

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** –

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

26 b) **Quarterly Reports:** The Lindon Police Department Chief of Police, Josh
28 Adams and the Planning Department Director, Mike Florence, were in
attendance to present their Department Quarterly Reports to the council with
30 the various aspects of their prospective department functions and
responsibilities. Following some general discussion, the Mayor and Council
32 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.
COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS
40 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:

COUNCILMEMBER LUNDBERG AYE

18 COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK AYE

20 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.**

28 The Lindon City Council will review for approval Lindon City Code Chapter
17.78.060 regarding the requirement that recreational vehicle parks provide a
sanitary dump station. Application made by 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
suitable dry landscaping. Then the road will be widened by ten feet with additional 18
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
the existing cement pads. The landscaping which is grass with sprinkler system is already
12 completed and each pad already has an existing tree. This existing camp area is done
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
14 pads 15-22 at some point.

16 Mr. Madson pointed out even if he chooses not to make any changes they are
clearly grandfathered in and they could continue their operation as they are right now. He
18 noted they have an option to renew the lease in 2026 for an additional 20 years. They
would absolutely not be doing this if they didn't have the 26 years. He is a retired
20 attorney and he went through the emails and went through the language and received the
phone calls with the exchange basically saying "we intend to do this and we are going to
22 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
24 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
26 they feel it makes good market sense to have a mixed use at this time.

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

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

32 COUNCILMEMBER HOYT MOVED TO CLOSE PUBLIC HEARING.
COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT
34 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 & Recreation Master Plan for council consideration and feedback. The final document and updated impact fee will be adopted at a future meeting.

8

10 Adam Cowie, City Administrator stated the consultants working on the Parks, 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 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 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 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 started up a community land trust which addresses workforce housing; this will be 70-120% of median income.

34 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 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 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 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 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 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
depths identified at 200', 300', 400', and 500'. Exhibit #2 is the 1979 zoning map which
4 shows that Lindon originally created a 500' commercial depth for all properties along
State Street. As seen in the current zoning map on exhibit 3, the depth of that 500'
6 Commercial General zoning has been modified over time. He noted Staff reached out to a
number of commercial brokers to discuss State Street commercial and evaluate different
8 commercial type developments. The brokers that staff talked with recommended that
unless an anchor commercial project with pad sites is proposed, commercial along State
10 Street should have a commercial depth of 250'-300'. This depth accommodates for most
typical commercial type uses. Exhibit 4 (pages 5-10) shows a number of typical pad site
12 measurements for both Utah and Salt Lake County developments.

Mr. Florence stated Lindon City currently regulates transition and buffering
14 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
- 16 2. Physical scale and separation such as:
 - 18 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';
 - 20 b) 40-foot buffer separation from commercial to residential;
 - c) 7' masonry fence;
 - 22 d) 30' foot rear yard setback for single family homes.

24 Mr. Florence further explained that Lindon City currently allows a number of
residential uses in the Commercial General and Mixed Commercial zones. See chart
26 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
28 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
30 Overlay and conditionally allowing such developments as the Avalon Senior Living and
yet to be constructed Lindon Ridge Apartments.

32 Mr. Florence went on to say that many communities across the country have
struggled with determining the appropriate development patterns, buffers, density, and
34 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.
36 Infill development can often, if not done correctly, cause concern from neighbors when
adjoining properties begin to change.

38 Mr. Florence indicated that residential land uses include a range of residential
classifications including low, medium, and high density. Density is expressed in dwelling
40 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
42 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
44 complements the unique rural quality and character of Lindon City. Objectives of this
goal are as follows:

- 46 • 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;
- 8 • Consider flexibility in housing development design and density in the R3 zone.
(area between Geneva Road and 2000 W. – Anderson Farms);
 - 10 • Encourage creative approaches to housing development which will maintain and
protect natural resources and environmental features;
 - 12 • Provide for the unique community needs of the elderly, disabled, and children.
 - 14 • Carefully limit any negative impact of commercial facilities on neighboring land
use areas, particularly residential development;
 - 16 • The relationship of planned land uses should reflect consideration of existing
development, environmental conditions, service and transportation needs, and
fiscal impacts;
 - 18 • Developed areas should be protected and revitalized by promoting new
development and the adaptive reuse of existing community resources;
 - 20 • A variety of housing types should be provided where appropriate, and innovative
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;
 - 26 • Growth should be guided to locations contiguous to existing development to
provide city services and transportation in a cost-effective and efficient manner;
 - 28 • Density increases should be considered only upon demonstration of adequate
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
housing impacts scale and height – The scale/massing and height of new structures play a
4 vital role in developing cohesive and strong neighborhoods. Residents are often
concerned about what impacts, especially higher density projects, will have on them. For
6 example, the General Commercial zone in Lindon allows commercial property to have a
maximum height of 48’ and the R1-20 Single Family Zone allows residential properties
8 to have a maximum height of 35’. Any transitions zones should call out that maximum
height and number of stories.

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

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

22 Mr. Florence stated open space, private yards and project amenities are often one
of the last things designed when developing multi-family developments. Open space in
24 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
26 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
28 constructed around open space. Similar to a court yard type development.

Mr. Florence indicated that Lindon City currently does not have residential design
30 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
32 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
34 will allow detached single-family homes, twin homes and triplexes built on the same
block.

36 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
38 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
40 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.
42 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
44 looking at density as follows:

- Higher density housing does not have to be low income. However, as a
46 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.

Attendee, Jeff Southard commented that the examples presented (Daybreak, Penny Lane, etc.) are residential or near residential and hundreds of acres that can be master planned. What we are talking about is 5 or 6-acre parcels behind commercial off State Street that has no access to the residential neighborhoods and is a very different 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.

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 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 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 high density) rather than storage units in his neighborhood as what has been proposed.

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 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.

Councilmember Powell commented it's a fine line that we walk as citizens and the legislative body members for the city when trying to decide how the future looks. She is not in favor of spot zoning but feels there is a need to figure out what is best regarding the in-fill situation. Variables such as what land is available, and the depths of various parcels must be considered along with the way the economy changes and how commerce is working. She would like to see more in-depth discussions with the Council and interaction with the community before making any decisions.

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, 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?

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 conversation; perhaps an ad hoc committee.

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

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

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

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

Mayor Acerson called for any further comments or discussion from the Council.
6 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 7th and April 21st meetings and hold a meeting on Wednesday, April 15th.
- 12
- 14 • Possible Cell Tower Lease in Pioneer Park? Tower Lease extension at Public Works?
- 16 • Misc. Items

18 **Upcoming Meetings & Events:**

- 20 • February 6th at 6:00pm – Budget Kick-off Meeting w/ Council and Dept Heads
- 22 • Little Miss Lindon Pageant – Saturday, February 29th at 6:00pm at Oak Canyon Jr. High
- 24 • April 22nd-24th – 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