNCILMEMBER BRODERICK MOVED TO SELECT AND APPROVE  
24                   THE INTERLOCAL AGREEMENT BETWEEN ULGT AND LINDON CITY AND  
26                   APPROVE THE INSURANCE COVERAGE GENERAL TERM SHEET WITH THE  
                    SELECTED COVERAGES BEGINNING JULY 1, 2015, WITH NO CONDITIONS.  
28                   COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS  
                    RECORDED AS FOLLOWS:

- 30           COUNCILMEMBER POWELL            AYE
  - COUNCILMEMBER BEAN             AYE
  - COUNCILMEMBER BRODERICK    AYE
  - 32           COUNCILMEMBER LUNDBERG        AYE
- THE MOTION CARRIED UNANIMOUSLY.

34           11. **Discussion Item** – *Sewer Billing Options for Large Water Users.* Staff will  
36           discuss options for sewer billing for large water users who do not discharge  
38           water to the sewer system.

40          Mr. Cowie stated that he and Mark Christensen, City Engineer, discussed various  
42          sewer billing options for properties who have large water uses with limited water  
            discharging to the sewer at the Engineering Coordination meeting. He mentioned that the  
            easiest method for relief from the higher sewer rates is to allow the residents and/or  
            businesses the choice to go back to the sewer averaging method that was the billing  
44          option used prior to the changes in September of 2014. He noted this method calculates a  
            four-month winter average sewer flow (Nov-Feb), which is then billed during the  
46          remaining year; for large winter water users, this method was not desirable.

2 Mr. Cowie went on to say for large summer water users, this method may be more  
 4 desirable. Since the utility billing clerk is already tracking this billing option for those  
 6 without pressure irrigation, it appears to be a simple and easy way to change the billing  
 method without additional fees or methods of tracking billing and would not require  
 additional procedures. He noted that a simple form and verification of large water use is  
 all that would be needed.

8 Mr. Cowie stated in the end it was staff's opinion that a month to month billing  
 10 where somebody can control their water bill as to see the difference in their sewer  
 charges is maybe more of an incentive for people to stay on the month to month option as  
 12 a water conservation effort. If we change that and their sewer bill never fluctuates it is a  
 dis-incentive to pay as much attention, so the thought is in having the averaging there are  
 14 more conservation minded opportunities. It will also document on their bill that there has  
 been some spike depending on the usage, i.e., filling a swimming pool. There was then  
 some general discussion by the Council regarding this issue. Councilmember Bean stated  
 16 he would like to ensure this is fair for all residents. Councilmember Broderick stated he  
 does not want it to be burdensome.

18 Mayor Acerson suggested doing physical checks at each residence to ensure there  
 are not any cross connections with secondary as to be proactive. Mr. Cowie stated they  
 20 physically go out and read the meters yearly to make sure the radio reads are functioning  
 properly and check the boxes which is good policy. There was then some general  
 22 discussion by the Council regarding cross connection precautions/prevention for both the  
 citizens and for liability issues. Mr. Cowie stated a notice to residents regarding this issue  
 24 will be included in the city newsletter and on the website.

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

## 28 **12. COUNCIL REPORTS:**

30 **Councilmember Powell** – Councilmember Powell reported that the Community Center  
 Advisory Board will be presenting the movie “Horton Hears a Who” at Meadows Park on  
 32 June 19<sup>th</sup>. She also reported there is a new Lindon Days event this year (cardboard boat  
 race) that will be held at the pool. She also gave an update on the Employee party noting  
 34 she will send out an email to the Council with the details. She also mentioned that  
 someone is still riding a motorcycle on the trail. Councilmember Powell asked what the  
 36 current weed policy is as there are several weed issues, one on 200 East and Center Street  
 and one on the east side of Walmart behind Taco Bell. Mr. Cowie stated they send  
 38 notices to target properties (Gary Hogle, Code Enforcement officer has the list). He  
 stated that anything taller than 6 inches (by code) can be classified as a fire hazard.  
 40 Councilmember Powell also mentioned the drive thru at Little Caesar's is causing  
 problems with the flow/deliveries and instigating animosity between the tenants. Mr.  
 42 Cowie stated he will check with the Planning Director regarding this issue (approvals,  
 permits, etc.).

44 **Councilmember Bean** – Councilmember Bean had nothing to report at this time.  
 46

2 **Chief Cullimore** – Chief Cullimore thanked the Council for allowing him to attend the  
 4 Children’s Justice Symposium last week noting it was very worthwhile. He mentioned  
 there were people from all over the nation and Utah is being seen as a leader for  
 children’s justice. Chief Cullimore also mentioned that Lindon is being recognized  
 6 across the State for the Quad Copter program and the program is moving forward and  
 setting an example for others. He also reported that a black Mercedes 2015 gl 450 SUV is  
 8 missing from the Larry H. Miller dealership. Apparently an employee (salesman)  
 crashed through the gate Sunday night with the SUV. He noted the Lindon Police  
 10 Department is working with the dealership to strengthen their security.

12 **Councilmember Hoyt** – Councilmember Hoyt was absent from the meeting.

14 **Councilmember Broderick** – Councilmember Broderick reported he will be attending  
 the Engineering Coordination meeting on June 19<sup>th</sup>. He noted they are still doing some  
 16 meter calibration to measure/verify water correctly as there is a huge variance.

18 **Councilmember Lundberg** – Councilmember Lundberg had nothing to report at this  
 time.

20 **Mayor Acerson** – Mayor Acerson reported on the upcoming ground breaking at the IHC  
 22 Hospital at Provo on June 17<sup>th</sup> at 11:00 am. He also reported that he attended the  
 meetings on the initiative to put the ¼ cent on the November ballot. There was a good  
 24 discussion with Mountainland Association of Government (MAG) and the County  
 Commission; he noted it will be on the November ballot. He also mentioned that Lindon  
 26 was highlighted by Commissioner Grace stating others should follow Lindon’s lead.  
 Mayor Acerson commented that many feel quite strongly that we can’t wait and need to  
 28 move forward which was the intent.

30 **Administrator’s Report:**

Mr. Cowie reported on the following items followed by discussion.

32

**Misc. Updates:**

34

- June City newsletter

36

- Project Tracking List

38

- Discussion on flash flooding that occurred on June 11<sup>th</sup>

40

- Update on claims status

42

- Architectural RFQ’s have been posted for the Fire Station and City Center/Police  
 Department remodel. Selection committee to meet in July: Mayor Acerson,  
 Councilmember Broderick and Staff will attend

44

- Elections: 4 candidates filed for office. Meet the Candidates night will be held on  
 October 22<sup>nd</sup>

46

- UTOPIA/UIA update

48

- Fireworks Restriction: Reminder that fireworks restrictions are in place. Maps  
 found on City website: City wide restrictions map and West-side/foothills  
 restrictions detail map

50

- Misc. Items

2 **Upcoming Meetings & Events:**

- 4 • Newsletter Assignment: Matt Bean - July newsletter article. *Due by last week in June.*
- 6 • June 25<sup>th</sup> at 6 pm – Employee Summer Party/Aquatics Center
- 6 • August 3<sup>rd</sup> – 8<sup>th</sup> – Lindon Days celebration. All Council members will attend.

8 **Future items:**

- 10 • Employee Policy Manual updates

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

14 **Adjourn** –

16 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING  
18 AT 9:25 PM. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL  
18 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Approved – July 7, 2015

22  
24 \_\_\_\_\_  
Kathryn Moosman, City Recorder

26  
28 \_\_\_\_\_  
Jeff Acerson, Mayor

The Lindon City Council and Lindon City Planning Commission held a Joint Work Session on **Tuesday, February 10, 2015 at 6:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**WORK SESSION** – 6:00 P.M.

