

Lindon City

Planning Commission

Staff Report



May 28, 2024

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, May 28, 2024, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 6:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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1. Call to Order
2. Approval of minutes - **Planning Commission 5/14/2024**
3. Public Comment
4. Continued - Public hearing for a recommendation to the Lindon City Council to amend 17.02 – definitions and create and adopt ordinance 17.02.410 establishing a small-scale market farm. **Brian and Chelsea Beutler request a recommendation from the planning commission to the city council to adopt a new ordinance that would allow small scale urban farms (market farms), seasonal and pick-your-own horticultural sales, and educational classes in a residential zone. (30 minutes)**
5. Moderate Income Housing Incentives Discussion. **Community Development staff will present ideas and concepts for zoning incentives to help create moderate income housing opportunities in Lindon. (30 minutes)**
6. Planning Director Report - **General City Updates**

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at 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 Britni Laidler at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Britni Laidler, City Recorder

Date: 05/24/2024 Time: 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, May 14, 2024 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Jared Schauers, Commissioner
Pledge of Allegiance: Sharon Call, Commissioner

PRESENT

EXCUSED

Steve Johnson, Chairperson
Scott Thompson, Commissioner – *appeared virtually*
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Sharon Call, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Development Director
Brian Haws, City Attorney
Britni Laidler, City Recorder

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of April 23, 2024 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES WITH NOTED CHANGES, OF THE REGULAR MEETING OF APRIL 23, 2024 AS PRESENTED. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Johnson called for comments from any audience member who wishes to address any issue not listed as an agenda item. The following comments were made:

Ron Hatfield- voiced appreciation for the work being done on the roads.

CURRENT BUSINESS –

4. **Amended Site Plan Approval – 1600 W. 200 S.** AE Controls requests amended site plan approval from the Lindon City Planning Commission to construct a new 8,100 square foot warehouse building. (Parcel 34:759:0001).

Mike Florence, Community Development Direct presented this item, noting that Ron Hatfield is present representing the applicant. Mr. Florence stated that the planning commission approved a subdivision plat for this property on January 9, 2024 to clean up conflicting property lines. He then noted that according to the amended site plan code, when additional building

Planning Commission Meeting

May 14, 2024

[1]

2 square footage results in a 30% increase or more, the property is required to come into
4 substantial compliance with relevant city codes and receive approval from the planning
commission.

6 Mr. Florence then presented renderings of the new building and noted the improvements
the applicant is making. He then addressed the parking requirements stating that the applicants
8 plan meets the parking requirement of 24 stalls that city code requires, however he voiced they
may need to add more stalls to reduce on street parking. Mr. Hatfield addressed the commission
10 regarding the parking concerns, presenting a potential overflow parking area which would add
four (4) stalls. Mr. Hatfield then addressed the commission regarding design standards, asking
12 for consideration on allowing them to do ribbed metal paneling on the whole building and
foregoing the wainscoting requirement. City code states:

- 14
- 17.49.070. *The Planning Commission may approve ribless, metal, flat-faced, stucco
16 embossed, metal sandwich panel buildings when the Planning Commission finds that the
building is aesthetically pleasing, adequately trimmed, contrasted with different colors, is
18 well proportioned, blends in with surrounding property, and has a similar look to that
achieved by*

20 Following some general discussion the commission discussed this request and agreed to
22 allow the applicant to do the metal paneling along the whole building. Mr. Florence then closed
with present the public input that he received.

24

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
26 REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE
APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL
28 FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL
MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY
30 DEVELOPMENT MANUAL; 3. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED
32 WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE
IMPROVEMENTS; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE LIGHT
34 INDUSTRIAL ORDINANCE AND LANDSCAPE REQUIREMENTS ANDE MEETS CITY
CODE 17.49.070(4); 5. ALL FIRE CODE REGULATIONS SHALL BE MET; 6. THE
36 ADDITIONAL FOUR (4) PARKING STALLS ON NORTHEAST PROPERTY WILL BE
ADDEDAND 7. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER CALL
38 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
40 COMMISSIONER KALLAS	AYE
COMMISSIONER SCHAUERS	AYE
42 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER CALL	AYE
44 COMMISSIONER DANIELSON	AYE
COMMISSIOENR THOMPSON	AYE
46 THE MOTION CARRIED UNANIMOUSLY.	

