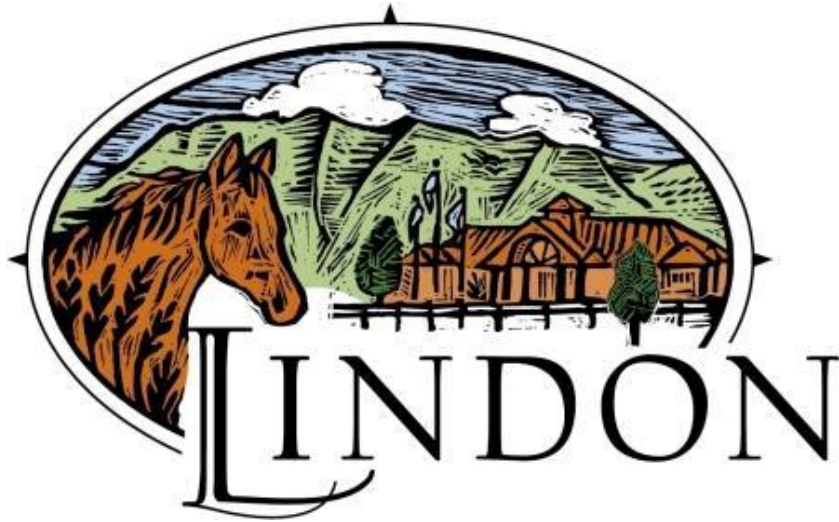


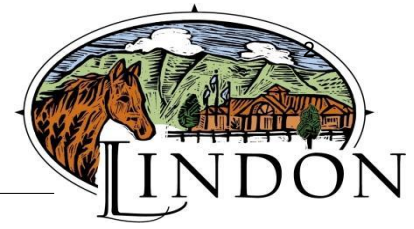
# Lindon City Council Staff Report



Prepared by Lindon City  
Administration

February 18, 2020

# Notice of Meeting of the *Lindon City Council*



The Lindon City Council will hold a meeting beginning at **7:00 p.m. on Tuesday, February 18, 2020** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

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



**REGULAR SESSION – 7:00 P.M.** - Conducting: Jeff Acerson, Mayor  
Pledge of Allegiance: By Invitation  
Invocation: Mike Vanchiere

*(Review times are estimates only)*  
*(2 minutes)*

- 1. Call to Order / Roll Call** *(2 minutes)*
- 2. Presentations and Announcements** *(5 minutes)*
  - a) Comments / Announcements from Mayor and Council members.
- 3. Approval of minutes:** The regular City Council meeting of February 4, 2020 minutes will be reviewed. *(5 minutes)*
- 4. Open Session for Public Comment** *(For items not on the agenda)* *(10 minutes)*
- 5. Consent Agenda** — *(Items do not require public comment or discussion and can all be approved by a single motion.)*  
There are not consent agendas for approval. *(5 minutes)*
- 6. Presentation & Discussion — Parks, Trails, & Recreation Master Plan.** MHTN Architects will present highlights of the draft update to the Parks, Trails & Recreation Master Plan for council consideration and feedback. The final document and updated impact fee will be adopted at a future meeting. *(20 minutes)*
- 7. Public Hearing — Aquatics Center Employee Compensation; Resolution #2020-4-R.** The City Council will review and consider changes to the Aquatics Center seasonal employee pay ranges and incorporate recommendations into the FY2020 Budget Amendment in March. *(15 minutes)*
- 8. Review & Action — Adoption of Resolution #2020-3-R; Updated 2020 Calendar.** The Lindon City Council will review and consider for adoption the updated 2020 Lindon City Public Meeting Schedule. *(15 minutes)*
- 9. Discussion Item — 700 North Corridor Development and Incentives.** The Lindon City Council will discuss and consider possible developments and incentives that may be considered along the 700 North Corridor. *(20 minutes)*
- 10. Discussion Item — Lindon Days Grand Marshal.** The Lindon City Council will discuss and consider possible names to serve as the 2020 Lindon Days Grand Marshal. *(15 minutes)*

## **Council Reports:**

- |   |                    |
|---|--------------------|
| A) MAG, COG, UIA, Utah Lake Comm., ULCT, NUVAS, IHC Outreach, County Board of Health            | - Jeff Acerson     |
| B) Police/Fire/EMS, Emergency Mgmt., Irrigation Co. Representative/Board member, City Buildings | - Van Broderick    |
| C) Public Works/Engineering, Historic Commission, Administration, Building Const. & Inspection  | - Randi Powell     |
| D) Pleasant Grove/Lindon Chamber of Commerce, Economic Development, Lindon Days                 | - Carolyn Lundberg |
| E) Planning Commission/BOA, Planning/Zoning, General Plan, Transfer Station/Solid Waste Board   | - Mike Vanchiere   |
| F) Parks, Trails, and Recreation, Cemetery, Tree Advisory Board                                 | - Jake Hoyt        |

**Administrator's Report** *(10 minutes)*

**Adjourn**

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

**CERTIFICATE OF POSTING:**

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

Posted by: /s/ Kathryn A. Moosman, City Recorder

Date: February 14, 2020; Time: 12:00 p.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Center

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

Pledge of Allegiance: By Invitation

Invocation: Mike Vanchiere

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

February 18, 2020 Lindon City Council meeting.

Jeff Acerson  
Carolyn Lundberg  
Van Broderick  
Jake Hoyt  
Randi Powell  
Mike Vanchiere

*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: **February 4, 2020**

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, February 4,**  
 4 **2020, at 7:00 pm** in the Lindon City Center, City Council Chambers, 100 North State  
 Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

Conducting: Jeff Acerson, Mayor

8 Pledge of Allegiance: William Stay

Invocation: Jeff Acerson

10

**PRESENT**

**EXCUSED**

12 Jeff Acerson, Mayor

Carolyn Lundberg, Councilmember

14 Jacob Hoyt, Councilmember

Van Broderick, Councilmember

16 Mike Vanchiere, Councilmember – Via speaker phone

Randi Powell, Councilmember

18 Adam Cowie, City Administrator

Brian Haws, City Attorney

20 Kathryn Moosman, City Recorder

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

24 2. **Presentations/Announcements** –

26 a) **Comments/Announcements from Mayor and Council** –

28 b) **Quarterly Reports:** The Lindon Police Department Chief of Police, Josh  
 Adams and the Planning Department Director, Mike Florence, were in  
 30 attendance to present their Department Quarterly Reports to the council with  
 the various aspects of their prospective department functions and  
 32 responsibilities. Following some general discussion, the Mayor and Council  
 thanked Chief Adams and Mr. Florence for the great information and for their  
 good works for the city.

34 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council  
 meeting of January 21, 2020 were reviewed.

36

38 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE  
 REGULAR CITY COUNCIL MEETING OF JANUARY 21, 2020 AS AMENDED.

40 COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS  
 RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE

42 COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK AYE

44 COUNCILMEMBER POWELL AYE

COUNCILMEMBER VANCHIERE AYE

46 THE MOTION CARRIED UNANIMOUSLY.

2 **4. Open Session for Public Comment** – Mayor Acerson called for any public  
comment not listed as an agenda item. There were no public comments.

4  
6 **5. Consent Agenda Items** – The following consent agenda item was presented for  
approval.

8 a) **Tree Board Appointments:** Parks & Recreation Director, Heath Bateman  
will provide letters of appointment for the Tree Board to the city council for  
approval.

10 b) **Utopia Agreement:** Agreement with Utopia for conduit/utility lines to be  
installed on the Heritage Trail Bridge allowing crossing of the Lindon Hollow  
12 Creek.

14 COUNCILMEMBER POWELL MOVED TO APPROVE THE CONSENT  
AGENDA ITEMS AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED  
16 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 18 COUNCILMEMBER LUNDBERG AYE
- COUNCILMEMBER HOYT AYE
- 20 COUNCILMEMBER BRODERICK AYE
- COUNCILMEMBER POWELL AYE
- COUNCILMEMBER VANCHIERE AYE

22 THE MOTION CARRIED UNANIMOUSLY.

24 **CURRENT BUSINESS**

26 **6. Public Hearing — RV Park Ordinance Amendment; Ordinance #2020-1-O.**  
The Lindon City Council will review for approval Lindon City Code Chapter  
28 17.78.060 regarding the requirement that recreational vehicle parks provide a  
sanitary dump station. Application made my Madson HAVN, LLC on behalf of  
30 the Lindon Marina.

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

36 Mike Florence, Planning & Economic Development Director led this agenda item  
by explaining the applicant, Mr. Madson is petitioning the City Council for a  
38 recommendation to amend section 17.78.060(5) of the city code in order to remove the  
requirement that recreational vehicle parks provide a sanitary dump station for holding  
40 tank disposal. He noted Vineyard City will be providing the sewer utility to the site and  
they do not allow RV dump stations. The proposed amendment will allow the Lindon  
42 Marina to operate an RV park that will comply with Vineyard City regulations and  
Lindon City’s RV Park Ordinance. In order for Mr. Madson to meet Vineyard’s  
44 requirements and comply with Lindon City Code, the dump station requirement must be  
amended.