Conducting: Hugh Van Wagenen, Planning Director

**PRESENT**

**ABSENT**

**City Council members**

Jeff Acerson, Mayor  
 Randi Powell, Councilmember  
 Matt Bean, Councilmember  
 Van Broderick, Councilmember  
 Jacob Hoyt, Councilmember  
 Carolyn Lundberg, Councilmember

**Planning Commission members**

Sharon Call, Chairperson – arrived 7:00 pm  
 Mike Marchbanks, Commissioner  
 Rob Kallas, Commissioner  
 Bob Wily, Commissioner  
 Andrew Skinner, Commissioner  
 Matt McDonald, Commissioner

**Staff members**

Adam Cowie, City Administrator  
 Hugh Van Wagenen, Planning Director  
 Jordan Cullimore, Associate Planner  
 Kathy Moosman, City Recorder

**Other Attendees**

Ron Anderson, Landowner  
 Kent Anderson, Landowner

**Ivory Representatives**

Kyle Honeycutt  
 Justin Earl  
 Keith Bennett

1. **Call to Order** – The meeting was called to order at 6:00 p.m.
2. **Work Session**—Ivory Development, Anderson Farms: The Council and Commission will discuss the latest concept plan of the Ivory Development Anderson

2 Farms residential home project. The project is approximately located at 500 North  
Anderson Lane and encompasses about 135 acres.

4 Hugh Van Wagenen, Planning Director, led the discussion by explaining the  
purpose of the meeting tonight is to gather feedback from the recent ICO tour. Mr. Van  
6 Wagenen then referenced for discussion an email sent that showed property values and  
tax rates for a rough comparison. He noted they would like to pin down how many units  
8 the body is comfortable with and also the minimum lot size in the area so Ivory can take  
out the “guess work” and be able to move forward. Mr. Van Wagenen stated following  
10 the presentation there will be an open forum for discussion.

12 Kyle Honeycutt, Ivory Homes representative, addressed the body at this time to  
present his power point presentation. Mr. Honeycutt explained that the proposed  
development will incorporate an HOA planned community with the apartments managed  
14 separately. He explained that with an HOA managed community comes certain  
amenities including a pool and bathroom facility with a surrounding park, street trees and  
16 other plantings down the main corridor, equipment, entry monumentation, and other  
things the HOA will pay for (i.e., replacing trees that die on the main corridor, pool  
18 maintenance, etc.). He added that these are great things the HOA brings and it makes  
sense as there is a theme. He mentioned that the dues the homeowners pay will be small  
20 as it is spread over so many people so it is a perfect all around situation. The HOA will  
also cover and govern the following:

- 22 • Architecture design guidelines.
- Landscaping requirements.
- 24 • Parking requirements and standards.

26 Mr. Honeycutt stated those residents who do not abide by the HOA guidelines  
will be fined, so what you get is a community that looks good in perpetuity. Mr.  
28 Honeycutt stated that Ivory Homes is here to stay and they will be maintained for a very  
long time through an HOA. Mr. Honeycutt then referenced the proposed single family  
30 size details as follows:

32 **Single Family Detached Sizes**

Size proposed is 87.5 wide x 110' deep

- 34 • Setbacks = 25' front, 25' back and 20' combined side. 8' minimum side  
yard setback
- 36 • Fits 40 plans with a two car and 31 plans with a three car
- Same as Fieldstone regular lot sizes

38 Size proposed is 62' Wide x 90 'Deep

- 40 • Setbacks = 20 Front, 20' rear, 5' on each side
- Fits 23 two car plans and 10 three car plans
- 42 • Same as Fieldstone age restricted

44 Mr. Honeycutt then showed the Anderson Farms deep lot spreadsheet for  
reference followed by some general discussion. He also referenced the provided Ivory  
46 Catalog noting it provides a lot of information about their product. There was then some

discussion regarding the catalog. Mr. Honeycutt stated what they are proposing is a 20 ft. front, 20 ft. rear and 5 ft. on each side. People like this size but want to be detached and separated and that is what they have had the most success with.

Mr. Honeycutt stated a great Streetscape produces:

- HOA
- The house plans themselves
- The layout with a lot of curve

Mr. Honeycutt then referenced the following changes and amenities:

- They combined the regional parks into one big park to maximize the use
- Added Club Ivory Park/maintained by the HOA
- They tweaked the main corridor
- Provided regional detention basin
- Big parking lot
- Tot playground
- 2 soccer fields
- Tennis courts
- Baseball fields
- 2 detention basin areas

Councilmember Lundberg asked what amenities Ivory will put into the parks. Mr. Honeycutt stated they are paying \$100,000 per acre for the parks plus the amenities on top of that which adds up to a certain amount. The question is if that amount is big enough to exchange for more density as they are asking for something outside the norm. They understand that with the idea of a PUD (planned unit development) the city gets something out of it, but the main area is really the park. If all of the density goes away and it is trimmed down the amount they are able to pay goes down, but as it stands right now they are really proposing to build the entire park for the city; which is 3 to 4 million dollars.

Mr. Honeycutt re-iterated that the fundamental question is what does the city want in exchange for this density to find the balance and is it something that the city really needs. He pointed out that each meeting will get bigger and more difficult. He stated the question is if this make sense and is the trade worth it, and what will Ivory pay for and what will the city pay for.

Councilmember Lundberg asked for clarification if the Ivory Park (previously mentioned) will be maintained (grass, amenities, etc.) by the Ivory Homes property and HOA dues and if the regional park will potentially pay for amenities but with all ownership turned over to the city. Mr. Honeycutt confirmed that statement.

Councilmember Hoyt inquired if the condo residents are considered HOA members. Mr. Honeycutt stated they will have their own pool and clubhouse. Commissioner Kallas asked if the homes will sit much higher than the road and if they will raise the road. He also asked how much elevation difference there will be from the top of the windows and the basement at the road. Mr. Honeycutt stated they plan to raise the road a little but they do not want more than 18" of foundation exposed. He also noted

the side streets are standard city streets. There was then some general discussion regarding this issue.

At this time Mr. Van Wagenen asked the body what the general feeling is on lot size following this discussion; are they feeling more or less of a comfort level. He is just trying to get some direction to move forward.

*Councilmember Lundberg:* Stated she has been fine with it all along. She would like to hear from the other members who have had concerns from the first how they feel about it now. She feels that Ivory is offering a good variety and a high quality item.

*Commissioner Marchbanks:* Stated he feels good about it. He commented that when you let people do what they do best we get an Ivory Project. He feels what is being proposed is a great planned community and will enhance the area.

*Commissioner McDonald:* Stated the 20' setback on the smaller lots has given him some concerns. He feels this is similar to a development in Spanish Fork with the narrower streets that has no parking and makes it a crowded community. He also questioned what the demand and market will be.

*Councilmember Hoyt:* Stated he likes where we are going with this and there is a lot of potential, but the density and smaller lots are still an issue for him.

*Chairperson Call:* Stated she agrees with Councilmember Hoyt that she has concerns that there is too much density; it is not the quality of the project but she is concerned how well it will fit in with Lindon.

*Councilmember Bean:* Mentioned the 90' x 62' size and pointed out if the 62' is the frontage (which is a fair amount of frontage) it doesn't concern him so much, also if the 5,580 is the average square footage.

*Councilmember Broderick:* Stated the density and setbacks makes him a little uncomfortable. He feels the next step would be to see a list of amenities of what they are willing to give for the density and what the city and citizens of Lindon would get out of it. He would like to see more amenities for the city.

*Commissioner Kallas:* Stated if we are looking at coming from ½ acre lots and going down to 5,000 sq. ft. lots it is so much different than what is in Lindon but it is a confined area and an HOA controlled project.

*Councilmember Powell:* Stated she has lived in a community like this in the past and commented that good friends are made in a tight knit community. She added that as long as there is a bottom in this she is comfortable with this Ivory portion and feels this is a jump up from townhomes.

2 *Commissioner Skinner:* Stated it is the retirees that have the smaller lots as they do not want to maintain a large lot.

4 Mr. Honeycutt stated they will get more information on the details and look at the issues discussed tonight and try to understand what it means to the costs etc. He noted  
6 there will still be more versions forthcoming. He stated there is a fundamental trade/exchange question when they are asking for things above the norm and they realize  
8 this. Mr. Honeycutt then turned the time over to Mr. Earl to discuss the apartment side of the project.

10 Mr. Earl presented the discussion on the apartments. He noted they are not to the point yet on the apartment side to present the layout as it is still premature. They won't  
12 acquire the land for quite some time and they want to see what the market conditions are. They will know what the demand will be by looking at the Pleasant Grove project. He  
14 noted that he does not have a site plan to show the group today. He would like to have some assurances on what the city will and will not allow.

