

2 The Lindon City Council held a regularly scheduled meeting on **Monday, September 21,**
4 **2020, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State
Street, Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Jeff Acerson, Mayor
Invocation: Randi Powell
10 Pledge of Allegiance: Brian Haws

12 <u>PRESENT</u>	<u>EXCUSED</u>
Jeff Acerson, Mayor	Van Broderick, Councilmember
14 Carolyn Lundberg, Councilmember	
Jacob Hoyt, Councilmember	
16 Randi Powell, Councilmember	
Mike Vanchiere, Councilmember	
18 Adam Cowie, City Administrator	
Mike Florence, Planning Director	
20 Brian Haws, City Attorney	
Kathryn Moosman, City Recorder	

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24 1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

26 2. **Approval of Minutes** – The minutes of the regular meeting of the City Council
meeting of August 17, 2020 were reviewed.

28 COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF
THE REGULAR CITY COUNCIL MEETING OF AUGUST 17, 2020 AS
30 PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

32 COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER HOYT	AYE
34 COUNCILMEMBER POWELL	AYE
COUNCILMEMBER VANCHIERE	AYE
36 THE MOTION CARRIED UNANIMOUSLY.	

38 **3. COUNCIL REPORTS:**

40 **Councilmember Hoyt** – Councilmember Hoyt reported the Creekside Park remodel will
be done next week. He noted the Pickle ball hours have changed and a letter will be going
42 out; this should help mitigate any noise issues. He also reported we received the Cares
Act money from the county and Federal Govt. to do the grass by the pool and also the
44 new exit/entrance to the pool. He also reported the “All Hallows Eve” party at the
community center will be modified this year due to Covid-19. He also attended the
46 Pleasant Grove/Lindon Chamber of Commerce events noting it is a good organization
with good leadership and it is good to see them staying active during these tough times.

2 **Councilmember Vanchiere** – Councilmember Vanchiere reported Roger Harper at the
transfer station has announced his retirement. The board met this morning with their final
4 replacement choice; Neil Schwendiman. They were very impressed with him and they
plan to offer the position noting it should be a smooth transition. He also mentioned he
6 was contacted by members of the commission with confusion on the use of city buildings
as it appears they have a bit of an issue with this benefit. He asked if the city council has
8 any desire to offer that benefit to the planning commission. Mr. Cowie stated the benefit
section in the policy manual that would need to be amended and if approved they can
10 make that adjustment in October. Councilmember Vanchiere also commented that the
roads that have been done so far are fantastic and they are doing a great job and he
12 expressed his thanks to those involved. He also reported that the planning and zoning
department is going great and staying very busy.

14
16 **Mayor Acerson** – Mayor Acerson advised the council to keep in mind to watch the
Governor’s press conference tomorrow on what his directive on a mask mandate will be
with the uptick of Covid-19 cases in Utah County.

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20 **Councilmember Broderick** – Councilmember Broderick was absent.

22 **Councilmember Lundberg** – Councilmember Lundberg reported she attended the “Go
Health” ground breaking event in Lindon noting it is a great company and a beautiful
facility that is creating a lot of jobs; a representative from the Governor’s office was in
24 attendance. She expressed that it is nice to see that the economy is moving forward and it
is good to see. She also reported she has had some interaction with the Parks and
26 Recreation Department with some new materials on the pickle ball courts to help with
noise mitigation.

28
30 **Councilmember Powell** – Councilmember Powell reported she attended the engineering
bi-monthly meeting with Noah Gordon and Juan Garrido. She expressed her gratitude for
all they do. She also mentioned there was water leak on 25 South that gave her a chance
32 to get to know the new public works employees who did a great job with a great attitude.
She also extended a big thank you to the Public Works Dept. in regards to the street
34 maintenance projects taking place. She has been contacted by a resident who reached out
that they would be closing her road and they were having a wedding, so they were kind
36 enough to rearrange the schedule to accommodate the resident; their kindness was greatly
appreciated.

