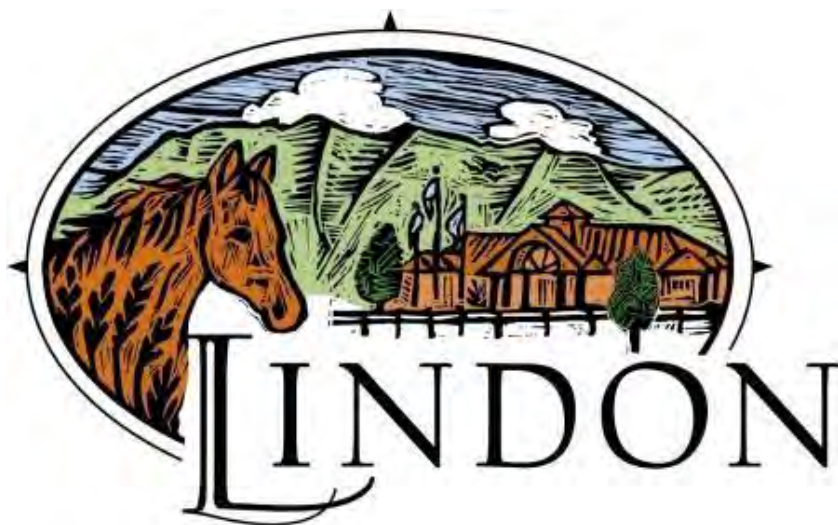


Lindon City Council Staff Report



Prepared by Lindon City
Administration

December 7, 2020

Notice of Meeting of the Lindon City Council

The Lindon City Council will hold a meeting beginning at **5:15 p.m. on Monday, December 7, 2020** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

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



REGULAR SESSION – 5:15 P.M. - Conducting: Jeff Acerson, Mayor

Invocation: Van Broderick

Pledge of Allegiance: By invitation

(Review times are estimates only)

- 1. Call to Order / Roll Call** *(2 minutes)*
- 2. Approval of Minutes:** The minutes of the regular City Council meeting of November 16, 2020 will be reviewed. *(5 minutes)*
- 3. Council Reports** *(10 minutes)*
- 4. Administrator's Report** *(10 minutes)*
- 5. Presentations and Announcements**
 - a) Comments / Announcements from Mayor and Council members. *(5 minutes)*
- 6. Open Session for Public Comment** *(For items not on the agenda)* *(10 minutes)*
- 7. Consent Agenda** — *(Items do not require public comment or discussion and can all be approved by a single motion.)*
The following consent agenda items were presented for approval. *(5 minutes)*
 - a) **Resolution #2020-26-R; Lindon City Meeting Schedule.** The City Council will review and consider for adoption the 2021 Lindon City Meeting Schedule.
 - b) **Resolution #2020-27-R; Mayor pro tem & Councilmember assignments.** Mayor Acerson requests the Council's consent to the 2021 Mayor pro tem and other Councilmember liaison duties and appointments as assigned by the Mayor, including appointment of all Council members as Board members of the Lindon City Redevelopment Agency (RDA).
 - c) **Employee Merit Increase mid-year evaluation.** In the FY2020-21 budget the City Council approved a merit increase for employees (based upon employee performance) and in accordance with the adopted pay scale. The merit increase will be effective January 1, 2021. Per past practice, the City evaluates mid-fiscal year budget constraints and economic indicators to determine if recommended merit increases are still financially prudent. Given a healthy local economic outlook, strong revenues, and healthy General Fund reserves the City Administration recommends the merit increase be applied as approved in the budget.
- 8. Public Hearing — Recommendation to Adopt the 700 North Corridor Master Plan; Resolution #2020-29-R.** Lindon City is proposing a land use small area master plan for the 700 North Corridor. The Planning Commission recommended to the city council adoption of the master plan. *(40 minutes)*

- 9. Review & Action — Island Dance Studio.** The Mayor and Council will review and consider for approval the site plan request by the Island Dance Studio to extend the final date for building improvements to be completed for the property at 172 S. Main Street. Planning Director, Mike Florence will present. *(20 minutes)*
- 10. Public Hearing — Protesting / Picketing, Ordinance #2020-17-O.** The Mayor and Council will review and consider for approval of Ordinance #2020-17-O relating to protesting and picketing. City Attorney Brian Haws will present. *(20 minutes)*
- 11. Review & Action — New Aquatics Center Slide Cost Increase.** The City Council previously budgeted for a new slide at the Aquatics Center in the amount of \$300,000 from RDA and PARC Tax funds. Final estimates indicate costs of approximately \$358,080 for the recommended slide. This amount does not include any contingency costs. The Council will review and consider whether to proceed with the new slide project and appropriate the additional funds in a future budget amendment. Parks & Recreation Director Heath Bateman will present. *(20 minutes)*

Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindoncity.org. 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 Kathryn Moosman, City Recorder at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

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

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

Date: December 2, 2020; Time: 4:30 p.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development

Meetings are broadcast live at www.youtube.com/user/LindonCity

REGULAR SESSION – 5:15 P.M. - Conducting: Jeff Acerson, Mayor

Invocation: Van Broderick

Pledge: By invitation

Item 1 – Call to Order / Roll Call

December 7, 2020 Lindon City Council meeting.

Jeff Acerson

Carolyn Lundberg

Van Broderick

Jake Hoyt

Mike Vanchiere

Randi Powell

Staff present: _____

Item 2 – Approval of Minutes

- Review and approval of City Council minutes: **November 16, 2020**

The Lindon City Council held a regularly scheduled meeting on **Monday, November 16, 2020, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 5:15 P.M.

Conducting: Jeff Acerson, Mayor

Invocation: Carolyn Lundberg

Pledge of Allegiance: Attendee

PRESENT

EXCUSED

Jeff Acerson, Mayor

Carolyn Lundberg, Councilmember

Jacob Hoyt, Councilmember

Van Broderick, Councilmember – via remotely

Randi Powell, Councilmember

Mike Vanchiere, Councilmember – via remotely

Adam Cowie, City Administrator

Mike Florence, Planning Director – via remotely

Kathryn Moosman, City Recorder – via remotely

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

2. Approval of Minutes – The minutes of the regular City Council meeting of November 2, 2020 were reviewed.

COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF OCTOBER 19, 2020 AS AMENDED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE

COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

COUNCILMEMBER VANCHIERE AYE

COUNCILMEMBER POWELL AYE

THE MOTION CARRIED UNANIMOUSLY.

3. COUNCIL REPORTS:

Councilmember Broderick – Councilmember Broderick reported several residents reach out to him who mentioned how much they enjoy living here in Lindon. They also related how much they like the dumpsters and the leaf pick up program noting they are great programs and hope they continue. He also gave a shout out to the Mayor on his help with the leaf pickup program.

Councilmember Vanchiere – Councilmember Vanchiere reported he attended the North Pointe Solid Waste District Board meeting today where they approved the 2021 budget; things seem to be going well there with a nice surplus. The Planning and Zoning department is also going well noting they do a great job. He will also be attending an upcoming developer meeting on the 700 North Corridor along with Councilmember Lundberg.

Councilmember Hoyt – Councilmember Hoyt reported he also had several residents reach out to thank him on the leaf pick up program. He also reported the pickleball courts at Creekside Park and Pheasant Brook Park are close to being done. He noted the Parks and Recreation department is moving into their slower time. They have cancelled youth sports for the time being due to the recent Governor's announcement.

Councilmember Lundberg – Councilmember Lundberg reported they had a meeting today with developers on 700 North. She noted the IBI Group will be presenting at the next planning commission meeting. They have gone through the plan with Mike Florence noting he is doing a great job. They will be kicking off an exploratory committee which will be a great group to discuss potential improvements to the arena. She also received an email from Sherriff Mike Smith noting he had some interesting comments. This may be something we have as a discussion item on the next agenda.

Councilmember Powell – Councilmember Powell reported she attended the engineering meeting along with the Mayor and Adam Cowie at public works where they had an informative discussion/update on Center Street. She noted she appreciates staff and their hard work. She also mentioned a concern at the fire department with trucks off-loading cars in the center lane on State Street. She noted that there have been several incidents where there have been cars unloading in front of the fire department which could potentially cause a lot of problems. Mr. Cowie stated he will follow up with the police department on this issue. She also mentioned another resident reached out about the south entrance to Walmart by the Dollar Tree in order to access 700 North. She would encourage the council to look at this issue as it could cause potential injury and poses a serious safety issue. She also mentioned the Holy Cow Boutique will be starting tomorrow and will run through Saturday. She also questioned if there has there been any interaction with residents on the governor's new mandates on enforcement noting she would encourage promoting education. City Attorney, Brian Haws stated we will not be issuing citations but will be promoting education. He added officers respect but will enforce private property rights.

Mayor Acerson – Mayor Acerson had nothing to report.

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

Misc. Updates:

- Next council meetings: December 7th & December 21st
- Police Chief hiring status update - Lt. Edwards is interim chief

- January newsletter assignment: Mike Florence
- City wide Fall Cleanup: November 13th – 22nd
- Mayor's Thanksgiving Dinner event cancelled this year due to Coronavirus
- December 7th Christmas Tree Lighting 6pm, Broadcast only of tree lighting
- Well #4 rehabilitation project scheduled to start in the next couple of weeks and expect the work to last several months
- Center Street improvements being evaluated in anticipation of temple
- Misc. Items

5. Presentations and Announcements:

- a) Comments/Announcements from Mayor and Council members.

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:

Lindon resident, Ms. Morris commented on the pickle ball courts stating they are having trouble at Hollow Park with people not following the rules. Commissioner Hoyt stated he will speak with the Parks and Recreation Director to let them know there are some issues with the rules and policies not being adhered to. Mr. Cowie stated there is a non-emergency dispatch number for the police department and they will respond.

Lindon resident, Mr. Thomas asked about the recent metering problem. Mr. Cowie stated this situation has been resolved noting it was a computer error. He will give Mr. Thomas a call to have further discussion noting the utility clerk will also follow up.

7. Consent Agenda Items – There were no consent agenda items presented for approval.

CURRENT BUSINESS

8. Public Hearing — Zone Change - Linden Nursery Property; Ordinance #2020-15-O. The City Council will consider a recommendation from the Planning Commission to amend the Lindon City zoning map to Planned Residential Development Overlay for the Linden Nursery property located at 535, 531 and 477 North State Street.

COUNCILMEMBER POWELL MOVED TO OPEN THE PUBLIC HEARING.
COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

At this time Councilmember Hoyt recused himself from this agenda item due to a conflict of interest.

Mike Florence, Planning Director led this discussion item by explaining South Haven Development is proposing a 58-unit townhome development (6.33 Acres) on the

2 rear portion of the Linden Nursery property. He noted the City passed an amendment to
the Planned Residential Overlay Zone in August 2020. The Planned Residential
4 Development Overlay Zone (ordinance section 17.76.040) requires that the following
items be submitted as part of a zone map amendment application:

- 6 • Concept site plan;
- Building elevations; and
- 8 • Renderings showing the proposed project for the subject site.

10 Mr. Florence explained the PRD ordinance also requires that “any concept plan
presented to the Planning Commission and City Council for approval shall first be
12 reviewed by the Development Review Committee to ensure the proposal is technically
feasible.” Mr. Florence then referenced a summary of the PRD site requirements. He
14 noted some of these items will be refined when the applicant files for site plan and
subdivision approval. Mr. Florence also presented for discussion a summary of the PRD
16 building requirements, noting some of these items will also be refined when the applicant
files for site plan and subdivision approval.

18 Mr. Florence went on to say South Haven Development held a pre-application
meeting with UDOT on November 3rd regarding development access. The developer is
20 still working out the final design and then will submit for formal approval from UDOT.
There are some minor items like trees, lighting, and fencing that still need to be provided
22 and these items can be resolved with the site plan approval. The proposed plan has a
number of homes encroaching into the 300-foot commercial setback.

24 Mr. Florence noted the planning commission recommended approval with the
condition that the density be based off of the property behind the 300’ commercial depth
26 requirement. Since the commission meeting, South Haven Development has provided
additional information that the housing and street area on the north side of the property,
28 that encroaches into the commercial area, is less than the commercial area with no
housing behind the Linden Nursery building. The commercial depth north of the barn,
30 measured from State Street to the project street, is 154 feet.

Mr. Florence pointed out regarding the rear yard setbacks of the interior units; the
32 PRD ordinance requires a 30-foot rear yard setback. He noted this setback may be
modified by the land use authority where design items such as common open space or
34 similar design feature is proposed. He informed the council they will need to give
direction on whether to reduce this setback with the proposed common open space. He
36 indicated that the adopting ordinance contains language that allows the developer to
continue to refine and modify their site plan in compliance with Title 17.76 – Planned
38 Residential Development Overlay. Mr. Florence stated the developer is still working on
final plans which may modify the number of units, building configuration, design or
40 streets. If the zone change is approved, the planning commission will be the final land use
authority for site plan and conditional use permit approval and the city council will be the
42 final land use authority for the major subdivision.

Mr. Florence noted as required per City Code, public notices were mailed to
44 properties within 800 feet and each affected entity. The notice was also published in the
Daily Herald, on the State Public Notice website, and posted at Lindon City Hall, Public
46 Safety, and Community Center buildings.

2 Mr. Florence then presented an Aerial Photo, Site Plan, Renderings, Surrounding
Area General Plan Land Use Map, Surrounding Area Zoning Map, Adopting Ordinance,
4 Planning Commission Meeting Minutes and the Planned Residential Development
Overlay Zoning Ordinance followed by discussion.

6 There was then some additional discussion by the council in regards to the road
plan. Councilmember Broderick commented that traffic has been a key issue and
8 currently this plan makes the access purely off of State Street. He doesn't want to see
future development be able to tie something in that increases traffic where they don't
10 want it to be. Mr. Cowie stated that theoretically that could happen, but the city would
have to approve that; we can't see into the future of roads. Mr. Florence stated one
12 comment at the planning commission meeting was about Gillman Lane and the traffic
issues there and also the width of the road and if this project would impact Gillman Lane.

14 Councilmember Vanchiere pointed out that the commission discussed this
thoroughly and nothing gave them excessive concerns. They agreed to get the zone
16 change through and then the details can be hammered out later.

Councilmember Powell referenced Exhibit 3 on the renderings on the garage and
18 asked if they are flush. Mr. Florence stated they will get into more detail on that issue and
he doesn't know if they are flush or not but they will know more when it goes to the
20 planning commission.

Councilmember Lundberg asked if the current density is accurate. Mr. Florence
22 confirmed that statement stating the developer can go up to 10 units (the site plan may
see more units) but this is what is being proposed right now.

24 Councilmember Broderick stated that is an interesting comment that it can
change. He realizes this is meeting the density now, but he has concerns about the
26 possibility of more density in that area as it is feeling congested and with the possibility
that they can switch and go to more units makes him uncomfortable. Councilmember
28 Lundberg asked if they are going to a slightly larger unit as to be more spread out and a
little nicer. Councilmember Broderick pointed out there are still open space requirements
30 as well.

Councilmember Vanchiere stated he would suggest that if the ordinance is going
32 to pass, and they are allowed up to 10 units per acre, he doesn't see it as a serious concern
if the developer adds one or two more units to maximize the development as they have to
34 adhere to all other requirements as well; he doesn't feel that would not be a noticeable
difference.

36 Councilmember Broderick pointed out the developer already wants them to make
two concessions on setbacks to get the density they want and that makes him
38 uncomfortable.

Councilmember Powell stated she is understanding the particular dimensions on
40 this particular property is to access all the parameters of the ordinance; she would agree
with Councilmember Broderick at this point.

42 Mr. Cowie asked for clarification on encroachment on property across the street
and to determine if the city is being consistent. Mr. Florence confirmed that the road at
44 lease is still encroaching. Councilmember Vanchiere pointed out we took out the area
within the 300 ft. setback and allowed the density to be based on what is behind the 300
46 ft. line.

2 Councilmember Lundberg mentioned Mr. Platts comments at the planning
commission meeting. She pointed out this is an odd triangle shape to accommodate traffic
4 and feels there is the need for a little more flexibility because of the shape.

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

8 **Jeff Southard:** Mr. Southard clarified this plan is the same concept presented many
times over the past 12 months so he is surprised at the comments on encroachment. The
10 zone was created with the 300 ft. line and they were told it was written for the ability to
encroach on that line and to not worry about that; that is what they were told by the
12 planning commission and the city council. He has been here for all the meetings and they
haven't changed anything. This is the same amount of density that would be allowed.
14 They are hoping the city council will have some sympathy and desire to not kill the
existing nursery.

16 Mr. Southard went on to say the reason they presented this plan is because the
Platts have been business owners in Lindon for over 25 years and they are trying to keep
18 their business viable and that is why they are selling the back portion of their property.
He pointed out this is the same conceptual road plan they have been presenting for the
20 past year. They would love the road to be north of the red barn so they are negotiating
with UDOT. Mr. Southard stated they have no desire and would be opposed to anything
22 going south as this plan is the best way for the neighborhood and for the surrounding
neighborhoods; it is not on the master road plan. They had discussion at the planning
24 commission meeting and they are exploring a couple of other options as the road may
change a little. He pointed out they have to meet the open space and architectural
26 guidelines in the final site plan approval. Conceptually they know the project is viable. It
is not a secret that it is what has been discussed since the beginning (10 units to the acre)
28 and they are hoping and expecting the zone will be applied here tonight as they have
worked through the vast majority of the technical issues.

30 Councilmember Broderick commented on where the existing barn is and the area
north of that and what happens to that piece of property if they happen to sell the barn
32 and if it will become a usable commercial piece. Mr. Southard confirmed it will become
a viable parcel. He added the north parcel may fit a small strip mall that could possibly
34 work there. He re-iterated they are trying to allow for the Platts to keep their existing
business and also keep the north piece viable for potential future development and to
36 make the most of the odd shape of the property.

38 **Gainell Rogers:** Ms. Rogers stated she has children that live in similar units as what is
being proposed in Eagle Mtn. and Saratoga Springs. She questioned why are we
40 considering these types of developments in Lindon. We are a small city and have prided
ourselves with large lots and low density; we have met the high-density requirements for
42 the state and especially on State Street. Councilmember Powell states she understands the
concerns but this particular site is not viable economically and it is site specific.

44 **Lindon Resident:** Stated this is a sign of the times, but he would hope for single family
46 residential here. There are needs for this, but he feels as a community this should be done
with a measured approach as we need to preserve the feeling of Lindon. It is important

2 that we measure what we want Lindon to be and preserve that. He would hope the
council would take that into consideration.

4 **Ben Platt:** Mr. Platt stated his family owns the Linden Nursery property. He pointed out
6 that they are not trying to undermine the values of our community. He and his family
stand for family and freedom and the principles of the constitution. He understands the
8 concerns of the residents and what Lindon stands for. Realistically, we will have to face
these questions over and over again in the future of what Lindon stands for. The work
10 that has gone into this up to this point has been a lot with neighbors, city staff, the
citizens etc. He also thanked the city council for all the work they have done to facilitate
12 this discussion. The key question today is are we going to apply the overlay or not so
they can invest into their property and invest in Lindon to keep Lindon principles at the
14 top.

Councilmember Vanchiere expressed his perspective that the concept he is
16 struggling with is that these areas have been specifically identified as something other
than single family residences and they have created the zone based on months of public
18 feedback and feedback from the planning commission and city council. He is perplexed
as to why we are getting cold feet now as the developer has met or will meet all
20 conditions. He agrees we are not opening pandora's box here and we cannot define what
will happen in the future, so why are we going back to the same questions and concerns
22 that have been so thoroughly discussed. He personally believes the property owner has
rights within reason, and based on public input and based on the planning commission
24 and city council input, there is not much more we can do here. Why are we at this point
and now second guessing it as this is why we set up this zone to address the needs. But
26 practically speaking, in the foreseeable future, we have a pretty good handle on how
those area should develop that meets the needs; the ordinance has been crafted in such a
28 way that the concerns of the citizens, planning commission and the city council are taken
into account.

30 Mayor Acerson clarified we are not opposing the view here but how we balance
Lindon as it has been in the past and how it will be going into the future. We must have
32 sensitivity in how we navigate going forward and take that into consideration and make
sure we are weighing that in all together and doing our due diligence; it is a recurring
34 discussion and in the forefront.

Councilmember Lundberg stated she appreciates all the input heard on this issue.
36 Primarily what we are hoping is that this partnership will bring a beautiful and a quality
community here to Lindon and also provide the opportunity for private home ownership.
38 She noted they have proposed open space so it will have the neighborhood feel. She
pointed out that Lindon values are open space and community. The Linden Nursery is a
40 heritage with family values and she wants to see this generational business continue and
be healthy and viable. However, personally she would have like to have seen eight units
42 per acre, but if they are quality townhomes that we can be proud of to attract good home
buyers with a good partnership.

44 Councilmember Broderick stated he is sensitive to the land owner and what this
investment can mean for them. This process has been ongoing for a long time and he has
46 enjoyed the reach out to the neighbors most impacted and that their concerns have been
addressed. We need to follow the guidelines but this project doesn't completely follow

the guidelines that were set up; there is leeway the council can take and build into it but that is not a given.

Councilmember Powell stated she appreciates the time, effort and energy gone into this process. She would like to maintain as much of our Lindon values and heritage as possible. The conversations we have had are valuable with all entities and it means a lot and she is grateful for all the comments made; she likes not having the rear load as she believes quality is very important.

At this time Mr. Florence clarified that this PRD zone applies to the entire property not just where the residential is.

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

COUNCILMEMBER LUNDBERG MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

COUNCILMEMBER VANCHIERE MOVED TO APPROVE ORDINANCE #2020-15-O TO AMEND THE LINDON CITY ZONING MAP TO PLANNED RESIDENTIAL DEVELOPMENT OVERLAY FOR THE LINDEN NURSERY PROPERTY LOCATED 535, 531 AND 477 NORTH STATE STREET WITH PARCEL NUMBERS LISTED AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER BRODERICK	NAY
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER VANCHIERE	AYE

THE MOTION CARRIED 3 TO 1.

Councilmember Broderick explained his nay vote stating it is due to the exceptions requested by the developer as discussed.

9. Review & Action — Anderson Farms Plat G Major Subdivision Approval – Ivory Development, LLC. Request for major subdivision approval of a 25-lot single family residential subdivision located in the Anderson Farms Planned Development (AFPD) zone. The subdivision is part of the Anderson Farms master development agreement with Ivory Development, LLC. Parcel numbers: 14:063:0100, 14:063:0047. The Planning Commission recommended approval to the city council.

Mr. Florence explained Parcel G/Plat G will be the 6th phase of the Anderson Farms development. In 2016, the City Council signed a Master Development Agreement with Ivory Development. As a summary, the development agreement addresses items

such as the total number of units, types of units for each phase, setbacks, park space and development infrastructure. The Anderson Farms development has a maximum residential count of 500 single family homes (detached single family and townhomes), and 380 multi-family units. The planning commission recommended approval.

Mr. Florence then spoke on the Surrounding Zoning & Land Use, Lot Size Analysis, Subdivision Requirements and the Development Agreement Requirements for Parcel G followed by discussion. Mr. Florence also presented an Aerial photo, and the Parcel G Plat Anderson Farms development layout followed by discussion. He then turned the time over to the applicant for comment.

Mr. Ken Watson addressed the council and gave an update on the project. He noted they have installed a pipe across Anderson Blvd. so Mr. Ron Anderson can take his irrigation water. He added that weather permitting, they will be finishing the asphalt and the road will be open; they are putting sidewalks in and have done as much as possible. They just finished installing curb and gutter today on Plat E. They will begin putting road base in and will prepare for paving next week (weather permitting); this plat is another one they want to continue with on the development. He noted they are putting in the median top soil to get ready to landscape next spring. At that point will connect the phases to the west side of the existing subdivision and tie it all together. He pointed out this is good for marketing and good for the city to have the road system in.

Mr. Watson further explained a change on the master plan noting they will work with staff on how that will be done. They are also working on 500 North and the walking path from Anderson Lane west to Anderson Blvd. He noted they met with Mr. Thorne about his property last week noting the discussion went well and they will see what he does as they have provided him with access to his farm operation.

Mr. Watson also spoke on the open space on the path. He added the engineering department has reviewed it and gone through the first red lines and they have a plan that will be successful to the community. This is similar to the Ivory "states development" and the Ivory "signature estates" to provide the larger type homes. Mr. Watson pointed out the park is well under construction. They are also working on the drainage system and are hoping to keep it up during the winter months so it is done early next year, but he doesn't have an exact date. He added they are meeting all city specifications.

Following some general discussion regarding the update and information presented the council was in agreement to approve the request with the conditions as listed in the motion.

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

COUNCILMEMBER LUNDBERG MOVED TO APPROVE THE APPLICANT'S REQUEST FOR PRELIMINARY APPROVAL OF ANDERSON FARMS SUBDIVISION PARCEL G/ PLAT G WITH 25 LOTS AND THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. PRIOR TO PLAT RECORDING, THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNER'S CONSENT TO DEDICATION, AND OBTAIN SIGNATURE OF ALL ENTITIES INDICATED ON THE ATTACHED

2 SUBDIVISION PLAT; 3. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT
COMPLETION ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE
4 FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4. THE
PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE
6 SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL;
5. ALL ITEMS FOR PARCEL G FOUND IN THE DEVELOPMENT AGREEMENT
8 WILL BE COMPLETED; AND 6. ALL ITEMS OF THE STAFF REPORT.

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

COUNCILMEMBER LUNDBERG AYE

12 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

14 COUNCILMEMBER VANCHIERE AYE

COUNCILMEMBER POWELL AYE

16 THE MOTION CARRIED UNANIMOUSLY.

18 **Adjourn –**

20 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 7:35 PM. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL
22 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

24 Approved – December 7, 2020

26
28 _____
Kathryn Moosman, City Recorder

30
32 _____
Jeff Acerson, Mayor

Item 3 - COUNCIL REPORTS:*(10 minutes)*

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

Item 4 - ADMINISTRATOR'S REPORT*(10 minutes)***Misc. Updates:**

- Next council meetings: December 21st & January 4th
- Employment vacancies update
- January 2021 newsletter assignment (due last week of Dec): Jake Hoyt
- Misc. Items

Item 5 – Presentations and Announcements

- a) Comments / Announcements from Mayor and Council members.

Item 6 – Open Session for Public Comment *(For items not on the agenda - 10 minutes)*

Item 7 – Consent Agenda – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion, or may discuss individual items as needed and act on them separately.

The following consent agenda items were presented for approval.

- a) **Resolution #2020-26-R; Lindon City Meeting Schedule.** The City Council will review and consider for adoption the 2021 Lindon City Meeting Schedule.
- b) **Resolution #2020-27-R; Mayor pro tem & Councilmember assignments.** Mayor Acerson requests the Council's consent to the 2021 Mayor pro tem and other Councilmember liaison duties and appointments as assigned by the Mayor, including appointment of all Council members as Board members of the Lindon City Redevelopment Agency (RDA).
- c) **Employee Merit Increase mid-year evaluation.** In the FY2020-21 budget the City Council approved a merit increase for employees (based upon employee performance) and in accordance with the adopted pay scale. The merit increase will be effective January 1, 2021. Per past practice, the City evaluates mid-fiscal year budget constraints and economic indicators to determine if recommended merit increases are still financially prudent. Given a healthy local economic outlook, strong revenues, and healthy General Fund reserves the City Administration recommends the merit increase be applied as approved in the budget.

Sample Motion: I move to (approve, deny, continue) the Consent Agenda Item(s) (as presented, or with changes).

RESOLUTION NO. 2020-26-R

**A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH
COUNTY, UTAH, ADOPTING THE 2021 LINDON CITY PUBLIC MEETING
SCHEDULE FOR THE CITY COUNCIL, PLANNING COMMISSION, AND
BOARD OF ADJUSTMENT, AND CITY OBSERVED HOLIDAYS AND OFFICE
CLOSURE DATES, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

WHEREAS, the Municipal Council has discussed dates for the proposed meeting and holiday schedule and desires to adopt the 2021 Lindon City Public Meeting Schedule.

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

SECTION I. The 2021 Lindon City Public Meeting Schedule is adopted as shown on the attached 'Exhibit A'.