16 Mr. Earl mentioned an approach that may work is to create guidelines that the city would be comfortable with. This is what they refer to as a "form based code" on what the  
18 rules are that the architect needs to follow to draw the projects. He would like to think outside of the box with density or rather what we want the community to be and what  
20 quality of life they are looking for instead of just the density and height limits etc.; how to achieve this is their objective and this will dictate the form. He pointed out that cities are  
22 coming to the point to have the richness of the architecture and what the community will be instead of just looking at the setbacks, density etc. He pointed out that these types of  
24 communities self-regulate as these develop by market demand and form based code they naturally falls into place. The question is what kind of environment does the city want?

26 Mr. Van Wagenen summarized by stating he is observing the consensus from the recent tours is that the members are generally not comfortable with 4 stories. And out of  
28 the 3 projects they visited everyone seemed to like Orchard Farms more than the other two. This was in part due to the number of units and the way it transitioned into the other  
30 neighborhoods; it needs to be one community.

32 Councilmember Broderick stated he visited the site again on Saturday and he felt it was very congested and he would like to see more ingress and egress access. Mr. Earl  
34 stated with dense complexes (University Place) they can create a grid system and tuck the parking so the density disappears; the feeling of the project matters. They try to achieve  
36 a resort flavor to their projects; which is intentional. They would like to show them how a four story would look and how it would feel; that is the flexibility they can build on.

38 Commissioner Kallas stated he really likes the District because of the urban feel, even though it is set in a commercial area and that is what he would like to see; more of  
40 an urban feel. Councilmember Powell commented she is happy to be flexible as long as it is both ways. Mr. Earl stated they can give the most in amenities and architecture with  
42 a depth and a richness.

44 Councilmember Lundberg mentioned if they were to concede to four stories, which is a big leap, perhaps if it was near the freeway they could maybe sell that but  
46 closer to Geneva Road and 700 North (which is the gateway to the city) there may be a lot of pushback with this concept because it is very enclosing. There was then some discussion regarding TOD's and building heights. Commissioner Kallas commented that

2 this is our business district and we have talked about how to precipitate commercial  
 4 development on 700 North; he feels this is what we will achieve with that development.  
 6 If this is done right and done nicely with some high density around it, it will become our  
 8 business center and it won't hurt what is above Geneva Road and the 1/2 acre lots.  
 10 Councilmember Lundberg pointed out that taking in all of what Pleasant Grove is doing  
 will contribute to this TOD site as well. Mr. Earl noted to bear in mind that a TOD is  
 based on walkability (750 ft.). Commissioner Wily commented that he would like to see  
 some nice flowing boulevard and treescapes and the nice articulation on the buildings.  
 Commissioner McDonald commented that he is in favor of letting the experts handle this  
 without putting constraints that may be detrimental.

12 Councilmember Lundberg commented that she doesn't want to see the  
 14 demographic so top heavy with the apartment renters as to outnumber the single family  
 homes; the total number of doors being presented is lopsided. Mr. Earl stated that will be  
 a challenge. Chairperson Call stated she wants to hang on to the rural feel and it is very  
 difficult to find a balance. Councilmember Hoyt pointed out that statistically it takes  
 16 about 10 years for apartment complexes to become a hotbed for crime and it is better to  
 have one owner vs. several. Councilmember Broderick stated because the length of time  
 18 you live in an apartment is about 14 months and it can become a transient population; he  
 is not saying they will be more crime but there is a different feel.

20 Mr. Earl suggested putting the numbers away and start in reverse and see what the  
 numbers come out to. Councilmember Powell commented that she is hearing the body  
 22 wants to be flexible and perhaps they would like to see some lower doors but it depends  
 on what they come up with. Mr. Earl stated they will bring a consensus back from this  
 24 discussion at the next meeting and come back with some more ideas. Mr. Honeycutt  
 mentioned that an elevator is a big amenity and is a nice thing and opens up the options  
 26 available.

28 Mayor Acerson thanked the Ivory representatives for their presentation. He then  
 called for any further comments or discussion from the Council or Commission. Hearing  
 none he adjourned the meeting.

30 **Adjourn** – The meeting was adjourned at 8:10

32 Approved – June 23, 2015

34 \_\_\_\_\_  
 36 Kathryn Moosman, City Recorder

38 \_\_\_\_\_  
 40 Jeff Acerson, Mayor

42 \_\_\_\_\_  
 44 Sharon Call, Chairperson

**Item 4 – Consent Agenda** – *(Consent agenda items are only those which have been discussed beforehand and do not require further discussion)*

- No Items.

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

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**6. Public Hearing — Ordinance Amendment LCC 17.57 Hillside Protection District** *(10 minutes)*

Brandon Jones requests approval of an Ordinance Amendment to LCC 17.57 Hillside Protection District to allow lots meeting certain conditions to be exempted from the requirements of the Hillside Protection District. The Planning Commission recommends approval.

See attached from the Planning Department.

## Public Hearing — Ordinance Amendment — 17.57 Hillside Protection District

Brandon Jones requests approval of an Ordinance Amendment to LCC 17.57 Hillside Protection District to allow lots meeting certain conditions to be exempted from the requirements of the Hillside Protection District.

<p><b>Applicant:</b> Brandon Jones  <b>Presenting Staff:</b> Jordan Cullimore</p> <p><b>Type of Decision:</b> Legislative  <b>Council Action Required:</b> Yes</p> <p><b>Planning Commission Recommendation:</b>  The Planning Commission recommends approval of the proposed ordinance.</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <p>1. Whether it is in the public interest to approve the proposed amendment to LCC 17.57 Hillside Protection District.</p> <p><b><u>MOTION</u></b>  I move to (<i>approve, deny, continue</i>) ordinance amendment 2015-10-0 (<i>as presented, with changes</i>).</p>
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### **DISCUSSION & ANALYSIS**

The purpose of the Hillside Protection District is to promote health, safety, and the general public welfare by establishing standards for development of certain hillsides to minimize soil and slope instability, erosion, downstream siltation, and to preserved the character of hillsides in Lindon.

The requirements of the Hillside Protection District apply to lots located the area designated as R1-12-H on the Zone Map in attachment 1. The requirements also apply to any residential building lot in the city with an average slope exceeding 20%. Where the Hillside Protection district applies, certain plans must be submitted, and geotechnical studies must be performed on the lot. Any structure built on the lot must conform to specific building site requirements that include, among other things, more restrictive setbacks. The lot is also subject to safety considerations involving grading and filling. Consideration is also given to the preservation of the hillside character.

The applicant, Brandon Jones, owns a lot that is not in the designated Hillside Protection area, but has an average slope that exceeds 20%. Consequently, when the lot was platted, the requirements of the Hillside Protection District were applied. The required building footprint is identified in attachment 3. Brandon approached City staff to find out whether he could modify the building footprint as long as the safety of the area is preserved. Staff discussed the requests and determined that there are likely instances in which exceptions to the Hillside District requirements are appropriate as long as the general intent related to safety and the character of the hillside are preserved.

Currently, the existing ordinance does not allow for exemptions. The proposed amendment would allow for certain exemptions from the Hillside Protection requirements where professional analysis of the lot indicates that doing so will not be detrimental to the purposes of the Hillside Protection District.

