

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work
Session on **Tuesday, May 28, 2019 at 6:00 p.m.** in the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Matt Bean, Mayor pro tem

10 **PRESENT**

Matt Bean, Councilmember
12 Carolyn Lundberg, Councilmember
Van Broderick, Councilmember
14 Jacob Hoyt, Councilmember
Mike Vanchiere, Councilmember
16 Sharon Call, Chairperson
Mike Marchbanks, Commissioner
18 Rob Kallas, Commissioner
Steven Johnson, Commissioner
20 Scott Thompson, Commissioner
Jared Schauers, Commissioner

ABSENT

Jeff Acerson, Mayor

22 **Staff Present**

24 Adam Cowie, City Administrator
Mike Florence, Planning Director
26 Brian Haws, City Attorney
Anders Bake, Associate Planner
28 Kathy Moosman, City Recorder

30 **Ivory Homes Representatives**

Chris Gamvroulas
32 Ken Watson

34 1. **Call to Order** – The meeting was called to order at 6:00 p.m.

36 2. **Discussion Item:** Ivory Homes; Anderson Farms Development

38 The City Council and the Planning Commission will discuss aspects of the Anderson Farms
Development. Items of discussion will include the issue of moderate-income housing. As this
40 is a discussion item only no public comment will be taken. No formal action will be taken at
this time.

42 Adam Cowie, City Administrator, gave a brief background stating he and Mayor
Acerson recently met with Clark Ivory (owner) and Chris Gamvroulas (President) and
44 staff with Ivory Development. He noted the purpose of that meeting was to see what
cities can do to help with moderate income housing in backing recent legislation. He
46 indicated the broader scope seemed to be that there is some opportunity to explore
moderate income housing within the Anderson Farms Development.

Mr. Cowie stated at that time, Mr. Gamvroulas presented a concept idea where there were some concerns and issues. He suggested getting a joint meeting together with the City Council and Planning Commission to pitch the new concept pointing out there may be some opportunities to make it worthwhile. He stated the point of the meeting tonight is to review the conceptual draft concept plan to see if there could be an opportunity for deed restricted moderate housing and workforce housing opportunities that would be within a certain price range. He noted Park City has implemented something similar for workforce housing where they have high costs for housing which is a challenge for moderate income workers to live within their jurisdiction. He mentioned if we can get 20 units down at the Ivory Farms Development then clearly Ivory would need more density/units.

At this time Mike Florence, Lindon City Planning Director, gave an overview of the moderate-income housing plan. He noted SB34 recently passed Legislature that requires cities to take steps to promote affordable housing in their communities. Every five years cities are required to update their moderate-income housing plan draft and bring it before the council. He noted with this bill there are requirements. December 1st every municipality plan must be update their moderate-income housing plan which is an amendment to the general plan, and every year starting in 2020 the cities must provide a report to the department of work force services to show how they are increasing affordable housing.

Affordable Housing Modifications are as follows:

- General Plan update by December 1, 2019
- Report to Department of Workforce Services –December 1, 2020
- Plan for Moderate Income Housing
- Shall consider the Legislature's determination that municipalities shall facilitate:
 1. A reasonable opportunity for a variety of housing, including moderate income housing
 2. Plan to meet the needs of people [desiring to live] of various income levels living, working, or desiring to live or work in the community; and
 3. Plan to allow [persons with moderate] people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
 4. An analysis of how the municipality will provide a realistic opportunity for the development of moderate-income housing (below 80% AMI (Area Medium Income) within the next five years

Affordable Housing Strategies are as follows:

- Participate in a community land trust program for low- or moderate-income housing
- Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
- Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing
- Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity

- Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- Apply for or partner with an entity that applies for programs administered by an association of governments
- Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing
- Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- Utilize a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income

Mr. Florence explained when the report is given to DWS, they will review it and send the report to UDOT showing we are in compliance. He noted it is tied to UDOT funds if we are looking for transportation improvements for additional capacity for roadways etc.

Councilmember Broderick asked if the TIF funds (tax increment financing) are different than Class B & C road funds. Mr. Cowie explained the region participates through MAG (parent organization) that funnels federal and state road monies through UDOT. He mentioned a couple of the projects we were competing for with other cities this year was the completion of the heritage trail and money awarded for the Geneva Road and 200 South intersection road projects (though TIF funds).

Mr. Chris Gamvroulas presented the Ivory concept plan at this time. He commented that he serves on the housing commission and was appointed by the Governor so he actually helped draft SB34. The penalty that was written in is the soft approach (TIF approach) and the Class B & C road funds is the hard approach for non-compliant cities; so, there was a compromise. He pointed out with a moderate-income housing plan, you are always evolving so as a municipality this will be done annually.

Mr. Gamvroulas stated the city needs to be aware and proactive as this is something that is coming down the pipe and he is here to show how can they do something unique. They have a development agreement and they may be able to help by adding some housing units by shuffling some density around. Mr. Gamvroulas then presented his slides. He added to remember this is a draft/idea with some conceptual ideas and thoughts on how moving some density around may look. He also spoke on cottage units, the pocket park, deed restrictions, rental agreements, and the commercial portion in trying to attract a good user that adds a lot of value to the neighborhood.

Mr. Gamvroulas pointed out he doesn't want to take a lot of time on this, but he would like the group to know that they feel this is an important issue to move forward on. Ivory likes being a partner with the city and would do a good job as they have a lot of experience and will bring a very good product. There was then some general discussion by the group regarding price points, fixed costs, inventory, units/density, rentals and HOA's.

2 At this time Mr. Cowie asked the group if there is an interest in exploring this
4 general concept with Ivory Homes to increase density to meet the moderate-income
6 housing plan. Following discussion, of those present in the group, the majority was
generally in support in exploring the concept further if it is non-binding, but not inclined
to support the idea if the density is in the apartments rather than the larger lots; as there is
a trade-off.

8 Mayor pro tem Bean called for any further comments or discussion from the
10 Council or Commission. Hearing none he adjourned the meeting.

Adjourn – The meeting was adjourned at 7:10

12 Approved – August 20, 2019

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Kathryn Moosman, City Recorder

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Matt Bean, Mayor pro tem

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Sharon Call, Chairperson