2 Mr. Florence explained although city staff and Mr. Madson feel that a dump  
station would be a benefit to the RV park and its customers, Vineyards requirements need  
4 to be met. Mr. Florence then presented the Proposed ordinance language followed by  
discussion. He then turned the time over to the applicant for comment.

6 Mr. Madson explained their proposed plan is to create 32 recreational park spaces.  
They will be bringing sewer and water into the marina through Vineyard City that will be  
8 available individually to the 14 park spaces in the semi-circle area just to the north of the  
entrance to the marina. He noted space #1 will be the location of the permanent on-site  
10 manager’s residence. Those spaces will also be provided individual electrical pedestals.  
The remaining 18 park spaces will be provided electrical pedestals but not initially  
12 water/sewer connections. Each of these parcels will be a minimum of 1,000 square feet in  
size and have individually a picnic table and a free-standing grill and at least one tree for  
14 shade.

Mr. Madson went on to say the RVs will park on leveled/graveled or slag material  
16 and all the rest of the designated area will be landscaped grass with sprinkler system or  
possible dry landscaping. It is their intention to initially place two tiny homes in two of  
18 the full utility pads located in the semi-circle area. They will own these and rent them out  
to the general public. It is anticipated, if market demands, that they will increase the  
20 number of tiny home rentals in pads where there are full hookups (water/sewer and  
electricity) with a maximum of 14 tiny homes.

22 Mr. Madson stated the office for RV park patrons will be just inside the general  
store which will have signage showing office hours and will also be posted at the  
24 entrance of the marina. There will be a pitch toilet (one for men and one for women) that  
may be converted to flush toilets with sinks. There is also a large open space between the  
26 general store and pads 14 through 22. The entire marina is open space available for  
patrons in the RV park which includes 260 yards of picnic area and sand beach as well as  
28 the peninsulas bordering the lake. Trees will also be added along entrance area as  
indicated in Engineering plan. The marina has approximately 100 parking spaces for  
30 general public that will be available to RV patrons in addition to their individual parking  
space by their pad. There will be an existing large dumpster available for the entire  
32 marina with many small trash receptacles throughout the marina. There is a large lamp  
post at the entrance of the marina, the existing bathroom has lights as well as lamp post  
34 by general store.

Mr. Madson then went over the three phases as follows:

36 **Phase One:**

The first phase is to have the water/sewer lines brought into the marina to service the first  
38 14 pads in the semi-circle area. The lines will also go to the existing bathroom as  
indicated for purpose of potentially converting existing bathrooms to flush toilets and  
40 possible additions of shower facility. Once the sewer and water are brought to all 14 pads  
in the semi-circle area then grading will take place for the entire area and materials  
42 brought in to provide parking for the RVs (gravel/slag), picnic tables and grill and then  
the rest of the area will be either grass with sprinkler system or desert landscaping. Then  
44 the parking area with roto milling asphalt or suitable firm and yet permeable materials  
will be used for parking for vehicles accessing the individual RV and Tiny Home pads.

46 **Phase Two:**



2 Electric lines and then pedestals for hookups taken to each of the pads 15-22. Once  
 4 installed then grade parking for RVs and put in gravel/slag or suitable materials with  
 6 picnic tables and grills for each pad. Rest of the area will be grass with sprinklers and/or  
 8 suitable dry landscaping. Then the road will be widened by ten feet with additional 18  
 10 feet of suitable materials (slag/roto milling asphalt for parking).

**Phase Three:**

8 Electric lines and then pedestals for hookups to each of the pads 23-32. This area parking,  
 10 cement pads, picnic tables are already completed and existing. Just need to add grills to  
 12 the existing cement pads. The landscaping which is grass with sprinkler system is already  
 14 completed and each pad already has an existing tree. This existing camp area is done  
 16 except for running electric lines. This area already has had for years RVs camping there.

**Note:** If the demand for full hookups are evident then the plan is to run water/sewer to  
 pads 15-22 at some point.

16 Mr. Madson pointed out even if he chooses not to make any changes they are  
 18 clearly grandfathered in and they could continue their operation as they are right now. He  
 20 noted they have an option to renew the lease in 2026 for an additional 20 years. They  
 22 would absolutely not be doing this if they didn't have the 26 years. He is a retired  
 24 attorney and he went through the emails and went through the language and received the  
 26 phone calls with the exchange basically saying "we intend to do this and we are going to  
 invest and front load this kind of money and it only makes sense if we can continue it,"  
 and they responded "as long as you behave" we will give you first option. He is doing  
 this more for his kids and grandkids. Mr. Madson explained they have chosen not to put  
 sewer and electricity lines to all of the sites at this time because it is cost prohibitive and  
 they feel it makes good market sense to have a mixed use at this time.

28 Following some additional discussion, the Council was in agreement to approve  
 the ordinance amendment as presented.

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

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

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

38 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE  
 40 AMENDMENT #2020-1-O AS PRESENTED. COUNCILMEMBER POWELL  
 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

|    |                         |     |
|----|-------------------------|-----|
| 42 | COUNCILMEMBER LUNDBERG  | AYE |
|    | COUNCILMEMBER HOYT      | AYE |
| 44 | COUNCILMEMBER BRODERICK | AYE |
|    | COUNCILMEMBER POWELL    | AYE |
| 46 | COUNCILMEMBER VANCHIERE | AYE |

2 THE MOTION CARRIED UNANIMOUSLY.

4 **7. Presentation & Discussion — Parks, Trails, & Recreation Master Plan.**

6 MHTN Architects will present highlights of the draft update to the Parks, Trails &  
8 Recreation Master Plan for council consideration and feedback. The final  
document and updated impact fee will be adopted at a future meeting.

10 Adam Cowie, City Administrator stated the consultants working on the Parks,  
12 Trails, and Recreation Master Plan would like to tighten up their draft before having  
discussion with the Council and have asked for this agenda item to be continued. He  
noted we plan to receive an updated draft for review from MHTN before the next Council  
meeting to be held on February 18, 2020.

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

16

18 **8. Discussion Item — Moderate Income Housing Options.** Robert Vernon, CEO  
of the Provo Housing Authority will present moderate income housing options  
with the council for discussion.

20

22 Mr. Cowie stated Robert Vernon, CEO of the Provo Housing Authority is in  
attendance tonight to present moderate income housing options with the council for  
discussion. Mr. Vernon then gave his presentation followed by discussion.

24 Mr. Vernon noted when he came on board, the Provo City Housing Authority was  
limited to Provo but as of three years ago they can now go anywhere in the county. The  
26 Housing Authority addresses extremely low-income individuals. Some of the programs  
go up to 40% on vouchers but mainly addresses the extremely low-income groups. They  
28 have a non-profit Utah Regional Housing Court that does a lot of tax credit development  
and they have a lot of properties in partnership with other service agencies. They just  
30 changed to working a wider area with most of those being located in Provo (several  
hundred units) that are addressing 40-60% of varied median income. They have just  
32 started up a community land trust which addresses workforce housing; this will be 70-  
120% of median income.

34

36 Mr. Vernon indicated these are the three entities they are trying to address with a  
broad spectrum of housing with the land trust focusing on home ownership. Mr. Vernon  
also spoke on deed restrictions noting basically you are controlling the next purchaser  
and income level. It is tied in with the home owner and if the homeowner files  
38 bankruptcy the land use restriction agreement (LURA) is terminated. With the  
community land trust, they own the land and do a 99-year ground lease that controls  
40 enforcement that the home must be owner occupied and the rules enforced and all zoning  
requirements are followed. When the owner goes to sell in the future they are restricted  
42 on the amount of appreciation that they can take with them (25%) and 75% of the  
appreciation in the home stays with the home and the trust has first right of refusal to buy  
44 it back and make sure its fixed up and then sell it to the next person who qualifies. If they  
are contracting to manage that process, it would be in the \$125 per unit per year; they are  
46 vetting the people going into it and checking every year to make sure they still own it.

2 One of the things that happens with deed restrictions when cities do that, over a period of  
 4 time they will lose track and people will sell and a lot of times that doesn't get caught so  
 the next buyer has already bought it and they are not qualified under the land use  
 restrictions.

6 Mr. Vernon went on to say that they could rent under a land use restriction and  
 under the ground lease they must be owner occupied. In his opinion, is a great thing  
 8 because if you are providing affordability to somebody that is buying something under  
 market then they should be living in the home. With a land use restriction, it is up to the  
 10 city what they want them to do or enforce with a land trust there would be no fee to the  
 city; that is part of what they do. There are things they can do with a land trust to ensure  
 12 they are following the rules.

Mr. Vernon stated this is just starting up and the first thing they did was to buy 6  
 14 townhomes in Provo and will rehab them themselves and will sell them between  
 \$170,000 - \$180,000. They are hoping to launch this in February/March. In this case,  
 16 they filed for a CDBG grant for the additional funding. Any cities that gift of land or  
 money in terms of how it can be funded (impact fees etc.) they will give a first right to  
 18 first responders, teachers, etc. Mr. Vernon stated a family of four can qualify making  
 \$63,000/yr. They are working with banking relationships right now (Fanny Mae and  
 20 Freddy Mac have a lending product). The voucher program is under the public housing  
 entity. They work with the Governor's office and the legislature in trying to get more  
 22 funding. Mr. Vernon stated he would love to have further discussion on how to transfer  
 some of the Ivory Development units into the land trust and look at ways to work with  
 24 Ivory to make that happen if that is something the council would consider.