5. Open and Public Meetings Training – Lindon City Attorney Brian Haws.

Brian Haws, City Attorney was in attendance to present the Annual Open & Public Meetings Act Training, was followed by some general discussion. Chairperson Johnson called for any further discussion or comments from the commission. Hearing none he moved on to the next agenda item.

6. Planning Director Updates

- Next meeting May 28th
- General City Updates

New Business

Commissioner Call stated a resident has asked her about a well near her home being expanded. Mr. Florence stated he hadn't heard anything about this and would try and get more information about this to validity of this. Commissioner Call then inquired about if a storage shed being stored in the driveway of a home was legal and the length of time allowed for that. Mr. Florence stated the terms and allotted time as per city ordinance. Commissioner Kallas stated he would like to have the commission give thought to backyard access for potential for building through a brainstorming meeting. Chairperson Johnson inquired about Songbird Cove properties and privacy of trees not being planted in a previously presented area. Mr. Florence addressed those concerns.

ADJOURN —

COMMISSIONER CALL MOVED TO ADJOURN THE MEETING AT 7:21 PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, May 28, 2024

Steven Johnson, Chairperson

Michael Florence, Community Development Director

Item 4 - Ordinance Amendment – Appendix A, Title 7.02 and Title 7.04.410 Market Farm

Date: **May 28, 2024**
Applicant: **Lindon City**
Presenting Staff: **Michael Florence**

Type of Decision: **Legislative**
City File Number: **24-003-8**

Council Action Required: **Yes, the planning commission is the recommending body on this application.**

MOTION

I move to recommend (approval, denial, or continuance) of ordinance 2024-6-O (as presented, or with changes).

Overview:

- **Brian and Chelsea Beutler have applied for an ordinance amendment to allow for a commercial urban farm use in a residential zone.**
- **The use would be classified as a Market Farm open to the public that would allow for commercial crop and flower cultivation, pick-your-own, and farm experiences.**
- **The Beutlers live at 534 E. 400 N. They have purchased the home and property to the east of them and want to create a small-scale urban farm experience.**
- **The proposed use is identified as a conditional use and would require planning commission approval of the use and site improvements.**
- **The planning commission continued the ordinance amendment and public hearing at the April 23rd meeting.**

Summary:

Following the direction of the planning commission at the April 23, 2024 meeting the below changes were made:

- **Appendix A – Standard Land Use Table and section 1(a) of the ordinance was amended to specify that the Market Farm use is only allowed in the R1-20 zone.**
- **The R1-20 setbacks were referenced for any permanent buildings.**
- **The public hours of operation were changed from 7:00 a.m. to 9:00 p.m. Operation and care of the farm can occur outside of those hours.**
- **Increased the number of employees from 1 to 2.**
- **Allows for the homeowners who reside at the residence to sale associated agricultural products. All inventory shall be stored indoors. Vendors are not allowed to set up permanent or temporary sales areas.**
- **The maximum size of a Market Farm, including the residence, is two acres.**
- **The seasonal farm stand shall be removed behind the front single-family setback following the agricultural growing season.**
- **City staff removed the ADA requirement because this is already addressed in the building code. Similarly, the bathroom requirement is addressed in the building code as well.**

Exhibits

1. **Draft ordinance**

ORDINANCE NO. 2024-06-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING APPENDIX A, THE STANDARD LAND USE TABLE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the general plan to preserve agricultural areas of Lindon; and

WHEREAS, the Lindon City Council finds that it is in the best interest of the City to conditionally allow for Market Farms in residentially zoned land use designations; and

WHEREAS, on April 9, 2024 and May 28, 2024, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, 2024, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

SECTION I: **Amendment of the Lindon City Land Use Table**

The Market Farm land use is amended in the Lindon City Standard Land Use Table as follows:

Parking Group	Permitted Primary Use	Residential	Mix Rec.		Commercial							Industrial			R/B
		R1-12, R1-20, R3, AFPD	RMU -W	RUM -E	PC -1	PC -2	CG	CG -A	CG A8	CG -S	MC	HI	LI	LI W	
See Title 17.04.410	Market Farm	C* (*Only allowed as a conditional use in the R1-20 zone)	N	N	N	N	N	N	N	N	N	N	N	N	N