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

PASSED AND ADOPTED by the Lindon City Council on this 7th day of December, 2020.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman, City Recorder

SEAL:

LINDON CITY PUBLIC MEETING SCHEDULE 2021

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

The following chart should be used as a guide when submitting applications for City Council, Planning Commission, and Board of Adjustment review. The City assumes no liability for a missed meeting. “The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City sponsored public meetings, services, programs or events should call the City Recorder, Kathy Moosman, at 801-785-5043, giving at least 24 hours-notice.” **Lindon City Public Meeting Schedule adopted by Resolution #2020-26-R, dated 12.7.20**

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

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

CITY COUNCIL	PLANNING COMMISSION	BOARD OF ADJUSTMENT	CITY OBSERVED HOLIDAYS
5:15 P.M. 1st & 3rd Monday	6:00 P.M. 2nd & 4th Tuesday		<i>City Offices Closed</i>
JANUARY 4, 2021 FEBRUARY 1, 2021 FEBRUARY 18, 2021 *Special Meeting MARCH 1, 2021 MARCH 15, 2021 APRIL 5, 2021 *Spring Break APRIL 19, 2021 MAY 3, 2021 MAY 17, 2021 JUNE 7, 2021 JUNE 21, 2021 JULY 19, 2021 AUGUST 16, 2021 SEPTEMBER 20, 2021 OCTOBER 4, 2021 OCTOBER 18, 2021 NOVEMBER 1, 2021 NOVEMBER 15, 2021 DECEMBER 6, 2021 DECEMBER 20, 2021	JANUARY 12, 2021 JANUARY 26, 2021 FEBRUARY 9, 2021 FEBRUARY 23, 2021 MARCH 9, 2021 MARCH 23, 2021 APRIL 13, 2021 APRIL 27, 2021 MAY 11, 2021 MAY 25, 2021 JUNE 15, 2021 JUNE 29, 2021 JULY 13, 2021 AUGUST 24, 2021 SEPTEMBER 14, 2021 SEPTEMBER 28, 2021 OCTOBER 12, 2021 OCTOBER 26, 2021 NOVEMBER 9, 2021 NOVEMBER 23, 2021 DECEMBER 14, 2021 DECEMBER 28, 2021	Board of Adjustment meets on an as needed basis	JANUARY 1 st – New Year’s Day JANUARY 18 th – Martin Luther King Jr. Day FEBRUARY 15 th – President’s Day MAY 31 st – Memorial Day JULY 5 th – Independence Day (observed) JULY 23 rd – Pioneer Day (observed) SEPTEMBER 6 th – Labor Day NOVEMBER 25 th – 26 th – Thanksgiving Holiday DECEMBER 22 nd – City Offices closed at noon DECEMBER 23 rd – 24 th – Christmas Holiday DECEMBER 31 st – New Year’s Day (observed)

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

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

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

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

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

* Meeting is subject to cancellation.

RESOLUTION NO. 2020-27-R

A RESOLUTION APPROVING 2021 LINDON CITY MAYOR PRO TEM APPOINTMENTS, COUNCILMEMBER LIAISON ASSIGNMENTS AND APPOINTMENTS, AND REDEVELOPMENT AGENCY BOARD APPOINTMENTS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City has need of appointing a Mayor pro tem to fill in for the Mayor when the Mayor is absent or otherwise unavailable; and

WHEREAS, the City Council and Mayor find it is appropriate to rotate the appointment of Mayor pro tem on a quarterly basis and that it is prudent to appoint such positions by resolution at the beginning of each calendar year; and

WHEREAS, Mayor Jeff Acerson recommends assignment and appointment of the Councilmembers to serve in various positions, boards, and committees, and to be a Council liaison for various aspects of the City as outlined in Exhibit A; and

WHEREAS, Secondary Councilmembers have been assigned to assist or fill in for a Councilmember who is absent or needs assistance with his or her assignments; and

WHEREAS, per this Resolution, the Mayor and City Council members shall all be appointed as Lindon City Redevelopment Agency (RDA) Board members; and

WHEREAS, other Mayoral appointments and assignments to citizens at large and/or city employees are also identified on Exhibit A; and

WHEREAS, Mayor Jeff Acerson recommends appointment of the Council members and other individuals as listed in Exhibit A to serve in the positions of Mayor pro tem, on the RDA Board, and other assignments and appointments as therein listed.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

1. That for the 2021 calendar year the identified individuals as outlined in the attached Exhibit A are appointed to fill the position of Mayor pro tem, fill various Councilmember assignments and/or other appointments as listed, and to be appointed as RDA Board members.
2. That the appointments and assignments as contained herein are effective immediately upon passage.

Adopted and approved this 7th day of December, 2020.

By _____
Jeff Acerson, Mayor

Attest:

By _____
Kathryn A. Moosman, City Recorder

SEAL:

(Exhibit A)

2021 LINDON CITY MAYOR AND COUNCIL LIAISON ASSIGNMENTS

RESOLUTION #2020-27-R

MAYOR JEFF ACERSON

1. Mountainland Association of Governments (MAG) / Metropolitan Planning Organization (MPO)
2. Utah County Council of Governments (COG)
3. Utah Lake Commission Governing Board
4. Utah Infrastructure Agency (UIA) Board Member
5. Utah League of Cities and Towns Representative
6. Utah County Board of Health
7. IHC Outreach Committee
8. Lindon City Thanksgiving Dinner
9. North Utah Valley Animal Shelter Board (NUVAS)
10. Public Relations – (media contact as needed)

COUNCILMEMBER JAKE HOYT (Secondary – Randi Powell)

1. Parks, Trails, and Recreation
2. Cemetery
3. Tree Advisory Board
4. Other Duties as assigned

COUNCILMEMBER CAROLYN LUNDBERG (Secondary – Mike Vanchiere)

1. Pleasant Grove - Lindon Chamber of Commerce
2. Economic Development
3. Lindon Days
4. Other Duties as assigned

COUNCILMEMBER RANDI POWELL (Secondary – Van Broderick)

1. Public Works / Engineering
2. Historic Preservation Commission
3. Administration
4. Building Construction and Inspection
5. Other Duties as assigned

COUNCILMEMBER MIKE VANCHIERE (Secondary – Carolyn Lundberg)

1. Planning Commission / Board of Adjustment
2. Planning and Zoning
3. General Plan
4. Transfer Station and Solid Waste Board
5. Other Duties as assigned

COUNCILMEMBER VAN BRODERICK (Secondary – Jake Hoyt)

1. Police/Fire/EMS
2. Emergency Management
3. Irrigation Companies Representative / Board member
4. Facilities / Public Buildings
5. Other Duties as assigned

MAYOR PRO-TEM – 2021

Jan. – March	Van Broderick
April – June	Jake Hoyt
July – Sept.	Carolyn Lundberg
Oct. – Dec.	Randi Powell

Secondary fills in if Mayor Pro-Tem is unavailable.

Newsletter Articles – 2021

Jan. –	Jake Hoyt
Feb. –	Randi Powell
March –	Van Broderick
April –	Kristen Colson
May –	Phil Brown
June –	Carolyn Lundberg
July –	Juan Garrido
Aug. –	Jeff Acerson
Sept. –	Police Chief
Oct. –	Brian Haws
Nov. –	Heath Bateman
Dec. –	Mike Vanchiere
Jan 2021 –	Mike Florence

Staff appointments to boards and/or committees as follows:

- **Adam Cowie**, Lindon City Administrator: UTOPIA Board Member; Utah League of Cities and Towns Representative;
- **Juan Garrido**, Lindon Public Works Director: City representative on various canal and irrigation company boards;
- **Michael Florence**, Lindon Planning & Econ. Development Director: PG-Lindon Chamber of Commerce Board; MAG Technical Advisory Committee; Utah Lake Commission Technical Advisory Committee (or Mike's appointee)
- **Noah Gordon**, Lindon City Engineer: MAG Technical Advisory Committee



M E M O R A N D U M

To: Mayor Acerson and City Council Members
 From: Kristen Colson
 Date: December 1, 2020
 Re: **Recommendation for Employee Merit Increases**

The 2020 -2021 (2021 FY) Lindon City Budget included funding the implementation of a new 12 step pay scale. Then on October 19, 2020, the 2021 FY Budget was amended to include a 1.4% cost of living allowance (COLA) increase. The COLA increase was retroactive to July 1, 2020 and the new pay scale will be implemented as the merit increase effective January 1, 2021. The City Council asked that the merit increase be reevaluated when we could evaluate our June 30, 2020 financial situation and ascertain if economic trends would continue into the 2020-2021 fiscal year as anticipated.

Lindon City's June 30, 2020 Financial Situation

The 2019-2020 fiscal year ended in very uncertain times due to the COVID-19 pandemic and resulting shut downs. However, as was discussed with the October Budget Amendment, Lindon actually saw an increase in sales tax. The unaudited 2020 FY financial statements show revenue exceeding expenses by \$137,157 in the General Fund. The General Fund reserves are healthy with a fund balance of \$3,447,514.

Economic Trends

The world has been shaken by the COVID-19 pandemic which has had financial impact everywhere. With shutdowns, unemployment peaked in April at 14.7% for the nation, 10.4% for Utah, and 7.9% for Utah County. In the most recent statistics released, we are now seeing the lowest unemployment rates since the shutdown. Unemployment for October is 7.9% for the nation, 4.1% for Utah, and 3.6% for Utah County. Utah County has a healthier economy due to its diversity of industries. For example, losses in the leisure and hospitality industry are offset by increase in construction.

Indications show that the local economy is stabilizing. Lindon City's sales tax revenue is expected to meet our amended projections and continue to grow. According to the U.S. Department of Labor, the Consumer Price Index (CPI) has increased 1.2% from October 2019 to October 2020. With these economic improvements, there is still uncertainty if health mandates will change again and restrict business, but Lindon City does have reserves to help smooth out any future turbulence.

Recommendation for Merit Increase

In light of Lindon's financial situation, I recommend that the City Council approve a merit increase for city employees. The merit increase would only be for employees who qualify through their performance evaluations and would place them on the closest step of the new pay range with at least a 1% increase. The increase would be effective January 1, 2021. The maximum fiscal impact of the merit increase on both wages and benefits is listed in the table to the right.

<u>Fund</u>	<u>Cost of Merit Increase</u>
General Fund	\$77,393
Water Fund	1,998
Sewer Fund	4,522
Storm Water Fund	1,498
Recreation Fund	5,484
Total	<u><u>\$90,895</u></u>

- 8. Public Hearing — Recommendation to Adopt the 700 North Corridor Master Plan; Resolution #2020-29-R.** Lindon City is proposing a land use small area master plan for the 700 North Corridor. The Planning Commission recommended to the city council adoption of the master plan. (40 minutes)

See attached materials from the Planning Dept.

700 N. Master Plan Adoption

Date: December 7, 2020

Applicant: Lindon City

Presenting Staff: Michael Florence

Type of Decision: Legislative

Council Action Required: Yes, the planning commission unanimously recommended approval of the plan

Motion

I move to (*approve, deny, or to continue*) ordinance 2020-16-0 to adopt the 700 N. Master Plan.

Overview:

- March 2020, Lindon City received a Technical Planning Assistance Program Grant from UDOT. With the grant funds, the City hired IBI Group to complete a small area master plan for the 700 N. Corridor.
- The purpose of the small area plan is to build upon and refine the 2016 resident-initiated vision for the corridor.
- The Vision in the master plan states: The 700 North site is envisioned as a gateway to Lindon city and fosters unique experiences for the community to gather. High design standards will preserve and enhance the quality of the city. The site will be developed with community spaces, retail, restaurants, employment center, services, and other experiential attractions to create an environment for a live-work community. Through the support of BRT and future mobility options, the site will be a destination center and a center for the city to grow and develop by creating a thriving, walkable community that enhances the lifestyle of all Lindon residents in the present and future.
- The master plan develops a land use plan for the corridor that will help to direct subsequent zoning code amendments.
- The master plan is divided into the following sections:
 - Vision & Project Goals
 - Market Study & Economics
 - Urban Scale
 - Concept Plan
 - Street Types
 - Public Realm/Open Space
 - Recommendations

Analysis

Lindon City is poised to see significant economic development growth along 700 N. in the coming years. The corridor is the last remaining large commercial area left in Lindon to develop. The City has the opportunity to help guide future development through this master plan.

As part of the master plan, Zions Bank completed an economic development analysis to help the City determine how much commercial development can be expected over the next 10 years. The City does an exceptional job in capturing sales tax for items such as motor vehicles, building materials, and general merchandise. The City can better capture sales tax on things such as sporting goods, hotels, and restaurants. Lindon's biggest competition right now is the economic development that Pleasant Grove is capturing through job creation and the office buildings being constructed as well as eating establishments. Zions Bank calculated that over the next 10 years, Lindon City can expect to construct approximately 45,000 square feet of retail and 650,000 square feet of office use. However, due to COVID-19, the office space will probably take longer to recover.

Staff feels like the 700 N. master plan builds well upon the 2016 resident-initiated vision for 700 N by establishing the following items listed in that original visioning document:

- Create inspiring places – mixed use and heightened standards
- Identify a vision, an attractive gateway, goals for a unique economic development district, establishing development strategies
- Develop an economic development core, open space, landscaping, gathering place, and a variety of transportation options
- Attract unique businesses and offerings that make the area a regional draw
- Creating a sense of place and vibrant community

Public Outreach

The City completed the following public outreach efforts:

- Planning commission and city council work meeting
- Progress update meetings with the planning commission
- Large group developer meeting and individual developer meetings
- Individual meetings with property owners
- City Facebook page and website
- Resident community Zoom meeting
- Resident feedback through email
- Meetings with UDOT, UTA, and Central Corridor BRT consultant

In May, the City held a kick off meeting with many of the major commercial developers in Utah. In November, as the plan was being finalized, the City again reached back out and met with some of these same developers individually to get their perspective on the plan. The City met with representatives from The Woodbury Corporation, Boyer Company, DB Urban and Dakota Pacific. All four of these companies liked the proposed master plan. A summary of their comments are listed on page 18 of the master plan.

The City also solicited community feedback of the small area plan. The City posted the plan on the City Facebook page, website, and a community Zoom meeting was held on November 5th. A summary of the community feedback is also listed on page 18 of the master plan.

Next Steps

After adoption of the 700 N. master plan the City needs to evaluate the current Lindon Village zoning ordinance and commercial design standards. Amendments should be made to these documents in order to implement the 700 N. master plan.

Exhibits

- Adopting Ordinance
- Draft 700 N. Master Plan
- 2016 resident committee presentation

RESOLUTION NO. 2020-29-R

A RESOLUTION ADOPTING THE LINDON CITY 700 N. SMALL AREA MASTER PLAN AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City desires to establish a vision, goals, and land use plan for the 700 N. corridor; and

WHEREAS, the Municipal Council of Lindon City desires to establish a cohesive development strategy for the 700 N. corridor that responds to the region significance of the area; and

WHEREAS, the 700 N. Small Area plan creates economic development opportunities for Lindon City, builds upon the economic development goals found in the general plan, and creates a destination core for the city; and

WHEREAS, the 700 N. Small Area Plan responds to current transportation options and supports future transportation and mobility opportunities for the area; and

WHEREAS, the 700 N. Small Area Plan builds upon previous planning efforts in creating gathering places, open space, an identity for the area, and the goal of activating uses throughout the day and evening with a mix of development uses, and

WHEREAS, on November 23, 2020 the Planning Commission held a properly noticed public hearing to hear testimony regarding the 700 N. Small Area Plan; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed resolution and recommended that the City Council adopted the resolution; and

WHEREAS, the City Council held a public hearing on December 7, 2020, to consider the recommendation and the City Council received and considered all public comments that were made therein.

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

SECTION I: The Lindon City Council hereby adopts the 700 N. Small Area Plan as attached.

Section II: See attached 700 N. Small Area Plan

Section III: This resolution shall take effect immediately upon passage.

Adopted and approved this ____ day of _____, _____.

By _____

Jeff Acerson, Mayor

ATTEST:

By _____

Kathryn A. Moosman,

Lindon City Recorder

SEAL



700 North Small Area Plan

*Lindon City, Utah
December 2020*

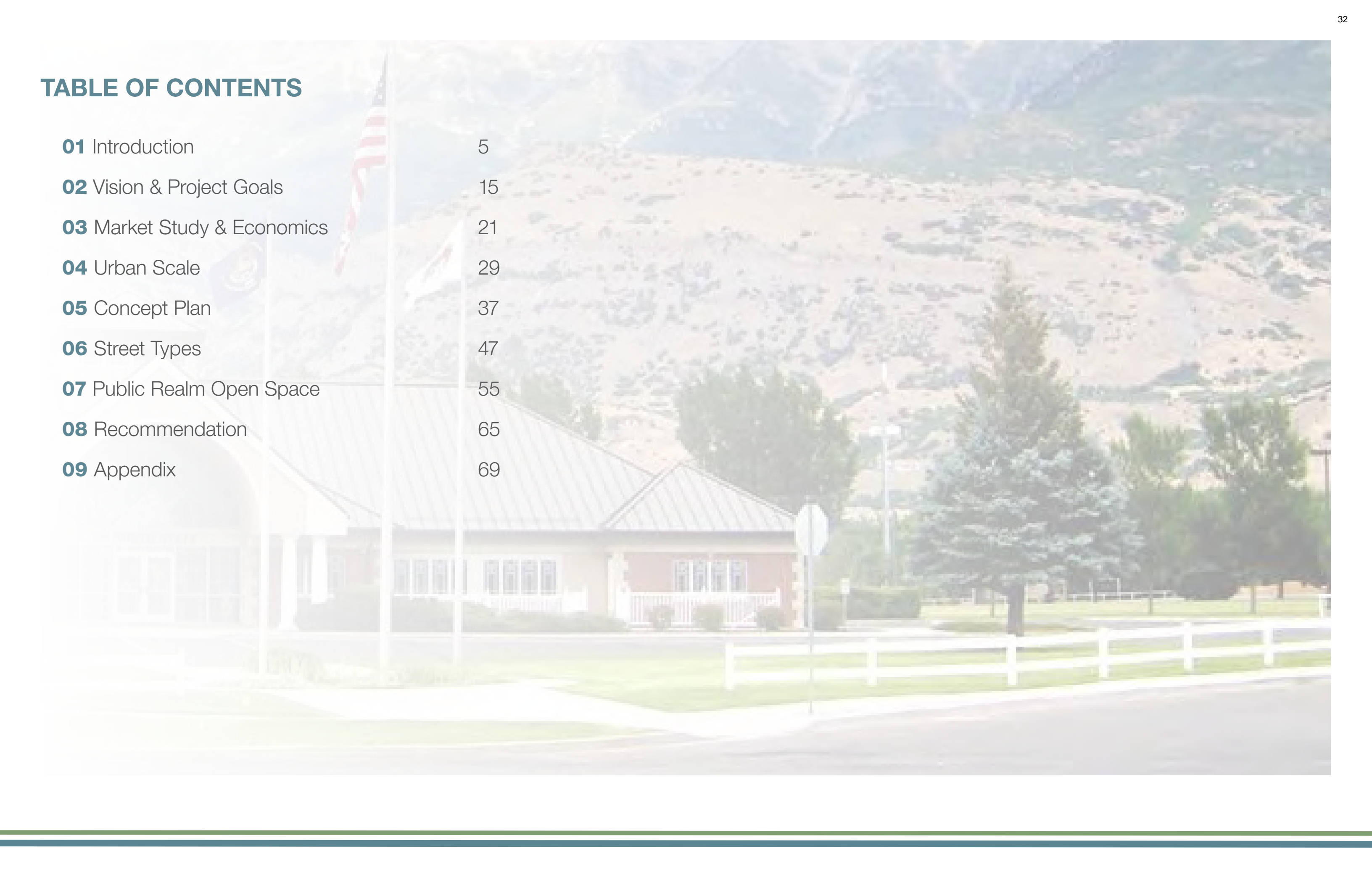
ACKNOWLEDGMENTS

Mayor	Jeff Acerson
City Council	Randi Powell Jake Hoyt Van Broderick Carolyn Lundberg Mike Vanchiere
Planning Commission	Sharon Call, Chairperson Steve Johnson, Vice Chairperson Rob Kallas Mike Marchbanks Scott Thompson Jared Schauers Renee Tribe
City Administrator	Adam Cowie
Planning & Economic Development Director	Michael Florence
Associate Planner	Anders Bake
Consultant Team	IBI Group Zions Public Financing, Inc.
UDOT	Technical Planning Assistance Program Grant



TABLE OF CONTENTS

01 Introduction	5
02 Vision & Project Goals	15
03 Market Study & Economics	21
04 Urban Scale	29
05 Concept Plan	37
06 Street Types	47
07 Public Realm Open Space	55
08 Recommendation	65
09 Appendix	69







1 *INTRODUCTION*

1.1 Introduction

1.2 Historic Context

1.3 Regional Context

1.4 Site Context

1.5 Land Use

1.6 Mass Transit

1.7 Previous Planning Efforts

1.8 Elements of Transit Oriented Development

1.9 TOD Principles

1.1 Introduction

Within Lindon City, the 700 N. Corridor has a significant amount of undeveloped land which presents many opportunities for future development. This land is the last remaining large contiguous set of parcels available to create a unique development in Lindon. In 2014 the Lindon City Redevelopment Agency created the 700 N Community Development Area, which focused on the city's desires and goals for the site.

The proximity of this property to the new Anderson Farm Development and the entrance to the city from I-15 qualify this site as an excellent opportunity for a Mixed Use-Town Center. The potential introduction of mass transit along 700 north establishes a great opportunity for a successful Transit Oriented Development.

This document will outline the vision, goals and land use plan with guidelines and conceptual designs that guide the city to move forward with its vision of a Gateway and Town Center for the City of Lindon.

1.2 Historic Context

Set at the base of Mt. Timpanogos, Lindon was once known as Stringtown after a few Pleasant Grove residences moved South to settle in the city we now know as Lindon.

Like many cities along the Wasatch Front, Lindon was home to many farms and orchards, with their economy relying almost entirely on agricultural production.

In 1873 the first railroad line was constructed through Lindon. This connection brought many new opportunities and connectivity to the Wasatch Front.

In 1950 Lindon had a population of 801, and by 1983 Lindon increased its population to approximately 3,000. Today, Lindon has an estimated population of 11,884, with residential development continuing at a rapid pace.

With continued growth expected, the city has set out to create a small area plan that will promote various uses and experiences that will enhance Lindon and provide services and other assets that will help maintain the lifestyles the residents of Lindon are accustomed to.

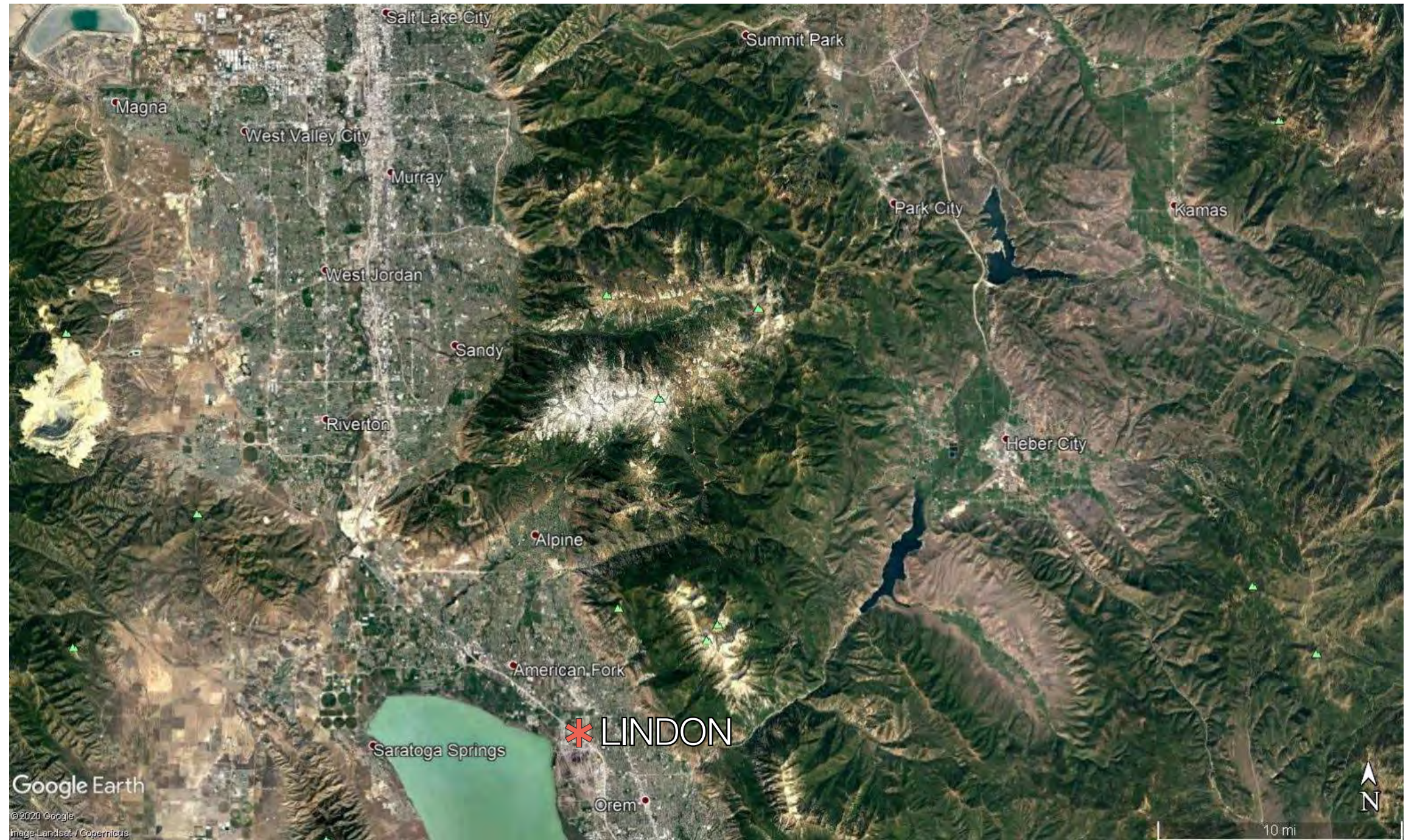


1.3 Regional Context

Centrally located in Utah County, Lindon is approximately 40-minute drive from Salt Lake City, and 20 min drive from Provo. The City extends east to the Wasatch Mountains and the Great Western Trail, and west to the Lindon Marina on Utah Lake.

On the south, the City shares a boundary with Orem City and Vinyard City and on the north with Pleasant Grove City and American Fork City.

The mean elevation of the City is 4600 feet above sea level. The City has approximately 8.5 square miles or 5,400 acres, with an estimated population of 11,884.



1.4 Site Context

The Project Area contains approximately 128 acres and is located just one mile off of exit 275. Therefore, Lindon envisions this site as a major gateway to the City.

The site's boundary extends north and south of 700 North and begins to the East of 1700 West extending just West of State Street.

Originally zoned Manufacturing Distribution since 2001, when the area was rezoned to General Commercial and Mixed Commercial zones, the 700 north site has had several developments to the site and zoning changes. In 2005 construction began on 700 N. connecting State Street to Pleasant Grove Blvd. The area was rezoned to the General Commercial zone in 2007. By fall 2015, Lindon City created a 700 N. committee to study the corridor and developed recommendations for changing the zoning. In 2016 the area was rezoned to the Lindon Village zone, and the new Lindon Village zoning ordinance was adopted.

With existing traffic counts over 21,000, a future BRT Line set to run through 700 north, and the proximity to I-15, which sees daily traffic counts exceeding 200,000. This site will be a major thoroughfare for local and regional users.