Following some general discussion, the Council thanked Mr. Vernon coming and  
 26 for presenting this valuable information for consideration.

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

30 **9. Discussion Item — Transitional Housing along Commercial Corridors.** Mike  
 Florence, Planning & Economic Development Director, will lead a discussion on  
 32 options for commercial depths and transitional housing zones on deep parcels  
 along the state street corridor and TOD for the 700 North Corridor.

34 Mr. Florence led this discussion item by stating the Lindon City Council and  
 36 Planning Commission have recently been presented, through a concept plan process, with  
 proposals to allow additional uses to develop the back portion of some of the deeper  
 38 commercial lots along State Street. Due to the depth of these lots, developers have  
 proposed both housing and storage unit options for these properties. He noted this report  
 40 evaluates the following themes:

- Appropriate State Street commercial depths; and
- 42 • Discussion points for appropriate housing transitions from Commercial to Low  
 Density residential;
- 44 • 700 North Master Plan/TOD

2 At this time Mr. Florence presented Exhibit #1 that shows Lindon State Street and  
 4 depths identified at 200', 300', 400', and 500'. Exhibit #2 is the 1979 zoning map which  
 6 shows that Lindon originally created a 500' commercial depth for all properties along  
 8 State Street. As seen in the current zoning map on exhibit 3, the depth of that 500'  
 10 Commercial General zoning has been modified over time. He noted Staff reached out to a  
 12 number of commercial brokers to discuss State Street commercial and evaluate different  
 14 commercial type developments. The brokers that staff talked with recommended that  
 16 unless an anchor commercial project with pad sites is proposed, commercial along State  
 18 Street should have a commercial depth of 250'-300'. This depth accommodates for most  
 20 typical commercial type uses. Exhibit 4 (pages 5-10) shows a number of typical pad site  
 22 measurements for both Utah and Salt Lake County developments.

Mr. Florence stated Lindon City currently regulates transition and buffering  
 between commercial and residential uses in two primary ways as follows:

1. By the allowed uses the City allows in the Commercial General zone; and
2. Physical scale and separation such as:
  - a) Height of commercial buildings. Example, the Commercial General zone  
 currently allows commercial buildings to be constructed to a height of 48' with the  
 exception of the CGA8 zone which allows 80';
  - b) 40-foot buffer separation from commercial to residential;
  - c) 7' masonry fence;
  - d) 30' foot rear yard setback for single family homes.

Mr. Florence further explained that Lindon City currently allows a number of  
 residential uses in the Commercial General and Mixed Commercial zones. See chart  
 below. Staff made the recommendation in the Moderate-Income Housing Plan that the  
 City should review these uses to evaluate if they are still relevant and compatible with the  
 intent of the commercial zone and modify if needed. In recent years, the City has  
 deviated slightly from its traditional suburban form in creating the Senior Housing  
 Overlay and conditionally allowing such developments as the Avalon Senior Living and  
 yet to be constructed Lindon Ridge Apartments.

Mr. Florence went on to say that many communities across the country have  
 struggled with determining the appropriate development patterns, buffers, density, and  
 transitions from commercial to residential. Lindon is approaching a stage in the City's  
 growth pattern that there is desire by developers to start constructing infill development.  
 Infill development can often, if not done correctly, cause concern from neighbors when  
 adjoining properties begin to change.

Mr. Florence indicated that residential land uses include a range of residential  
 classifications including low, medium, and high density. Density is expressed in dwelling  
 units per acre (DU/AC) for single or multiple family dwellings. Zoning regulations may  
 allow in residential areas a limited number of non-residential uses, such as places of  
 worship, neighborhood parks, schools, etc. The goal of housing and residential areas in  
 Lindon City is to provide a housing and living environment that supports and  
 complements the unique rural quality and character of Lindon City. Objectives of this  
 goal are as follows:

- Maintain and enhance the pleasing appearance and environmental quality of

- 2 existing residential neighborhoods by avoiding encroachment of land uses which  
 4 would adversely impact residential areas (i.e. increased traffic, noise, visual  
 disharmony, etc.) and by providing adequate screening and buffering of any  
 6 adjacent commercial or industrial development including parking and service  
 areas;
- Consider flexibility in housing development design and density in the R3 zone.  
 8 (area between Geneva Road and 2000 W. – Anderson Farms);
  - Encourage creative approaches to housing development which will maintain and  
 10 protect natural resources and environmental features;
  - Provide for the unique community needs of the elderly, disabled, and children.
  - 12 • Carefully limit any negative impact of commercial facilities on neighboring land  
 use areas, particularly residential development;
  - 14 • The relationship of planned land uses should reflect consideration of existing  
 development, environmental conditions, service and transportation needs, and  
 16 fiscal impacts;
  - Developed areas should be protected and revitalized by promoting new  
 18 development and the adaptive reuse of existing community resources;
  - A variety of housing types should be provided where appropriate, and innovative  
 20 development patterns and building methods that will result in more affordable  
 housing should be encouraged;
  - 22 • Transitions between different land uses and intensities should be made gradually  
 with compatible uses, particularly where natural or man-made buffers are not  
 24 available;
  - Growth should be guided to locations contiguous to existing development to  
 26 provide city services and transportation in a cost-effective and efficient manner;
  - Density increases should be considered only upon demonstration of adequate  
 28 infrastructure and resource availability.

30 Mr. Florence stated as staff researched this issue, communities from around the  
 country have dealt appropriate use transitions in different ways. Some have created  
 32 overlay zones while others have created transition requirements within new or existing  
 zones. Mr. Florence pointed out as seen in the recent housing boom, there is often a  
 34 large, growing and underserved market that exists for housing types that lie between  
 typical low-density subdivisions and high-density multi-family complexes. Lindon City  
 36 has a significantly lower population between the ages of 25-34 when compared to Utah  
 County, State of Utah and the United States. Zoning in Utah has come to a point where it  
 38 is not sufficient to say that a project must be compatible with the neighborhood. Utah  
 Code 10-9a-509 requires cities to limit options for discretionary review and states “a  
 40 municipality may not impose on an applicant who has submitted a complete application a  
 requirement that is not expressed in the following:

- 42 • this chapter (Utah Code);
- a municipal ordinance; or
- 44 • a municipal specification for public improvements applicable to a subdivision or  
 development that is in effect on the date that the applicant submits an  
 46 application.”

2 Mr. Florence then discussed what other cities have implemented to mitigate  
 4 housing impacts scale and height – The scale/massing and height of new structures play a  
 6 vital role in developing cohesive and strong neighborhoods. Residents are often  
 8 concerned about what impacts, especially higher density projects, will have on them. For  
 10 example, the General Commercial zone in Lindon allows commercial property to have a  
 12 maximum height of 48’ and the R1-20 Single Family Zone allows residential properties  
 14 to have a maximum height of 35’. Any transitions zones should call out that maximum  
 16 height and number of stories.

18 Mr. Florence explained the typical commercial buffer next to a residential use is a  
 20 7’ masonry wall and no commercial building can be within 40’ of the side or rear  
 22 property lines when adjacent to residential use or zone. The rear setback requirements for  
 24 single family is 30’. Any ordinances should address this buffer area as requiring the  
 26 appropriate setback to maintain the neighborhood character. For example, some planning  
 28 commissioners have discussed how they like the Penni Lane twin home development in  
 30 Orem at approximately 1200 N. 800 E. Orem’s zoning for single family lots require a 25’  
 32 setback and the Penni Lane project has 20’ foot private rear yards.

34 Mr. Florence noted the parking should be evaluated to make sure it is sufficient  
 36 for both the residents and visitors of the development and doesn’t spill out into the  
 38 surrounding neighborhood. The street widths also are relevant as to how much parking  
 40 can be accommodated.

42 Mr. Florence stated open space, private yards and project amenities are often one  
 44 of the last things designed when developing multi-family developments. Open space in  
 46 any form needs to be in usable size segments where it can be used as an amenity. Many  
 communities will require that a percentage of the lot be used as open space. Daybreak is  
 an example of how open space can be incorporated an amenity but also maintain  
 neighborhood character. Many of their neighborhood blocks have varying housing types  
 constructed around open space. Similar to a court yard type development.

Mr. Florence indicated that Lindon City currently does not have residential design  
 standards. He noted if the city council decides to implement a transitional type zoning,  
 then staff recommends that the city council consider adopting standards. Structure types  
 may also be considered when planning for development. As an example, Daybreak  
 includes varying housing types within a development area or block. For example, they  
 will allow detached single-family homes, twin homes and triplexes built on the same  
 block.