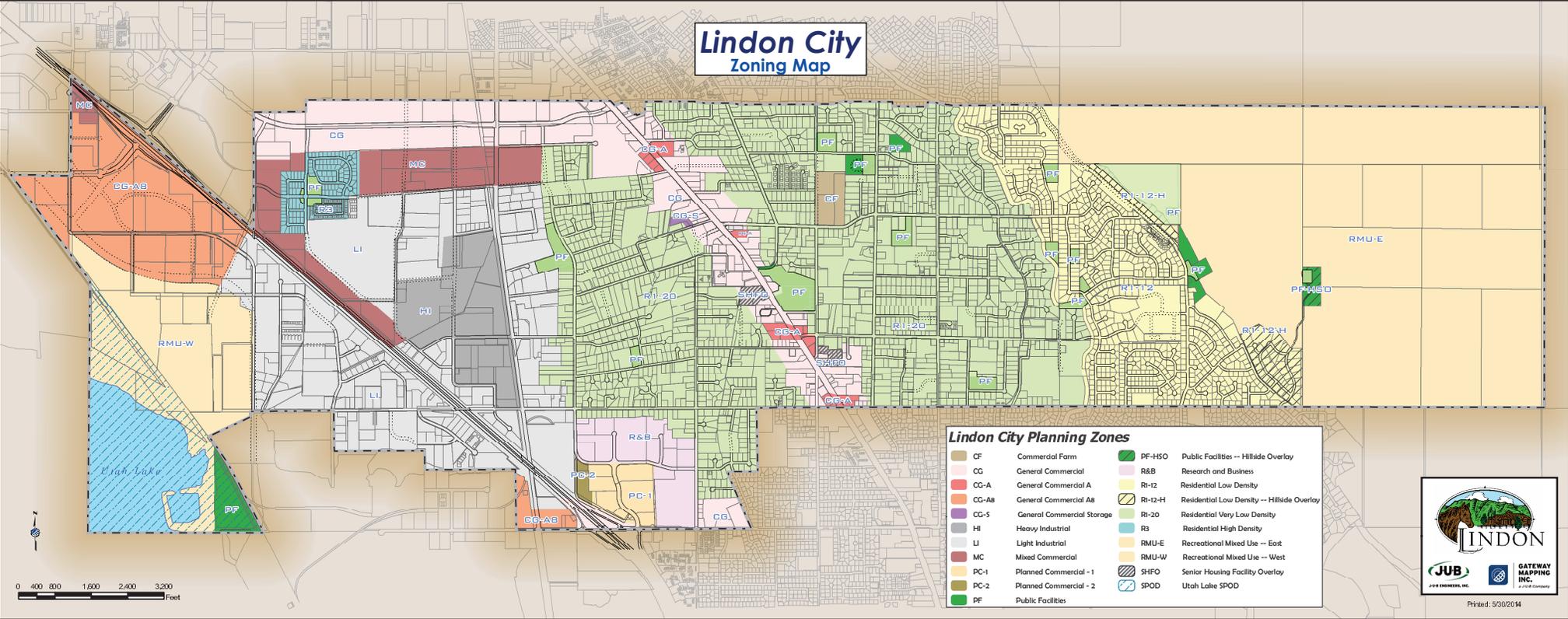
### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission considered the amendment and determined that the proposed exemption process will be an appropriate tool to allow flexibility while still fulfilling the purposes of the Hillside Overlay District in certain circumstances. The Commission recommends approval of the ordinance amendment.

**ATTACHMENTS**

1. Lindon City Zone Map
2. Proposed amendment to LCC 17.57 Hillside Protection District.
3. Lot 7 of Meadows at Bald Mountain Plat A.
4. Photos of the lot and of another lot located on Dry Canyon Drive in Lindon that could benefit from the proposed amendment.

Attachment 1



Attachment 2

ORDINANCE NO. 2015-10-O

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AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING CHAPTER 17.57 OF THE LINDON CITY CODE TO ALLOW LOTS MEETING CERTAIN CRITERIA TO BE EXEMPTED FROM REQUIREMENTS OF THE HILLSIDE PROTECTION DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to ensure that new development is of high quality; and

WHEREAS, the proposed amendment will allow effective development of unique residential lots and parcels while preserving the character and safety of hillside areas; and

WHEREAS, the Lindon City Planning Commission has recommended approval of an amendment to Chapter 17.57 of the Lindon City Code; and

WHEREAS, a public hearing was held on June 23, 2015, to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on July 7, 2015 to consider the recommendation and no adverse comments were received.

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

**SECTION I:** Chapter 17.57 of the Lindon City Code is hereby amended to read as follows:

Section 17.57.010 Purpose of provisions.

1. The purpose of the Hillside protection zone is to promote health, safety and the general public welfare of the residents of the city, by establishing standards for development of certain hillsides located in the city to minimize soil and slope instability, erosion, downstream siltation, and to preserve the character of the hillsides.
2. The provisions herein are designed to accomplish the following:
  - a. Encourage ~~to the~~ location, design and development of building sites to provide maximum safety and human enjoyment while adapting the development to the natural terrain;
  - b. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas and minimize the scarring and erosion effects of cutting, filling and grading related to Hillside street construction;
  - c. Prohibit activities and uses which would result in degradation of fragile soils and steep slopes;
  - d. Encourage preservation of open space to preserve the natural terrain;
  - e. Minimize flooding by protecting streams, drainage channels, absorption areas and floodplains from substantial alteration of the natural functions.

...

Section 17.57.030 Applicability of provisions ~~--Maps.~~

1. The maps showing those foothill areas which are included in the Hillside protection zone are attached to the ordinance codified in this chapter and are on file with the city

52 planning commission. Such maps are a part of this title as if fully described and detailed  
 53 herein.

54 2. The Hillside protection zone requirements shall also be applicable to residential  
 55 development of all parcels and lots located in the city having an average slope in excess  
 56 of twenty (20) percent, as defined in this chapter.

57 3. Request for exemption or relief. An applicant may submit a request to exempt a lot or  
 58 parcel that would otherwise be subject to this Chapter under subsection 2 above or seek  
 59 relief, in whole or in part, from specific provisions of this Chapter as follows.

60 a. The applicant provides a statement containing the proposal and an explanation  
 61 of the conditions unique to the lot or parcel which provide sufficient cause for the  
 62 City to grant exception or relief.

63 b. If seeking relief from specific provisions of this Chapter, the applicant identifies  
 64 the specific provisions from which he or she is seeking relief, and the degree to  
 65 which he or she is seeking relief for each.

66 c. The applicant provides a site plan showing the following:

67 i. Proposed improvements to the lot or parcel in sufficient detail to evaluate  
 68 the proposal;

69 ii. Pre-development contours with areas of 30% and 40% slope shown; and

70 iii. Existing contours, if they differ from pre-development contours.

71 d. The applicant provides a report prepared by a geotechnical engineer licensed in  
 72 the State of Utah containing the following:

73 i. The same site plan that was submitted by the applicant;

74 ii. A detailed analysis and discussion of the possible impacts of the  
 75 applicant's proposal on slope stability, erosion, drainage, and other  
 76 relevant engineering considerations (during construction, short term, and  
 77 long term). If the applicant is seeking relief from specific provisions of this  
 78 Chapter, the analysis and discussion shall address each point on which  
 79 the applicant is seeking relief;

80 iii. Specific measures recommended by the geotechnical engineer to  
 81 mitigate the impacts of the proposal; and

82 iv. The geotechnical engineer's opinion as to the effects of the applicant's  
 83 proposal on the health, safety, and welfare of the general public and  
 84 nearby residents, and on safety of property and improvements in the  
 85 area.

86 4. Granting exemption or relief. The Planning Commission may grant the requested  
 87 exemption or relief if:

88 a. The City Engineer reviews the geotechnical engineer's report and takes no  
 89 exception to it; and

90 b. The Planning Commission finds that granting the requested exemption(s) or relief  
 91 will not be injurious to the health, safety, and welfare of the general public or  
 92 nearby residents, will not create an undue hazard to property and improvements,  
 93 and will be consistent with the purposes of this Chapter identified in Section  
 94 17.57.010 above.

95  
 96 **SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by  
 97 reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or  
 98 unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall  
 99 nevertheless be unaffected and continue in full force and effect.

100  
 101 **SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions  
 102 adopted or incorporated by reference are hereby repealed or amended as provided herein.

103  
104 **SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as  
105 provide by law.