The Site is "Shovel Ready" with major utilities installed included; water, sewer, storm drains, and utopia fiber. The majority of the land is undeveloped and currently being used for agricultural purposes,



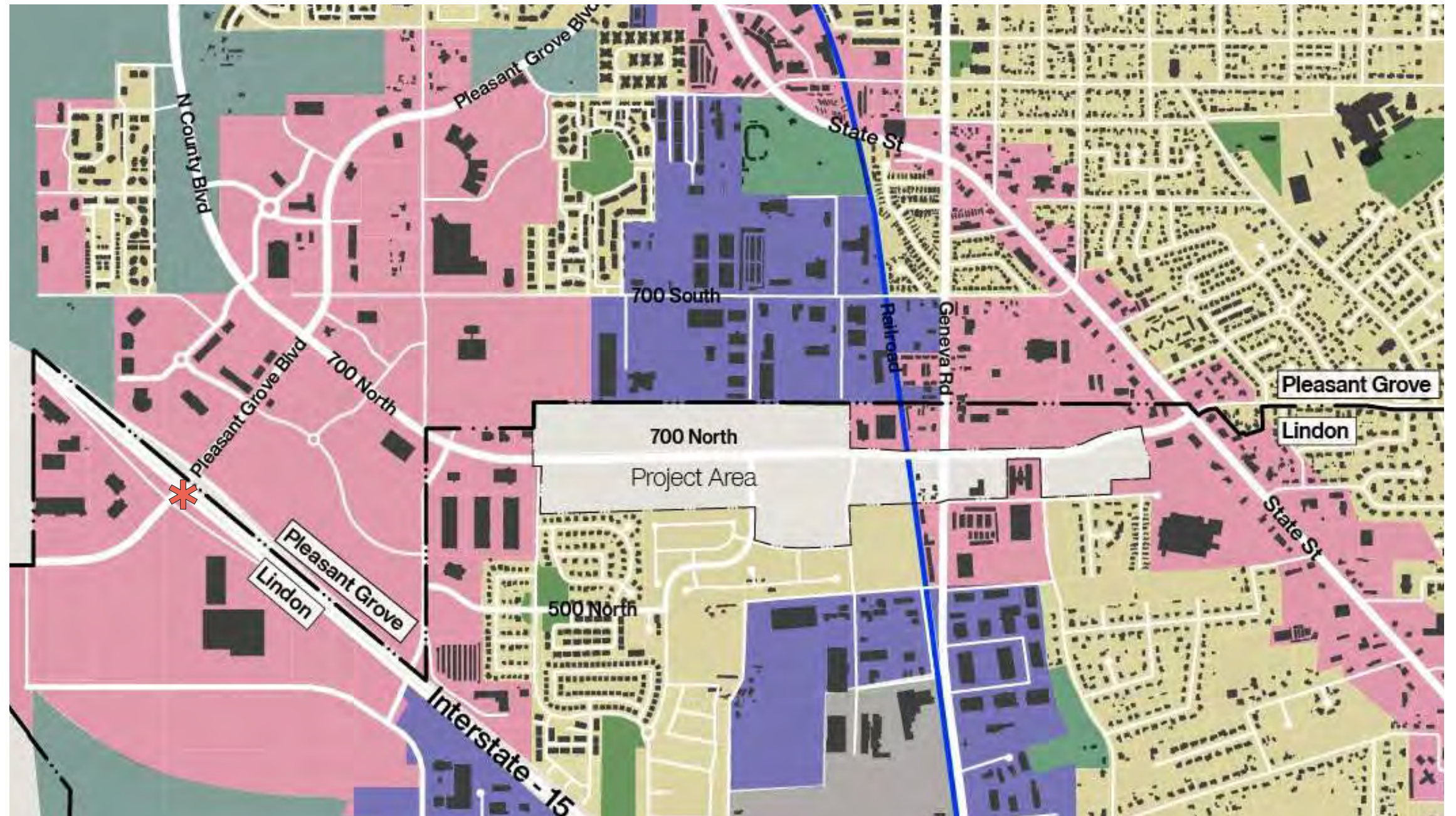
 Exit 275

1.5 Land Use

This map shows the general breakdown of land-uses in the area in order to understand the land-use character surrounding the Project Area. The land-uses have been categorized into Six use types: residential, commercial, industrial, and agricultural/vacant.

This map shows that different land-use types surround the Project Area. Each has its own distinct character, which will impact land-use choices within the Project Area.

To the North, most of the area is industrial in nature. At the same time, the majority of the land to the south is used for residential neighborhoods. Both the east and west sides of the Project area tie into existing commercial areas.



- Light Industrial
- Heavy Industrial
- Commercial
- Residential
- Open Space / Parks
- Vacant / Agriculture
- ✱ Exit 275

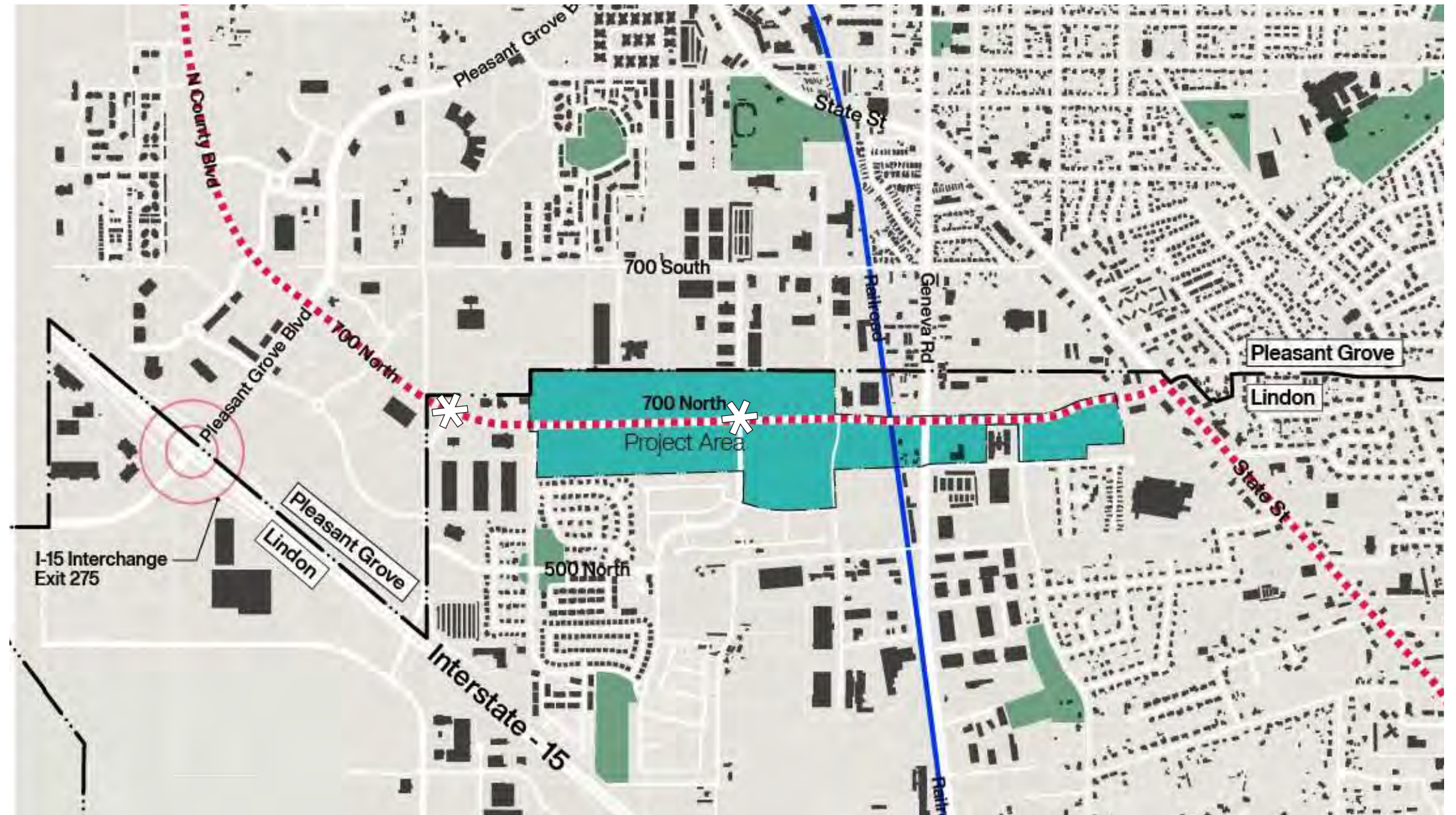
1.6 Mass Transit

The Central Corridor Transit Study is currently being planned throughout Northern Utah County. There are currently several transit modes and alignments being considered, which affect the Project Area.

This map shows the potential alignment being considered for future mass transit. Also Light Rail (LRT) are considered potential future mode options.

For planning purposes, this plan assumes that the most likely future mass transit routes will be a BRT line following the 700 N Alignment, as shown on the map. In addition, this plan anticipates the potential for a future extension of the TRAX line down the Rail Corridor Alignment (as shown on the map).

Current plans include a series of traffic lights at the intersection of Anderson Blvd and 2000 West. Traffic counts from 2017 show an Annual Average Daily Traffic of 21,000.



- 700 North Alignment
- Potential TRAX Alignment
- ✱ Future Stop Lights

1.7 Previous Planning Efforts

A Citizen-led committee developed the first planning documents for this area called A Vision for the Future-700 N. Corridor Plan. The Committee outlined several items in their mission

- Identify a Vision, Name, and boundaries for a 700 N Specific Area Plan.
- Define values of Lindon- Present and future
- Create an attractive gateway into Lindon
- Identify goals for this unique Economic District
- Recommend standards
- Establish development strategies

This document was used as a starting point to understand the desires and the ideas the community has for this site. Key elements that this document has built upon are:

- Create a framework plan that responds to the development goals and opportunities.
- Complete a market study to understand the impacts and opportunities for development within site.
- Develop a concept plan that creates a gateway to the city and outlines community gathering spaces, retail and restaurant opportunities, and office and residential areas.
- Promote transit opportunities and other mobility options to enhance the walkability and connectivity of the site.



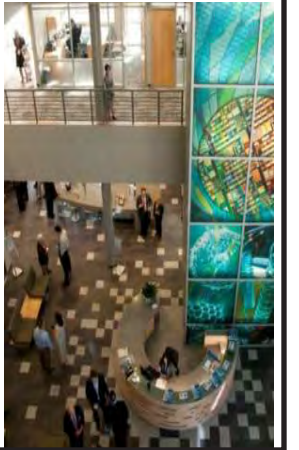
Vibrant Communities - Creating a Sense of Place



Economic development must be approached holistically. Transportation, Health, Employment and Live/Work/Play spaces, are all interconnected



Vibrant places are economic centers that connect communities with a wide range of transit options in a park-like atmosphere with abundant landscaping. They are accessible and convenient, from pedestrian and bike trails to regional rail, bus, and autos - able to move to and through the zone as a macro design focus. On grade parking is minimized, to provide more area for neighborhood amenities. The physical form of the urban fabric can encourage wellness by being walkable, accessible and promoting community interaction.



Vibrant places offer a mix of uses including residential, office, institutional, retail, cultural, and entertainment facilities that include pocket parks and open spaces.

700 N Wish List - attract unique businesses and offerings that make it a Regional Draw

Hip and Classy Restaurants

- Ruth's Chris
- Cheesecake Factory
- Olive Garden or Buca de Beppo
- Red Lobster
- Market Street Grill
- Zupas
- Godiva Chocolates
- Bruges Waffles
- Sweet Tomatoes
- Cracker Barrel
- Blue Lemon
- Chipotle



Retail

- Apple Store
- Whole Foods Market
- Jewelers and nice apparel stores
- Boutique retailers and service providers
- Organic sustainable food gardens/farmers markets
- Trader Joe's
- Bass Pro
- Day Spas
- Bose



Entertainment/Other

- Hotel/Boutique accommodations
- Performance Theatre or Venue (like Hale, Covey Arts Center)
- Movie Theatre
- Class A office space, Tech, Medical or Educational Campus
- Co-working spaces and Entrepreneurial Hubs
- Health Club
- Every convenience within arms-reach

pages from: A Vision for the Future Lindon 700 N Corridor

1.8 Elements of Transit Oriented Development

WHAT IS TOD?

Transit-Oriented Development (TOD) is a development strategy that aims to make the most of the development possibilities near a major transit station. It is defined by Reconnecting America, one of the leading TOD organizations as “a type of community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood located within a half-mile of high quality public transit.”

What's different about TOD?

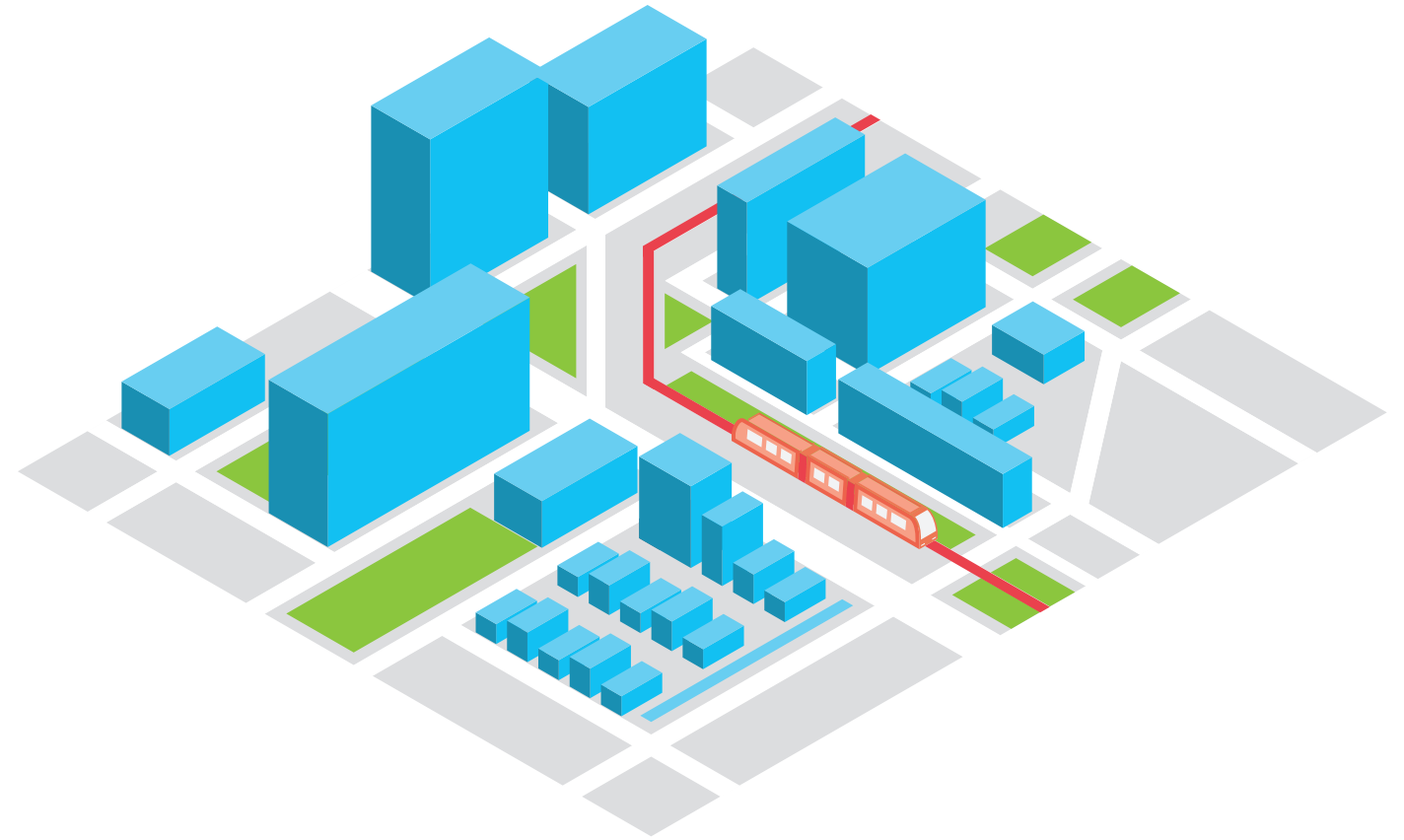
For the past few decades, cities have often segregated uses throughout their boundaries, with single family homes, multifamily homes, offices, retail, civic uses, and more, all separated into their own areas within the larger city.

TOD encourages a mix of uses in one neighborhood, similar to how cities developed before cars became prevalent and allowed us to easily travel long distances in our daily commutes. TOD utilizes the close access to public transportation to promote transit, walking, biking, and other non-automobile uses to create neighborhoods that hearken back to traditional downtowns and villages that create a walkable, unique and close-knit community.

Elements of TOD

The major elements of a TOD can be broken down into three categories (which conveniently correspond with the TOD acronym).

- Transportation
- Open Space
- Development



Transportation T

The different transportation modes (transit, walking, bicycle, cars, etc.) and the infrastructure and amenities (lanes, parking spots, transit stops, stations, sidewalks, etc.) that allow residents to travel safely, conveniently, and comfortably in whichever mode they choose.

Open space O

The public spaces (plazas, patios, parks, sidewalks, etc.) that form the transition between transportation facilities and buildings, also known as ‘the spaces between’ where the life of the city plays out. Can be public or private property, but should be designed to be accessible, friendly, and fun for all.

Development D

The built up areas, primarily private parcels, where different human activities occur that support varied housing, employment, shopping, and other uses. In the TOD model, buildings should relate to and activate surrounding open spaces and streets and support transit ridership with adequate density.

1.9 TOD Principles



Compact Development

The scale of transit oriented development (TOD) approximates the scale of the pedestrian. The extent of these neighborhoods is based on a comfortable walking distance from edge to center (approximately 1,500 to 2500 feet in Radius or a 5 to 10 minute walk).



Streetscape & Walkability

A highly connected street pattern with design elements coordinated to provide visual interest, pedestrian amenity, and sense of place, improves the desirability of walking and shortens perception of distance. Pedestrian-friendly environments allow walking to be pleasant, safe and efficient.



Public Realm

Public realm and semi-public realm spaces enable the neighborhood infrastructure to build community bonds, social interaction, and community participation.



Transit Station & Stop

Transit is at the heart of transit oriented development, therefore, transit facilities should be designed to connect with, not be isolated from, the surrounding neighborhood.



Bicycle Friendly Streetscape

Transit is at the heart of transit oriented development, therefore, transit facilities should be designed to connect with, not be isolated from, the surrounding neighborhood.



Mixed Land Uses

A mix of diverse and complimentary land uses in a compact pattern allows residents and workers to walk to work or shop, rather than driving for all daily needs.



Open & Sun Facing Spaces

A variety of public open spaces contributes to a sense of place, healthy communities, and reduces the need for private open space for each household or workplace. Through taking into account the sun's trajectory and conducting shadow studies, successful areas for greenspace can be established.



Commercial Center

Retail streets provide the goods and services of daily life, activate the street, reduce auto reliance, and increase ownership and safety of the pedestrian realm.



Mixed Use Buildings

Vertical and horizontal integration of uses encourages more people to live in transit oriented developments, which ensures evening and weekend use of buildings and provides valuable 'eyes on the street'.



Reduced Parking Standards

Vertical and horizontal integration of uses encourages more people to live in transit oriented developments, which ensures evening and weekend use of buildings and provides valuable 'eyes on the street'.







2 *VISION & PROJECT GOALS*

2.1 Vision Statement

2.2 Project Goals

2.3 Public Outreach



The 700 North site is envisioned as a gateway to Lindon city and fosters unique experiences for the community to gather. High design standards will preserve and enhance the quality of the city. The site will be developed with community spaces, retail, restaurants, employment center, services, and other experiential attractions to create an environment for a live-work community. Through the support of BRT and future mobility options, the site will be a destination center and a center for the city to grow and develop by creating a thriving, walkable community that enhances the lifestyle of all Lindon residents in the present and future.

2.2 Project Goals

Enhance 700 North Corridor to Create a Gateway into Lindon

- Create a cohesive development strategy
- Create and enhance all modes of travel for connections throughout the development
- Creating an identity of arriving at Lindon
- Design attractive transit corridors that support placemaking

Create a Walkable Town Center

- Build upon previous planning documents
- restaurants / retail/ office/ entertainment focused
- Central community gathering place
- Create complete streets that encourage active transportation
- Enhance and expand open space

Support & Plan for Future Transit

- Bus Rapid Transit-BRT (near term)
- Light Rail-TRAX (long term)
- Create land uses oriented to transit investment.
- Create enhanced connections between transit options
- Create a connected street grid
- Refer to Transit Oriented Development Principles (section 1.8)

Support Economic Development

- Establish a core for retail, employment centers and restaurants to thrive
- Create opportunities for destination experiences
- Create a vision and land use plan that is based in market realities
- Increase tax base
- Create innovation office spaces and opportunities that support growing business and live-work opportunities

2.3 Public Outreach

City Meeting:

The City held an initial joint meeting with the planning commission and city council on May 14, 2020.

Comments:

- Create Long and Short Term Goals for the Site
- Create a Cohesive Development, do not separate
- Activate the uses throughout the day and evening. In addition to some restaurants, create other opportunities for destination experiences.
- Increase setbacks for tree-lined streets
- Balancing land uses throughout the site
- Create an identifiable downtown

Property Owner, Private & Public Sector Meetings:

The City held a kick off meeting on May 21, 2020. Throughout the process the City worked with Udot, UTA and Property owners to review the master plan drafts. During the week of November 16 the City met with individual developers to solicit feedback on the master plan.

Comments:

- Liked the “Main Street Promenade.” Need to make sure that there is sufficient parking in front of the stores and easy access to surface parking
- Phase the plan in over time. Allow it to grow organically as markets change
- Give properties owners the flexibility to change their plan over time. Allow flexibility to change upfront in the zoning
- All of the developers like the linear feel of the site
- Can’t force retail of commercial uses into vertical mixed-use buildings. Allow it to come in overtime and as the market demands.
- Parking behind the buildings works with enough density
- Need to create a “Toolbox” of ideas in order to make the development in the master plan happen.
- Focus on the tools to help the City get what it wants
- Try to level the value of all of the property in the corridor and not just let easier, less expensive properties develop
- List the uses that the City wants in the different districts
- Be flexible in taxable items so that can be paid back over a longer period of time
- Create zoning sub-districts
- Don’t allow too much housing in the Town Center
- Stack different users between your destination users
- Be flexible in the allowed uses and where they will be constructed
- Focus on flexibility and the ways to get things done
- Come up with a list of things the City wants and doesn’t have yet as a community
- Parking is driving most of the tenant users
- For parking structures, structure it so multiple tenants or owners could help pay for the shared parking
- Provide leeway with timing when certain uses have to be built. Don’t be too demanding.
- Incentives early on can help define the area from the beginning
- Remove the guessing games from your zoning ordinance. Developers don’t want to try and guess what they can do with property.
- Look at the comparables

Community Feedback

Comments:

- Excited to see the plan and felt the concepts of New Urbanism are represented
- Ensure that there is sufficient parking
- Would rather have this area as parks and open space
- The City has denied other master plans in the past by consultants
- Concerned with the amount of existing traffic at Pleasant Grove Blvd and additional future traffic on 700 N.

PAGE INTENTIONALLY LEFT BLANK





3 *MARKET STUDY*

3.1 Market Study

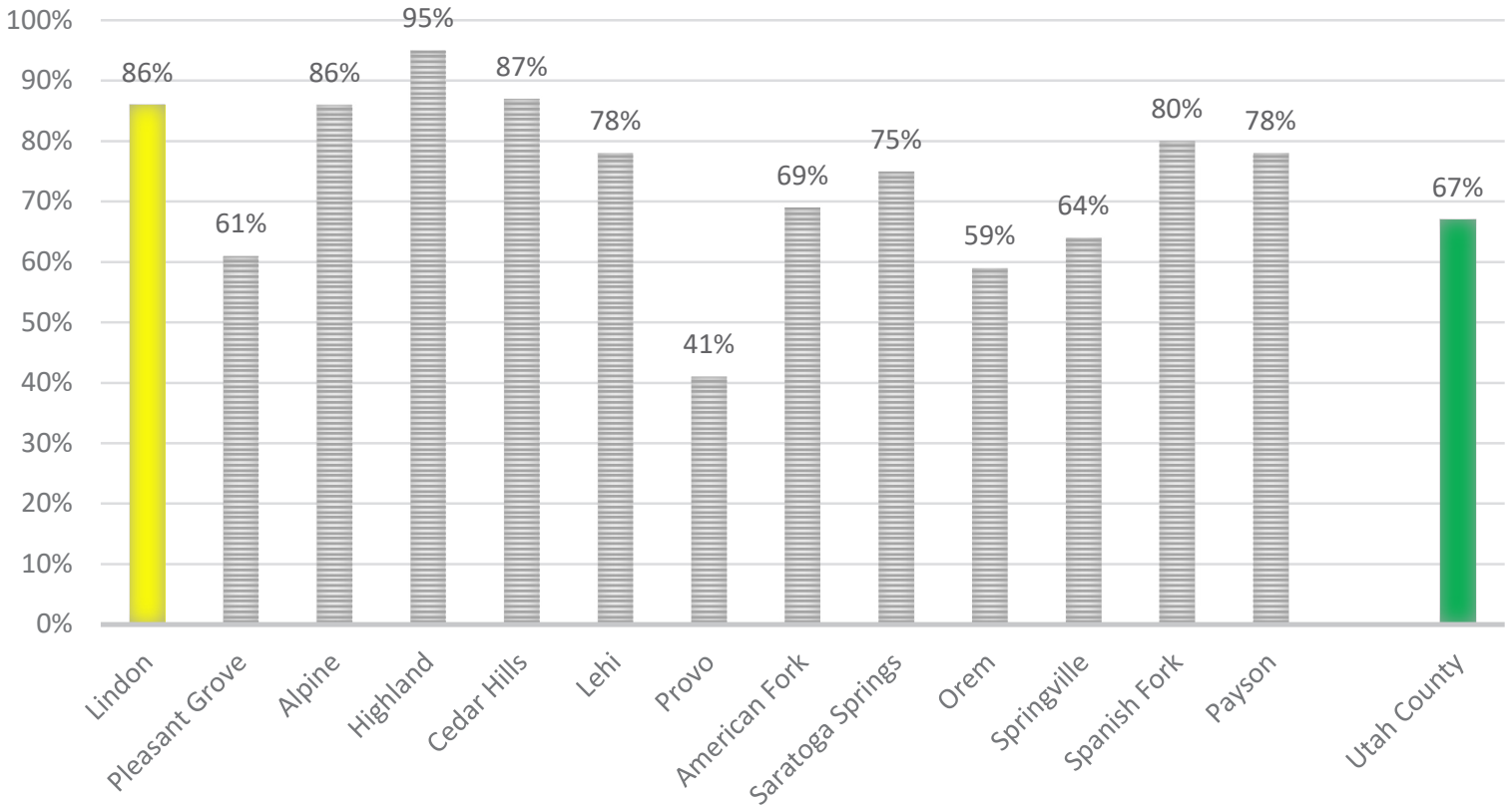
3.2 Feasible Uses

3.1 Market Overview

The following set of graphs and tables show some key indicators for Lindon and its demographic make-up within Utah County. The following statistics help to identify opportunities for the study area. Of special note are statistics regarding the make-up of housing in Lindon, housing and transportation costs, employment characteristics, and retail sales.

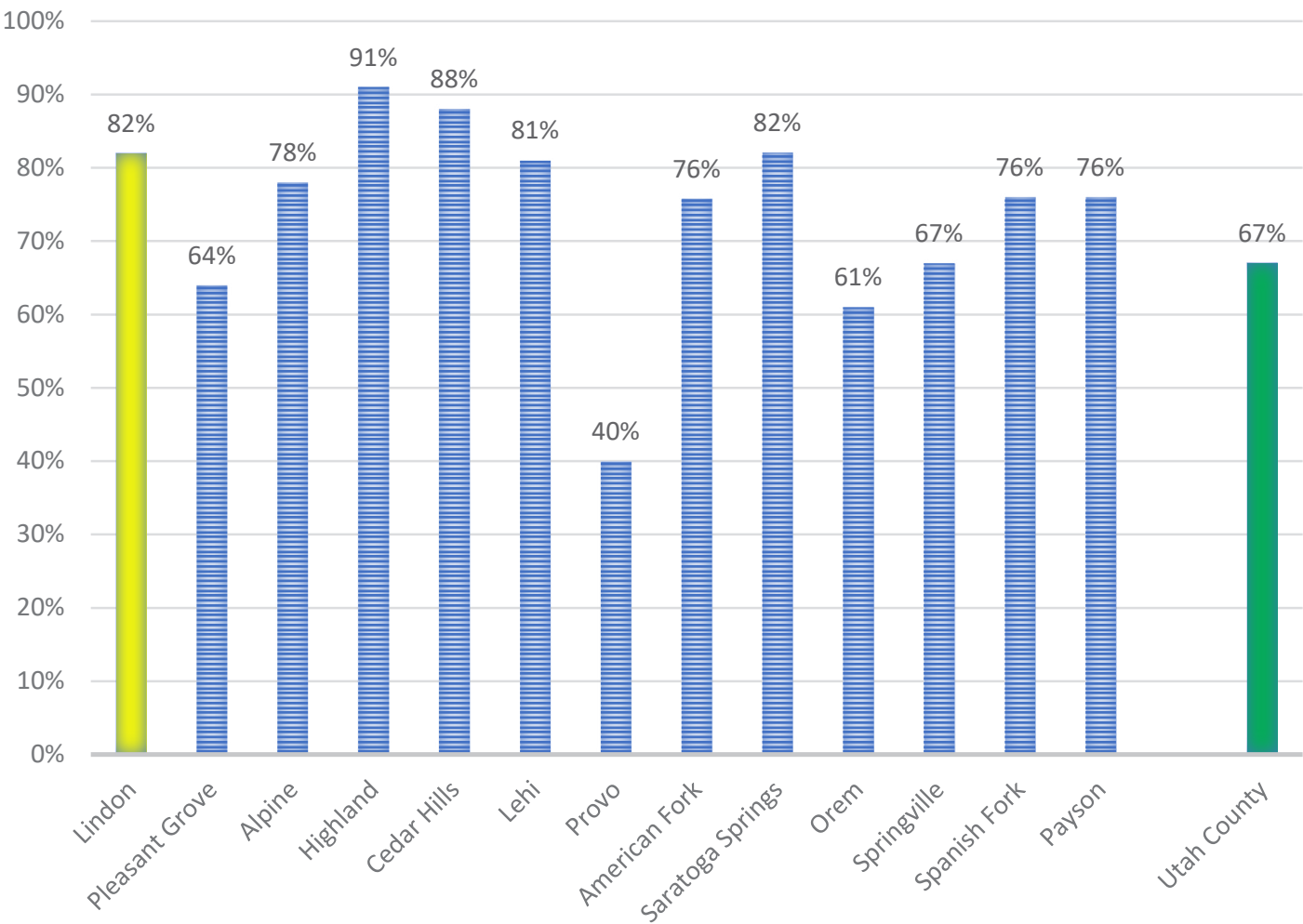
A key consideration for Lindon is the current make-up of residential housing within the city. Based on statistics provided by the American Community Survey, US Census, and the Association of Realtors, Lindon’s residential housing market shows a heavy percentage of single-family detached homes, particularly when compared to surrounding cities and Utah County. Approximately 86 percent of the housing stock is identified as single-family detached, which is notably higher than Utah County’s indication of 67 percent. It is fairly reflective of the nearby communities of Alpine, Highland, and Cedar Hills, all of which are considered bedroom communities with minimal commercial offerings.