Mr. Florence pointed out that for many zoning districts, the City either requires  
 that a zone be a specific size or establishes a specific lot size. Higher density simply  
 means new residential development at a density that is higher than what is typically found  
 in the existing community. For many projects, setting standards for parking, height, open  
 space, development size, and buffering can pre-determine the density of a project.  
 However, the City Council has the right to set specific density requirements for a zone.  
 Staff does not recommend relying solely on setting density maximums to determine if a  
 project will be well designed or not. Mr. Florence noted a few things to consider when  
 looking at density as follows:

- Higher density housing does not have to be low income. However, as a  
 consideration of a zone change the council could consider a percentage to be

- 2 moderate-income as a trade for density;
- 4 • More individuals are choosing to live in a denser development. Some choose this due to affordability and others for convenience or life style;
  - 6 • Traffic and parking have to be evaluated but does not necessarily mean there always will be significant impacts;
  - 8 • Better define housing types with a greater specificity (for example, not just density but structure type) could influence what type of new housing is constructed.

10 Mr. Florence then presented for discussion a number of housing examples that show both good and bad examples of housing impacts and design using the above discussion points. He stated if the City Council decides that it wants to allow residential as a transitional use then staff recommends the following steps:

- 14 • Preserve the existing General Commercial zone with the current depths;
- 16 • Create either a housing transition zone or overlay zone to accommodate residential;
- 18 • Produce development regulations and design standards for transitional/multi-family residential uses.

20 Mr. Florence mentioned that Lindon City recently received a \$50,000 planning grant from UDOT to hire a consultant to develop a small area master plan for the 700 N. Corridor. Utah Transit Authority is currently studying extending the Bus Rapid Transit line north from Provo and Orem to Lehi. Mountainland Association of Governments has also identified the railroad tracks running parallel to Geneva Road (owned by UTA) as a future light rail line. With BRT and light rail, 700 North has the potential to become one of the best transit connected areas in the valley. As part of the master plan, staff would like the consultant to evaluate planning for a light rail station and transit-oriented development adjacent to the station.

30 Mr. Florence mentioned the 700 North corridor taking is on both sides of the street and is approximately 70 acres. The time frame for light rail is probably still 20-30 years out. However, having a station has the potential of generating opportunities for economic development as well as placemaking for a vibrant neighborhood. During the master plan process the City will be able to evaluate how housing fits in with the overall plan for the properties. Mr. Florence pointed out this could be a great opportunity for the City to get ahead of future planning to ensure that Lindon City doesn't miss out on getting a transit station. Staff would like feedback from the city council if this is something that they are in favor of.

38 Mr. Florence then presented the Commercial Depth Map, 1979 Zoning Map, 2018 Zoning Map, Commercial Depth Examples, Residential Height/Scale Examples, and Residential Density Examples followed by some general discussion.

42 There was then some lengthy discussion regarding housing transitions, overlays zones, changing the commercial general zone, calling out specific standards if over 300 ft.; there are other innovative ways to change the zoning. Mr. Florence stated he would not recommend changing the zoning on the deep commercial lots as yet. He would suggest letting someone bring that to us and keep the legislative power whether or not to re-zone property.

2 Attendee, Jeff Southard commented that the examples presented (Daybreak,  
 4 Penny Lane, etc.) are residential or near residential and hundreds of acres that can be  
 6 master planned. What we are talking about is 5 or 6-acre parcels behind commercial off  
 8 State Street that has no access to the residential neighborhoods and is a very different  
 10 value. These types of mix of product cannot be done on 5 acres behind commercial and  
 are not the same value at all and each parcel is unique and individual. Having a transition  
 of height that makes sense between residential with commercial on the front does make  
 sense and that is why they are proposing 2 story 3-plexes which are at the lower density,  
 that would make a good transition from residential to the commercial on State Street.

12 Commissioner Kallas commented this is the dilemma we have to consider  
 because we have to protect the integrity of our single-family housing and figure out a  
 way to make it work for everyone. Chairperson Call commented she not opposed to  
 14 some different types of housing, but thinks it needs to be a mixed type of housing and  
 agrees we need to be very careful to protect the residents next to this type of housing; the  
 16 architecture also needs to blend. Commissioner Johnson agrees transitions are important  
 and personally he would prefer to see a nice retirement type home/condo (that are not  
 18 high density) rather than storage units in his neighborhood as what has been proposed.

20 Councilmember Lundberg commented there is a tricky balance between doing  
 what is right for the community at large because whatever is designed in these locations  
 can conceivably be there for a hundred years. So, we need to be careful of the vision we  
 22 create and be behind it and be clear on what that vision is. We are seeing now we maybe  
 need to more open minded to the transitional middle gap but still meets Lindon's values.

24 Councilmember Powell commented it's a fine line that we walk as citizens and  
 the legislative body for the city trying to decide how the future looks. She is not in favor  
 26 of spot zoning either but we need to figure out what is the best in the in-fill because of  
 what land that is available, and the depths and the way the economy changes and how  
 28 commerce works. She would like to see more in-depth discussions with the Council and  
 interaction with the community before making any decisions.

30 Mr. Florence stated his purpose is to see if the Council is supportive of taking the  
 next step in looking at zoning options on some of these deeper commercial lots. If so,  
 32 staff can start having some more in-depth conversations with the Planning Commission  
 and City Council; does that meet our goals of the general plan?

34 Mayor Acerson commented as you step into a zoning modification, there are  
 people that own property along those areas and you would want them to be part of that  
 36 conversation; perhaps an ad hoc committee.

Following some additional discussion Mr. Florence stated staff will come back to  
 38 the commission and council with a plan in how to move forward.

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

#### 42 **10. Discussion Item — Open & Public Meetings Training /Harassment**

44 **Prevention Training.** City Attorney, Brian Haws will present the required annual  
 open and public meetings training along with harassment prevention training to  
 46 the council.



2 City Attorney, Brian Haws was in attendance to present the required annual open  
and public meetings training along with harassment prevention training to the City  
4 Council and Planning Commission following by discussion.

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

## 8 **COUNCIL REPORTS:**

10 **Councilmember Hoyt** – Councilmember Hoyt reported a former city councilmember  
reached out to him about the smell in Pleasant Grove. Mr. Cowie said it has been several  
12 years since he has heard any comments or complaints about the smells from the  
Timpanogos Special Service District and will let him know if he hears any complaints.

14 **Councilmember Broderick** – Councilmember Broderick reported he has signed up for  
16 the league meetings in St. George.

18 **Councilmember Powell** – Councilmember Powell expressed her thanks for the  
opportunity to attend the local official's day where she attended several workshops. She  
20 mentioned the things they are doing at the silicone slope are amazing and shows the  
relevance of where Utah is sitting internationally. It also stresses the importance of how  
22 the dynamic of the buildings are and how they relate to the tech world and those who  
work and live there and the importance to stay collaborative to what they are doing. She  
24 also attended the Lindon Prepared workshop hosted by Kelly Johnson, Lindon City  
Emergency Coordinator noting it was a well-attended event with a good crowd. She  
26 reported she will be attending the Engineering Coordination meeting next week at Public  
Works. She also mentioned she spoke with the Mayor about the bricks from the  
28 Cullimore Mercantile for the Historic Preservation Commission. She also noted she  
would like to speak on a centennial celebration that may include a steering commission  
30 and funding at the Budget Kick Off meeting.

32 **Councilmember Lundberg** – Councilmember Lundberg reported she attended the  
Pleasant Grove/Lindon Chamber of Commerce annual planning meeting along with  
34 Councilmember Hoyt. It was a four-hour meeting and they are doing a great job. They  
have regrouped and had a well-organized agenda and strategy. She was very impressed  
36 with the good things they are doing with identifying objectives and getting more outreach  
going and bringing value to businesses. She noted they are looking for strategic partners.

38 **Councilmember Vanchiere** – Councilmember Vanchiere was absent.

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

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

## 46 **Misc. Updates:**

- 2 • March newsletter article: Phil Brown - Article due to Kathy Moosman by end of February
- 4 • Future meeting items: review of draft update to the Parks, Trails, and Recreation Master Plan & Impact Fee study; review of fireworks restriction boundaries map; storm water master plan & impact fee study updates.
- 6 • Job Openings at Public Works (Water Operator) program instructors; coaches; referees; lifeguards needed soon)
- 8 • Hired Jamie Jensen as new Senior Coordinator
- 10 • April City Council meeting dates: Cancel April 7th (Spring Break) and cancel April 21st (Spring City Managers conference and ULCT conference in St. George) Following discussion the council was in agreement to cancel April 7<sup>th</sup> and April 21<sup>st</sup> meetings and hold a meeting on Wednesday, April 15<sup>th</sup>.
- 12 • Possible Cell Tower Lease in Pioneer Park? Tower Lease extension at Public Works?
- 14 • Misc. Items

#### 18 **Upcoming Meetings & Events:**

- 20 • February 6<sup>th</sup> at 6:00pm – Budget Kick-off Meeting w/ Council and Dept Heads
- 22 • Little Miss Lindon Pageant – Saturday, February 29<sup>th</sup> at 6:00pm at Oak Canyon Jr. High
- 24 • April 22<sup>nd</sup>-24<sup>th</sup> – Utah League of Cities and Towns spring conference in St George

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

#### 28 **Adjourn** –

30 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING  
 32 AT 10:20 PM. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

34 Approved – February 18, 2020

36

38

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

40

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

**Item 4 – Open Session for Public Comment** *(For items not on the agenda - 10 minutes)*

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**Item 5 – 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.*

There are no consent agenda items for approval.