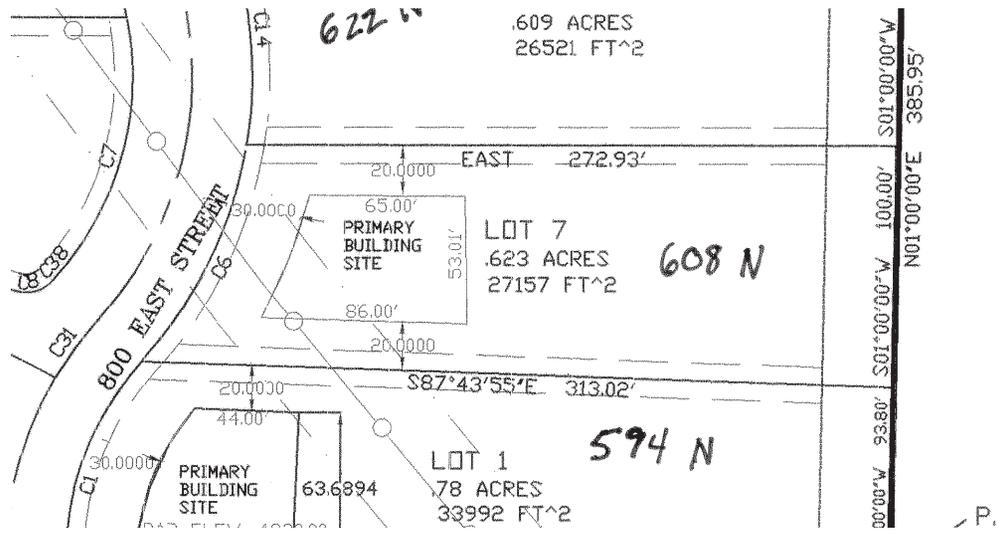
106  
107 PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this  
108 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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112 \_\_\_\_\_  
113 Jeff Acerson, Mayor

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117 ATTEST:  
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119 \_\_\_\_\_  
120 Kathryn A. Moosman,  
121 Lindon City Recorder

122  
123  
124 SEAL

Attachment 3







**7. Public Hearing — Lindon City Bicycle and Pedestrian Master Plan (Res #2015-5-R) (45 minutes)**

Lindon City requests approval and adoption of the Lindon City Bicycle and Pedestrian Master Plan by Resolution #2015-5-R. The Planning Commission and Staff recommend approval of the plan.

See attached materials from the Planning Department.

\*Please note that due to the size of the document, a link to the entire Bicycle and Pedestrian Master Plan is provided on the next page. Click on the link to view the proposed document.

## Resolution — Lindon City Bicycle and Pedestrian Master Plan

<p><b>Applicant:</b> City Staff  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>Type of Decision:</b> Legislative  <b>Council Action Required:</b> Yes  <b>Planning Commission Recommendation:</b>          Recommends Council adoption of the Plan by Resolution. Vote of 5-0.</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"> <li>Whether to adopt the Lindon City Bicycle and Pedestrian Master Plan by resolution.</li> </ol> <p><b><u>MOTION</u></b>          I move to (<i>approve, deny, continue</i>) Resolution 2015-5-R, adopting the Lindon Bicycle and Pedestrian Master Plan with the following conditions (if any):</p> <ol style="list-style-type: none"> <li></li> <li></li> <li></li> </ol>
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### **BACKGROUND**

- In the Spring of 2014, Lindon and Mountainland Association of Governments hired Fehr & Peers to create a Bicycle and Pedestrian Master Plan for the City.
- A bicycle committee consisting of City Staff, elected and appointed officials, and concerned citizens, was created to provide feedback and guidance to the consultant in creation of the plan.
- The plan consists of maps and cross sections, among other sections, for the development of both bicycle and pedestrian facilities within Lindon.
- Several goals were outlined in the plan, including promotion of alternative forms of transportation.
- Public input was received through open houses and online surveys.

### **DISCUSSION & ANALYSIS**

Staff will briefly present the plan and be available for questions. Committee members and the consulting team may also be on hand to answer any questions and speak to the process.

### **MOTION**

See above.

### **ATTACHMENTS**

- Resolution 2015-5-R
- The Bicycle and Pedestrian Master Plan can be accessed at the following link:  
<https://drive.google.com/open?id=0Bx5ryOv20fasalIzWDA5alUyYjQ&authuser=0>.

**RESOLUTION NO. 2015-5-R**

**A RESOLUTION ADOPTING THE LINDON CITY BICYCLE AND PEDESTRIAN MASTER PLAN AND SETTING AN EFFECTIVE DATE.**

WHEREAS, the Municipal Council of Lindon City wishes to encourage a community that values healthy mobility options and a high quality of life; and

WHEREAS, poor air quality within Lindon and the region is a concern of the community at large and alternative forms of transportation can mitigate increases in poor air quality; and

WHEREAS, Lindon is part of a greater region where alternative transportation networks are existing or being developed; and

WHEREAS, it is in the public interest to provide safe facilities for both bicyclists and pedestrians of all skill level, whether such facilities are being used for commuting or recreation purposes.

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

Section 1. The Lindon City Council hereby adopts the Lindon City Bicycle and Pedestrian Master Plan as attached.

Section 2. See attached Lindon City Bicycle and Pedestrian Master Plan dated April 2015.

Section 3. This resolution shall take effect immediately upon passage.

Adopted and approved this 7<sup>th</sup> day of July, 2015.

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

Attest:

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

SEAL:

**8. Review and Action — Rejection of 200 South Water Line Replacement bids** (10 minutes)

Lindon City advertised and received five bids for the 200 South Water Line Replacement Project. The low bid of \$294,315.00 was 19% higher than the engineer's estimate for the project (\$247,673.10). After engineering and staff review, it is believed that the City can get better prices by making a few adjustments to the plans and re-advertising this project in the fall for winter/spring construction work. Staff recommends the City reject all bids and not award the contract.

Attached is a letter from JUB Engineers recommending rejection of all bids due to the bids exceeding the engineers estimate. The engineer's letter outlines several of the issues that may have led to higher than anticipated pricing. Also included are bid tabulations from the contractors bid proposals.

The engineers will work to modify a few items on the plans and the City will re-bid the project later this fall in hopes of getting better pricing on the work.

**Sample Motion:** I move to reject all bids that have been received for the 200 South Water Line Replacement project and recommend that the City not award the contract to any bidder.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

July 2, 2015

Adam Cowie, City Administrator  
Lindon City Corporation  
100 North State Street  
Lindon, UT 84042

RE: Water Line Replacement – Phase 1 – 200 South

Dear Adam:

We have tabulated the bids opened Thursday, July 2, 2015 at 10:00 a.m. for the above project. A copy of the bid tabulation is attached. We had five bidders submit bids. There were a few errors in the bids, but none of consequence. The engineer's opinion was \$247,673.10. The low bid was \$294,315.00 and the high bid was \$383,098.08. The low bid is 19% higher than the engineer's opinion.

We have discussed options of accepting the bids or rejecting the bids with the Public Works Department. Van Hansen made a few calls and received feedback on a number of items of concern on the project, such as working with the gas company, traffic control, groundwater, conflicting dry utilities, timing of construction, etc. We believe that we can get better prices by making a few adjustments to the project to mitigate contractor concerns and advertising it in the fall for winter/spring work. Don Peterson indicated that they can wait that long to replace the water line.

Given the difference between the low bid and the engineer's opinion, **we recommend that the City reject all bids and not award the contract.** If the City Council rejects the bids we will rebid the project in the fall.

We have not prepared a notice of award. Please let us know of the Council's decision and we will proceed in accordance with the direction given. We are happy to answer any questions you may have.

Best regards,  
J-U-B Engineers, Inc.