PERCENT OF SINGLE-FAMILY DETACHED HOMES



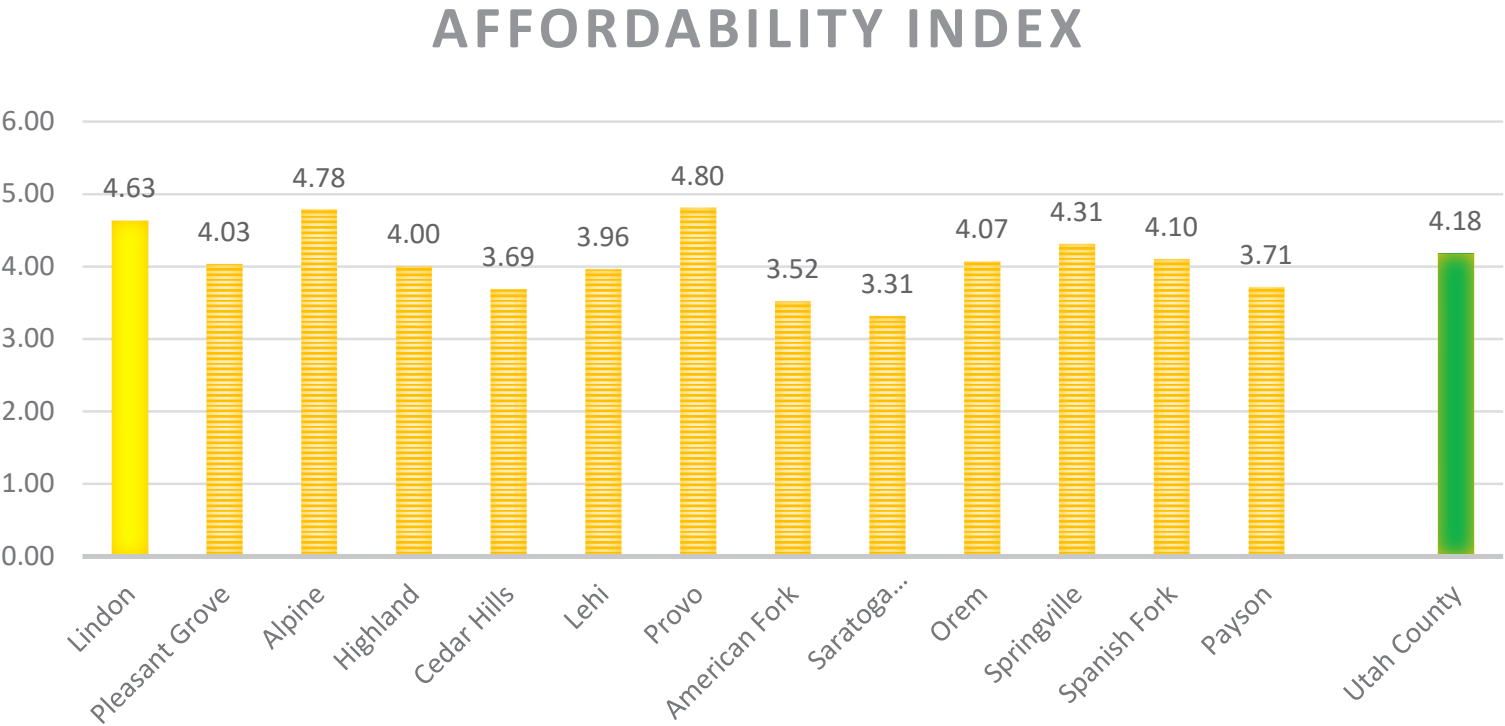
The high number of single-family detached homes results in a high percent of home ownership, as evidenced on the following graph:

PERCENT OF HOME OWNERSHIP

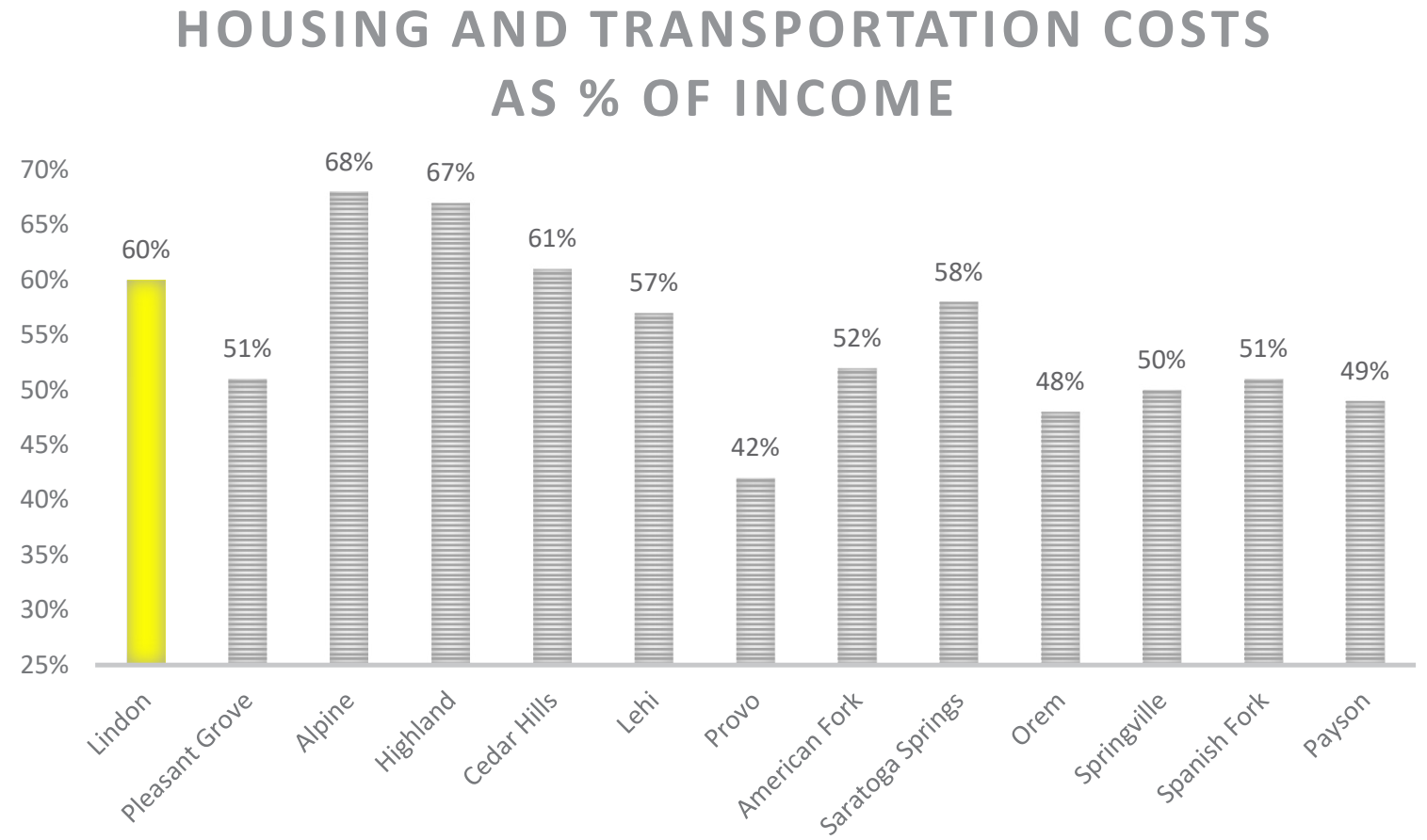


Provided by: Zions Public Finance, INC.

The number of single-family detached homes, as a percent of the total inventory, also aids in creating higher median values for the existing housing supply. The following graph shows the “affordability index,” or, the relationship of median home values and median household incomes. The higher the number the less affordable the area. As the graph highlights, Lindon is above the affordability shown for Utah County and several nearby communities. While Provo is higher, its statistics are somewhat skewed due to the impact of its large student population on median incomes and housing values. Alpine additionally shows a higher index reflection and is largely regarded as one of the most expensive markets in Utah.



Income spent on housing and transportation (costs for car ownership, fuel, insurance, and maintenance), sums to 60 percent of median household amounts. This is higher than the average in Utah County, at 51 percent.



Lindon City has a strong commercial, industrial, and employment base within the community. The commercial and industrial sectors are located between State Street and Utah Lake and encompass approximately 43% of the City. Lindon City issues about 860 business licenses. The Mountainland Association of Governments (MAG) estimates that these businesses employ approximately 13,725 employees in Lindon in the following sectors:

- Industrial: 3,346
- Office: 7,537
- Retail: 2,291
- Other: 554

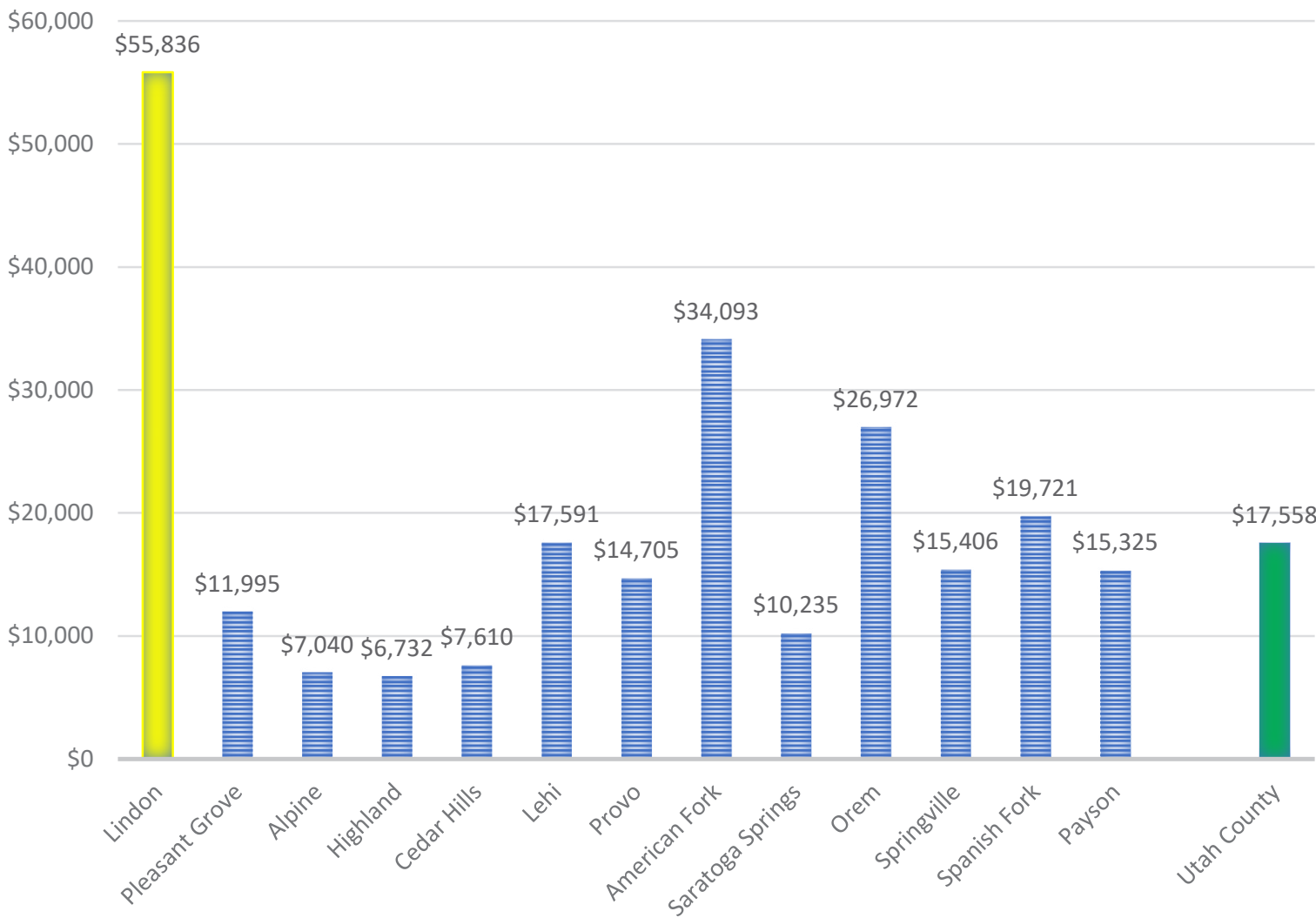
MAG estimates by 2029 that Lindon businesses will employ 16,842 individuals.

Lindon is reflected at a median income of \$85,671, which is 17.8 percent higher than the countywide average of approximately \$70,408. Surrounding communities of Alpine, Highland, and Cedar Hills show notably higher median incomes (ranging from \$99,000 to \$130,000), while cities such as Pleasant Grove, American Fork, Orem, and Provo all show moderately lower incomes (\$59,000 to \$71,000).

Lindon is noted to have a significant number of jobs per population. Most cities have a ratio of less than 0.5 jobs per capita within their boundaries, while Lindon is reflected at 1.14 jobs per capita. This is representative of the high number of retail and commercial jobs in the City. Cities such as Alpine, Highland, and Cedar Hills have minimal employment, particularly compared to their population bases, and show ratios of 0.07 to 0.18, notably lower than the countywide average and Lindon’s high mark.

The substantial number of jobs in Lindon, per capita, is partially captured in taxable retail sales. As shown in a following graph, Lindon generated \$670,000,000 in sales tax in 2019, resulting in roughly \$56,000 per person. The county total shows a figure of \$17,558 per person, and neighboring cities such as American Fork (\$34,093), Pleasant Grove (\$11,995), and Lehi (\$17,591) are all notably lower than Lindon. Alpine, Highland, and Cedar Hills are also quite low on a per capita basis, suggesting that some of their residents spend money in Lindon. The retail statistics further show that spending in Lindon is notably above the countywide average in the categories of Motor Vehicle Parts and Dealers, General Merchandise Stores, and Building Material and Garden Equipment. Conversely, Lindon appears to have opportunities for additions/expansion in the Food and Beverage Stores category.

TAXABLE SALES PER CAPITA



Provided by: Zions Public Finance, INC.



The table below shows total sales leakage and capture rates in Lindon. Rates that are above 100% suggest that capture is occurring from neighboring communities and through tourism. Where capture rates are below 100%, opportunities may exist to add specific retailers in those categories.

Category	2019 Leakage	2019 Capture Rate
Motor Vehicle and Parts Dealers	\$147,636,524	662.22%
Building Material and Garden Equipment and Supplies Dealers	\$131,953,192	1,059.83%
General Merchandise Stores	\$58,078,566	328.16%
Repair and Maintenance	\$7,281,210	253.60%
Furniture and Home Furnishings Stores	\$2,516,538	164.07%
Personal and Laundry Services	\$985,104	179.67%
Electronics and Appliance Stores	\$556,912	112.40%
Nonstore Retailers	\$288,156	102.51%
Museums, Historical Sites, and Similar Institutions	(\$215,125)	0.00%
Sporting Goods, Hobby, Book, and Music Stores	(\$450,184)	88.66%
Miscellaneous Store Retailers	(\$510,535)	92.11%
Amusement, Gambling, and Recreation Industries	(\$518,623)	80.62%
Performing Arts, Spectator Sports, and Related Industries	(\$526,546)	0.73%
Health and Personal Care Stores	(\$1,345,482)	37.29%
Gasoline Stations	(\$2,358,274)	49.72%
Food Services and Drinking Places	(\$4,606,401)	75.70%
Clothing and Clothing Accessories Stores	(\$5,502,179)	22.16%
Accommodation	(\$7,395,892)	2.15%
Food and Beverage Stores	(\$17,318,562)	1.90%
TOTAL	\$308,548,401	288.97%

Notable in the current environment is the increase in taxable sales from online purchases, particularly in the first half of 2020. In 2019, roughly 12 percent of retail sales in Utah County were internet based, while the first half of 2020 shows an online increase to nearly 25 percent of total retail sales. This will have a notable impact on Lindon and other cities, as retail capture from surrounding cities may not be as pronounced as in years past. Additionally, the changing trend in more online sales versus brick-and-mortar operations results in more trackable impacts from residential development. Now, specific sales tax impacts per new residence can be calculated, showing beneficial financial implications from residential construction.

Retail sales capture rates for other Utah County cities are shown in the table below.

Retail Area	American Fork	Lehi	Pleasant Grove	Provo	Spanish Fork	Orem	Lindon
Motor Vehicle	463%	52%	73%	56%	105%	146%	662%
Furniture & Home Furnishings	133%	27%	11%	28%	56%	287%	164%
Electronics & Appliance	245%	130%	65%	68%	67%	157%	112%
Building Materials & Garden	188%	49%	10%	85%	126%	137%	1060%
Food & Beverage	31%	105%	89%	54%	71%	127%	2%
Health & Personal Care	364%	41%	27%	82%	148%	135%	37%
Gasoline Stations	78%	74%	57%	61%	76%	64%	50%
Clothing	146%	224%	17%	57%	98%	197%	22%
Sporting, Hobby & Music	281%	148%	26%	49%	86%	208%	89%
General Merchandise	222%	135%	27%	51%	239%	172%	328%
Miscellaneous Retail	132%	65%	48%	77%	117%	129%	92%
Non-Store Retail	123%	167%	94%	90%	78%	99%	103%
Services:							
Arts, Entertain. & Recreation	63%	50%	25%	31%	31%	48%	81%
Accommodation	11%	55%	11%	50%	4%	26%	2%
Food Services	172%	106%	47%	79%	96%	126%	76%
Other	243%	66%	66%	88%	149%	106%	433%
Total	203%	98%	49%	64%	114%	137%	289%

3.2 Feasible Uses

The previous summary of economic data points provides some guidance for possible uses that could be supported in Lindon. Certain commercial and retail offerings may be appropriate based on employment figures and sales leakage. Following tables show uses that could be considered in the Lindon study area. Data was collected from competitive developments for office, multi-family, retail, hospitality, and senior housing uses in the immediate region. Gathered statistics include achievable rents, expenses, capitalization rates, construction costs, land costs, and achievable profits. The data is used to show the potential value of future improvements, as of a current time frame, compared to total costs of construction. The difference in value and costs represents a possible profit that may be achieved with the specific use type. Development will likely occur if profit levels are competitive with the market. Where profits are low or insufficient, consideration can be made for possible incentives, or, changes to design that may result in a more financially viable project.

Also considered are the fiscal impacts that can be generated from a variety of uses. These are shown by property taxes, sales taxes (where generated) population distribution (with residential housing), and municipal energy fees. Total taxes and fees are shown on a per acre basis for each use type, based on a variety of assumptions outlined in the valuation scenarios (covered vs. exposed parking, building heights, etc.). Current parcels in the study area generate between roughly \$400 and \$4,500 per acre in property taxes direct to Lindon. Proposed uses show an increase to between \$2,700 to \$16,400 per acres in property taxes, indicating that Lindon has the ability to capture notable revenue increases from new development in the study area. Total taxes and fees per acre show a range from near \$10,000 to \$35,000 per acre.

Ten Year Absorption Rate

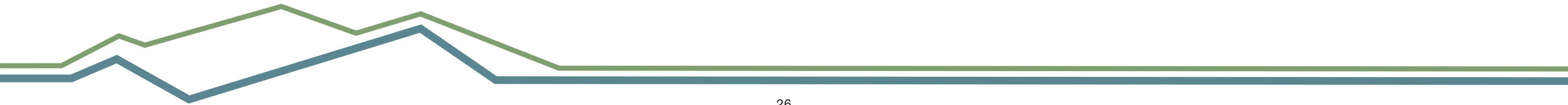
Below is a ten-year absorption rate for the 700 North project site based on a market analysis produced by Zions Public Finance, INC.

Land Use	Building Size	Land Use Size
Class A Office - Surface Parking	250,000 sf	(11.77 Acres)
Class A Office - Structured Parking	200,000 sf	(5.39 Acres)
Class B Office - Surface Parking	200,000 sf	(9.95 Acres)
Retail	45,000 sf	(3.54 Acres)
Residential	*	
Flex Office **	200,000 sf	(8.38 Acres)
1,375,000 sf		47.15 Acres

Total Project Site 128 Acres (including roads)

* Residential needs are to be considered with regards to absorption of retail and office space within the site. Increased residential uses will allow for increased amount of retail and office absorption. See APPENDIX A

** Flex Office= Primarily office oriented with warehouse support



PAGE INTENTIONALLY LEFT BLANK





4 *URBAN SCALE*

4.1 Urban Scale Precedents

4.2 Santana Row

4.3 Downtown Grand Junction

4.4 Historic Murphy Ave.

4.5 The District At Green Valley Ranch

4.6 Orenco Station

4.1 Urban Scale Precedents

The Project Area contains approximately 128 acres, which provides a significant amount of developable land. To better understand the land area needed to achieve the vision and goals as outlined in Section 2 and create a plan that is consistent with the Market Study in Section 3, this section studies relevant precedent examples that will inform the 700 North Corridor.

The examples shown are intended to show various places, from historic downtowns to new commercial/retail-based town centers, to compact mixed-use neighborhoods oriented around transit stations. Each of these precedents shows a mixed-use town center or downtown area that creates a place that is consistent with the Vision for the 700 North Corridor. Each precedent example is highly walkable and emphasizes creating great streets and urban open spaces such as parks and plazas.

Lessons Learned

These precedents demonstrate an important lesson: the amount of space necessary to achieve the vision for the Town Center aspect of the 700 North Corridor is relatively small. With careful planning and design, the mix of land uses, public space, parking, and street layout can be incorporated into a compact area. In fact, the compact scale of these precedents gives these areas a human-scale that makes them inviting and comfortable places.



Orenco Station



Historic Murphy Ave



The District at Green Valley Ranch



Downtown Grand Junction

4.2 Santana Row

San Jose, California

- 42 acres
- Boutique retail/ restaurants
- Dense mixed-use environment



700 North Context

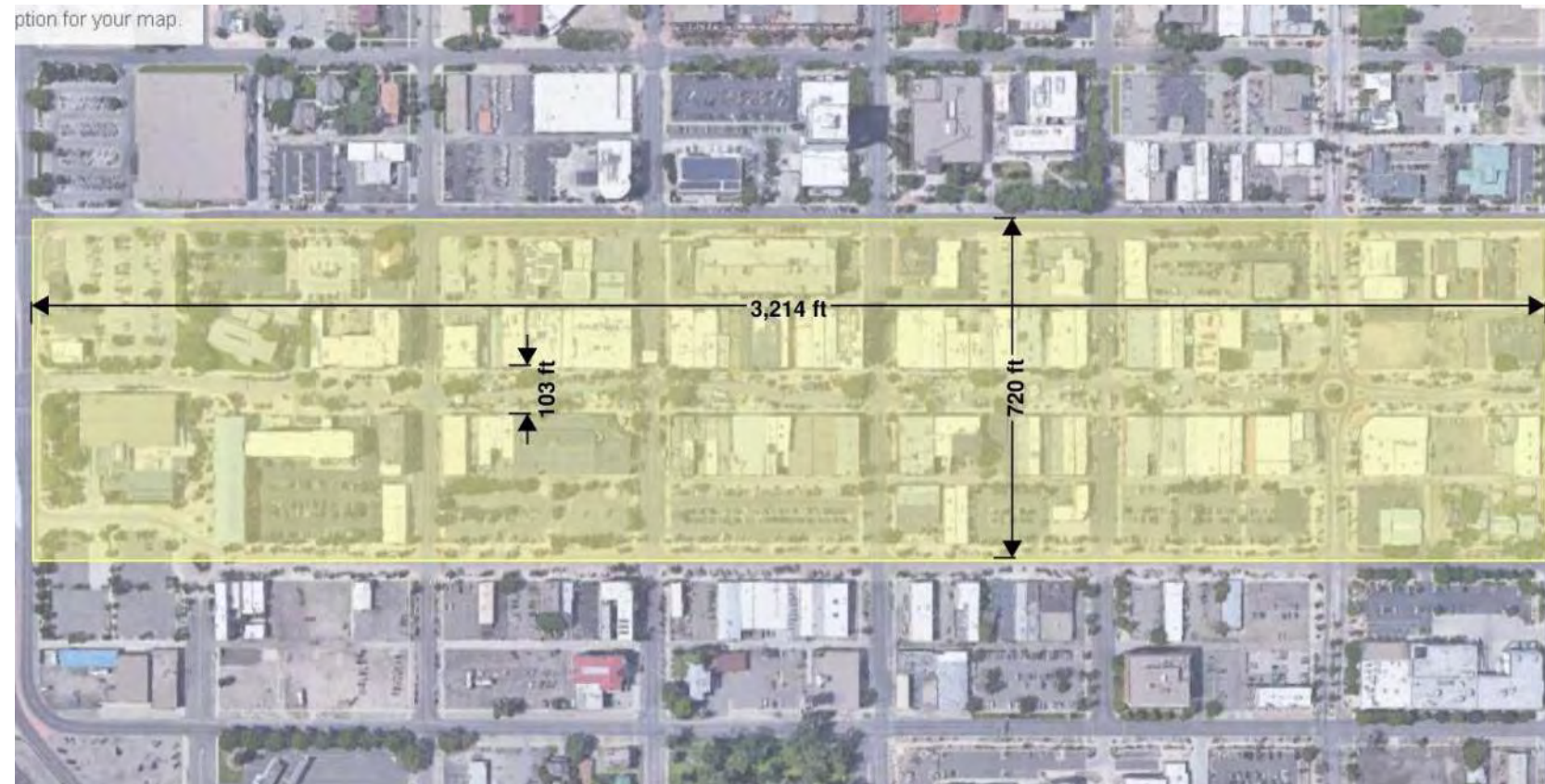
Yellow overlay represents size of precedent example



4.3 Downtown Grand Junction

Main Street Grand Junction, Colorado

- Historic Mainstreet
- Serpentine street creates alternating pockets for plazas and public areas.
- Parking behind buildings/storefronts



700 North Context

Yellow overlay represents size of precedent example



4.4 Historic Murphy Avenue

Sunnyvale, California

- Historic storefronts
- Surrounded by mixed use developments
- Restaurants and retail extend out to sidewalk.



700 North Context

Yellow overlay represents size of precedent example



4.5 The District at Green Valley Ranch

Henderson, Nevada

- Previously pedestrian only promenade, cars were introduced at a later date
- Mixed use development
- Multiple pocket parks/ plazas



700 North Context

Yellow overlay represents size of precedent example



4.6 Orenco Station

Hillsboro, Oregon

- Transit Oriented Development
- Mixed-Use
- Live /work units



700 North Context

Yellow overlay represents size of precedent example







5 *CONCEPT PLAN*

5.1 Framework Plan

5.2 District Plan

5.3 Land Use Plan

5.4 Town Center

5.5 Building Heights

5.6 Parking

5.7 General Concept Plan

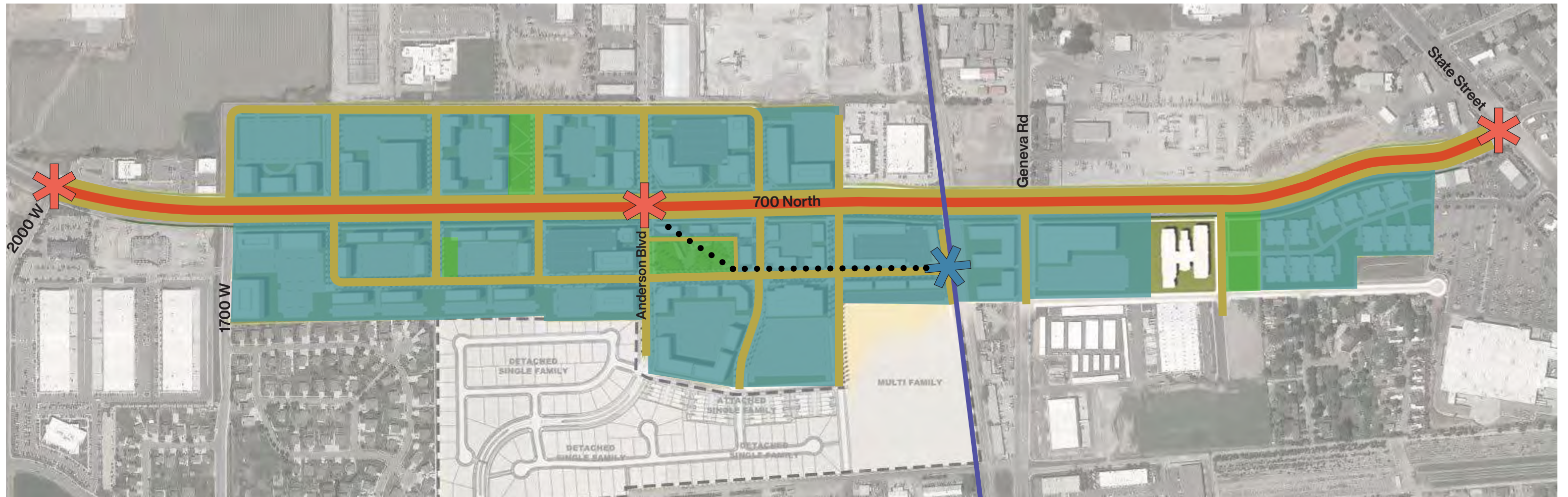
5.8 Concept Plan Rendering (Massing)

5.1 Framework Plan

The framework plan shows the development of a block grid that creates a circulation pattern that considers the interaction of the site with 700 North as well as existing residential neighborhoods and potential transit opportunities. This Framework creates a connected network of appropriately sized blocks that opens the opportunity for flexible site development.