6. **Presentation & Discussion — Parks, Trails, & Recreation Master Plan.** MHTN Architects will present highlights of the draft update to the Parks, Trails & Recreation Master Plan for council consideration and feedback. The final document and updated impact fee will be adopted at a future meeting. *(20 minutes)*

No motion required, but feedback is requested. Input on future parks and trails identified on the maps will be the primary focus for which feedback is needed.

**(copies of the Master Plan and Impact Fee reports will be emailed separately)**

7. **Public Hearing — Aquatics Center Employee Compensation; Resolution #2020-4-R.** The City Council will review and consider changes to the Aquatics Center seasonal employee pay ranges and incorporate recommendations into the FY2020 Budget Amendment in March. (15 minutes)

**Sample Motion:** I move to (approve, deny, continue) Resolution #2020-4-R (as presented, or with changes).

**RESOLUTION NO. 2020-4-R**

**A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, ADOPTING UPDATED PAY RATES FOR AQUATICS CENTER AND LIFEGUARD POSITIONS, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Municipal Council of Lindon City desires that Lindon City employee benefits and compensation are evaluated every few years to ensure that wages and benefits remain competitive with market conditions in order to both attract and retain good employees; and

WHEREAS, Lindon City desires that employees are fairly compensated in comparison to their counterparts in similar positons in other jurisdictions; and

WHEREAS, Lindon City desires that city resources for employee wages and benefits are used prudently and managed in a sustainable fashion; and

WHEREAS, adjustments in pay ranges can only be authorized by the Council and adjustments in pay steps/rate within the range can be authorized by the City Administrator; and

WHEREAS, the City Council and Parks & Recreation Department management has determined that an adjustment in pay rates for positions at the Aquatics Center, particularly for lifeguards, are necessary to attract and retain employees and should be implemented.

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

SECTION I. The pay rates and compensation plan for various positons at the Aquatics Center is adopted with recommended changes as shown on the attached 'Exhibit A'.

SECTION II. This resolution shall take effect immediately upon passage, with the stipulation that a future duly advertised budget amendment is held and will include this amendment in wages and compensation plan for the Aquatics Center budget prior to the end of the 2020 fiscal year.

PASSED AND ADOPTED by the Lindon City Council on this 18<sup>th</sup> day of February, 2020.

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

ATTEST:

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

SEAL:

**Lindon Aquatics Seasonal Pay Scale**

| <b>Range</b> | <b>Minimum</b> | <b>Maximum</b> | <b>Diff.</b> |
|--------------|----------------|----------------|--------------|
| 1            | \$9.00         | \$12.00        | \$3.00       |
| 2            | \$10.00        | \$13.00        | \$3.00       |
| 3            | \$11.00        | \$14.00        | \$3.00       |
| 4            | \$12.00        | \$15.00        | \$3.00       |
| 5            | \$13.00        | \$16.00        | \$3.00       |
| 6            | \$14.00        | \$17.00        | \$3.00       |

|   |   |
|---|---|
| <b><u>Range 1</u></b><br>Cashier/Concessions                    | <b><u>Range 2</u></b><br>Lifeguard<br>Flow Instructor |
| <b><u>Range 3</u></b><br>Flow Instructor<br>WSI                 | <b><u>Range 4</u></b><br>Asst. Swim Coach             |
| <b><u>Range 5</u></b><br>Head Swim Coach<br>Aquatic Supervisors | <b><u>Range 6</u></b><br>Manager                      |

| <b>Range</b> | <b>1<sup>st</sup> Year</b> | <b>2<sup>nd</sup> Year</b> | <b>3<sup>rd</sup> Year</b> | <b>MAX</b> | <b>Diff.</b> |
|--------------|----------------------------|----------------------------|----------------------------|------------|--------------|
| 1            | \$9.00                     | \$10.50                    | \$12.00                    | \$12.00    | \$3.00       |
| 2            | \$10.00                    | \$11.50                    | \$13.00                    | \$13.00    | \$3.00       |
| 3            | \$11.00                    | \$12.50                    | \$14.00                    | \$14.00    | \$3.00       |
| 4            | \$12.00                    | \$13.50                    | \$15.00                    | \$15.00    | \$3.00       |
| 5            | \$13.00                    | \$14.50                    | \$16.00                    | \$16.00    | \$3.00       |
| 6            | \$14.00                    | \$15.50                    | \$17.00                    | \$17.00    | \$3.00       |

|                          | <b>2020 Wage</b> | <b>Option #1</b> | <b>Difference</b> |
|--------------------------|------------------|------------------|-------------------|
| Cost/week                | \$25,491.59      | \$30,084.25      | \$4,592.66        |
| Cost/week/training       | \$27,242.82      | \$31,565.75      | \$4,322.93        |
| Cost/14week/training/pre | \$406,689.72     | 465,910.50       | \$59,220.78       |



- 8. Review & Action — Adoption of Resolution #2020-3-R; Updated 2020 Calendar.** The Lindon City Council will review and consider for adoption the updated 2020 Lindon City Meeting Schedule. (15 minutes)

**Sample Motion:** *I move to (approve, deny, continue) Resolution #2020-3-R (as presented, or with changes).*

Staff has prepared TWO calendar options for consideration: either Monday meetings at 7pm or Wednesday meetings at 7pm.

Please also consider possible earlier start times for Council business and administrative items (5 or 5:30pm with regular public session starting at 6 or 6:30pm).

### **Various City Meeting Times**

*All these cities meet either Tues or Wed for Council. Ending meeting time as listed in minutes then averaged over last 4 to 5 months. SORTED BY LATEST AVE ENDING HOUR ☹*

#### **Lindon**

- Occasional 6pm work session
- 7:00pm regular session start time
- Average ending time: 9:55pm

#### **Highland**

- Occasional 6-6:30 work session
- 7:00 regular session
- Ave ending time: 9:45pm

#### **American Fork**

- Typical 4:00pm to 7pm work sessions (odd weeks)
- 7:00 regular session (even weeks)
- Ave ending time: 8:45pm

#### **Mapleton**

- Occasional 6:00 work session
- 7:00 regular session
- Ave ending time: 8:45pm

#### **Provo**

- Typical 4:00-4:30pm work sessions; occasional early afternoon or breakfast work sessions
- 5:30pm regular session start time
- Ave ending time: 8:00pm

#### **Pleasant Grove**

- Typical 4:30 work session
- 6:00 regular session
- Ave ending time: 7:55pm

#### **Springville**

- 5:00 dinner; Typical 5:30 work session
- 7:00 regular session
- Ave ending time: 7:55pm

#### **Spanish Fork**

- Typical 5:15 work session
- 6:00 regular session
- Ave ending time: 7:50pm

#### **Saratoga Springs**

- 6:00pm start. (work session followed by Regular session immediately after)
- Ave ending time: 7:45pm

#### **Orem**

- Typical 3:30-4:00pm Work Sessions
- 6pm regular session start time
- Ave ending time: 7:20pm

**RESOLUTION NO. 2020-3-R**

**A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, UPDATING THE 2020 LINDON CITY PUBLIC MEETING SCHEDULE FOR THE CITY COUNCIL, PLANNING COMMISSION, AND BOARD OF ADJUSTMENT, AND CITY OBSERVED HOLIDAYS AND OFFICE CLOSURE DATES, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Municipal Council of Lindon City finds it necessary for conformance with State Code to adopt and publish an annual public meeting calendar for the City Council, Planning Commission, and Board of Adjustment; and

WHEREAS, the City desires to declare City observed holidays and to announce when the City facilities will be closed to the public; and

WHEREAS, the Municipal Council has discussed dates for the proposed meeting and holiday schedule and desires to update the 2020 Lindon City Public Meeting Schedule.

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

SECTION I. The Updated 2020 Lindon City Public Meeting Schedule is adopted as shown on the attached 'Exhibit A'.

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

PASSED AND ADOPTED by the Lindon City Council on this 18<sup>th</sup> day of February, 2020.