Mark L. Christensen, P.E.  
Project Manager

Enclosures

cc Don Peterson, Public Works Director

LINDON CITY CORPORATION  
 Culinary Water Line Replacement Project - Phase I - 200 S  
 BID TABULATION  
 02-Jul-15 BID OPENING

Item No.	Description	Unit	ENGINEERS ESTIMATE			Newman Construction		Vancon		Cody Ekker Construction		Terry R. Brothersen Excavating		Hardline Excavation	
			Estimated Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	LS	1	\$15,000.00	\$15,000.00	\$15,500.00	\$15,500.00	\$28,000.00	\$28,000.00	\$30,000.00	\$30,000.00	\$47,100.00	\$47,100.00	\$24,000.00	\$24,000.00
2	Traffic Control	LS	1	\$8,000.00	\$8,000.00	\$4,200.00	\$4,200.00	\$13,000.00	\$13,000.00	\$26,000.00	\$26,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
3	Temporary Environmental Controls	LS	1	\$1,500.00	\$1,500.00	\$1,753.80	\$1,753.80	\$8,100.00	\$8,100.00	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$2,900.00	\$2,900.00
4	Sawcut Asphalt	LF	6,547	\$0.80	\$5,237.60	\$0.60	\$3,928.20	\$1.00	\$6,547.00	\$1.50	\$9,820.50	\$1.00	\$6,547.00	\$1.00	\$6,547.00
5	Remove and Dispose of Existing Asphalt	SF	8,074	\$0.75	\$6,055.50	\$0.25	\$2,018.50	\$0.60	\$4,844.40	\$1.00	\$8,074.00	\$0.25	\$2,018.50	\$0.47	\$3,794.78
6	Sawcut Concrete	LF	118	\$2.00	\$236.00	\$5.00	\$590.00	\$3.00	\$354.00	\$5.00	\$590.00	\$5.00	\$590.00	\$1.50	\$177.00
7	Remove and Replace Existing Curb & Gutter	LF	16	\$15.00	\$240.00	\$49.00	\$784.00	\$54.00	\$864.00	\$100.00	\$1,600.00	\$60.00	\$960.00	\$75.00	\$1,200.00
8	Remove and Replace Existing Concrete Drive	SF	190	\$6.00	\$1,140.00	\$12.00	\$2,280.00	\$7.50	\$1,425.00	\$7.00	\$1,330.00	\$11.42	\$2,169.80	\$28.00	\$5,320.00
9	Remove and Restore Existing Sod Surface	SF	699	\$2.00	\$1,398.00	\$2.00	\$1,398.00	\$9.00	\$6,291.00	\$3.00	\$2,097.00	\$2.00	\$1,398.00	\$4.00	\$2,796.00
10	Remove and Restore Existing Gravel Surface	SF	794	\$1.00	\$794.00	\$2.00	\$1,588.00	\$1.00	\$794.00	\$2.00	\$1,588.00	\$1.37	\$1,087.78	\$0.45	\$357.30
11	Furnish, Haul, and Stockpile Imported Pipe Foundation Material	TON	140	\$10.00	\$1,400.00	\$14.70	\$2,058.00	\$15.00	\$2,100.00	\$25.00	\$3,500.00	\$19.93	\$2,790.20	\$12.50	\$1,750.00
12	Furnish, Haul, and Stockpile Imported Pipe Bedding and Backfill Material	TON	2,210	\$15.00	\$33,150.00	\$9.80	\$21,658.00	\$18.00	\$39,780.00	\$18.00	\$39,780.00	\$12.82	\$28,332.20	\$9.80	\$21,658.00
13	Excavate for, Furnish, Install, Backfill and Compact 12" C-900 PVC Culinary Water Pipe	LF	2,019	\$30.00	\$60,570.00	\$48.00	\$96,912.00	\$31.00	\$62,589.00	\$39.00	\$78,741.00	\$36.16	\$73,007.04	\$67.00	\$135,273.00
14	Excavate for, Furnish, Install, Backfill and Compact 8" C-900 PVC Culinary Water Pipe	LF	91	\$22.00	\$2,002.00	\$36.50	\$3,321.50	\$30.00	\$2,730.00	\$35.00	\$3,185.00	\$33.23	\$3,023.93	\$28.00	\$2,548.00
15	Furnish and Install 12" Ductile Iron 45° Bend	EA	3	\$800.00	\$2,400.00	\$1,000.00	\$3,000.00	\$15.00	\$45.00	\$900.00	\$2,700.00	\$763.11	\$2,289.33	\$815.00	\$2,445.00
16	Furnish and Install 12" FLGxMJ Adapter	EA	2	\$1,500.00	\$3,000.00	\$780.00	\$1,560.00	\$670.00	\$1,340.00	\$500.00	\$1,000.00	\$596.48	\$1,192.96	\$705.00	\$1,410.00
17	Furnish and Install 12" Ductile Iron Sleeve	EA	2	\$600.00	\$1,200.00	\$830.00	\$1,660.00	\$715.00	\$1,430.00	\$450.00	\$900.00	\$584.18	\$1,168.36	\$790.00	\$1,580.00
18	Furnish and Install 8" Ductile Iron Sleeve	EA	3	\$500.00	\$1,500.00	\$590.00	\$1,770.00	\$500.00	\$1,500.00	\$400.00	\$1,200.00	\$385.69	\$1,157.07	\$560.00	\$1,680.00
19	Furnish and Install 6" Ductile Iron Sleeve	EA	4	\$400.00	\$1,600.00	\$480.00	\$1,920.00	\$400.00	\$1,600.00	\$300.00	\$1,200.00	\$247.95	\$991.80	\$462.00	\$1,848.00
20	Furnish and Install 12" Ductile Iron Wye	EA	1	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$1,700.00	\$1,700.00	\$1,200.00	\$1,200.00	\$1,653.06	\$1,653.06	\$1,555.00	\$1,555.00
21	Furnish and Install 12"x8" Ductile Iron Tee	EA	3	\$1,000.00	\$3,000.00	\$1,450.00	\$4,350.00	\$1,400.00	\$4,200.00	\$1,400.00	\$4,200.00	\$1,170.49	\$3,511.47	\$1,292.00	\$3,876.00
22	Furnish and Install 12"x6" Ductile Iron Tee	EA	6	\$1,000.00	\$6,000.00	\$1,175.00	\$7,050.00	\$1,100.00	\$6,600.00	\$1,000.00	\$6,000.00	\$954.35	\$5,726.10	\$1,029.00	\$6,174.00
23	Furnish and Install 12" Butterfly Valve with Valve Box	EA	7	\$2,500.00	\$17,500.00	\$2,375.00	\$16,625.00	\$2,100.00	\$14,700.00	\$1,900.00	\$13,300.00	\$2,407.05	\$16,849.35	\$2,800.00	\$19,600.00
24	Furnish and Install 8" Gate Valve with Valve Box	EA	3	\$1,500.00	\$4,500.00	\$1,950.00	\$5,850.00	\$1,700.00	\$5,100.00	\$1,700.00	\$5,100.00	\$1,856.09	\$5,568.27	\$1,995.00	\$5,985.00
25	Furnish and Install 6" Gate Valve with Valve Box	EA	5	\$900.00	\$4,500.00	\$1,525.00	\$7,625.00	\$1,200.00	\$6,000.00	\$1,450.00	\$7,250.00	\$1,318.57	\$6,592.85	\$1,800.00	\$9,000.00
26	Furnish and Install 12" Water Line Plug or Cap	EA	8	\$300.00	\$2,400.00	\$700.00	\$5,600.00	\$500.00	\$4,000.00	\$500.00	\$4,000.00	\$441.04	\$3,528.32	\$480.00	\$3,840.00
27	Furnish and Install 6" Water Line Plug or Cap	EA	7	\$300.00	\$2,100.00	\$510.00	\$3,570.00	\$350.00	\$2,450.00	\$250.00	\$1,750.00	\$193.09	\$1,351.63	\$450.00	\$3,150.00
28	Furnish and Install Fire Hydrant Assembly	EA	3	\$5,000.00	\$15,000.00	\$4,800.00	\$14,400.00	\$6,500.00	\$19,500.00	\$4,900.00	\$14,700.00	\$4,437.15	\$13,311.45	\$4,780.00	\$14,340.00
29	Remove and Relocate Existing Fire Hydrant	EA	1	\$2,500.00	\$2,500.00	\$3,600.00	\$3,600.00	\$4,400.00	\$4,400.00	\$1,700.00	\$1,700.00	\$3,030.10	\$3,030.10	\$5,980.00	\$5,980.00
30	Remove and Dispose of Existing Fire Hydrant and Fittings	EA	2	\$300.00	\$600.00	\$740.00	\$1,480.00	\$225.00	\$450.00	\$700.00	\$1,400.00	\$200.00	\$400.00	\$850.00	\$1,700.00