SECTION II: **Amend 17.02 Definitions as follows:**

[Market Farm: a small-scale urban agricultural use operated for the cultivation of fruits, vegetables, plants flowers, herbs and animal products by a homeowner and may also include educational classes, farm experience, and pick-your-own operations.](#)

SECTION III: **Establish 17.04.410 as follows:**

[17.04.410 – Market Farm](#)

[This section provides standards for the use of private property for the purpose of maintaining and operating a Market Farm.](#)

1. General Provisions

- a. Market Farm uses shall be reviewed for consideration by the planning commission as a conditional use permit and shall be located in the Single-Family Residential R1-20 zone only as indicated in the Lindon City Appendix A Standard Land Use Table.
- b. Each Market Farm project shall have a legal on-site residence that is owner-occupied. Such residence may be located on a lot immediately abutting the lot for the Market Farm. The Market Farm shall only be operated by the homeowner.
- c. Setbacks for all permanent structures shall meet the Single-Family Residential R1-20 requirements found in Title 17.44
- d. The area of a Market Farm includes the area under cultivation, the area covered by any structures associated with the farm, off-street parking, and other areas associated with the activities of the farm.
- e. The Market Farm shall not be open to the public before 7:00 a.m. or after 9:00 p.m. Operation and care of the farm may occur outside of these hour restrictions.
- f. If animals are used in conjunction with the business the homeowner shall follow the Animal Regulation requirements of Title 6.
- g. The business may have up to two (s) employees or part-time equivalent to two (2) employees who do not live in the dwelling unit. Only two (2) nonresident employees or part-time equivalent shall work at the Market Farm at any given time. Such employees working at the business shall be provided with an off-street parking stall. Employees shall be provided and required to use such parking and off a public street.
- h. The Market Farm homeowners who reside at the residence may sale associated agricultural items. The inventory for such items shall be stored indoors. Vendors shall not be allowed to set up permanent or temporary sales areas.

2. Development Standards

- a. The maximum size for any market farm is two (2) acres. The two (2) acres requirement includes the legal on-site owner-occupied residence. The two (2) acres may include a conglomeration of contiguous and immediately abutting parcels.
- b. A Market Farm may include a seasonal farm stand for the sale of items grown, processed or associated agricultural items only. The stand shall not exceed one hundred fifty (150) square feet in size. The stand shall be set back a minimum of ten (10) feet from the edge of the public right-of-way during temporary sales. The sales stand shall be a nonpermanent structure and shall be removed behind the front single-family setback of the R1-20 zone following the agricultural growing season.
- c. All buildings shall meet building code requirements.
- d. The Market Farm may have up to fourteen (14) motorized nonfarm vehicles parked at the residence; provided, that additional vehicles can be parked legally, either in normal parking places on the lot occupied by the residence and Market Farm or directly abutting to the property without parking in front of any other property. Any parking plan, along with traffic flow, must be approved by the planning commission as part of the conditional use permit.
- e. Parking spaces for a Market Farm are exempted from the surfacing, striping, and interior landscaping requirements as found in Chapter 17.18, but shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, or concrete and shall be provided with a similar hard surfaced access from a public street.
 - i. Parking stalls meet the stalls dimensions and access lane requirements as found in Title 17.18.

- ii. Parking areas shall comply with ADA standards.
- f. Signs
 - i. Signs allowed for Market Farm uses are limited to monument signs, wall signs, temporary banner signs, special purpose signs and temporary display signs as more fully described in Title 18.

SECTION IV: Severability.

Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION V: Effective Date.

This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City,
Utah, this ____ day of _____ 2024.

_____,
CAROLYN LUNDBERG
Lindon City Mayor

ATTEST:

_____,
Britni Laidler
City Recorder

Item 5 – Moderate-Income Housing Strategies

May 28, 2024

In 2019, the Utah Legislature passed SB 34 which required municipalities to plan for and adopt moderate-income housing goals.