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40 4. **Administrator’s Report:** Mr. Cowie reported on the following items followed by
discussion.

42 **Misc. Updates:**

- Next council meetings: October 5th and October 19th
- 44 • October newsletter assignment: Adam Cowie
- Vote by Mail Ballots will be mailed the week of October 12th
- 46 • Utah County Health Dept. Immunization Clinic – September 23rd
- Update on CARES Act (covid-19) funding expenditures / projects

- Upcoming items: accessory apartments & short-term rentals; cemetery fees; Alpine SD rep visit; budget amendments; surplus property at Horse Transfer Station (waiting for appraisal);
- Pursuing First Right of Refusal for Hutchison property near Hollow Park
- Misc. Items

5. Presentations and Announcements:

- a) Comments/Announcements from Mayor and Council members.
- b) **Introduction:** New Orem City Fire Chief, Marc Sanderson was introduced and welcomed by the City Council. Chief Sanderson also introduced his team. He noted three of their components are staffing, recruitment and retention. He noted they are going to be focusing on strengthening their Fire and EMS training.
- c) **Presentation:** Kelly Johnson, Emergency Planning Coordinator, and Chief of Police, Josh Adams were in attendance and presented their follow up report on the emergency drill event held on September 14th.

6. Open Session for Public Comment – Mayor Acerson called for any public comment not listed as an agenda item. There were several residents in attendance who addressed the council as follows:

Linda Nielson: Ms. Nielson spoke on Covid-19 and the possible mask mandate that the Governor is considering. She stated she is not in favor of a mask mandate.

Mr. Walker: Mr. Walker spoke on Airbnb's questioning if they have been approved by the city as they are having issues and problems with parking etc. in their neighborhood. Mayor Acerson stated the council will have discussion on this issue at the October meeting as there are currently no regulations on Airbnb's. He noted if there is an urgent issue to contact the planning department.

7. Consent Agenda Items – The following consent agenda items were presented for approval.

- a) **Memorandum of Understanding** - Memorandum of Understanding with Alan Colledge for use of the city secondary water system to deliver irrigation water to the Wadley Farms property.

COUNCILMEMBER HOYT MOVED TO APPROVE THE CONSENT AGENDA ITEM AS PRESENTED. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

CURRENT BUSINESS

- 8. Review & Action — Major Subdivision; Lindon Treasury Plat D - 200 W.**
110 S. Jeremy Ackley requests approval of a Major Subdivision Application for a four-lot single family development in the R1-20 residential zone. The planning commission recommended approval to the city council.

Mike Florence, Planning Director led this item by explaining the applicant, Mr. Ackley is seeking preliminary major subdivision approval for a 4-lot single family home development. He explained the planning commission and city council recently approved a previous phase of this subdivision which is being developed by a different owner; the planning commission unanimously gave preliminary approval. He noted the proposed 4-lot subdivision meets the minimum lot size and infrastructure requirements for the R1-20 zone; are seeking preliminary major subdivision approval for a 20-unit commercial condominium development. Mr. Florence stated all Subdivision and lot requirements are met.

Mr. Florence indicated the City Engineer is working through any technical issues related to the plat and civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted. Mr. Florence then presented an Aerial photo, Condominium plat, Site improvement plan, Existing parking analysis, Proposed parking plan and Compliance letters followed by discussion.

Following some additional discussion, the council was in agreement to approve this major subdivision request as presented.

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

COUNCILMEMBER HOYT MOVED TO APPROVE THE LINDON TREASURY PLAT D SUBDIVISION FOR A FOUR-LOT SINGLE FAMILY DEVELOPMENT IN THE R1-20 RESIDENTIAL ZONE AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER LUNDBERG AYE
COUNCILMEMBER HOYT AYE
COUNCILMEMBER POWELL AYE
COUNCILMEMBER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

- 9. Concept Review — Housing development;** approximately 550-570 N. State Street (Norton Property). Amy Johnson requests concept review for residential and commercial development for the property located at approximately 570 N. State Street. A Concept Review allows an applicant to receive feedback and comments on proposed projects. No formal approvals or motions are given but general suggestions or recommendations are typically provided.