31	Remove and Dispose of Existing Valve Box and Bury Valve	EA	5	\$300.00	\$1,500.00	\$325.00	\$1,625.00	\$225.00	\$1,125.00	\$250.00	\$1,250.00	\$200.00	\$1,000.00	\$250.00	\$1,250.00
32	Connect New 12" Water Line to Existing 12" Water Line	EA	2	\$1,500.00	\$3,000.00	\$1,450.00	\$2,900.00	\$4,500.00	\$9,000.00	\$2,500.00	\$5,000.00	\$6,524.44	\$13,048.88	\$1,820.00	\$3,640.00
33	Connect New 8" Water Line to Existing 8" Water Line	EA	3	\$1,200.00	\$3,600.00	\$1,450.00	\$4,350.00	\$4,500.00	\$13,500.00	\$2,000.00	\$6,000.00	\$6,011.15	\$18,033.45	\$1,680.00	\$5,040.00
34	Connect Existing 6" Water Line to New 12" Water Line	EA	1	\$1,000.00	\$1,000.00	\$2,550.00	\$2,550.00	\$4,500.00	\$4,500.00	\$2,000.00	\$2,000.00	\$3,904.15	\$3,904.15	\$1,400.00	\$1,400.00
35	Furnish Labor and Materials to Disconnect Existing Fire Line or Fire Hydrant Line from Ex. 12-inch Water Main and Connect to New 12-inch Water Line	EA	3	\$1,000.00	\$3,000.00	\$1,000.00	\$3,000.00	\$1,500.00	\$4,500.00	\$1,000.00	\$3,000.00	\$3,350.65	\$10,051.95	\$2,500.00	\$7,500.00
36	Replace Existing Water Service From New 12-inch Water Line to Water Meter Setter	EA	9	\$800.00	\$7,200.00	\$1,875.00	\$16,875.00	\$1,500.00	\$13,500.00	\$1,500.00	\$13,500.00	\$1,880.92	\$16,928.28	\$1,980.00	\$17,820.00
37	Furnish, Place, Shape and Compact Untreated Base Course	TON	480	\$15.00	\$7,200.00	\$17.00	\$8,160.00	\$15.00	\$7,200.00	\$30.00	\$14,400.00	\$18.85	\$9,048.00	\$31.80	\$15,264.00
38	Furnish, Place, Shape and Compact Asphalt	TON	180	\$80.00	\$14,400.00	\$76.00	\$13,680.00	\$150.00	\$27,000.00	\$100.00	\$18,000.00	\$124.05	\$22,329.00	\$115.00	\$20,700.00
39	Furnish and Place Solid Traffic Stripe	LF	1,500	\$0.50	\$750.00	\$0.75	\$1,125.00	\$0.50	\$750.00	\$1.00	\$1,500.00	\$3.00	\$4,500.00	\$2.00	\$3,000.00
OPINION OF CONSTRUCTION COST					\$247,673.10		\$294,315.00		\$333,508.40		\$341,555.50		\$356,190.28		\$383,098.08

## 9. **Council Reports:**

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*(20 minutes)*

- |  |                    |
|--|--------------------|
| A) MAG, COG, UIA, Utah Lake, ULCT, Budget Committee                            | - Jeff Acerson     |
| B) Public Works, Irrigation/water, City Buildings                              | - Van Broderick    |
| C) Planning, BD of Adjustments, General Plan, Budget Committee                 | - Matt Bean        |
| D) Parks & Recreation, Trails, Tree Board, Cemetery                            | - Carolyn Lundberg |
| E) Administration, Com Center Board, Lindon Days, Little Miss Lindon           | - Randi Powell     |
| F) Public Safety, Court, Animal Control, Historic Commission, Budget Committee | - Jacob Hoyt       |

## 10. Administrator's Report:

(30 minutes)

### Misc Updates:

- **THANK YOU** for Council's help and service to employees at summer party!
- July City newsletter: [http://siterepository.s3.amazonaws.com/442/july15final\\_20150702095231.pdf](http://siterepository.s3.amazonaws.com/442/july15final_20150702095231.pdf)
- Project Tracking List – Any questions?
- Transportation funding update – Utah County Commission
- Storm flooding update
- Architectural RFQ's for Fire Station and City Center/Police Dept remodel
- UTOPIA/UIA update: Additional \$24M bond was approved by majority of UIA Board
- Received 60 N. cell tower lease cancellation from one carrier - effective Oct 1<sup>st</sup>. (\$8,764.38 reduction in annual lease revenues)
- Review personnel costs as a % of total budget
- Fireworks Restriction: Reminder that fireworks restrictions are in place. Maps found on City web.
  - [City wide restrictions map](#)
  - [West-side / foothills restrictions detail map](#)
- Misc. Items:

### Upcoming Meetings & Events:

- Newsletter Assignment: **Randi Powell** – September newsletter article. *Due by last week in August.*
- August 3<sup>rd</sup>-8<sup>th</sup> – Lindon Days celebration **All Council members**
- October 22<sup>nd</sup> @ 7:00pm - Meet the Candidates Night @ Community Center
- November 3<sup>rd</sup> – Election night

### Future items:

- Employee Policy Manual updates

# Adjourn

As of June 19, 2015

## PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
<b>Site Plan: Lindon Senior Apartments</b>	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State &amp; Main</i>				
<b>Amended Site Plan: Wasatch Ornamental Iron</b>	June 2014	Melvin Radmall	N/A	N/A
<i>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</i>				
<b>Property Line Adjustment</b>	Oct. 2014	Steven Merrill	N/A	N/A
<i>Request for a property line adjustment at 455 E 500 N. Staff approved.</i>				
<b>Site Plan: Scott's Provo GM</b>	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
<i>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</i>				
<b>Property Line Adjustment</b>	Mar. 2015	James Ferrin	N/A	N/A
<i>Request for property line adjustment at 596 East 200 North.</i>				
<b>Ordinance Amendment</b>	Mar. 2015	Staff	Mar. 24, Apr. 14	TBD
<i>Request to increase maximum building height in PC zones to 110 feet.</i>				
<b>Plat Amendment: Public Works</b>	Apr 2015	Staff	TBD	N/A
<i>Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.</i>				
<b>Ordinance Amendment: Hillside Overlay</b>	Apr. 2015	Brandon Jones	May 26	TBD
<i>Request to create a minimum area required to apply the Hillside Overlay Zone and its development requirements.</i>				
<b>Ordinance Amendment: LCC Hunting Ordinance</b>	May 2015	Staff	May 26	TBD
<i>Request to update hunting area within city limits.</i>				
<b>Site Plan: Olsen Properties</b>	May 2015	Buck Robinsion	May 26	N/A
<i>Request for site plan approval of an industrial building on Center Street in the LI zone.</i>				
<b>Site Plan: Blackcliff Industrial Park</b>	May 2015	Jared Anzures	TBD	N/A
<i>Request for site plan approval of a concrete tilt-up office/warehouse building at 1010 West 600 South in the LI zone.</i>				
<b>Plat Amendment: Blackcliff Industrial Park</b>	May 2015	Jared Anzures	TBD	N/A
<i>Request for approval of a plat amendment at 1010 West 600 South in the LI Zone.</i>				
<b>Temporary Site Plan: Lani's Shaved Ice</b>	May 2015	Derek Whetten	N/A	N/A
<i>Request for approval of a temporary site plan to operate a shaved ice stand at 410 North State Street in the CG zone.</i>				
<b>Ordinance Amendment: Water wise landscaping in Commercial zones</b>	May 2015	Staff	June 9, June 23	TBD
<i>Request to modify commercial landscaping requirements to promote water wise landscaping.</i>				
<b>Huckleberry Estates Subdivision</b>	June 2015	Jared Bishop	TBD	TBD
<i>Request for approval of an 8 lot subdivision at approximately 750 North Locust Avenue in the R1-20 zone.</i>				
<b>General Plan Amendment: Anderson Farms</b>	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the General Plan to expand the High Density Residential area into what is now planned as Mixed Commercial.</i>				
<b>Zoning Map Amendment: Anderson Farms</b>	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the Zoning Map from Mixed Commercial/Light Industrial to Planned Unit Development.</i>				
<b>Ordinance Amendment: Anderson Farms PUD</b>	June 2015	Ivory Development	TBD	TBD
<i>Request to create a Planned Unit Development Ordinance for a master planned community concept know as Anderson Farms.</i>				
<b>General Plan Amendment: National Packaging</b>	June 2015	Ed Daley	July 14	TBD
<i>Request to change the General Plan designation of a parcel at approx. 750 North 2800 West from Commercial to Mixed Commercial.</i>				
<b>Zone Map Amendment: National Packaging</b>	June 2015	Ed Daley	July 14	TBD
<i>Request to rezone the parcel at approx. 750 North 2800 West from CG-A8 to MC.</i>				
<b>Minor Subdivision: Torgersen Heights</b>	June 2015	Danielle Torgersen	TBD	N/A
<i>Request for approval of a 2 lot subdivision at approximately 514 North Locust Avenue.</i>				
<b>Site Plan: NuStar</b>	June 2015	Robert Tubman	TBD	N/A
<i>Request for site plan approval of an industrial building at 1352 West 300 South.</i>				
<b>Plat Amendment: Murdock Hyundai</b>	June 2015	New Concepts Const.	TBD	N/A
<i>Request for approval of a plat amendment at 452 South and 530 South Lindon Park Drive.</i>				
<b>NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.</b>				
<b><u>PC / CC Approved Projects - Working through final staff &amp; engineering reviews (site plans have not been finalized - or plat has not recorded yet):</u></b>				
Stableridge Plat D	Tim Clyde – R2 Project		Old Station Square Lots 11 & 12	
AM Bank – Site Plan	Joyner Business Park, Lot 9 Site Plan		Lindon Harbor Industrial Park II	
Lindon Gateway II	Freeway Business Park II		Lakeside Business Park Plat A	
West Meadows Industrial Sub (Williamson Subdivision Plat A)	Keetch Estates Plat A		Green Valley Subdivision	
Zyto/Tams Office Buildings Site Plan	Pen Minor Subdivision		Lindon Springs Garden Minor Subdivision	