The potential future BRT line and TRAX extension add important elements to the area that guide the Framework Plan. Future BRT and TRAX station locations are identified, which will impact land-use decisions.

- Bus Rapid Transit (BRT)
- BRT Station
- TRAX Extension
- TRAX Station
- Circulation
- Major Open Space
- Blocks
- Transit connection



5.2 District Plan

Flexible Development Area




This Flexible development zone allows for development to respond to future market conditions. This zone may accommodate housing, office, or other commercial uses consistent with the vision established in this document.

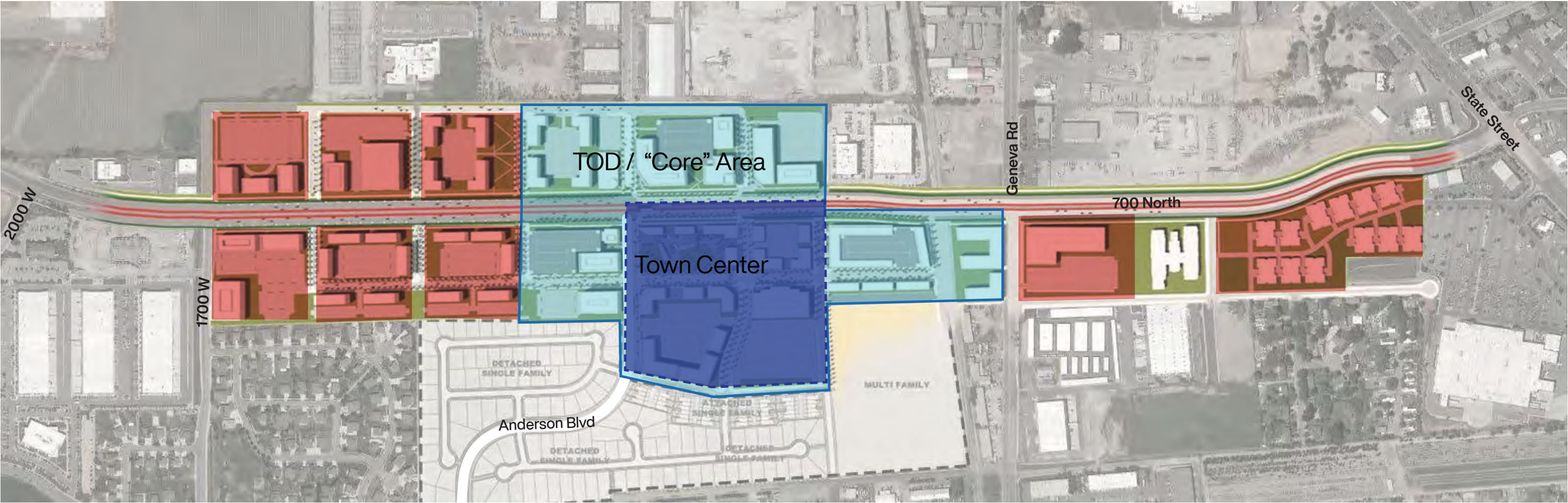
TOD “Core” area

This Zone is centrally located and surrounds the future BRT Station. This includes a variety of supportive buildings that will host offices, retail, residential, and parking. This zone will act as a supportive district to the Village Center.

Town Center

The Town Center will host a variety of retail and mixed-use buildings that surround the Main Street. This location provides a lot of visibility and is easily accessed off of 700 north. This area will host amenities, including a public plaza surrounded by various restaurants and retail on the ground floor.

-  Flexible Development
-  TOD/ Core Area
-  Town Center

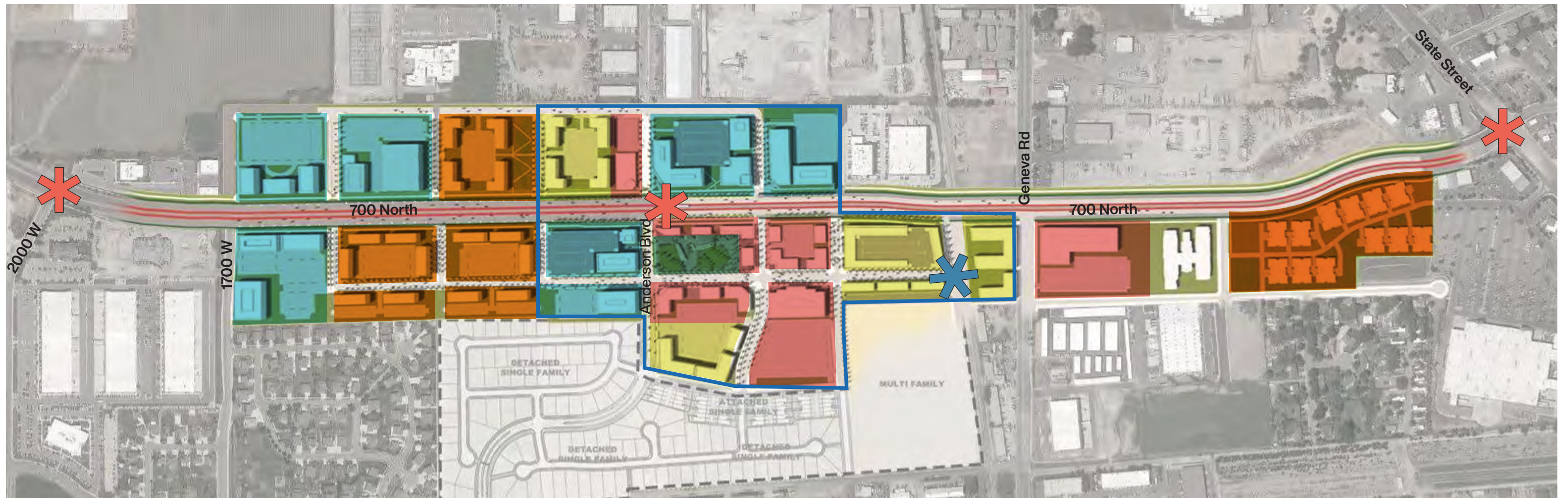


5.3 Land Use Plan

This plan shows a conceptual layout of how the variety of land uses could be laid out within the overall site. The Conceptual Land use plan shows the utilization of horizontal mix-use while vertical mix-use is also highly encouraged, especially in the Town Center. This Land-Use diagram takes the District Framework and refines it further by defining each block/parcel's potential land-uses on the site. While conceptual, these designations help arrange specific uses in conjunction with the transportation and open space elements to create a cohesive and optimized neighborhood. The Land-uses shown are arranged to have the highest intensity near the center of the site adjacent to the platform. These uses are also assumed to generate high transit ridership.

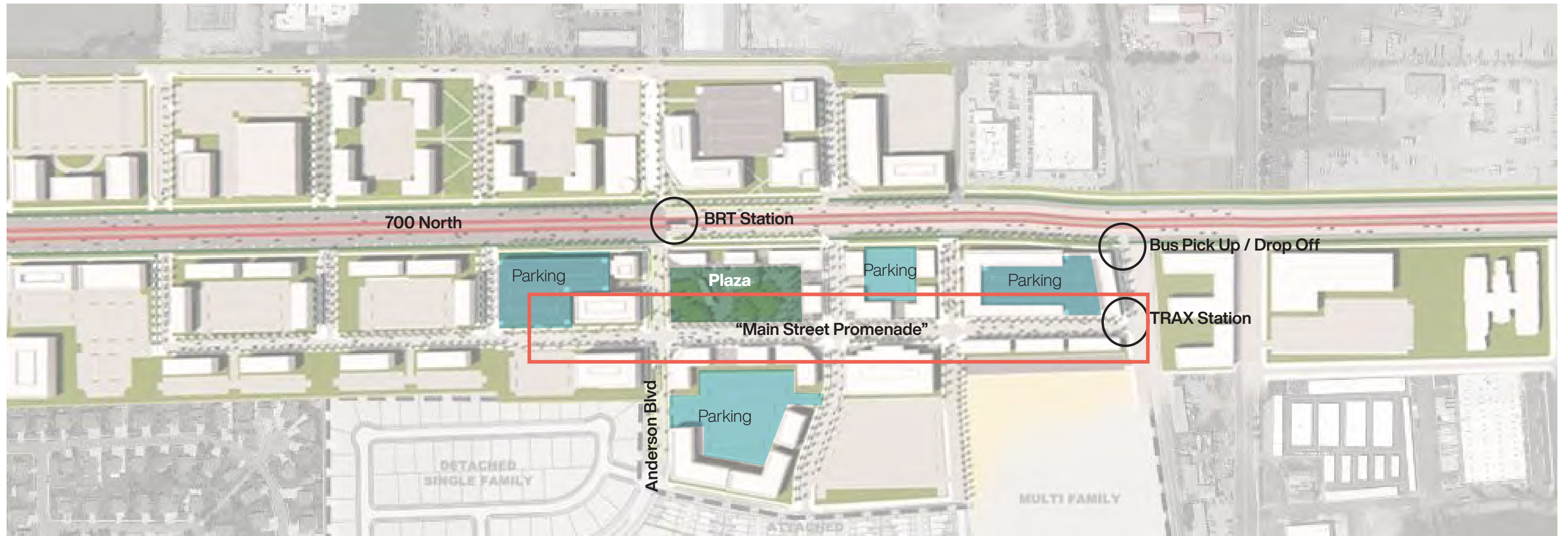
- Retail / Mixed-Use / Entertainment
- Office
- Residential
- Flexible Use: office/ residential/ light commercial (recommended 25,000 sf Maximum)

- BRT Station
- TRAX Station



5.4 Town Center

The Town Center is the “experiential zone” within the 700 Corridor. The “main street” is aligned with the BRT station and opens up to the plaza, which is surrounded by restaurants and retail. The plaza is surrounded by a festival street that can easily be closed down for events to allow more pedestrian connections along the main street. The buildings along 700 North create a buffer between the road and the town center, while still providing views from major intersections. Another key element to the Town Center is the inclusion of easily accessible parking structures at the east and west side of the main street to support this area as a destination point. The tree-lined street, pocket plazas, and ground floor interaction between the building and the public realm help create this main street as a destination point that users will enjoy daily.



5.5 Building Heights

Building heights can help create a sense of place and help to intensify a specific area within the site. The Concept Plan proposes larger office buildings to the north side of 700 adjacent to the BRT Station to intensify the work element of the live-work model and help activate and support the Town Center.

The building heights shown on this plan are conceptual only and could be higher or lower depending on unique needs and market conditions. Building heights are often dependent on parking availability, including whether parking structures are financially feasible.

1 Story

2 Stories

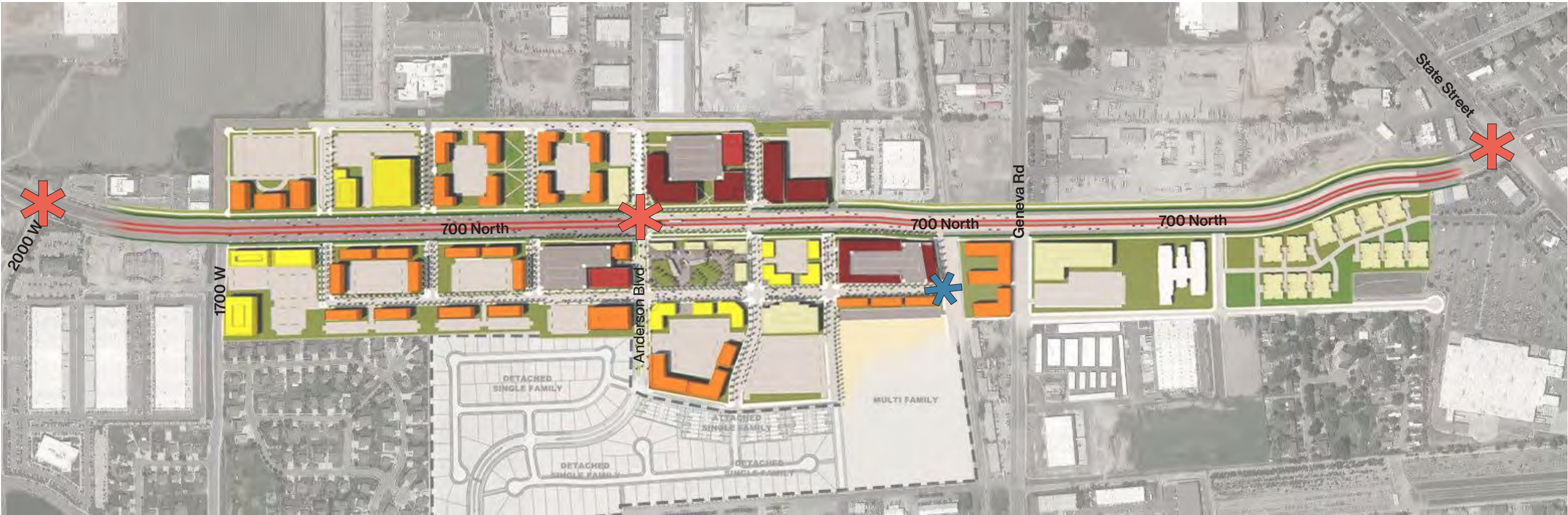
3 Stories

4 Stories

5 Stories

BRT Station

TRAX Station



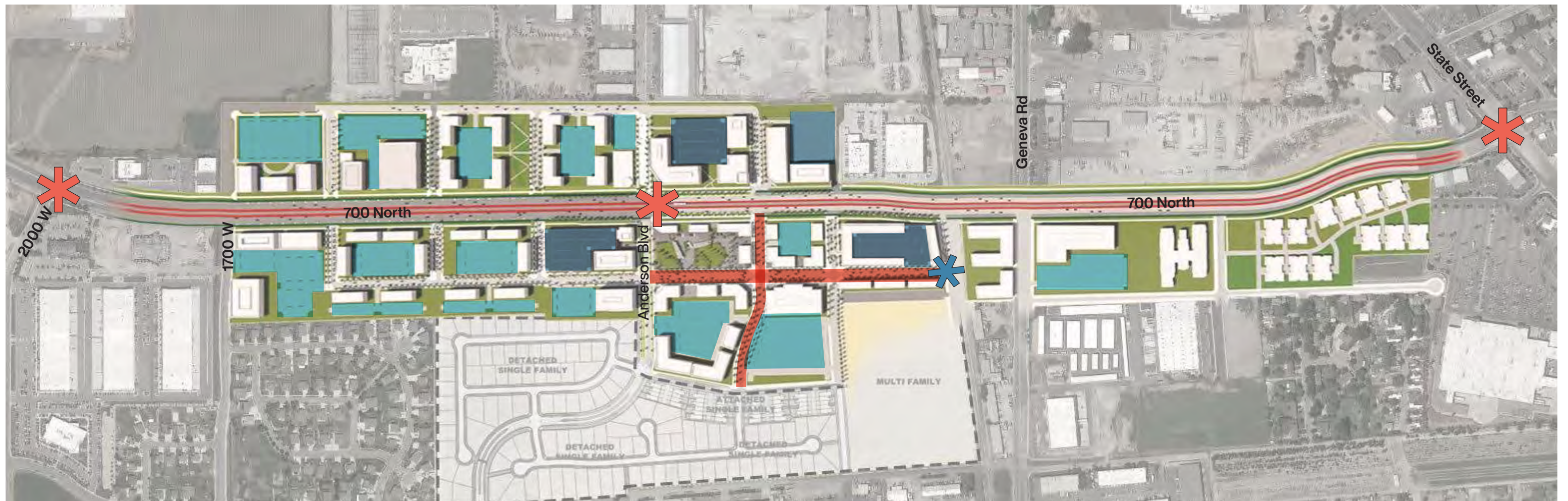
5.6 Parking

This parking plan shows a general arrangement of parking throughout the corridor. In general, parking should be located to the rear or side of buildings and screened from major streets. Parking in the Town Center should be carefully arranged to ensure that parking areas are visible to visitors, while not impacting the plaza or the “main street”. Structured parking is shown near taller buildings and near the town center, which will allow for more compact development in the town center.

Parking is encouraged to be located in central areas and treated as shared parking. This creates parking for employees during the working hours and retail/restaurant/event parking on the weekend and afternoon. The concept plan has strategically located surface parking in areas that could be replaced with future development as needs increase, and parking can be offset by constructing structure parking.

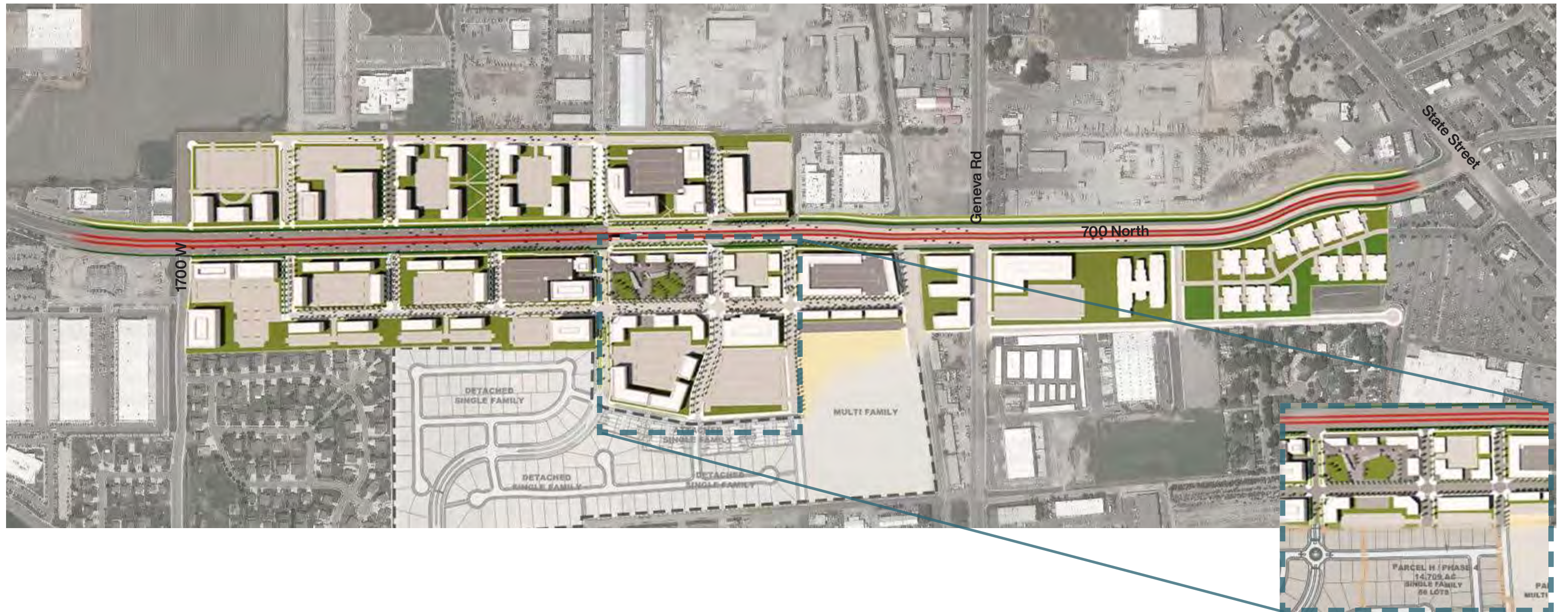
On-street parallel parking is also encouraged throughout the blocks, and angled parking is being proposed along the main street. On street parking provides a barrier for pedestrians and enhances the activity along the street.

- Surface Parking
- Structured Parking
- Angled On-Street Parking



5.7 General Concept Plan

The General Concept plan is a presentation of how the site's development may evolve based on the vision, goals, and market study outlined in this document. This is a culmination of all the previous elements described in 5.1 through 5.6. The overall design of the master plan is flexible, including building size, use, and shapes. This concept plan does demonstrate the general urban design principles that should be followed, including the arrangement of streets, open spaces, buildings, and parking areas.



Optional mainstreet plan based on alternative Anderson Farm Development

5.8 Concept Plan Rendering (Massing)

This graphic shows the Concept Plan as a 3D massing model, which demonstrates the community's massing and scale and shows the character of the community that is achieved by following the vision and framework of the site.

This image is meant to show the general intent of the development and are not specific design solutions.







6 *STREET STUDY*

3.1 Street Layout

3.2 700 North Street Section

3.3 Main Street Section

3.4 Anderson Boulevard

3.5 Neighborhood Street

6.1 Street Types







The streets in this site accomplish various roles and integrate with various modal choices and pedestrian experiences. The 700 North site includes 3 main street types and a festival street.

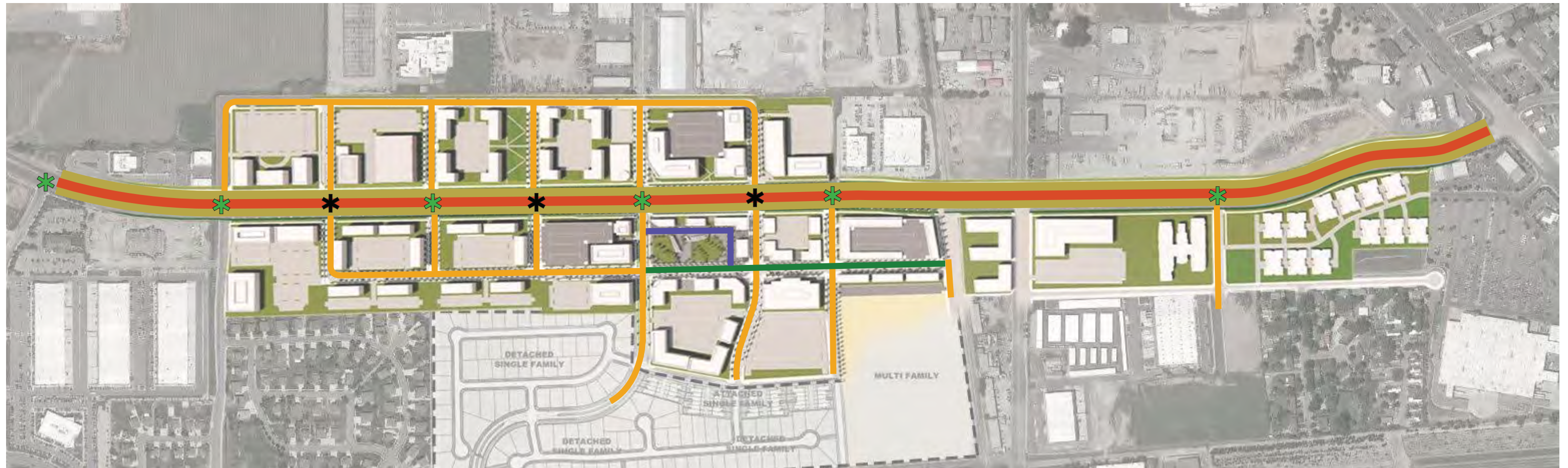
Boulevard- Found along 700 North and is the primary street with a central BRT route's future inclusion

Neighborhood Street- Typical street found throughout the site is the most common street found throughout the neighborhood.

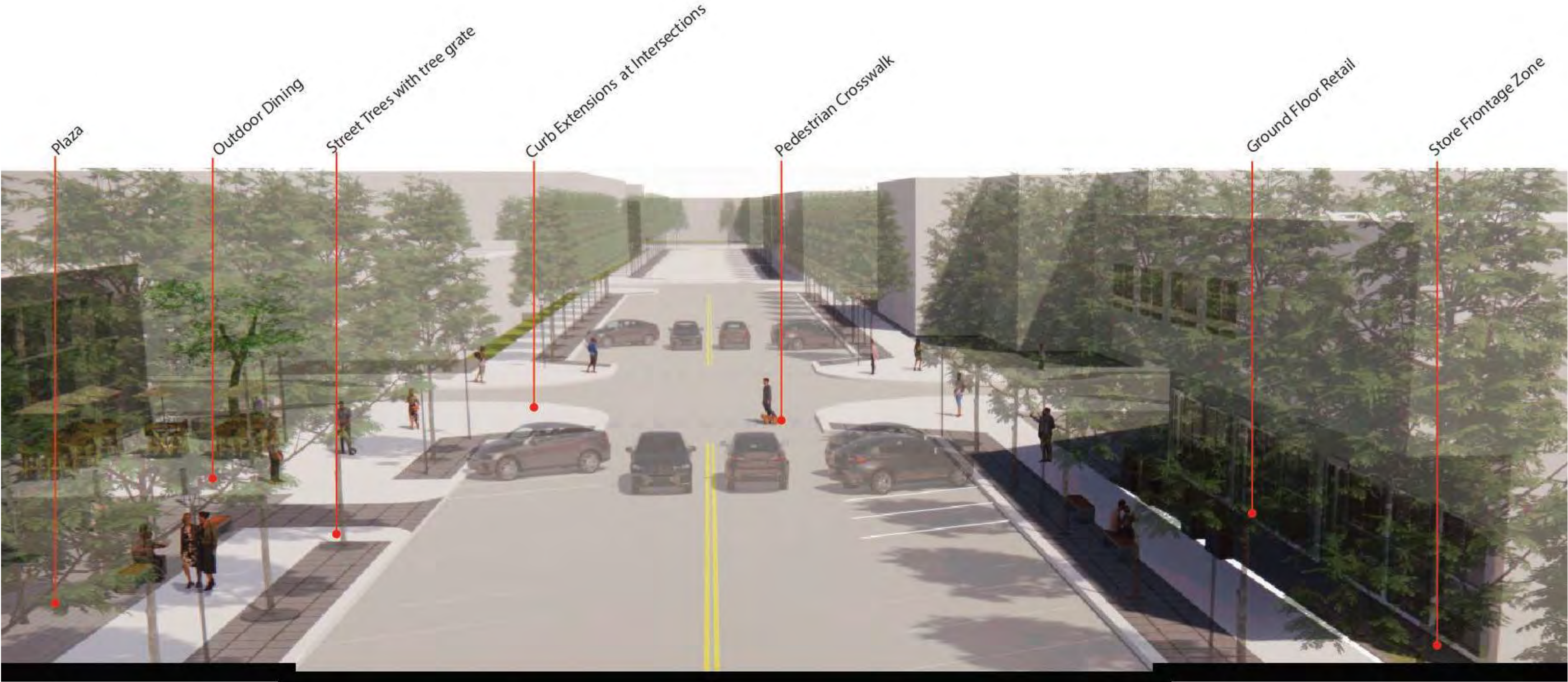
Main Street- Found through the town center, includes angled parking and shared uses for bike and pedestrian interaction.

Festival Street- Found on the outside of the plaza. This unique street can be easily shut down to expand the plaza area and create areas for street vendors and food trucks.