Councilmember Hoyt recused himself at this time due to a conflict of interest.

2 Mr. Florence led this item by stating the applicant, Amy Johnson, is requesting
concept review feedback as a mixed commercial site for commercial business and
4 residential uses. He noted Ms. Johnson participated in many of the public meetings on the
Planned Residential Development Overlay ordinance. The applicant presented to the
6 planning commission on September 8th and requested feedback on reducing the 300'
State Street commercial depth and reducing the front setback to 10' and 20'. The
8 feedback the planning commission gave was that they did not want to reduce the 300'
foot setback but were willing to reduce the front building setback to 20'. He added that
10 the developer's proposal showed the commercial depth at 250' and then a 50'
landscape/open space buffer and housing then started at 300'. He indicated a number of
12 residents on 500 North attended the meeting and were concerned about the traffic flow on
to 500 North. He noted since the planning commission meeting, the developer has
14 provided two additional site plan options.

Mr. Florence further explained with both site plan options the applicant is seeking
16 feedback on the following items: Residential building encroachment into the 300'
commercial area for residential on the South portion of the development. He pointed out
18 the developer does not own the Healy or Lindstrom Brothers properties. With these
properties and in combination with the property they own next to the church building,
20 this makes for an odd lot configuration. Mr. Florence stated the Planned Residential
Development Ordinance allows the planning commission to reduce the 300' commercial
22 depth for three purposes:

- 24 ■ Viable commercial options remain for the site;
- A commercial lot is irregularly shaped;
- 26 ■ The reduction does not limit future redevelopment opportunities of the
commercial property.

28 Mr. Florence went on to say Ms. Johnson has been working with UDOT on their
access to State Street; the Lindon City Street Master Plan Map identifies 570 North as
30 extending to State Street. He noted the fire marshal would prefer to have two entrances
into the development. The applicant's proposal has two options as follows:

- 32 1) Allow access to both 500 North and 570 North, or
 - 2) Direct all access to State Street with an emergency gate only for 570 North
- 34 This plan would also include pedestrian access.

36 Mr. Florence stated the plan that the commission reviewed had access to both
State Street and 500 North with 570 being closed. He noted 570 North currently has a
38 temporary cul-de-sac that does not meet minimum specifications. It was always the intent
that this cul-de-sac would be temporary until 570 North was extended to State Street.
40 Using a trip generation spreadsheet, city staff evaluated traffic generation numbers for a
townhome development. He pointed out these numbers have not been confirmed by a
42 traffic engineer and are only staff's research and these numbers should be used as a
reference only and are not a professional report.

44 Mr. Florence indicated that one of the main issues with only allowing access to
State Street is it makes it difficult to access schools or other public spaces to the east. Mr.
46 Florence then presented some preliminary numbers that were calculated using the trip
generation spreadsheet as follows:

- 2 • According to traffic generation data, townhomes generate approximately 5.81
4 average daily vehicle trips per unit. 90 units x 5.81 average trips = 523 trips over a
24-hour period.
- 6 • For reference, single family homes generate 9.52 average daily trips per home.
- 6 • Average Daily Trips are typically divided into AM and PM peak hours for the
highest volume trip generating times.
- 8 • Average daily AM and PM peak hour trips during these time frames is 40 AM
Peak Trips and 46 PM peak trips.
 - 10 o 33 leaving, 7 arriving – AM Peak
 - 10 o 31 arriving, 15 leaving – PM Peak

12
14 Ms. Johnson then gave her concept review presentation to the council. She re-
emphasized that 60 percent of the units have the master on the main floor as she sees a
strong need for that to be able to keep people in their community that they love. She
16 noted at the last planning commission meeting they spoke on the connectivity and they
heard mixed messages. She understands that traffic is a concern and she is working on
18 that issue. She also knows that density is an issue, but one thing she would ask the
council to remember is the typical townhome is 16 units per acre and they are at half of
20 that. She pointed out the green space border has been added with the walking path and
amenities including pickle ball community gardens and the walking path. She expressed
22 that she would appreciate any feedback on road directions. They are trying to help make
this development a valuable part of the community.