During the 2022 Legislative Session, the Utah Legislature passed HB 462 which expanded the list of moderate-income housing goals that a city can choose from but also required implementation plans be adopted in the general plan. By August 1st of each year, municipalities are required to provide a report to the State on the progress of implementing each goal. Municipalities are required to adopt a minimum of three strategies. If a city wants to have priority consideration for certain transportation funds then the city must adopt a minimum of five goals. Attached is the list of goals and implementation strategies Lindon City adopted in its general plan.

For the May 28, 2024 planning commission meeting the commission will discuss Goal 5 - **Implement zoning Incentive for moderate-income units in new developments.**

Implementation Strategies

- During 2023 city staff will research best practices and prepare a recommendation to the planning commission and city council on zoning incentives for moderate income housing.
- In 2024, the city council will review city staff recommendations for zoning incentives and consider those zoning incentives for adoption.

Ideas for Implementing the Above Strategies

- Reduce parking requirements - Lindon City ordinance currently requires two parking spaces per unit. City staff can research parking best practices and what current parking trends are for new developments as well as shared parking requirements.
- Increase in allowable height. Lindon currently allows a height maximum of 48' in most commercial zones. Increased heights in appropriate areas and circumstances can be an incentive for providing moderate-income units.
- Development density bonuses – A density bonus may be considered in exchange for a community benefit such as affordable housing. City staff will research examples of density incentives.
- Expedited Review and Permitting. Reducing the entitlement process for those developments that include affordable housing units by making the use permitted with site plan approval. This would require background work from city staff, planning commission, and city council to adopt a zoning ordinance and zone where the city would be comfortable with housing as a permitted use.
- Reduced development open space requirements if located within a specified distance from a public park, plaza or common open space.

SECTION IV

COMPLIANCE WITH UTAH CODE 10-9A-403 – HB462 (2022)

1

STRATEGY ONE: CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES

For over 20 years Lindon City has been a strong proponent of allowing both internal and detached accessory dwelling units. On record, the city has documented 243 accessory dwellings. The city has long understood the importance of accessory dwellings units and the role they play in providing moderate-income housing in the community. Each of the past four years Lindon City has amended its accessory apartment code to make it less burdensome for residents to constructed both internal and detached accessory dwelling units. The city also updated its accessory dwelling unit handbook to help residents more easily understand the zoning and building process for accessory dwelling units.

Lindon City is always looking to improve the ability for residents to successfully have an accessory dwelling unit and proposes the following implementation plan:

IMPLEMENTATION:

- Lindon City has record of 243 legal accessory dwelling units. The city would like to create a baseline of not only how many ADU units we have but also the average rental rate to help determine how many moderate-income accessory dwelling units are within the city. By October 1, 2023 the city will create a resident survey to help determine the number of units and average rental rate.

- To help make sure that all ADUs are safe and accounted for, over the next two years the city will evaluate how to implement “hold harmless” or “amnesty” program for existing but not approved ADU owners.
- Perform a yearly review of the number of building permits issued and a yearly review of the ADU ordinance.
- Promote yearly an ADU article through the city newsletter and social media accounts



2

STRATEGY TWO: ELIMINATE IMPACT FEES FOR ANY ACCESSORY DWELLING UNIT THAT IS NOT AN INTERNAL ACCESSORY DWELLING UNIT AS DEFINED IN SECTION 10-9A-530

Lindon City allows for internal, detached, and substantially detached (ADU's connected by a covered walkway) accessory dwelling units. The city currently charges a parks and public safety impact fee of \$1,814 for each detached and substantially detached accessory dwelling units. In order to help increase the number of detached and substantially detached accessory dwelling units the city proposed to eliminate this impact fee.

IMPLEMENTATION:

- The city generally does a number of budget amendments during each fiscal year. Lindon City proposes as part of the February 2023 budget amendment to eliminate impact fees for detached and substantially detached accessory dwelling units.
- With the yearly newsletter and social media posts the city will advertise the impact fees for detached and substantially detached ADU's have been eliminated
- The city will create a 2022 baseline number of detached and substantially detached accessory dwelling units in order to document how many new units are created

3

STRATEGY THREE: DEMONSTRATE UTILIZATION OF A MODERATE-INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AGENCY, REDEVELOPMENT AGENCY, OR COMMUNITY DEVELOPMENT AND RENEWAL AGENCY TO CREATE OR SUBSIDIZE MODERATE-INCOME HOUSING

Lindon City has two active redevelopment project areas which are the 700 North Community Development Area and the Lindon Park Community Reinvestment Area. With the 700 North Community Development Area the city is required to set aside 5% of the budget for housing preservation. Those housing preservation funds are required to be used within that project area. With the Lindon Park Community Reinvestment Area the city is required to set aside 10% of the project budget for housing. The funds for this project area are not required to be used in this particular project area.