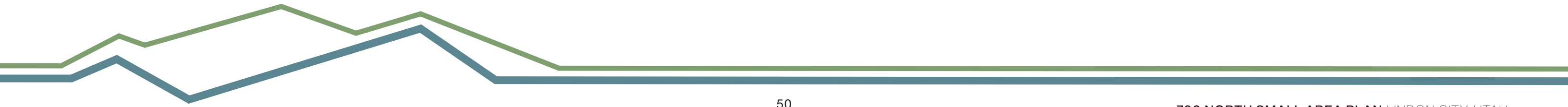
	700 North with BRT		Full Movement Intersection
	Neighborhood Street		Right-In /Right-Out Intersection
	Main Street		
	Festival Street		



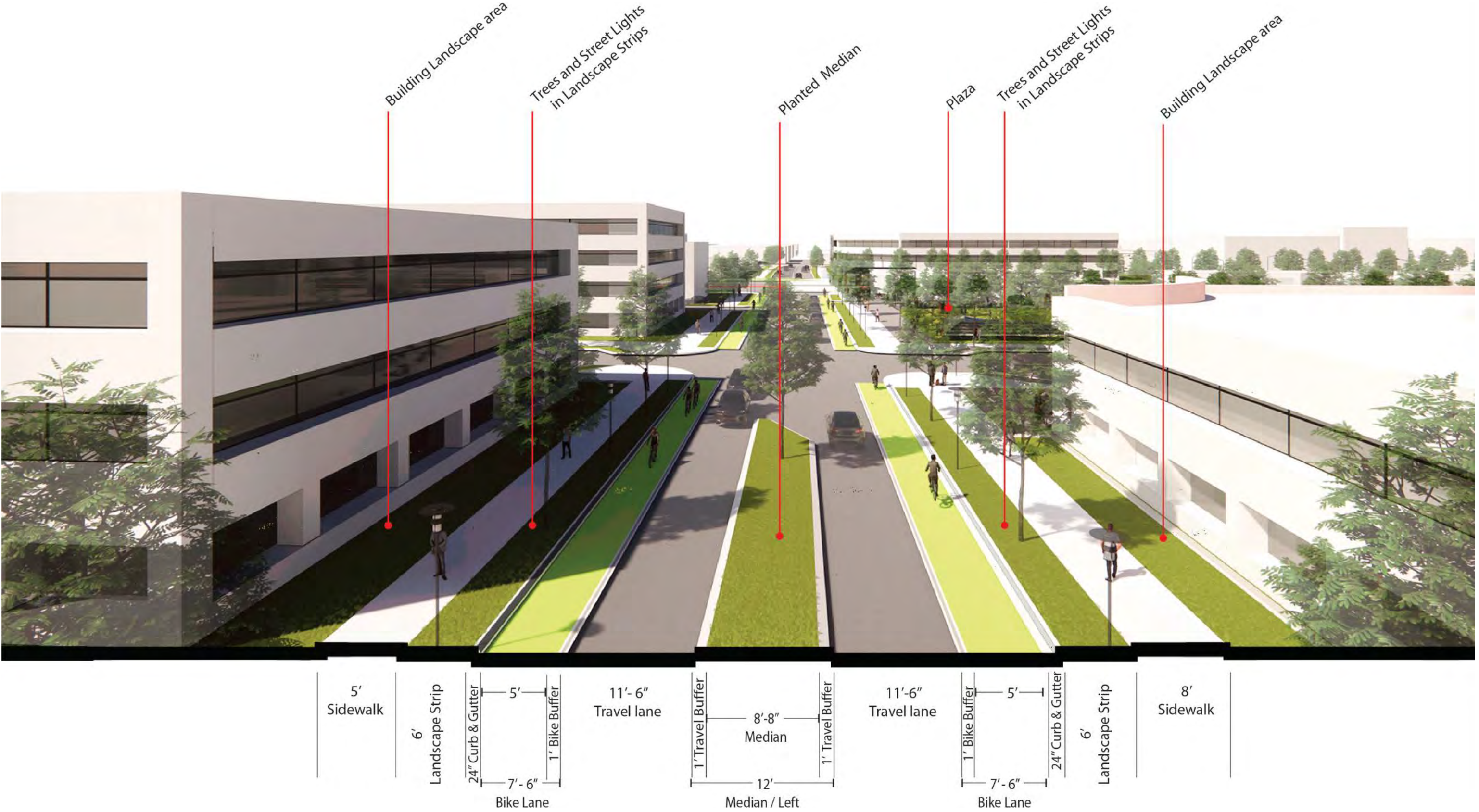
6.3 Main Street Section



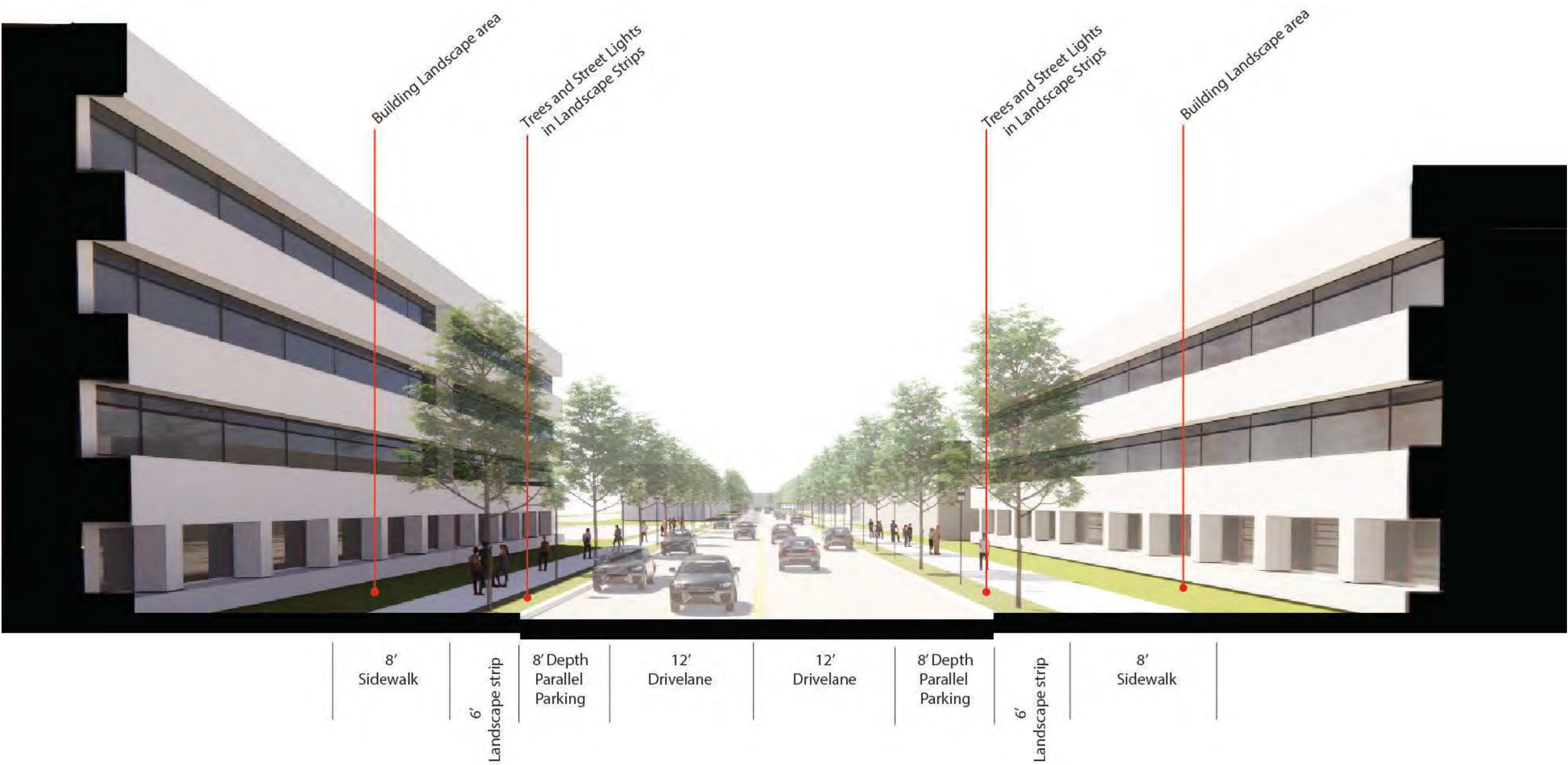
14'	14.5'	12'	12'	14.5'	14'
Sidewalk with buffer	Angled Parking (18' Depth)	Driveline	Driveline	Angled Parking (18' Depth)	Sidewalk with buffer



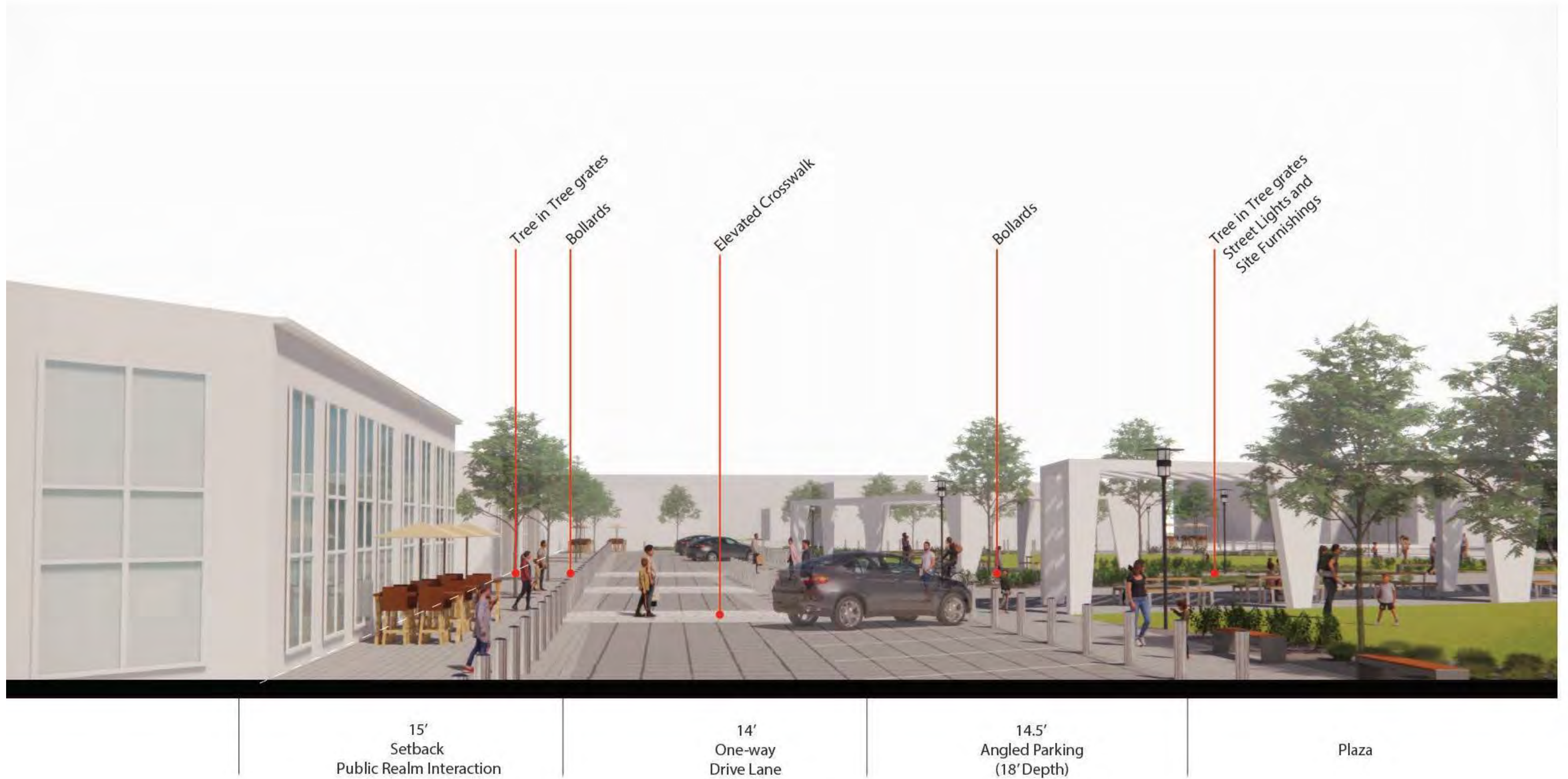
6.4 Anderson Boulevard



6.6 Neighborhood Street



6.6 Festival Street







7 PUBLIC REALM OPEN SPACE

7.1 Open Space Layout

7.2 Public Plaza

7.3 Pocket Parks

7.4 Parks

7.5 Enhanced Streetscapes

7.6 Landscaped Areas

7.7 Gateway Arrival Expressions

7.1 Open Space

Open Space is shown in the Concept Plan, and although it's conceptual, this diagram helps to show the intent. There should be a diversity of open space types and sizes, which are needed to respond to the different land uses and various users. The following are open space types that should be provided or connections should be made from the site.

- TOWN CENTER PLAZA
- POCKET PARKS
- PARKS
- ENHANCED STREETSCAPES
- LANDSCAPE AREA

 Town Center Plaza


 Pocket parks

 Parks

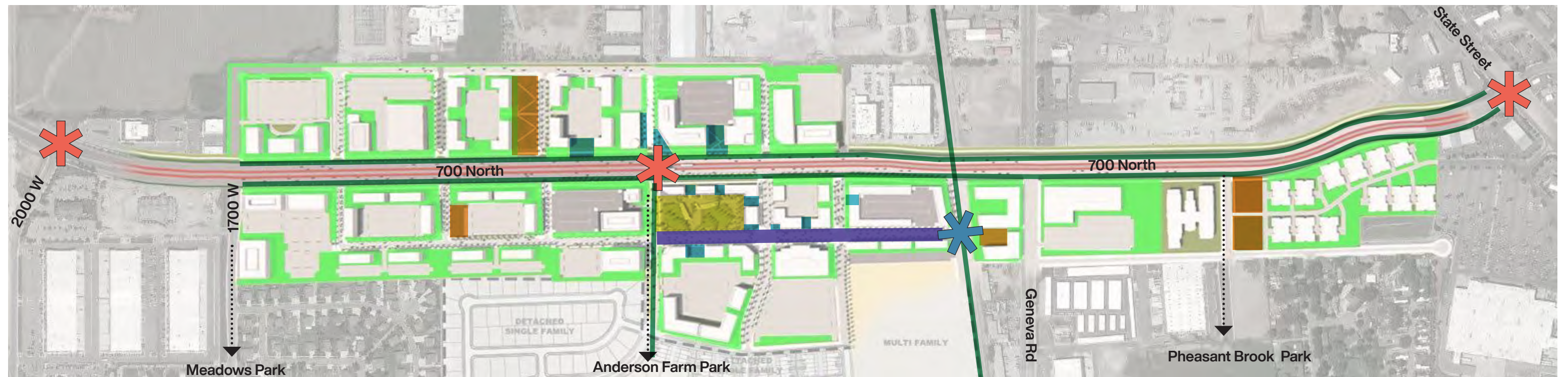
 Enhanced Streetscape

 Landscape Area

 Trail

 BRT Station

 Light rail Station



7.2 Plaza

INTENT

The plaza will provide a central open space of approximately 2 acres in the town center. The plaza will be highly visible from 700 North and throughout the town center. Surrounded by retail and restaurants, this site will be a primary gathering space for community events and become the iconic square for the City of Lindon.

FEATURES & ELEMENTS

- The plaza should create a strong sense of place and resemble the image of Lindon
- Buildings surrounding the plaza should have active ground floor uses such as restaurants and retail shops
- The site should be designed for all four seasons
- The plaza should be flexible in design to allow for special events such as farmers markets and Lindon Days
- Public art should be promoted within the park



Rendering of plaza



Rendering of plaza showing a food truck and Farmers market

7.3 Pocket Parks

INTENT

The town center should have a various small open spaces to serve as extensions of the streetscape and surrounding buildings. These parks create an opportunity for passive activities throughout the town center.

FEATURES & ELEMENTS

- Ample seating should be provided
- Trees and shade structure for cooling
- Public art
- Landscape and planting to soften the environment



7.4 Parks

INTENT

Parks should provide open space geared towards active and passive activities that support the residential. The park will need to be programmed with elements for relaxation and play.

FEATURES & ELEMENTS

- Benches along pathways and other amenities.
- Pathways loops for exercise
- Trees and shade structure for cooling
- Playground equipment
- Sports courts



7.5 Enhanced Streetscape

INTENT

Provide areas between the street and the building frontage that allows an increased pedestrian experience by allowing for more amenities than a typical sidewalk.

FEATURES & ELEMENTS

- Seating
- Outdoor dining (where applicable).
- Site furniture (trash, Recycling receptacles, bollards, and bike racks)
- Trees in tree grates to increase available pedestrian space.
- Pedestrian lighting
- Area for public art/integrates into functional site elements.



7.6 Landscape Areas

INTENT

The areas for landscape should establish a specific look depending on the district and services provided. These areas should help create a look and feel for the community and assist in creating a unique sense of place and enhancing the architecture. Some of these areas can be used as transition spaces between two different uses and buffer zones from undesirable areas.

CONSIDERATIONS

SCREENING: The landscape areas can be used to buffer parking lots and other undesirable views.

PASSIVE COOLING: landscape areas can help to cool and create enjoyable exterior spaces.

WATER CONSUMPTION: Take into consideration the climate we are in and the importance of plant selection and micro climates.

LAWN AREAS: Unnecessary lawn areas should be limited and should be focused in areas that it will become functional.



7.7 Gateway Arrival Expressions

INTENT

Create an expression that defines the entry and the zone of the 700 North Site. These elements should tie into Lindon city’s identity, utilizing traditional elements such as steel and wood to reflect the farming culture that helped to develop the city. These Expressions can come in the form of a statue, iconic structure, art element/public art opportunities, and consistent site elements. The Town Center will have multiple opportunities for the following elements to create a gateway to the overall community and even small gateways within the community.

Iconic structures:

Structures such as BRT Stations that serve a necessary function can also be an excellent opportunity to express the arrival to an area and separate it from other parts of the City.

Other structures can provide shade and also be used as gather areas or wayfinding elements.

Art Elements/ Public Art

Public art can help to express the history and uniqueness of a community while also providing opportunities for community involvement.

Unique statues or wayfinding devises can also help to define an area’s boundaries or entry points.

Art elements can be small or large, depending on the location and its influence on the site.

Many art elements can act as functional pieces in the town center, such as play elements and bike racks.

SITE ELEMENTS

Create a group of site furnishing elements that create cohesion throughout the site.

Some elements can be made by a local artist to enhance the uniqueness and character of the site.

Iconic Structures



Art Elements/ Public Art



Site Elements



PAGE INTENTIONALLY LEFT BLANK





8 *RECOMMENDATION*

8.1 Review & Recommendation

8.2 Next Steps

8.1 REVIEW & RECOMMENDATION

A review of the existing Ordinances and Design Guidelines has brought out some inconsistencies and graphic discrepancies that could cause issues with implementing and applying the guidelines. For example, a building must have 85% of the primary material be stone, brick, decorative concrete, or windows yet the photos on the page contradict that statement. Another item to note is when providing photos to describe a certain situation, other elements of the photo mustn’t be contradicted throughout the document. For example, in the guidelines’ architecture section, a parking lot in front of a storefront is shown, yet in the parking section, that situation is discouraged. This tends to build confusion. We recommend using line graphics with highlighted notes to mitigate this confusion/ discrepancy in a guidelines document.

Due to the unique objective of the site Lindon should create separate guidelines that are consistent with the vision and to ensure a high quality of design.

Throughout the review, we have also outlined some conflicting information between the existing guideline/ ordinances and that which is being proposed in the new 700 North small area plan. The following categories would need to be modified and or defined for the future 700 north vision to be achieved.

- PARKING
- STREETS
- SETBACKS
- STREETSCAPES
- ARCHITECTURE

PARKING:

To create a successful town center, parking needs to be well thought out and easily located. Parking guidelines should be written to encourage parking structures as well as a shared parking strategy. Changes to existing guidelines would need to address on-street parking, which should be encouraged in areas where it would enhance pedestrian mobility and activate the Town Center streets. Angled parking should also be encouraged in the town center. This would require the allowance of back up parking into the streets.

STREETS:

The new street pattern proposed in the 700 North Small Area Plan creates a hierarchy of street types. These types are defined by the roles each street plays in regards to traffic volumes and pedestrian experience. The Guidelines and ordinances would need to be revised to address the various street types related to the specific districts. Each street type would need to consider the lane width requirements, on-street parking, and mobility options.

SETBACKS:

Setbacks help ensure that each building considers its relationship to the public realm and helps create human-scaled streetscapes and open spaces. Current guidelines outline a 20-50 ft setback from 700 north; this would need to be revised to require setbacks allocated based on the building location within the proposed district and its interaction with the street and public realm.

STREETSCAPES:

The streetscape will vary based on its interaction with the streets and the buildings. The streetscape should consider as an important part of pedestrian mobility and experience. The streetscape can help to define certain districts as well as create a uniform design. The current ordinance would need to be revised to consider streetscape based on the district they are in. As an example, wider sidewalks with trees in tree grates should be promoted in the Town Center. Sidewalks separated by tree-lined park strip should be installed to separate cars and pedestrians from faster-moving streets. Requirements for curvilinear sidewalks should be removed from the requirements to help promote mobility throughout the site.

ARCHITECTURE:

The architecture for this site should be carefully considered and should require a very high degree of design. The current requirements in the design guidelines are a good starting point, but based on the proposed master plan, the guidelines should be revised and should also be added to encourage the right types of building within the right areas (districts) of the master plan. Architectural guidelines need to be carefully written to encourage good design solutions and be very clear on the building’s interaction with its surroundings. The current guidelines relate to a broader view of the 700 North area; now, with the introduction of the concept plan, the guidelines would need to be specific in how a building should function within its district. The current guidelines also need to be revised for clarity between guidelines and images/graphics representations. Additional building types should be outlined in the guidelines to promote parking structures/ incubator space and office buildings and residential structures, while single-family homes should be removed.

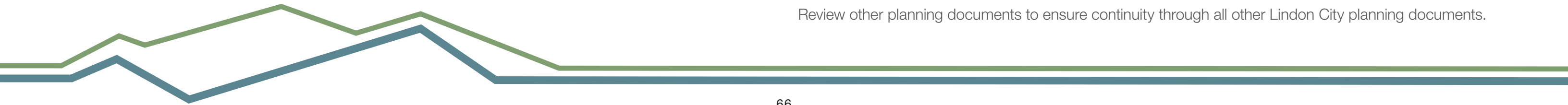
SUMMARY:

To ensure the vision and goals for the proposed 700 North Small Area plan are met, the city ordinances and the Lindon Commercial design standards should be modified to align with the concept outlined in this document. Due to the lack of continuity between the city ordinance, the commercial design standards, and the concept plan, revisions should be closely evaluated for the discrepancy between each other and other planning documents to create a cohesive vision for the implementation of the 700 north small area plan.

NEXT STEPS:

Revise both the Commercial Design Standards and the city Code to address the discrepancies between the two documents, and modifications needed to create the vision outlined in the 700 North Lindon Small area plan.

Review other planning documents to ensure continuity through all other Lindon City planning documents.



8.2 NEXT STEPS

PLANNING AMENDMENTS SHORT TERM GOALS

Modify Code and Design Standards.

- Design Standards should be rewritten to clarify the city’s vision and implementation of the proposed concept plan.
- City Codes should be modified in conjunction with the revision to ensure cohesion through all planning documents.
- Evaluate other planning documents to ensure continuity, such as the street tree master-plan and trails network, etc.
- Amend the Lindon Village zoning to address the vision. New development shall require a comprehensive master plan to create continuity between sites consistent with this document’s vision and applicable to the standards.
- The City of Lindon should adopt TOD planning principles by ordinance.

Modify the proposed Anderson Farm Multifamily development.

- Redesign the layout of the proposed multi-family development to better address the proposed roads and pedestrian connections to enhance walkability and connections to the transit station.
- Buildings should be sited and designed so they address the proposed street and parking should be provided behind.

ECONOMIC DEVELOPMENT SHORT TERM GOALS

Create initial development focus around the Town Center

- Public-Investment in infrastructure should be used to catalyze future development.
- Update the Community Redevelopment Agency to incentivize investment to the town center consistent with the 700 north masterplan.

Solicit development partners and commercial tenants.

- Public-Private partnerships are key to funding TOD developments.

- The City Should be activity soliciting development partners and commercial tenants which share the vision for the Lindon 700 North Site.

ECONOMIC DEVELOPMENT LONG TERM GOALS

Create a “Brand” for the Town center and surrounding districts.

- Create an Image that is unique to the community character of Lindon.
- A Brand should be developed for the site to create interest and describe the vision to potential developers as well and employees/employers.
- A Brand is more than a description of the site but should create an emotional connection to the community.
- Establish a steering committee for the town center to assist with branding and outreach opportunities.

INFRASTRUCTURE SHORT TERM GOALS

Create connections from existing developments

- Develop Pedestrian and vehicular connections between the Anderson farm development and town center.
- Create a connecting road around the proposed multifamily development to the east side of the town center.

Extend trails into development

- Extend trail to nearby parks and development to improve pedestrian connection.

Obtain BRT Station

- The BRT would bring additional ridership and mobility options to the site.

LONG TERM GOALS

Obtain TRAX Station

- TRAX Station will bring additional mobility to the site

Create Sustainability Standards





9 *APPENDIX*

A. RETAIL AND RESIDENTIAL NEEDS CHART

B. LINDON CITY COMPARISON GRAPHS

A. RETAIL AND RESIDENTIAL NEEDS CHART

Most communities are built with roughly 25 square feet of retail shopping space per capita. This historical number is notably high, given the continued trends of more online shopping. Developers now indicate that equilibrium is closer to 15 to 20 square feet per capita. Trends that have accelerated during the global pandemic have led to a further decrease in the required square feet per capita. For Lindon, the City has captured a significant amount of spending of neighboring residents, resulting in a historical trend of more retail square feet per capita than many other communities. Overall retail capture is near 300 percent in Lindon, suggesting that in-city spending is nearly 3.0 times greater than what is considered a level of equilibrium for a city with Lindon’s characteristics.

Accounting for the proposed population increase that may occur within the study area (using a range in median household sizes based on a mixture of single-family, town home, and apartment homes), new retail needs are estimated. Consideration is given for needs at between 15 and 20 square feet per new resident, and with additional square feet for capturing purchases of residents of other cities. While the pandemic has notably changed shopping trends (suggesting that Lindon’s capture rate may decline as more purchases are made online, from the homes of those living outside of the city), Lindon will likely continue as a desirable retail location. Consequently, a “middle ground” ratio of historical sales per capita and new shopping trends is applied to the new population growth anticipated for the study area. A range of 70 to 140 square feet per residence (depending upon the median household size) is applied to proposed residential units, highlighting the amount of supportable retail square feet in the study area.