24 Councilmember Lundberg mentioned the commercial lots have been vacant for
many years and she wants to ensure they are making a good transitional product to the
26 adjoining neighborhood. She would have hoped to see a product more of a cottage type
smaller house as it is the quantity she has concerns with.

28 Ms. Johnson stated they are following the code that was approved. They are
going for a higher end master on the main floor (3,000 sq. ft.) that will sell in the high
30 300's or low 400's. She indicated she could build a patio home that is separate, but the
cottage would be a lower product price than these townhomes. She wanted to clarify that
32 the larger townhome has a larger footprint and is not the typical townhome (1,400 sq. ft.)
that may be a rental. She added for financing purposes they will limit the number of
34 rentals. She noted the majority will be owner occupied and the HOA will be very strict;
this will be a mix of community.

36 Councilmember Powell asked if there are any similarities to the Green Valley
condos. Ms. Johnson stated the footprint is more like Penny Lane in Orem; the end units
38 have the same footprint as a Penny Lane home and the middle units are a little bit
different configuration. They also have an ADA option for easy accessibility with a low
40 threshold. Councilmember Powell stated she does have concerns with the numbers and
would like to bring that down. She also has concerns with the access. Councilmember
42 Lundberg agreed that she is not comfortable with the number of doors.

Ms. Johnson pointed out there is a strong demand, but they have to be able to
44 provide an affordable option as there is not a lot of that in Lindon City. She also pointed
out that she is trying to follow the ordinance that was passed as she thought they were
46 accepting the 10 units per acre. This ordinance was site specific for this land and the
nursery property.

2 Councilmember Powell stated we are looking at the whole overlay and then the
3 specifics on the two properties that are wanting this right away. We are hoping for
4 consideration for both the landowner, the citizens and also the developer but we need to
5 be as thorough as possible. Ms. Johnson asked if there is there a specific number she
6 should be aiming for. Councilmember Powell mentioned 76 units but knows that is not
7 feasible. Ms. Johnson stated that would not pencil out and it would end up commercial.
8 Ms. Johnson stated she is trying hard to make this design beautiful as well as pencil out
9 for both them and the residents.

10 Mr. Florence then presented the updated concept plan #1, the updated concept
11 plan #2, the Lindon City Streets Master Plan Map, and the Planned Residential
12 Development Ordinance followed by some general discussion.

13 Mayor Acerson called for any public comments at this time. There were several
14 in attendance who addressed the council as follows:

16 **Jim Peters:** Mr. Peters commented they had an overlay for multiple housing and they
17 were the first city in the state to comply with the low-income housing ordinance by doing
18 that and now it seems we are throwing that out the window. From a planning standpoint
19 he doesn't like the access with only one access off of State Street. The main complaint
20 he hears from residents at Green Valley is off street parking. With as many units that are
21 being proposed where are visitors going to park. He would suggest reducing the number
22 of units and create access and to also address and mitigate the off-street parking.

24 **Larry Walker:** Mr. Walker pointed out when he wanted to do some cottages on his
25 property he was denied. However, he likes this proposal because he would like to be able
26 to move back to Lindon. He commented that he lives in a 55 and older community and it
27 works great. He would suggest this should be one or the other with 55 and older or
28 families in the units.

30 **Steve Johnson:** Mr. Johnson stated the commission that they did not want to reduce the
31 300' foot setback and held it at 300' but they were willing to reduce the front building
32 setback to 20' and it would limit it to 8 units per acre; this is what the ordinance was
33 intended for.