The 700 North CDA was created in 2013. The project area is 283 acres of which approximately 140 acres are undeveloped. The city has seen new development consist of new housing (detached single family, senior housing, and future multi-family housing as part of a development agreement), office space, minimal retail, and office warehouse. A majority of the property along the main corridor of the project area is vacant. The city adopted a master plan for the corridor in 2021 and is actively working with developers on proposals for the area. UDOT and UTA recently completed the *Central Corridor Study* that identifies the corridor for future expansion of Bus Rapid Transit with two stations along the corridor.

The Lindon Park CRA was created in 2022 and the project area involves one specific property that will be developed as a new car dealership. The project area is 6.8 acres. This commercial area is primary built-out as a commercial center and research business park.

IMPLEMENTATION:

- For the 700 North CDA, the city is will use the 5% set aside funds to help off-set costs to support moderate-income housing. The city has adopted zoning for the area, developed a small area master plan, and supported the *Central Corridor Study* for Bus Rapid Transit. Timelines to utilize the funds are somewhat flexible in that the city cannot control when a developer will propose a development for the project area. However, developers currently have much of the corridor property under contract. The city is committed to using and demonstrating utilization of CDA funds to create or subsidize moderate-income housing through the participation agreement process.
- The city will complete an annual review starting in 2023 with the RDA board to present how the set aside funds are being utilized to create or subsidize moderate-income housing.
- In 2023, city staff will present to the RDA Board/City Council potential ways in which the city could use set aside funds to participate with developers.

- The city will actively work with developers on project proposals in order to support the utilization of set aside funds.

- For the Lindon Park CRA, the city has additional flexibility in how to use these set aside funds. Due to the area surrounding the Lindon Park CRA being nearly built-out there probably will not be an opportunity for housing in the project area. The city has the option to combine this funding with the 700 North CDA, set up a housing fund, or partner with another entity like a housing authority to utilize the set aside funds for to create or subsidize moderate-income housing.

- The city will complete an annual review starting at the beginning of 2023 with the RDA board to present how the set aside funds are being utilized to create or subsidize moderate-income housing.
- In 2023, city staff will present to the RDA Board/City Council potential ways in which the city could use set aside funds to participate with developers.
- The city will actively work with developers on project proposals in order to support the utilization of set aside funds.

4

STRATEGY FOUR: REDUCE, WAIVE, OR ELIMINATE IMPACT FEES RELATED TO MODERATE-INCOME HOUSING

Lindon City charges impact fee for parks, public safety, sewer, water, stormwater, and roads (the road impact fee is only charged for the 700 North Area).

IMPLEMENTATION:

- Starting in 2023 city staff will prepare a recommendation to the city council for reducing impact fees related to moderate-income housing.
- In 2023, the council will review city staff recommendations for reducing impact fees and consider the reductions for adoption.
- The city will track, as a benchmark, the impact reduction in impact fees will have on helping to create moderate-income housing in Lindon.

5

STRATEGY FIVE: IMPLEMENT ZONING INCENTIVES FOR MODERATE-INCOME UNITS IN NEW DEVELOPMENTS

Previously Lindon City has worked with developers on a number of residential subdivisions to modify public infrastructure and lot size requirements. For example, the city worked with Ivory Homes and Fieldstone homes to decrease the street right-of-way widths, decrease lot sizes, increase density, and increase housing type availability. Within the last year, the city modified an existing residential zone to allow multi-family townhome development in commercial zones and modified street right-of-way requirements for those developments.

The city is interested in evaluating other zoning incentives such as parking reductions and density incentives to facilitate the creation of moderate-income housing.

IMPLEMENTATION:

- During 2023 city staff will research best practices and prepare a recommendation to the Planning Commission and City Council on zoning incentives for moderate-income housing.