Lindon Tech Center Site Plan	Spring Gardens Senior Community	Coulson Cove Plat D
Timpview Business Park Site Plan	Joyner Business Park Site Plan	Lindon Tech Center Subdivision
Lindon View Parking Lot Site Plan	Prodigy Promos Site Plan	Ruf Subdivision
Lindon View Plat A	Intermountain Precision Site Plan	

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
<b>Annual review - Lindon Care Center</b> 680 North State Street (File # 05.0383.8) <a href="mailto:administrator@lindoncare.com">administrator@lindoncare.com</a>	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	<b>March 2016</b> Last Reviewed: 3/15	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
<b>Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1)</b> <a href="mailto:lsmith@housinguc.org">lsmith@housinguc.org</a>	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	<b>March 2016</b> Last Reviewed: 3/15	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
<b>Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345)</b> <a href="mailto:info@heritageyouth.com">info@heritageyouth.com</a> <a href="mailto:info@birdseyertc.com">info@birdseyertc.com</a>	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	<b>March 2016</b> Last Reviewed: 3/15	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

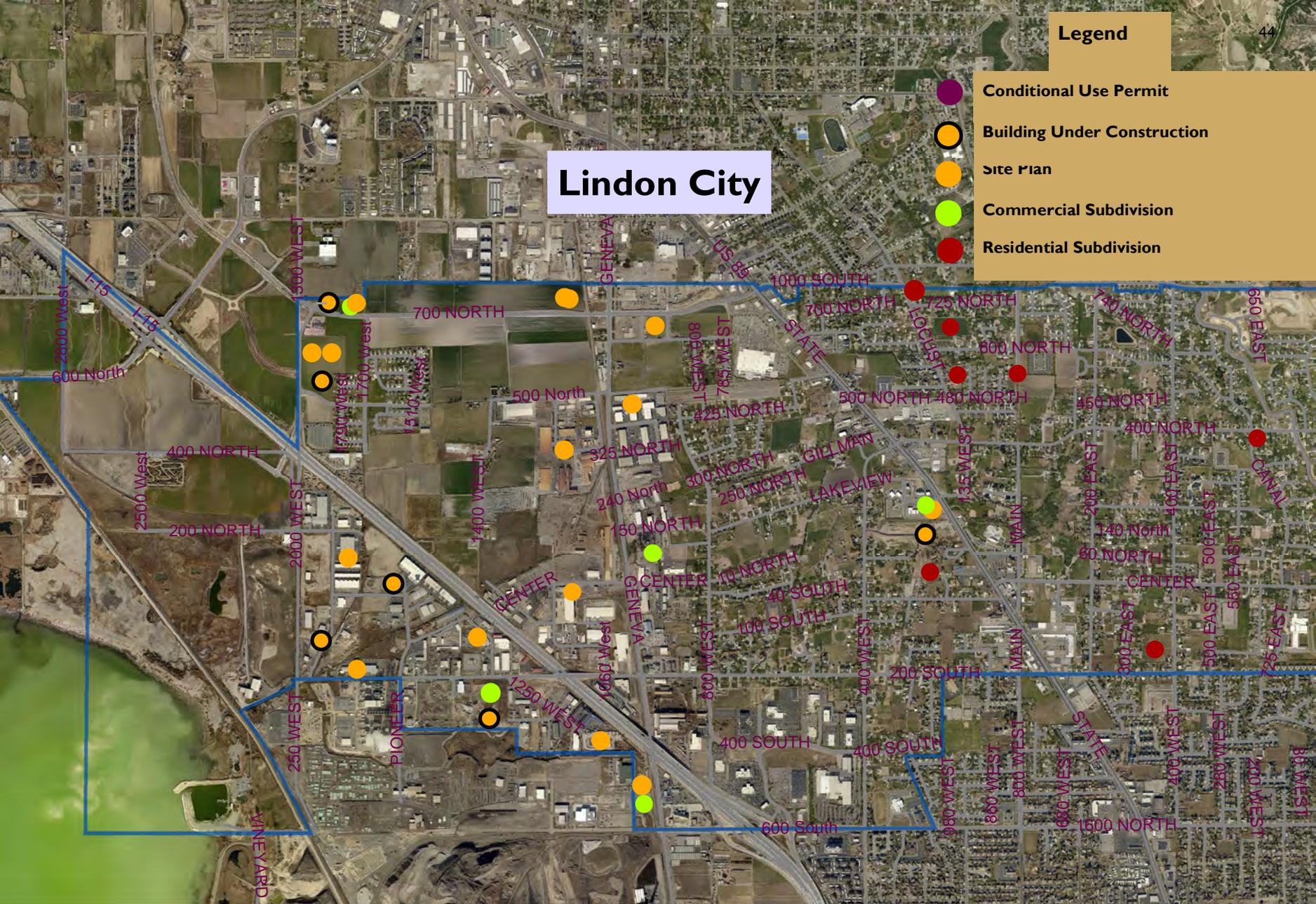
Grant Applications	
Pending	Awarded
<b>EDCUtah</b> — Economic Development Study on 700 North; \$5,000	<b>MAG Bicycle Master Plan Study</b> Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
<b>Hazard Mitigation Grant / MAG Disaster Relief Funds-</b> (pipe main ditch)	<b>EDCUtah 2014</b> — Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
<b>FEMA Hazard Mitigation Grant</b> – (pipe Main Ditch)	<b>CDBG 2014 Grant</b> – Senior Center Computer Lab (\$19,000)
	<b>EDCUtah 2015:</b> Economic Development Study on 700 North (\$3,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 71 New residential units: 12	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses:56 Land Use Applications: 38	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 6			2015 Utah APA Fall Conference Committee MAG Trails Committee
			Rocky Mountain Power Planning Committee

### Legend

- Conditional Use Permit
- Building Under Construction
- Site Plan
- Commercial Subdivision
- Residential Subdivision

# Lindon City



VINEYARD

250 WEST

PIONEER

1250 WEST

1000 WEST

800 WEST

600 WEST

400 WEST

200 WEST

100 WEST

500 EAST

400 EAST

300 EAST

200 EAST

100 EAST

50 EAST

30 EAST

15 EAST

8 EAST

6 EAST

4 EAST

2 EAST

1 EAST

STATE

1500 NORTH

1200 WEST

1000 WEST

800 WEST

2500 West

2000 West

1700 West

1510 West

1400 West

1300 West

1200 West

1100 West

1000 West

900 West

800 West

700 West

600 West

500 West

400 West

300 West

200 West

100 West

50 West

25 West

15 West

10 West

5 West

3 West

2 West

1 West

STATE

1000 SOUTH

700 SOUTH

500 SOUTH

I-15

I-19

600 North

400 North

200 North

100 North

50 North

25 North

15 North

10 North

5 North

3 North

2 North

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STATE

1000 SOUTH

700 SOUTH

500 SOUTH

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