34 **Cheryl Gurney:** Ms. Gurney asked if these units will they be identical. Ms. Johnson
35 stated they will not be identical and there will be a variance as they wanted to have a mix.
36 She added there a no condos in this project and they are striving to not make this a rental
37 community.

40 **Patrick Leichty:** Mr. Leichty asked why the 10 units were chosen noting the council
41 still has the option to say this is too dense and not approve it. Mayor Acerson clarified we
42 would have to change the zoning first to have the ordinance be applied and the number in
43 the ordinance is set but we may need to revisit it and make adjustments. Mr. Haws
44 clarified if the council approves a zoning change the 10 units will stand. Mr. Leichty
45 pointed out their petition has 260 signatures.

2 **Shelly Buswell:** Ms. Buswell stated she has lived in Lindon for 33 years for the little bit
of country feel. She noted she appreciates the planning commission trying to keep that
4 vision for residents. She pointed out that no one knew this was happening so they have
come here tonight to voice their concerns. They have a city initiative for signatures as
6 they feel the density number is too high. She understands the need in the city, but the
numbers are too high. Her neighborhood doesn't want to be like Pleasant Grove, Orem,
8 or Vineyard.

10 **Joann Martin:** Ms. Martin stated there is a twin home next to her home and apartments
and also the Green Valley condos. She feels her area has been thrown out the window
12 and they have allowed medium and high density and they just don't need it. There are 21
children in their neighborhood and if this proposal goes in it will pose serious safety
14 issues and this just can't happen.

16 **Kristy Dagley:** Ms. Dagley asked to please have accessibility options in regards with the
pandemic and have Facebook live etc. for all meetings so everyone can weigh in as she
18 does not feel safe being here in person. She stated we want to keep Lindon unique.
People settle in Lindon and love it because it is safe and when you throw in the high
20 density there goes the neighborhood. The traffic will be horrible and the traffic study was
done in the pandemic and not in a valid time; our street doesn't need any more traffic and
22 it will be very unsafe.

24 **Justin Stewart:** Mr. Stewart stated the developer, Ms. Johnson talked to them and told
them this would be a cul-de-sac and no one will be able to turn left on to State Street. He
26 expressed that the excessive traffic will not be safe and their property will be devalued.
The parking will definitely be an issue and there will be cars parked in front of their
28 home. He believes the density is too high.

30 **Mike Stay:** Mr. Stay commented Locust Avenue is 25 mph and people always drive too
fast. He appreciates what Ms. Johnson is trying to do to keep it green and beautiful, but
32 when they saw the plan the community is upset. We all came to Lindon for the low
density and a little bit of country. What are the pressures from the state that pushes us to
34 this type of density?

36 **Derick Bunker:** Mr. Bunker reminded everyone that someone owns that property and
will do something with it so long as it is within the regulations. That being said, he is also
38 concerned with the parking and traffic situation. Whatever goes in here it is his hope that
it is the best for Lindon and the best option and carefully considered with a lot of
40 guidance. He trusts the council will bring us where we want and need to go and they will
stick with traditional Lindon values.

42 **Shawnee Keetch:** Ms. Keetch commented that she is very vested in what is going to be
44 there. She understands they will sell their land and what is it going to be; the medium
density is what we have to worry about.

46

2 **Karl Nelson:** Mr. Nelson pointed out these developers come in and build something and
then they are gone. He stated people will park on 570 North and there is not enough
4 room for parking. He expressed his concerns that 90 units is a lot and there are a lot of
issues that would need to be mitigated.

6
8 **Riley Braught:** Mr. Braught stated he lives on 500 North. There are already trying to
push the ordinances that the city has put in place. He would advise the developer to do
what you said you were going to do.