Retail Needs - No Capture of Surrounding Markets		Single-Unit Need	Number of Units				units
			50	100	200	400	
New Needed Retail Square Feet Per Household - Single-Family	70	sf	3,500	7,000	14,000	28,000	sf
New Needed Retail Square Feet Per Household - Townhome	52.5	sf	2,625	5,250	10,500	21,000	sf
New Needed Retail Square Feet Per Household - Apartment	35	sf	1,750	3,500	7,000	14,000	sf

Retail Needs - Capture of Surrounding Markets Per Historicals		Single-Unit Need	Number of Units				units
			50	100	200	400	
New Needed Retail Square Feet Per Household - Single-Family	210	sf	10,500	21,000	42,000	84,000	sf
New Needed Retail Square Feet Per Household - Townhome	158	sf	7,875	15,750	31,500	63,000	sf
New Needed Retail Square Feet Per Household - Apartment	105	sf	5,250	10,500	21,000	42,000	sf

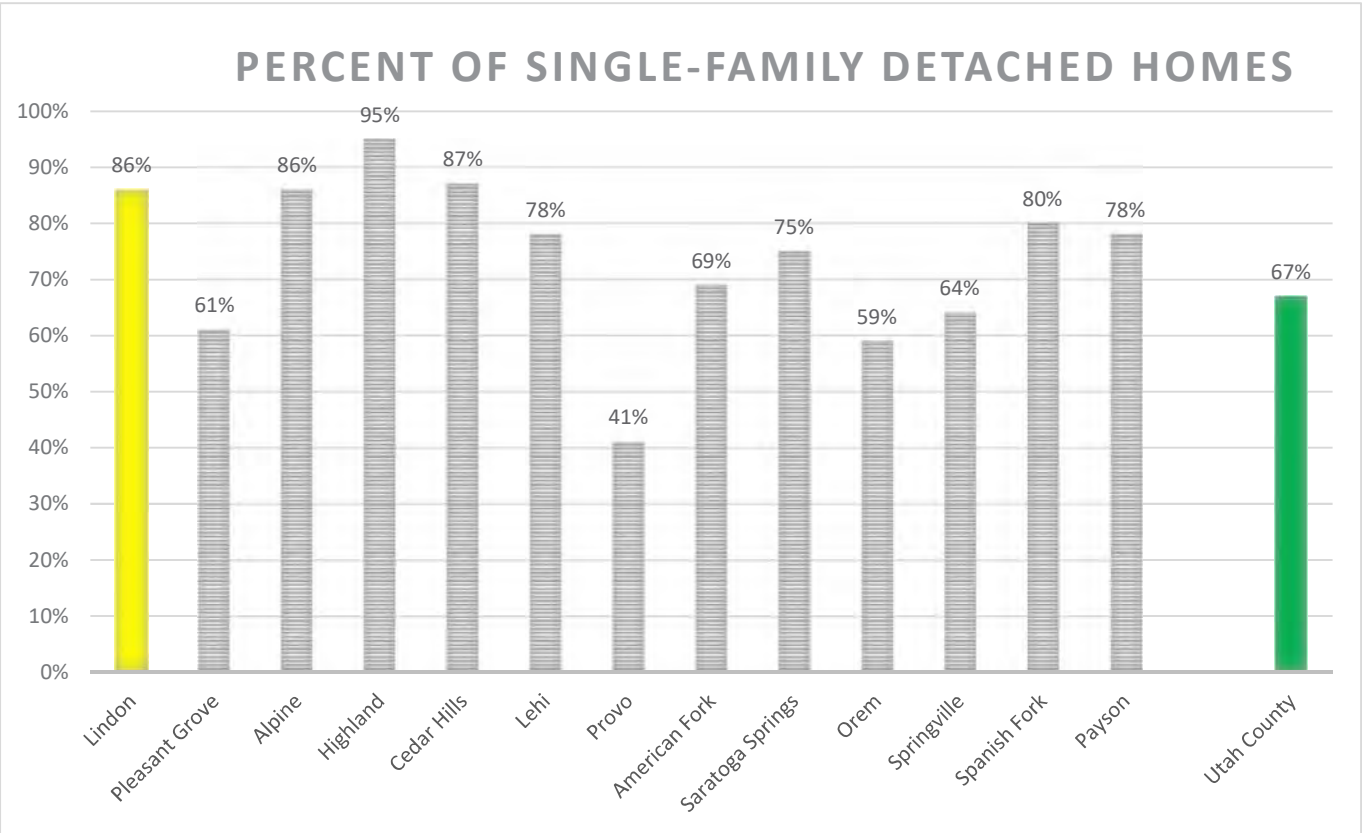
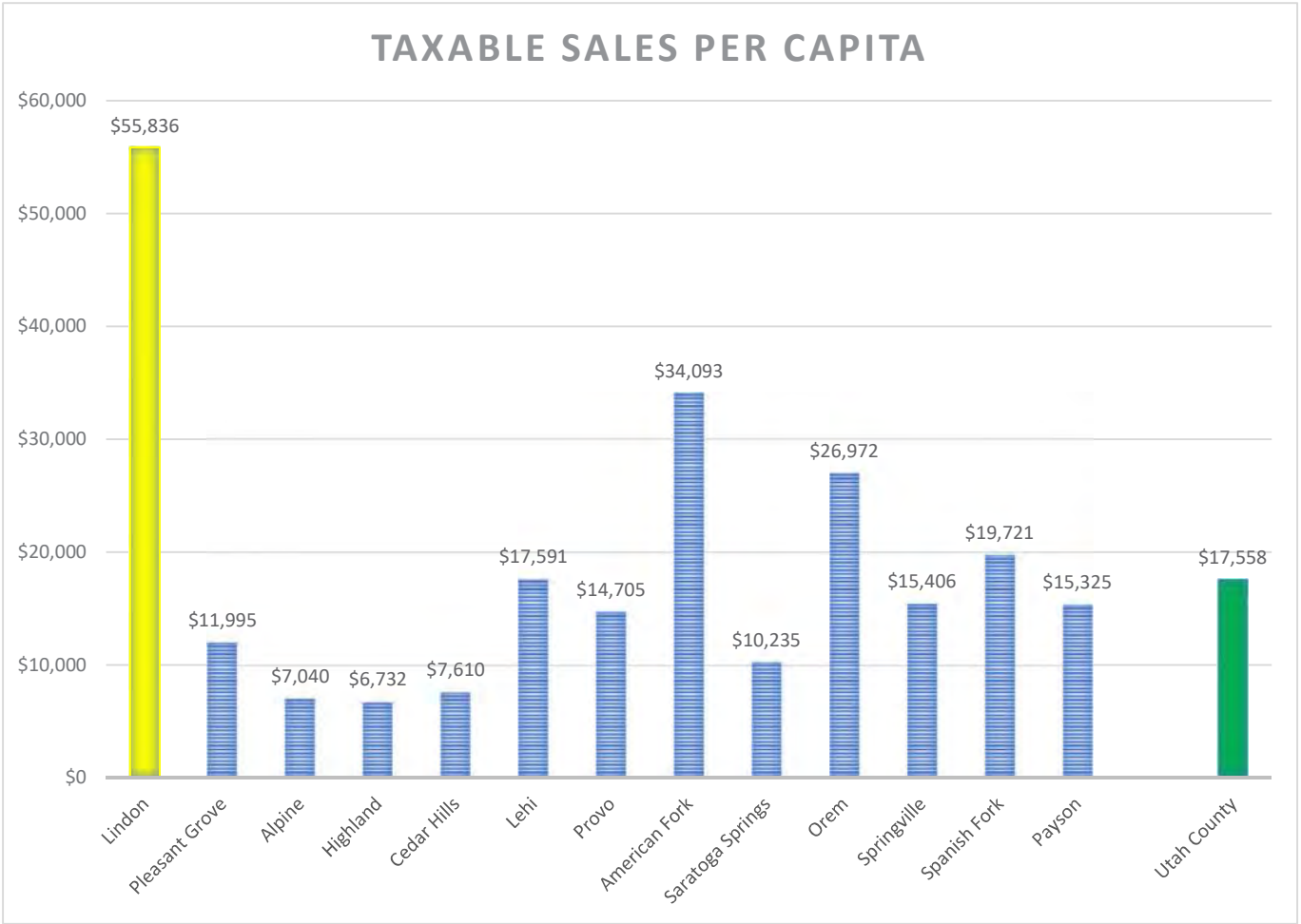
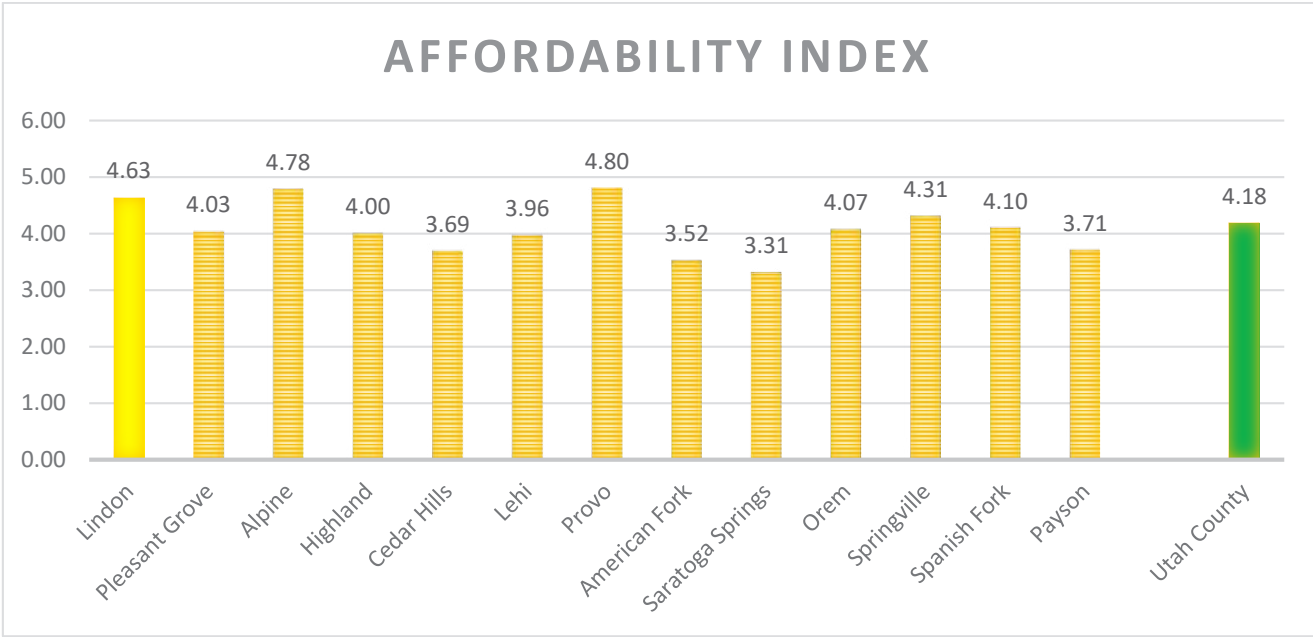
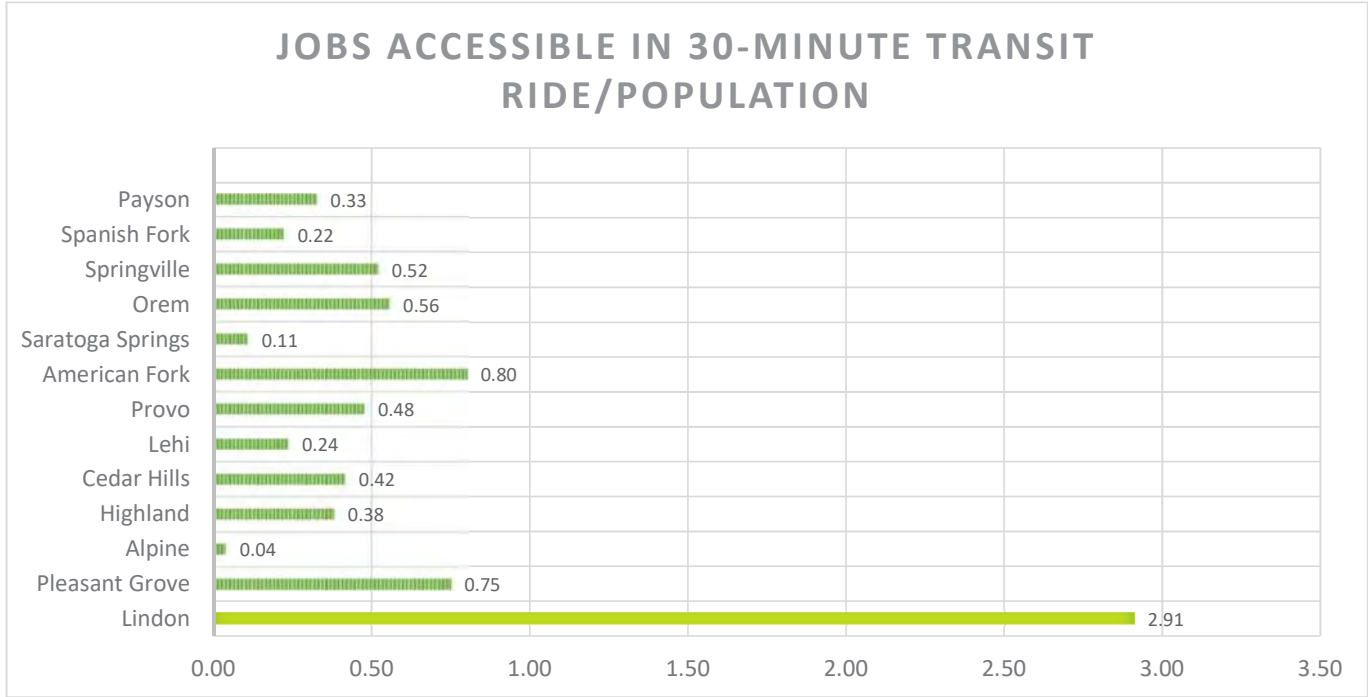
Retail Needs - "Middleground" Capture		Single-Unit Need	Number of Units				units
			50	100	200	400	
New Needed Retail Square Feet Per Household - Single-Family	140	sf	7,000	14,000	28,000	56,000	sf
New Needed Retail Square Feet Per Household - Townhome	105	sf	5,250	10,500	21,000	42,000	sf
New Needed Retail Square Feet Per Household - Apartment	70	sf	3,500	7,000	14,000	28,000	sf

The table above shows the total amount retail square footage (sf) that is required by each new type of residential development.

Table Produced by: Zions Public Finance, INC.

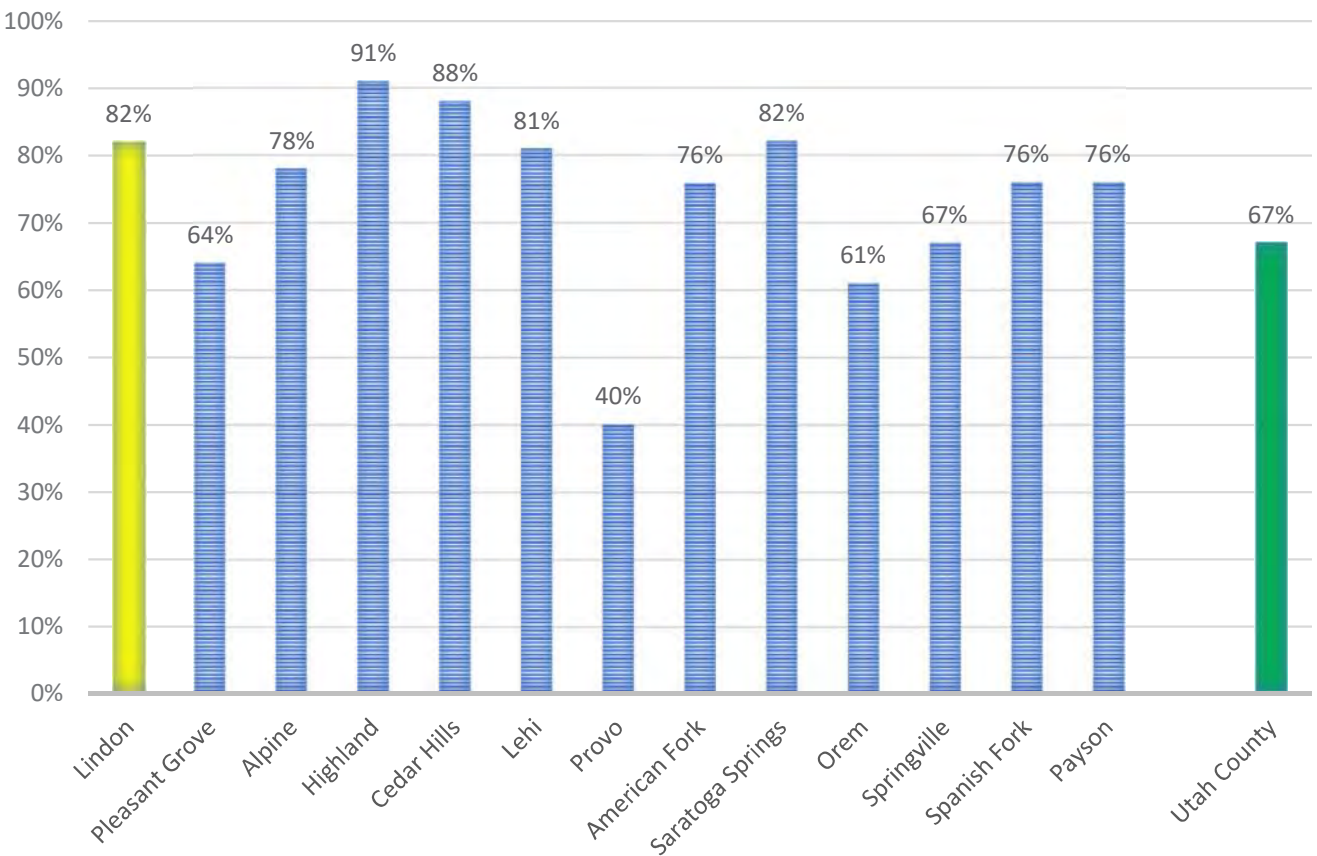


B. LINDON CITY COMPARISON GRAPHS

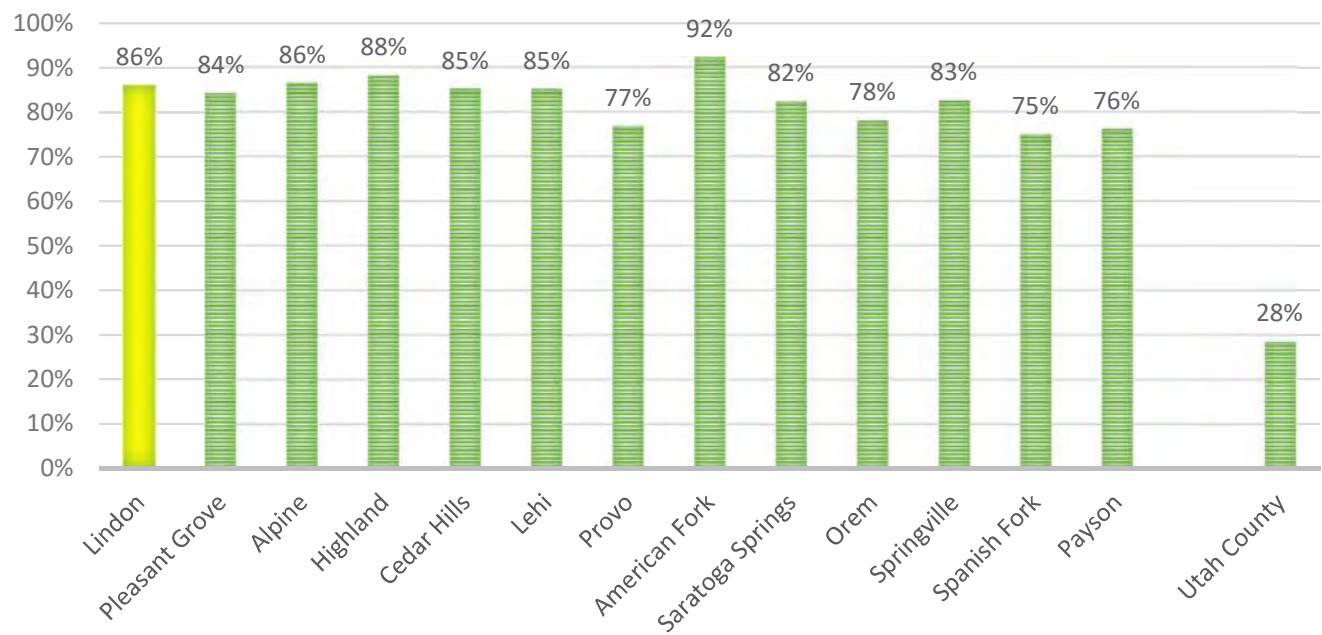


Provided by: Zions Public Finance, INC.

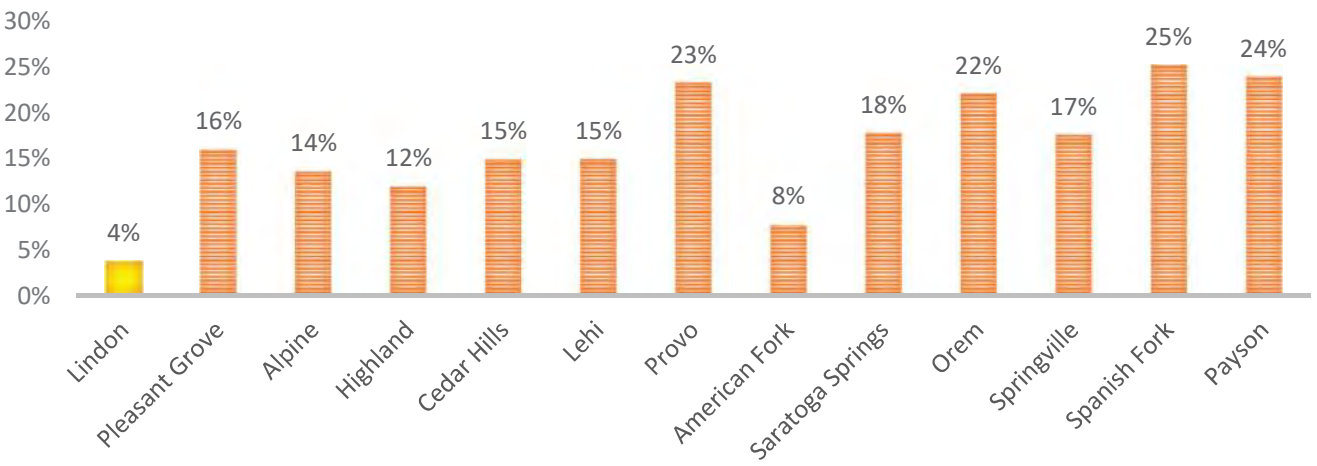
PERCENT OF HOME OWNERSHIP



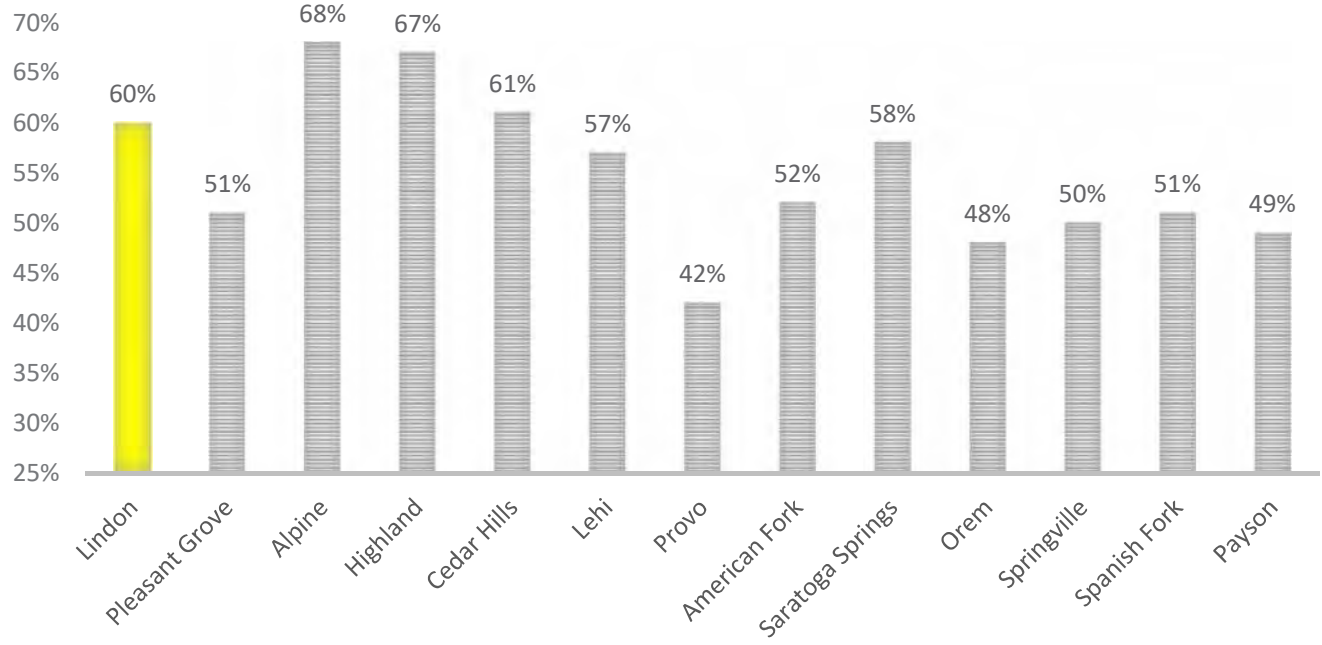
PERCENT OF TOTAL EMPLOYEES THAT COME INTO CITY/AREA



PERCENTAGE OF EMPLOYEES THAT LIVE AND WORK IN CITY



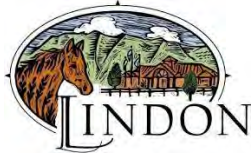
HOUSING AND TRANSPORTATION COSTS AS % OF INCOME



Provided by: Zions Public Finance, INC.

PAGE INTENTIONALLY LEFT BLANK





A Vision For The Future

Lindon 700 N Corridor

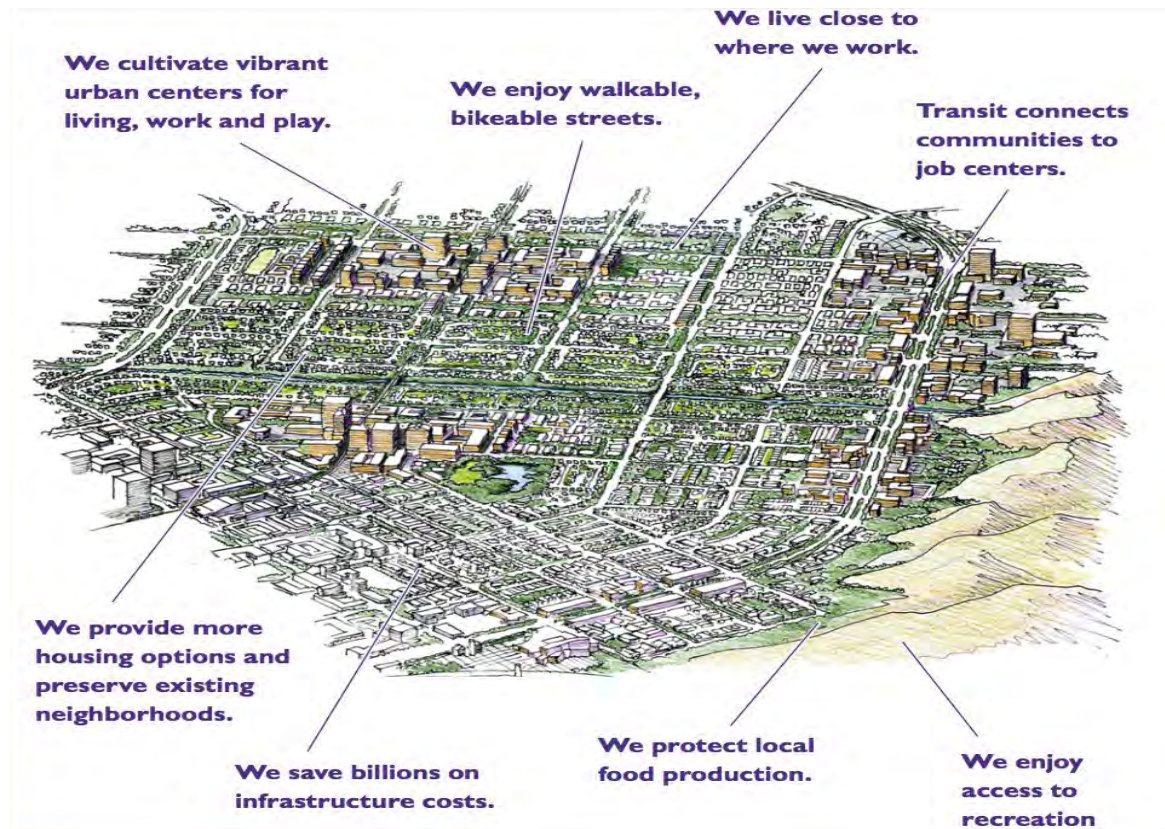


Inspiring Places - Architectural and Landscape design that creates an inviting and prestigious image for business, dining, retail, recreation, and living.

- Mixed use
- Heightened Standards
- Sustainability
- Synergy



Wasatch Consortium 2050 - State Vision on a macro level



Lindon City 700 North Corridor Committee Body:

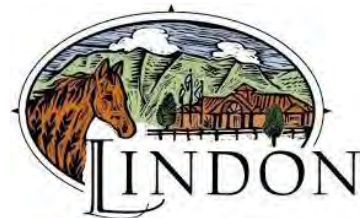
Chair: Carolyn Lundberg - City Councilmember

City Council: Matt Bean and Jake Hoyt

Planning Commission: Sharon Call (President) and Bob Wily

City Staff: Hugh VanWagenen and Adam Cowie

Citizens: Dan Fish, Mike Vanchiere, Eric Anthony, Wayne DeVincent, Ron Anderson, Joel Kester, Kevin Long



Good, Better, Best

Lindon



Cedar Hills



What elements make these two buildings from the same retailer different?