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

ATTEST:

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

SEAL:

## LINDON CITY PUBLIC MEETING SCHEDULE 2020

ALL MEETINGS TO BE HELD AT THE LINDON CITY CENTER, 100 NORTH STATE STREET, LINDON UNLESS POSTED OTHERWISE

The following chart should be used as a guide when submitting applications for City Council, Planning Commission, and Board of Adjustment review. The City assumes no liability for a missed meeting. “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 the City Recorder, Kathy Moosman, at 801-785-5043, giving at least 24 hours-notice.” **Lindon City Public Meeting Schedule adopted by Resolution 2020-3-R, dated 2.18.20.**

**Applications can be filed at any time. The application will be reviewed for completeness and conformance with City standards. When the application is considered complete and major issues have been addressed, it will then be scheduled for the next available meeting. Typical time frame for processing applications is 6 to 8 weeks. It is the applicant’s responsibility to contact the City and inquire as to the status of the application and when it will be scheduled for a particular meeting.**

Business requiring Planning Commission, City Council and/or Board of Adjustment review will be heard on the dates listed below.

| CITY COUNCIL  | PLANNING COMMISSION   | BOARD OF ADJUSTMENT                              | CITY OBSERVED HOLIDAYS  |
|---|---|--|---|
| 7:00 P.M. 1 <sup>st</sup> & 3 <sup>rd</sup> Monday  | 7:00 P.M. 2 <sup>nd</sup> & 4 <sup>th</sup> Tuesday   |  | <i>City Offices Closed</i>  |
| JANUARY 6, 2020<br><del>JANUARY 21, 2020 – MLK Jr. Day</del><br>FEBRUARY 4, 2020<br><del>FEBRUARY 18, 2020 – Presidents Day</del><br>MARCH 2, 2020<br>MARCH 16, 2020<br>APRIL 13, 2020*<br>MAY 4, 2020<br>MAY 18, 2020<br>JUNE 1, 2020<br>JUNE 15, 2020<br>JULY 20, 2020<br>AUGUST 17, 2020<br><del>SEPTEMBER 7, 2020 – Labor Day</del><br>SEPTEMBER 21, 2020<br>OCTOBER 5, 2020<br>OCTOBER 19, 2020<br>NOVEMBER 2, 2020<br>NOVEMBER 16, 2020<br><del>DECEMBER 7, 2020 – Tree Lighting</del><br>DECEMBER 21, 2020 | JANUARY 14, 2020<br>JANUARY 28, 2020<br>FEBRUARY 11, 2020<br>FEBRUARY 25, 2020<br>MARCH 10, 2020<br>MARCH 24, 2020*<br>APRIL 14, 2020<br>APRIL 28, 2020<br>MAY 12, 2020<br>MAY 26, 2020<br>JUNE 9, 2020<br>JUNE 23, 2020<br>JULY 28, 2020<br>AUGUST 25, 2020<br>SEPTEMBER 8, 2020<br>SEPTEMBER 22, 2020<br>OCTOBER 13, 2020<br>OCTOBER 27, 2020<br>NOVEMBER 10, 2020<br>NOVEMBER 24, 2020<br>DECEMBER 8, 2020 | Board of Adjustment meets on an as needed basis. | JANUARY 1 <sup>st</sup> – New Year’s Day<br><br>JANUARY 20 <sup>th</sup> – Martin Luther King Jr. Day<br><br>FEBRUARY 17 <sup>th</sup> – President’s Day<br><br>MAY 25 <sup>th</sup> – Memorial Day<br><br>JULY 3 <sup>rd</sup> – Independence Day (observed)<br><br>JULY 24 <sup>th</sup> – Pioneer Day<br><br>SEPTEMBER 7 <sup>th</sup> – Labor Day<br><br>NOVEMBER 26 <sup>th</sup> – 27 <sup>th</sup> – Thanksgiving Holiday<br><br>DECEMBER 23 <sup>rd</sup> – City Offices closed at noon<br><br>DECEMBER 24 <sup>th</sup> – 25 <sup>th</sup> – Christmas Holiday |

The City Council will meet as the Redevelopment Agency on an as needed basis on the same date as its regularly scheduled meetings.

**NOTE:** The Board of Adjustment will meet on an as needed basis. Meeting times and dates are subject to change.

**NOTE:** Meeting dates may be canceled at the discretion of the City Council and Planning Commission due to holidays, municipal elections, or other unforeseen conflicts.

**NOTE:** Special meetings, as needed to serve the public needs, may be added throughout the year for any of the above groups - with a minimum 24 hours public notice.

**NOTE:** All party caucus dates are not confirmed as yet and if they fall on a meeting date it may be subject to cancellation.

\*Meeting is subject to cancellation

## LINDON CITY PUBLIC MEETING SCHEDULE 2020

ALL MEETINGS TO BE HELD AT THE LINDON CITY CENTER, 100 NORTH STATE STREET, LINDON UNLESS POSTED OTHERWISE

The following chart should be used as a guide when submitting applications for City Council, Planning Commission, and Board of Adjustment review. The City assumes no liability for a missed meeting. “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 the City Recorder, Kathy Moosman, at 801-785-5043, giving at least 24 hours-notice.” **Lindon City Public Meeting Revised Schedule adopted by Resolution 2020-3-R, dated 2.18.20.**

**Applications can be filed at any time. The application will be reviewed for completeness and conformance with City standards. When the application is considered complete and major issues have been addressed, it will then be scheduled for the next available meeting. Typical time frame for processing applications is 6 to 8 weeks. It is the applicant’s responsibility to contact the City and inquire as to the status of the application and when it will be scheduled for a particular meeting.**

Business requiring Planning Commission, City Council and/or Board of Adjustment review will be heard on the dates listed below.

| CITY COUNCIL   | PLANNING COMMISSION   | BOARD OF ADJUSTMENT                              | CITY OBSERVED HOLIDAYS  |
|--|---|--|---|
| 7:00 P.M. 1 <sup>st</sup> & 3 <sup>rd</sup> Wednesday  | 7:00 P.M. 2 <sup>nd</sup> & 4 <sup>th</sup> Tuesday   |  | <i>City Offices Closed</i>  |
| <b>JANUARY 7, 2020</b><br><b>JANUARY 21, 2020</b><br><b>FEBRUARY 4, 2020</b><br><b>FEBRUARY 18, 2020</b><br>MARCH 4, 2020<br>MARCH 18, 2020<br>APRIL 15, 2020*<br>MAY 6, 2020<br>MAY 20, 2020<br>JUNE 3, 2020<br>JUNE 17, 2020<br>JULY 15, 2020<br>AUGUST 19, 2020<br>SEPTEMBER 2, 2020<br>SEPTEMBER 16, 2020<br>OCTOBER 7, 2020<br>OCTOBER 21, 2020<br>NOVEMBER 4, 2020<br>NOVEMBER 18, 2020<br>DECEMBER 2, 2020<br>DECEMBER 16, 2020 | JANUARY 14, 2020<br>JANUARY 28, 2020<br>FEBRUARY 11, 2020<br>FEBRUARY 25, 2020<br>MARCH 10, 2020<br>MARCH 24, 2020*<br>APRIL 14, 2020<br>APRIL 28, 2020<br>MAY 12, 2020<br>MAY 26, 2020<br>JUNE 9, 2020<br>JUNE 23, 2020<br>JULY 28, 2020<br>AUGUST 25, 2020<br>SEPTEMBER 8, 2020<br>SEPTEMBER 22, 2020<br>OCTOBER 13, 2020<br>OCTOBER 27, 2020<br>NOVEMBER 10, 2020<br>NOVEMBER 24, 2020<br>DECEMBER 8, 2020 | Board of Adjustment meets on an as needed basis. | JANUARY 1 <sup>st</sup> – New Year’s Day<br><br>JANUARY 20 <sup>th</sup> – Martin Luther King Jr. Day<br><br>FEBRUARY 17 <sup>th</sup> – President’s Day<br><br>MAY 25 <sup>th</sup> – Memorial Day<br><br>JULY 3 <sup>rd</sup> – Independence Day (observed)<br><br>JULY 24 <sup>th</sup> – Pioneer Day<br><br>SEPTEMBER 7 <sup>th</sup> – Labor Day<br><br>NOVEMBER 26 <sup>th</sup> – 27 <sup>th</sup> – Thanksgiving Holiday<br><br>DECEMBER 23 <sup>rd</sup> – City Offices closed at noon<br><br>DECEMBER 24 <sup>th</sup> – 25 <sup>th</sup> – Christmas Holiday |

The City Council will meet as the Redevelopment Agency on an as needed basis on the same date as its regularly scheduled meetings.

**NOTE:** The Board of Adjustment will meet on an as needed basis. Meeting times and dates are subject to change.

**NOTE:** Meeting dates may be canceled at the discretion of the City Council and Planning Commission due to holidays, municipal elections, or other unforeseen conflicts.

**NOTE:** Special meetings, as needed to serve the public needs, may be added throughout the year for any of the above groups - with a minimum 24 hours public notice.

**NOTE:** All party caucus dates are not confirmed as yet and if they fall on a meeting date it may be subject to cancellation.