10
12 **Lyle Lamoreaux:** Mr. Lamoreaux pointed out that prices have escalated and he has seen
so much development take place. He noted previous developers have stood up for the ½
acre lots. The city has moved away from the property down by the freeway for high
14 density and this proposal will set a precedent. We need to be very careful and remember
the basis that Lindon was made upon no matter whose money is being involved.

16
18 **Amy Alvord:** Ms. Alvord commented that she agrees with a lot of what has been said
here tonight and there is a lot of what they see is good too. They are concerned with the
commercial. They have been a part of this property being sold and she appreciates being
20 able to be heard. She pointed out the street is on the master plan but having a street go
through the residential is different. She expressed her concerns with the density and they
22 will be very affected and she is also concerned with property values and the parking
issues as well. They feel they are being pushed out and may have to put their house up
24 for sale, which they hope doesn't happen. They have great neighbors, and they love their
community and hopefully a win win can be achieved.

26
28 **Linda Nelson:** Ms. Nelson stated they live on a ½ acre property. She would like to see
Lindon kept as a little bit of country. She suggested instead of townhomes to put in
smaller houses on smaller lots. She also pointed out that the 600 North exit intersection is
30 a disaster area. She would like to see this property as a senior community.

32 At this time, Ms. Johnson asked for input and advice from the council on how to
connect the roads as she does need to get in and out of the project. She can look at
34 reducing the numbers, but she does need guidance from the city council as she doesn't
want to keep playing a guessing game. Mayor Acerson suggested looking at the
36 comments heard tonight and then see what makes sense to make it work to find a middle
ground to conceptually make it pencil out on this piece of property.

38 Mayor Acerson commented it is important that we are all part of the discussion
and he would hope every city council meeting the citizens would come and engage in the
40 meeting. The better the decisions will be with a broader view of the city and the citizens;
the city council represents your voice. Sharon Call clarified to those in the audience that
42 this item is not on the agenda for tomorrow's planning commission meeting.

44 Mr. Florence pointed out that Ms. Johnson is proposing a public road system that
the city would maintain. He also mentioned 90 units requires at least 23 off-site parking
46 stalls. You could have parking on one side of the road plus the driveways; there is a lot
of parking for this development.

2 Councilmember Powell thanked the Mayor for allowing so much public comment
here tonight, pointing out that it is important for citizens, the Council and also the
4 Developers to communicate and be educated. In regards to the road access she feels the
interior road needs to be moved into the development with no access on 500 North or 570
6 North which only leaves State Street; she understands that is hard for Ms. Johnson but
she has to consider the concerns of the residents. She is not sure how to mitigate these
8 issues but it is a concern.

Councilmember Vanchiere expressed his opinion stating he loves Lindon noting
10 he is not opposed to animal rights and it is wonderful. He clarified what he has said in
the past, that he feels two things very strongly. He believes in individual property rights
12 but he also personally feels that the demographics are different than in the past and we
are not even considering the young families that cannot afford a ½ acre lot in Lindon. He
14 worries that we may be trying to be exclusive in regards to who we want and don't want
in our community. He does not want to exclude a demographic of those who have every
16 right to live in Lindon; he does like our city motto of a little bit of country. He also
respects all the comments heard tonight and hopes everyone understands where he is
18 coming from as he doesn't want to come across as unsympathetic.

Councilmember Lundberg commented to Councilmember Vanchiere's point that
20 she knows there are young people who want to come to Lindon as we have heard in
previous meetings, but trying to balance all those voices is very tricky. She wants to
22 preserve the heart of Lindon as we don't need to follow the trend happening everywhere
else, but how do we move forward in a thoughtful and cautious way with best practices
24 and yet preserve a neighborhood-based community. The owners have been trying to sell
this property for many years and the family has aged and they have come in multiple
26 times with many different concepts. She pointed out that things will evolve and we can
preserve animal rights, but there are other places where we can meet regulations and do
28 this before we are penalized and create an integrated community where people are
connected.

30 She noted Ms. Johnson has been listening to these discussions on both sides for a
long time and she has brought developers who have architectural standards that are
32 beautiful with a park like atmosphere and she believes Ms. Johnson has accomplished
that. We don't have to say the ½ acre is an all or nothing situation, but we can still find a
34 way to embrace those values. She expressed that the 90 units gives her heartburn and
questions if that could work. In regards to the roads there may be some connection but
36 her concern is with whatever number this may be that we have to think about spreading
the traffic flow; the traffic would have to be mitigated.

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

40
42 *Councilmember Hoyt rejoined the meeting at 8:20 pm.*

44 **10. Action Item — Consideration of interest in water stock.** The Council will
review and consider its option to purchase certain water stock per a 1993
46 agreement with the Bezzant family

2 Mr. Cowie explained the City is has not budgeted for water share purchases nor is
the City actively pursuing water shares/water stock except as required as part of new
4 developments. He indicated that the Public Works and Engineering staff recommends to
not purchase the water stock and releasing interest in the water stock, after which the
6 Mayor will sign the approval letter. Following some general discussion, the Council was
in agreement to release the interest in the water stock as recommended by staff.

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

10
12 COUNCILMEMBER POWELL MOVED TO RELEASE INTEREST IN
CERTAIN WATER STOCK PER THE 1993 AGREEMENT WITH THE BEZZANT
FAMILY AND AUTHORIZE MAYOR ACERSON TO SIGN THE ATTACHED
14 LETTER WAIVING THE CITY'S INTEREST IN PURCHASING THE WATER
STOCK AS PRESENTED. COUNCILMEMBER VANCHIERE SECONDED THE
16 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE

18 COUNCILMEMBER HOYT AYE

COUNCILMEMBER POWELL AYE

20 COUNCILMEMBER VANCHIERE AYE

THE MOTION CARRIED UNANIMOUSLY.

22
11. Discussion Item — Parks, Trails and Recreation impact fee options. The City

24 Council will discuss Parks, Trails and Recreation impact fee options for
differentiating between accessory apartment and other multi-family units. This
26 item is for discussion only with no motion necessary.

28 Mr. Cowie stated in effort to decrease the burden of creating lawful accessory
apartments and lower the cost of moderate-income housing options in Lindon City, the
30 City Council had previously discussed decreasing the Park impact fee dollar amount for
accessory apartments significantly below the maximum that is justified in the IFA and
32 IFFP for our Parks, Trails and Recreation.

Mr. Cowie noted Lindon City currently charges a Parks, Trails and Recreation
34 impact fee of \$4,500 on Single Family Dwelling units and \$1,500 on Multi-Family
Dwelling units (including accessory apartments). He pointed out in prior discussions
36 Staff had mistakenly informed the Council that town-homes, twin homes, condos, etc. are
charged the lesser multi-family amount of \$1,500. However, this is incorrect. The
38 Building Department defines multi-family housing as apartments, duplexes or similar
housing units that are not able to be individually owned.

40 Mr. Cowie indicated housing units such as condominiums, townhomes, twin-
homes, etc. that are platted as individual units and built to certain building code standards
42 are charged the higher single-family rate of \$4,500. Mr. Cowie then reviewed the various
impact fee amounts and discussed the options for impact fees within the scope of the
44 recently adopted Lindon City Parks, Trails and Recreation IFA and IFFP (impact fee
studies).

46 Following some general discussion, the Council was in agreement to reduce the
Park impact fee to \$500 for accessory apartments and to see how it goes and then re-

2 evaluate if necessary. Mr. Cowie stated he will speak with Phil Brown, the Chief
4 Building Official for appropriate direction with compliance and verification issues and
bring it back to the council.

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

8 **Adjourn** –

10 COUNCILMEMBER HOYT MOVED TO ADJOURN THE MEETING AT 8:50
12 PM. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

14 Approved – October 5, 2020

16

18

Kathryn Moosman, City Recorder

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22

Jeff Acerson, Mayor