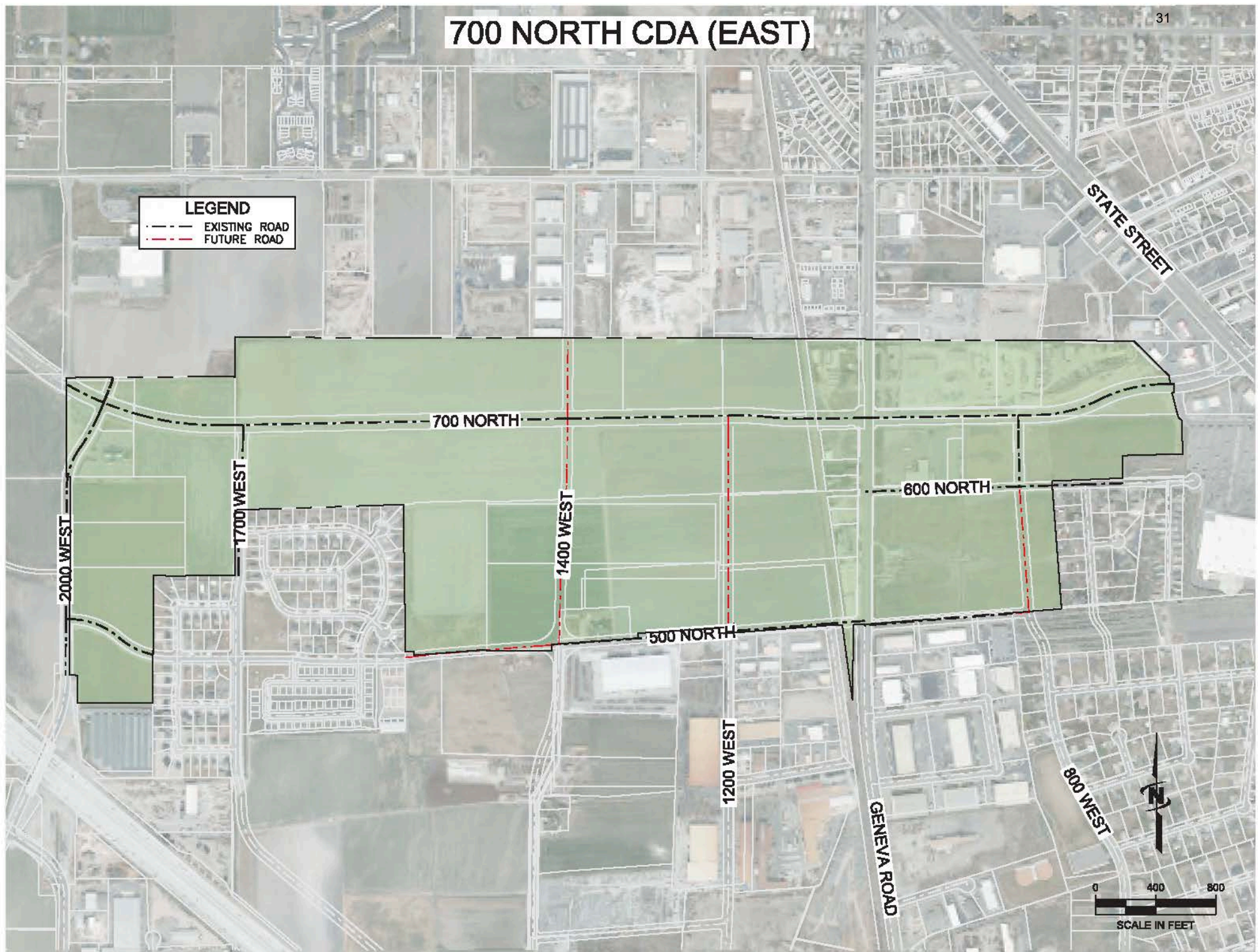
\*Meeting is subject to cancellation

- 9. Discussion Item – 700 North Corridor Development and Incentives.** The Lindon City Council will discuss and consider possible developments and incentives that may be considered along the 700 North Corridor. *(20 minutes)*

Discussion item only with no motion necessary.

# 700 NORTH CDA (EAST)

**LEGEND**  
- - - EXISTING ROAD  
- . - . FUTURE ROAD



**Past incentives, city expenditures to benefit businesses, business friendly practices, etc.**

Some city initiated Items:

- City funded construction of 700 North roadway & utilities. \$3.7 million
- City funded \$1 Million of Lindon/PG I-15 interchange and worked with land owners for their tax benefits from 'friendly condemnations' to secure land
- City vacated large portion of 600 North public roadway as an incentive to attract Walmart
- City vacated portions of Main Street and returned property to adjacent business owners
- UTOPIA – city funded fiber optic infrastructure to homes and businesses. May ultimately pay over \$19 Million
- Sent letters of support / thanks to businesses
  - 2014 also sent pool passes to top sales tax producing businesses
  - Goodfellow Corp – received letter and sought one-on-one help to facilitate new building addition
- Business recognitions in Council & Chamber of Commerce meetings

Ordinance Changes to Accommodate Businesses

- Sign Ordinance (Murdock Hyundai, Harley Davidson, Vivint)
- Created Commercial Farm Ord (Wadley Farms, etc.)
- Increased building height to accommodate taller businesses (A-8 zones, churches)
- Allowed increased locations for used auto sales
- Created Commercial Design Guidelines to stream-line development reviews and protect businesses from poor buildings, colors, and site design
- Reduced significant land-use processing time (minor subdivisions, signing of plats, etc.)
- Eliminated 'white fence' requirement
- Created extensive Development Manual – outlines development process with clear guidelines and expectations
- Removed prohibition on Sunday sales in Beer License Ord

RDA Improvements & Incentives:

- 700 North CDA will provide approx. \$4.22 million for infrastructure and/or incentives over 20 yrs
  - (If Alpine SD participated at 50% level this would increase to approx \$14.2 million)
- Murdock Hyundai: gave 1 acre of land + over \$400,000 in post-performance cash back incentive
- Dist 3 (canopy bldg area) – 2014 landscaping improvements along business street frontages
- Dist 3 lighting, streets, sidewalks, etc
- Dist 3 developer incentives and pay-back plan (Johansen Thackery Development got paid ~\$250,000 / yr for life of RDA; approx. \$5 million over 20 yrs)
- West Side RDA – Shadow Mountain Industrial Properties, paid cash property tax rebates for life of RDA (now expired)
- State Street RDA - South Towne Business Mall (strip mall on State street) paid hundreds of thousands in cash sales & prop tax rebates over 15 yrs (finished in 2012).
- Multiple road and utility installations and improvements

Industrial Revenue Bonds:

- Mountain States Steel – used excess city bonding capacity to secure low interest loans to enable business expansion



- Interstate Gratings - used excess city bonding capacity to secure low interest loans to enable business expansion

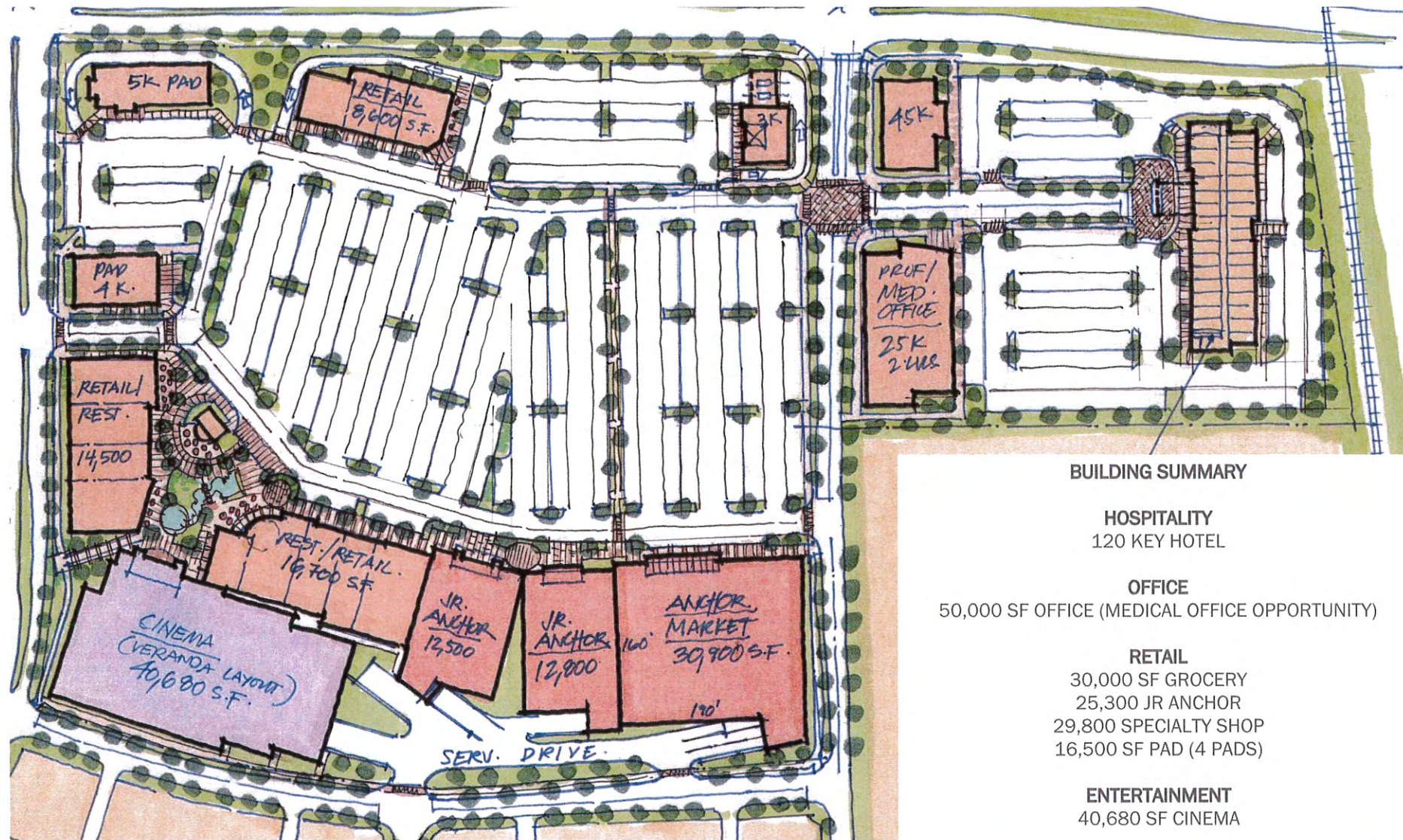
Other High Quality Services & Business Friendly practices (indirect benefits):

- \$10k per year toward PG/Lindon Chamber of Commerce
- Full-time Police / Fire services available
  - Low city crime rate
- Low business license fees
- Lower than average property taxes
- Moderate utility fee rates
- Fast development processes. We've worked hard to streamline and speed the land use and building permit process.
- Fairly good streets and infrastructure
- Great snow plowing program
- Higher standards for fire protection, building inspections, and FEMA flood plain regulation, which allows lower commercial insurance rates for residents and businesses
- Friendly and Approachable City Council members and Staff

Recognitions / Awards that Businesses may benefit from:

- 2013 State of Utah – Governor Herbert Business Friendly practices recognition
- 2008 – Utah Valley Home Builders Assoc. voted Lindon the Best City to Build In
- 2009, 2011, 2013 – CNN Money Magazine ranks Lindon in top 100 Best Cities

# LINDON UTAH OPPORTUNITY SITE AMENITY MAP



### BUILDING SUMMARY

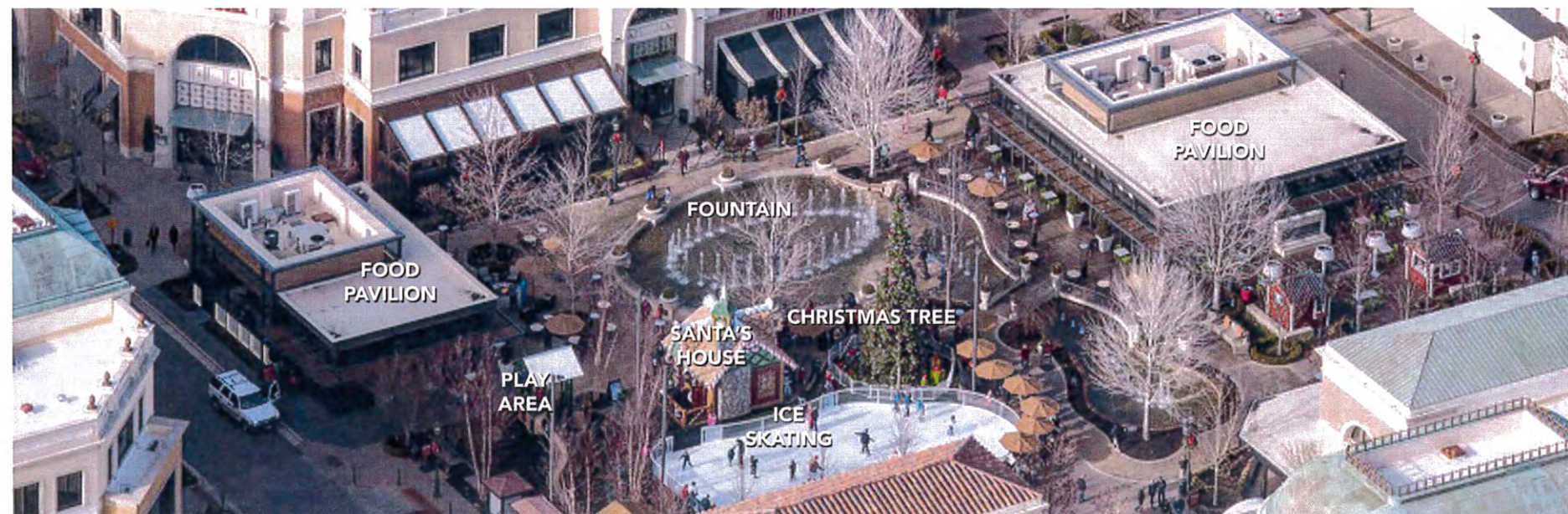
- HOSPITALITY**  
120 KEY HOTEL
- OFFICE**  
50,000 SF OFFICE (MEDICAL OFFICE OPPORTUNITY)
- RETAIL**  
30,000 SF GROCERY  
25,300 JR ANCHOR  
29,800 SPECIALTY SHOP  
16,500 SF PAD (4 PADS)
- ENTERTAINMENT**  
40,680 SF CINEMA

### PROGRAM SUMMARY

- COMMUNITY PLAZA
- NEIGHBORHOOD GROCER
- CINEMA ENTERTAINMENT
- EXCITING FOOD & BEVERAGE PROGRAM
- DAILY NEEDS RETAIL
- OFFICE OPPORTUNITY
- HOSPITALITY OPPORTUNITY
- FLEXIBLE OUT PARCEL PROGRAMMING

### AMENITY SUMMARY

- SHOW FOUNTAIN
- FOOD PAVILION
- COMMUNITY GATHERING SPACE
- ICE SKATING
- CHILDREN'S PLAY AREA
- CHRISTMAS TREE & SANTA'S HOUSE
- RESIDENTIAL SYNERGY



12/14/18

FOR FURTHER RETAIL LEASING INFORMATION PLEASE CONTACT:

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700 North Properties w/Proposed Ivory Homes Development Plan

**2016 Average Daily Traffic:**

700 North: 21,000

Geneva Rd: 18,000

State Street: 33,000 (0.9 miles to the east)

I-15: 205,000 @ PG Blvd (0.9 miles to the west)

Source: UDOT Region 3 Local Government Map, 2016 data

**10. Discussion Item — Lindon Days Grand Marshal.** The Lindon City Council will discuss and consider possible names to serve as the 2020 Lindon Days Grand Marshal. *(15 minutes)*

Discussion item only with no motion necessary.

## Lindon Days Grand Marshal's

| YEAR | GRAND MARSHALS   |
|------|--|
| 1989 | Mr. & Mrs Dean McAdams   |
| 1991 | Leon & Zeona Walker  |
| 1992 | Blaine & Ilene Batty   |
| 1993 | Ray & Marjorie Walker  |
| 1994 | Kenneth & Madge Gillman  |
| 1995 | Louie Gillman and Thelma Gillman   |
| 1996 | Kenneth McMillan   |
| 1997 | Richard & June Cullimore   |
| 1998 | Noal & Claudine Greenwood  |
| 1999 | Reed & Mable Walker  |
| 2000 | Darrell & Beth Frampton  |
| 2001 | Robert & Shirley Matthews  |
| 2002 | Garth & Eva E Gillman  |
| 2003 | Charles & Ila Rodeback   |
| 2004 | Master Sergeant Richard J Ovard<br>James Anthony Montoya<br>Captain Brent Thacker<br>SSG Mary E Griffith HHC<br>SSG Douglas V Olsen<br>Brandon Kent Dupuis |
| 2005 | Larry & Linda Ellertson  |
| 2006 | James A & Pamela Dain  |
| 2007 | Harold & Elvie Erickson  |
| 2008 | John Fugal   |
| 2009 | Mark & Gainell Rogers  |
| 2010 | Toby & Sandy Bath  |
| 2011 | Gordon Taylor  |
| 2012 | Ted & Erlene Lott  |
| 2013 | Boyd & Barbara Walker  |
| 2014 | David & Marilyn Thurgood   |
| 2015 | Jon & Lindsey Bayless  |
| 2016 | Don & Marsha Peterson  |
| 2017 | Scott & Brenda Cullimore   |
| 2018 | Lyle and Connie Lamoreaux  |
| 2019 | Gary and Colleen Worthington   |
| 2020 |  |

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

- A) MAG, COG, UIA, Utah Lake Comm., ULCT, NUVAS, IHC Outreach, County Board of Health - Jeff Acerson
- B) Police/Fire/EMS, Emergency Mgmt., Irrigation Co. Representative/Board member, City Buildings - Van Broderick
- C) Public Works/Engineering, Historic Commission, Administration, Building Const. & Inspection - Randi Powell
- D) PG/Lindon Chamber of Commerce, Economic Development, Lindon Days - Carolyn Lundberg
- E) Planning Commission/BOA, Planning/Zoning, General Plan, Transfer Station/Solid Waste Board - Mike Vanchiere
- F) Parks, Trails, and Recreation, Cemetery, Tree Advisory Board - Jake Hoyt

**Administrator's Report***(10 minutes)***Misc. Updates:**

- March newsletter article: Van Broderick - Article due to Kathy Moosman by end of February
- Legislative Update: HB 273, Val Peterson, Property rights ombudsman; punitive damages
- UTOPIA Update. Op-Ex payback in 2022.
- Future meeting items: street lighting/dark sky presentation; R-2 overlay for housing; review of fireworks restriction boundaries map; storm water master plan & impact fee study updates.
- Travel / hotel reimbursement process
- Misc. Items

**Upcoming Meetings & Events:**

- Little Miss Lindon Pageant – Saturday, February 29<sup>th</sup> at 6:00pm at Oak Canyon Jr. High
- April 22<sup>nd</sup>-24<sup>th</sup> – Utah League of Cities and Towns spring conference in St George

**ADJOURN**