Big square box building vs alcoves and curves
 Pavers vs. Asphalt
 Fenestration (windows) vs. little or none
 Abundant landscaping and raised boxes
 Plaza provides pedestrian interest and seating area
 Variety in elevations and peaks

Architectural Articulation (protruding vs. recessed)
 Building Massing (creating human scale)
 Break-up of monotonous roofline
 Variety of finish materials (brick, stucco, copper, stone, split face, crown moulding)

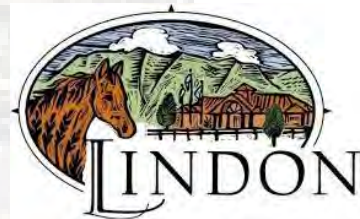
How vision & standards affect development outcomes

Lindon vs. Cedar Hills Walmart Street Views

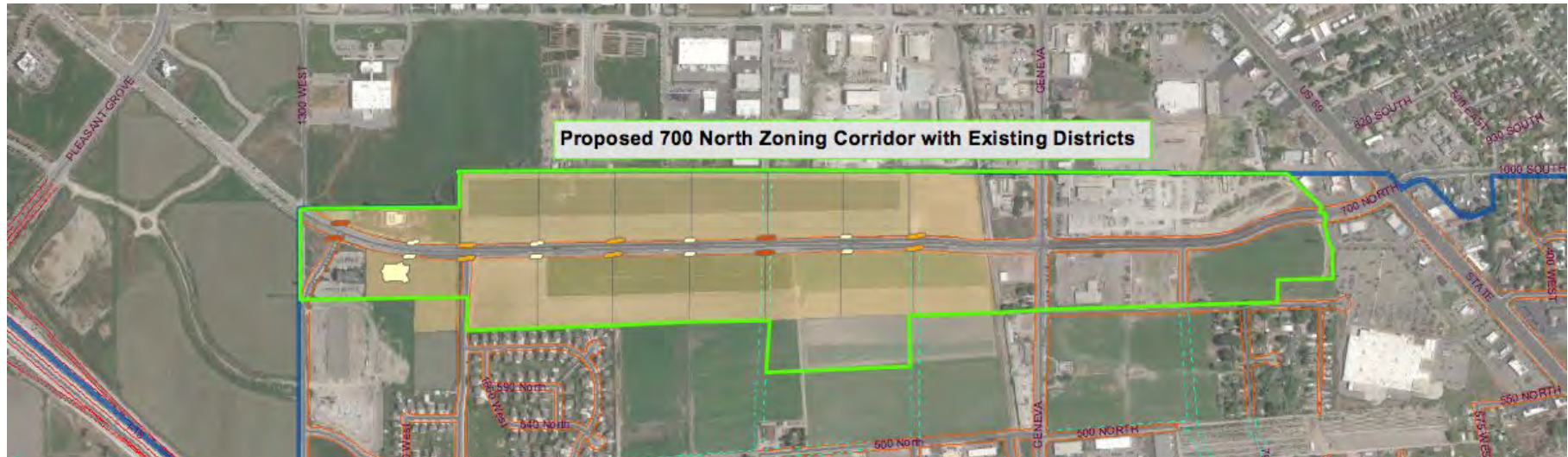


700 North Committee Mission

- Identify a vision, name, and boundaries for a 700 N Specific Area Plan
- Define values of Lindon - present and future
- Create an attractive gateway into Lindon
- Identify goals for this unique Economic District
- Recommend standards
- Establish development strategies



700 North Corridor Map and proposed Specific Plan Area



ADVANTAGES:

- Visual gateway entrance to Lindon City
- Central Location in Utah County with easy access to I-15
- Simple aggregation of property owners
- Clean slate for development and planning
- Main corridor road infrastructure already built and projected to handle growth
- High traffic counts
- Future TOD site for TRAX
- Top I-15 exit for residential doors in Utah County
- Fiber
- Close to 2 Universities, well educated and above avg income demographic, low crime





We need to make land use and transportation decisions that preserve our local heritage while managing growth to enrich our community life, keep our city beautiful and neighborly as well as provide a stable revenue base.

What does “A Little Bit of Country” mean 50 years from now?

- Develop an Economic Core that will outlast trends and thrive long-term to maintain our high quality of life
- Promote well-designed Architecture and Landscape amenities
- Cherish open space and recreation with abundant landscaping, public art, water features, street furniture, and a pleasing atmosphere.
- Create community Gathering Places within mixed uses where people can shop, live, work, and play
- Offer a variety of transportation options (multi-modal) that connect Lindon to the overall region and provide excellent connectivity and healthy activities.



Lindon's Heritage, Values and Sense of Community

Lindon can stay true to our small-town roots nurturing open space as well as a neighborly environment, yet embrace economic opportunities through managed growth and setting a vision for how it will develop AND what it will look and feel like.

Lindon is a family oriented, yet business friendly community. It is rich in outdoor recreation, parks, trails, and hosts high tech companies with a robust infrastructure.

CNN Money Magazine ranked Lindon One of the "100 Best Best Places to Live In America".



Specific Area Names

What are the values and brand we want to embody?



Lindon Village

Most popular name of committee because it coordinates well with Anderson Farms community master plan and evokes a warm yet vibrant community gathering place.

Other names:

- Lindon Gateway Village
- Lindon Gate
- Lindon Center, Square, Hollow
- Lindon Crossing, Landing, Run



700 N Wish List - attract unique businesses and offerings that make it a Regional Draw

117

Hip and Classy Restaurants

- Ruth's Chris
- Cheesecake Factory
- Olive Garden or Buca de Beppo
- Red Lobster
- Market Street Grill
- Zupas
- Godiva Chocolates
- Bruges Waffles
- Sweet Tomatoes
- Cracker Barrel
- Blue Lemon
- Chipotle



Retail

- Apple Store
- Whole Foods Market
- Jewelers and nice apparel stores
- Boutique retailers and service providers
- Organic sustainable food gardens/farmers markets
- Trader Joe's
- Bass Pro
- Day Spas
- Bose



Entertainment/Other

- Hotel/Boutique accommodations
- Performance Theatre or Venue (like Hale, Covey Arts Center)
- Movie Theatre
- Class A office space, Tech, Medical or Educational Campus
- Co-working spaces and Entrepreneurial Hubs
- Health Club
- Every convenience within arms-reach

Zone Amendments

Recommendation of Land Uses to eliminate in special 700 North Corridor Zone

1. 5500 Car dealer, tire, lube
2. 6300 Light equipment, auto and truck rental
3. 7100 Indoor gun range as a primary use
4. 1241 Assisted Living (17.70 & .72 overlay)



Vibrant Communities - Creating a Sense of Place

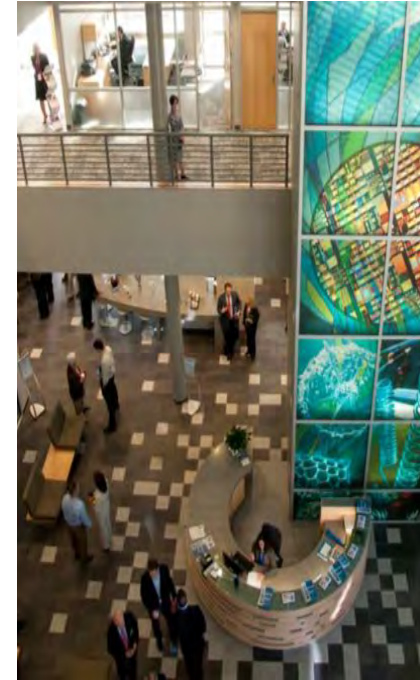


Economic development must be approached holistically. Transportation, Health, Employment and Live/Work/Play spaces, are all interconnected



Vibrant places are economic centers that connect communities with a wide range of transit options in a park-like atmosphere with abundant landscaping. They are accessible and convenient, from pedestrian and bike trails to regional rail, bus, and autos - able to move to and through the zone as a macro design focus. On grade parking is minimized, to provide more area for neighborhood amenities. The physical form of the urban fabric can encourage wellness by being walkable, accessible and promoting community interaction.

Vibrant places offer a mix of uses including residential, office, institutional, retail, cultural, and entertainment facilities that include pocket parks and open spaces.



A Lindon City Center with Transportation, Residential, Retail & Business seamlessly connecting in a park-like atmosphere.



Area outlined in Red is future city center planned in San Ramon California. Like 700N, it's bisected by a high traffic corridor street, and close but not directly adjacent to major freeway exit.

The 500 foot depth on either side of the corridor can be planned wisely with interior streets and block areas connected together by many passageways and trails weaving through them.



Ivory's Master-planned residential Community is a natural partner with bicycle, pedestrian trails and park ready to connect to Corridor businesses and future TOD site.

Suggested Lindon Design Guideline Amendments

Break-up long monotonous rooflines (determine minimum feet) by dividing elevations into smaller parts. This can be accomplished by a change of plane, projection or recess, or by varying a cornice or roofline (ie. Pitched)

Require Crown-molded rooflines. Large uninterrupted expanses of a single material are prohibited.

The apparent mass of large buildings shall be reduced and a varied architectural street appearance created by manipulating the building form using:

1. Offsets
2. Recesses
3. Changes in Plane
4. Changes in Height
5. Windows
6. Trellises
7. Berming at the edge of buildings in conjunction with landscaping can be used to reduce structure mass and height along street facades:



Appropriate use of roof plane variation and materials



Innapropriate roof plane and use of materials

Require Screening of utility/mechanical units

Ground mechanical units must be screened from view with wing walls, landscaping, or a combination of both.

Appropriate vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals.



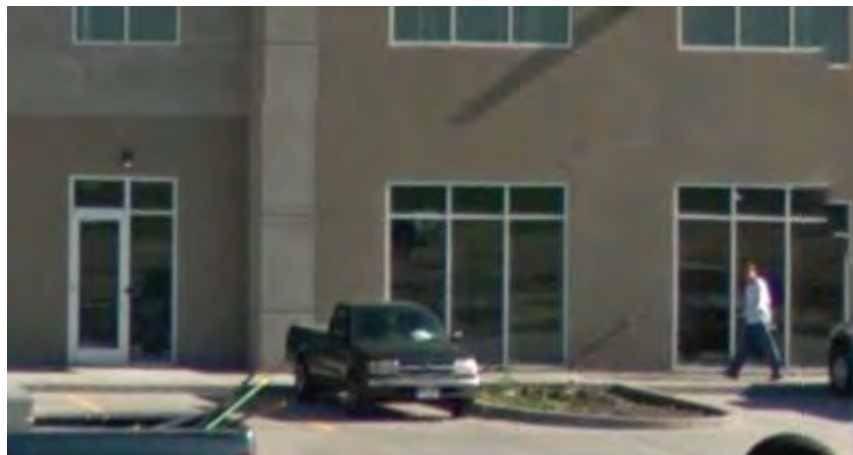
Appropriate screening of utility boxes with walls or vegetation



Innapropriate or non-existent screening

Entries - Require entries have one or more of the following:

1. Canopy, overhang or arch above the entrance (columns & pillars), Canopy or awning to create visual depth and shade
2. Recesses or projections in the building facade surrounding the entrance
3. Peaked roof or raised parapet structures over the door
4. Display windows surrounding the entrance



Articulation - enhance the visual interest of buildings

- (1) Facade modulation – stepping portions of the facade to create shadow lines and changes in volumetric spaces,
- (2) Use of engaged columns or other expressions of the structural system,
- (3) Horizontal and vertical divisions – by use of textures or materials (usually combined with facade modulation),
- (4) Dividing facades into storefronts with visually separate display windows,
- (5) Providing projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades and colonnades (providing such trellis' and awnings extend outward from the underlying wall surface at least 36-inches),
- (6) Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.



Appropriate Articulation



Inappropriate Articulation



Appropriate



Appropriate



Inappropriate building articulation

Other items for discussion

Discuss the desired mix of users and possible caps to limit the corridor being taken-over by all office, flex, etc.

Fenestration: current code allows windows to make up 80% of quality materials

What's Next?

1. Establish a name for 700 North corridor and create a specific new area Zone
2. Strengthen current standards immediately by adopting Zone Amendments and Design Guideline changes suggested by committee
3. Create a Specific Area Plan Document for this unique economic “District” in Lindon that will encourage coordinated development
4. Study other cities’ design and specific area documents, selecting best elements to adopt (ie. architectural requirements, street furniture, benches, landscape boxes, lighting, etc.)
5. Prepare updated 700 North marketing materials and city website information
6. Participate in organizations (ULI, and other networks) to market to master developers or desired retail/ commercial entities

- 9. Review & Action — Island Dance Studio.** The Mayor and Council will review and consider for approval the site plan request by the Island Dance Studio to extend the final date for building improvements to be completed for the property at 172 S. Main Street. Planning Director, Mike Florence will present. (20 minutes)

See attached materials from the Planning Dept.

Island Dance Studio Building Improvement Extension Request

Date: December 7, 2020

Applicant: Lindon City

Presenting Staff: Michael Florence

Motion

I move to (*approve, deny, or to continue*) the request for a building improvement extension as required in ordinance 2020-9-0

Overview:

- Island Dance Studio made application for site plan approval and amendment to the Lindon City zoning map to rezone the property to the Residential/Business Overlay Zone on January 6, 2020.
- The planning commission granted site plan approval and a recommendation to the city council to amend the zoning map on April 28, 2020. Site Plan approval was approved with the following conditions:
 1. Site plan approval is contingent upon Zone Map Amendment approval from the Lindon City Council to rezone the property to the Residential Business District Overlay Zone (RBO);
 2. The plans will meet relevant specifications as found in the Lindon City Development Manual;
 3. The applicant will comply with all bonding requirements;
 4. The applicant will ensure that customers follow the proposed pick up and drop of requirements as explained in the staff report;
 5. The applicant will obtain a building permit and meet commercial building requirements for the primary structure on the property;
 6. The business will comply with the maximum occupancy requirements for the primary structure;
 7. The applicant will continually hold a business license with Lindon City and will comply with the additional business license requirements for the RBO zone;
 8. The applicant will complete the site improvements by December 31, 2022; and
- The City Council granted zone map amendment approval on June 1, 2020 with the following conditions:
 1. The applicant complies with all site plan, building permit, and business license approvals and requirements for the Residential Business District Overlay (RBO);
 2. All building improvements are completed by December 31, 2020; and
- Island Dance Studio submitted plans for a building permit on May 22, 2020.
- The first review of the building plans was completed on June 26, 2020. Because of the commercial aspect of the building structure, the City is requiring that all sheets of the plans be stamped by an architect.
- To this date, the City has not received updated building plans for a second review.
- Island Dance Studio has a current business license through December 31, 2020.
- It is staff's recommendation that if the City Council grants an extension then the extension should be tied to the business license. That the business license would be suspended if the building improvements are not completed by the extended date.

Exhibits

- Letter from the applicant
- June 2020 City Council meeting minutes

Dec. 1, 2020

Lindon City Council
Re: Island Style Dance

Dear Council,

I am writing to give a general update on the status of the project in conjunction with our request for and extension of time. The extension is needed to be able to meet the conditions as set in the zone approval that was granted earlier this year.

Prior to applying for the site plan and zone change we had been working with city officials and had plans ready to go. We submitted those plans and thought things would move smoothly and quickly. That was not the case. We are in the middle of doing an entirely new set of building remodel plans and a new commercial code review to complete our submittal to get a permit. Contrary to our previous discussions the city official has required an architect's stamp on the plans which was totally unexpected. While we are getting that done it has caused a big delay. It took a big chunk of time just to figure out what was happening with the plan check and to get on the same page with what is being required. The city sent things out to the third-party review because this is being considered under commercial code and not a residential. We will most likely not even have the building permit by the imposed deadline of December 30, 2020.

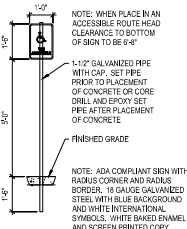
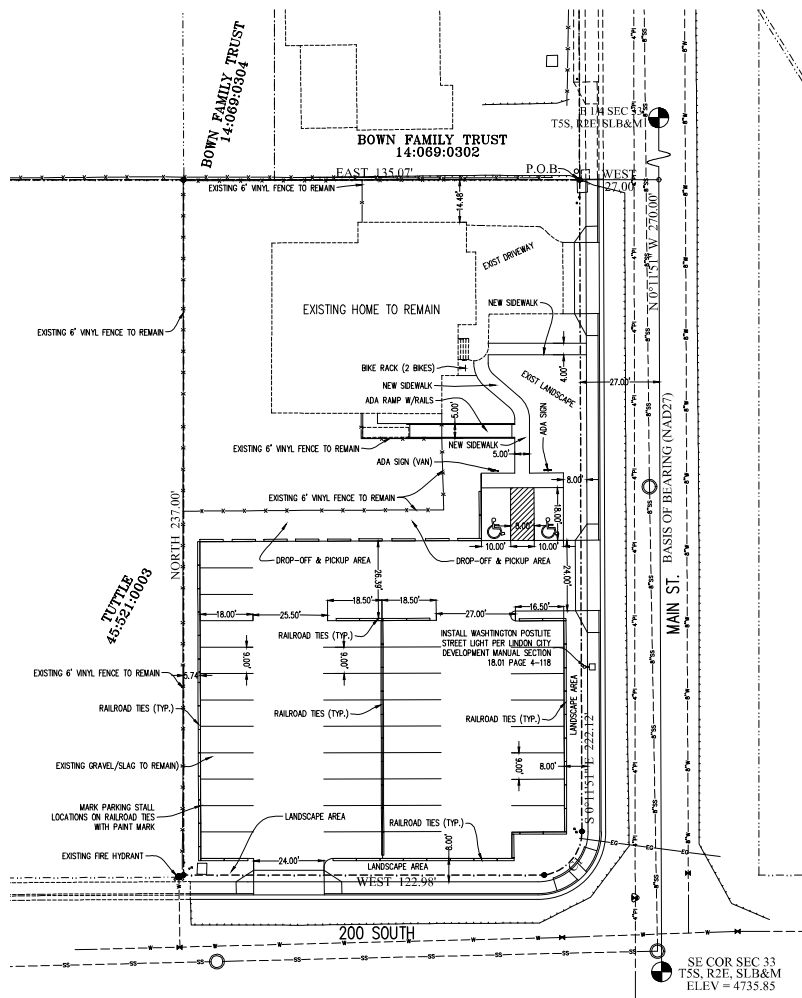
Normally this wouldn't take as long but to save on cost so that all the money can be used for the improvements the design work is being done through the office after hours. As time has passed and this pandemic still rages on, the financial effects are still weighing heavy on our business and personal life. We recently just reopened again for limited use and classes after being closed for 90% of November due to COVID spread associated with the ballroom community as well as personal cases. Regardless, we need more time to obtain the city issued permits and work through the process. We would request that an extension be granted and a requirement that once the proper building permit is obtain and issued by the city a six-month completion timeframe be allowed. We will still need to navigate weather, COVID, our home and our students. Adding contractors for a remodel will take coordination to protect everyone.

We appreciate your time and are happy to answer any concerns or questions you may have. Your consideration of this request is important to us as we want to comply with the requirement placed on the approvals for the zone change and site plan.

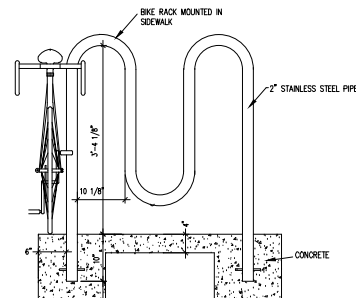
Sincerely,

Lani Podzikowski
Owner, Island Style Dance

ISLAND STYLE DANCE STUDIO



ADA VAN SIGN DETAIL



BIKE RACK DETAIL

PARKING TABULATIONS:

TOTAL BUILDING OCCUPANCY IS 205.1 INDIVIDUALS.
THE PARKING REQUIREMENT FOR HOME INSTRUCTION IS 1 PER 6 STUDENTS AT PEAK OPERATIONAL HOURS.
THE PARKING REQUIRED IS 205.1 INDIVIDUALS/6 STUDENTS = 35 STALLS.
TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 40
ADA STALLS REQUIRED AND PROVIDED: 2
BIKE PARKING REQUIRED/PROVIDED: 2

LEGAL DESCRIPTION

Beginning at a point located North 0°11'51" West along section line 270.00 feet and West 27.00 feet from the Southeast Corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian;
thence South 00°11'51" East, a distance of 222.12 feet; thence along the arc of a 15.00 foot curve to the right through a central angle of 81°55'22" for 21.45 feet (chord bears South 40°49'53" West 19.67 feet); thence West, a distance of 122.98 feet; thence North, a distance of 237.00 feet; thence East, a distance of 135.07 feet to the point of beginning.
Containing 32,062 square feet or 0.7360 acres, more or less

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	21.45	81°55'22"	19.67	S 40°49'53" W

LONG TERM STORM WATER POLLUTION PREVENTION MAINTENANCE PLAN NOTE:

WITH ALL ON-SITE DRAINAGE SURFACE FLOWING TO THE PROPOSED RETENTION BASIN, THERE ARE NO STORM WATER FACILITIES THAT REQUIRE MAINTENANCE. ALSO, SINCE THE PARKING LOT IS PROPOSED TO REMAIN AS GRAVEL, THERE ISN'T A PARKING LOT TO SWEEP. THE LONG TERM STORM WATER POLLUTION PREVENTION MAINTENANCE PLAN WILL BE PROVIDED WHEN THE PARKING LOT IS PAVED AND IF ANY UNDERGROUND STORM WATER IMPROVEMENTS ARE ADDED IN THE FUTURE.



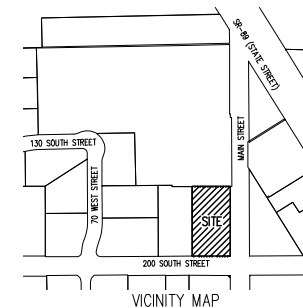
Surveyor: Aztec Engineering, Inc.
c/o Aaron Thomas
801-552-2933

BENCH MARK		REVISIONS	
Rev.	Date	Description	
1	02/25/20	REVISED PER CITY COMMENTS	
2	04/17/20	REVISED PER CITY COMMENTS	
3	04/23/20	REVISED PER CITY COMMENTS	

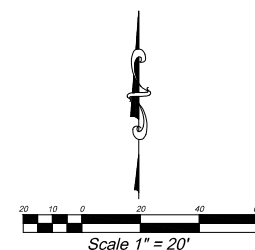
SOUTHEAST CORNER, SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4735.85

Island Style Dance Studio, L.L.C.
c/o Kelli Padkowski
801-755-7238

EXCEL
ENGINEERING
David W. Peterson, P.E. License #14581
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 755-7238 dave@excelinc.com



VICINITY MAP



Scale 1" = 20'

TABULATIONS:

TOTAL AREA: 32,062 S.F.
LANDSCAPING AREA: 11,367 S.F. = 35.5%
BUILDING/PARKING/CONCRETE AREA: 20,695 S.F. = 64.5%

GENERAL NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
3. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
4. UNIFORM STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
5. ZONE-HR-20 WITH RFR.
6. NO NEW UTILITIES ARE REQUIRED FOR THIS SITE.
7. THIS LOT IS LOCATED IN ZONE C, FEMA FIRM COMMUNITY PANEL NUMBER 490210 0005 C, EFFECTIVE DATE FEBRUARY 15, 1986.
8. GARBAGE COLLECTION IS HANDLED BY INDIVIDUAL GARBAGE CONTAINERS. NO DUMPSTER ENCLOSURE IS PROPOSED.

SHEET INDEX

- C1 SITE & UTILITY PLAN
- C2 GRADING PLAN
- C3 TBC PLAN/PROFILE
- C4 EROSION CONTROL PLAN
- C5 BMP DETAILS
- C6 BMP DETAILS
- C7 DETAIL SHEET

POWER NOTE:
THE DEVELOPER IS RESPONSIBLE FOR PROVIDING USABLE POWER TO ENERGIZE ALL STREET LIGHTS FOR THE DEVELOPMENT.

RAILROAD TIE NOTE:

RAILROAD TIES ARE TO BE USED TO BORDER THE PROPOSED PARKING LOT.

RAILROAD TIES ARE TO BE SECURED TO THE GROUND WITH A 1 FOOT LONG METAL STAKE PLACED AT EACH END OF THE RAILROAD TIE. THE METAL STAKES ARE TO HELP THE RAILROAD TIE FROM SHIFTING IF THEY ARE BUMPED BY A PARKED VEHICLE.

ISLAND SYTLE DANCE STUDIO			
LINDON		172 S. MAIN	
Drawn by: D.M.P.		Scale: 1"=20'	
Designed by: D.M.P.		Date: 11/18/19	
Checked by: D.M.P.			C1

SITE & UTILITY PLAN

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

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

10 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE #2020-11-
 10 O THE NEW ROAD CROSS SECTION TO BE INCLUDED IN THE LINDON CITY
 12 DEVELOPMENT MANUAL FOR DEVELOPMENT OF STREETS IN FLOODPLAIN
 12 SENSITIVE AREAS WITH THE CONDITION TO VERIFY THAT THE TURN
 14 AROUND RADIUS IS SUFFICIENT AS DISCUSSED. COUNCILMEMBER
 14 LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS
 16 FOLLOWS:

16 COUNCILMEMBER LUNDBERG AYE

COUNCILMEMBER HOYT AYE

18 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER POWELL AYE

20 THE MOTION CARRIED UNANIMOUSLY.

22 **10. Public Hearing — Ordinance # 2020-9-O;** Zone map amendment to Residential
 24 Business Overlay zone for the property located at 172 South Main Street.
 24 Application is made by Mike Podzikowski with Island Dance Studio. Parcel #
 26 14:069:0236.

28 COUNCILMEMBER POWELL MOVED TO OPEN THE PUBLIC HEARING.
 28 COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT
 30 VOTED IN FAVOR. THE MOTION CARRIED

32 Mike Florence, Planning Director, stated the applicants are requesting to rezone
 32 the subject property to apply the Residential Business District Overlay (RBO) to the
 34 property. He noted the purpose of this request is to allow the applicant to continue using
 34 the property as their residence while also allowing them to legally operate their business.
 36 The applicant's business, Island Dance Studio, has been in operation for about 3 years
 36 at the property and provides dance lessons for up to 45 students at a time.

38 Mr. Florence explained the applicants are requesting to apply the Residential
 38 Business District Overlay (RBO) to the property will allow the applicant to legally
 40 operate their business from the property if the requirements in the ordinance are followed.
 40 The ordinance requires that the applicant receive site plan approval, a building permit,
 42 and a business license to demonstrate that the requirements in the ordinance are being
 42 met. He noted the planning commission heard both the zone map amendment and site
 44 plan items at their April 28, 2020 meeting. The planning commission unanimously
 44 recommended approval of the zoning map amendment and unanimously approved the
 46 site plan with two conditions as follows:

- a. Site plan approval is contingent upon the city council approving the zone map amendment;

- 2 b. The site improvements need to be made in a phased plan as allowed under
 4 ordinance 17.17.125. The planning commission gave the applicant until
 4 December 31, 2020 to complete the site improvements.

6 Mr. Florence made note of an item that is concerning to city staff are the life
 8 safety and ADA improvements that need to be made to the residence. The applicant has
 8 stated to staff that they can have the building improvements completed by December 31,
 10 2020. Staff recommends that the ordinance be conditioned upon the completion of the
 10 improvements to the structure, which must be completed by no later than December 31,
 12 2020.

12 Mr. Florence then gave a brief history of the property explaining that in 2016, Ms.
 14 Podzikowski purchased the property on the corner of Main Street and 200 South (172
 14 South Main). At the time, the property had an old home on it and the property was split
 16 zoned with a small corner residential and the majority commercial. With plans to build a
 16 new home and operate her existing dance company from the home, Ms. Podzikowski felt
 18 the property was a good fit with its proximity to commercial operations. Ms.
 18 Podzikowski demolished the old home and build a new home under City ordinances
 20 allowing such. Upon completion of the home, Ms. Podzikowski obtained a home
 20 occupation license and began operating her dance company.

22 Mr. Florence noted not long after operations began, City Staff became aware that
 22 the number of students and contracted staff was well beyond the home occupation
 24 allowances. The home occupation requirements limit the space used by the business to
 24 500 square feet, additional staff to one nonresident, and the traffic generated by the
 26 business to five vehicles per hour. The applicant would not be able to continue operation
 26 of their business the way they currently are under these requirements.

28 Mr. Florence indicated after many discussions with City Staff on potential
 28 solutions, Ms. Podzikowski decided to apply for a new ordinance that would allow them
 30 to continue using the property as their residence while also allowing them to legally
 30 operate their business. The applicant submitted an application on May 19, 2017 to create
 32 the Residential Business District Overlay zone. The application was reviewed by the
 32 Planning Commission on June 12, 2018, July 10, 2018, and August 14, 2018 before
 34 receiving a favorable recommendation to the City Council. The overlay zone then
 34 received City Council approval on August 21, 2018.

36 Mr. Florence commented that Staff contacted the property owners in 2019 to
 36 request that they file for the RBO zone change and bring the property into compliance.
 38 Since that time the applicant has met with city staff multiple times to discuss the site plan
 38 and building requirements that need to be applied to this property in order to operate their
 40 business under the Residential Business District Overlay zone. The applicant is now
 40 requesting to apply the Residential Business District Overlay zone to their property. He
 42 noted the applicants have submitted building plans and filed a building permit
 42 application.

44 Mr. Florence went on to say the subject parcel at 172 South Main Street is
 44 currently designated in Lindon's General Plan as Commercial. The General Plan states
 46 that the purpose of the commercial area to provide areas in appropriate locations where a
 46 combination of business, commercial, entertainment, and related activities may be
 established, maintained, and protected. Commercial use areas should be located along

major arterial streets for high visibility and traffic volumes. The proposed zone map amendment would include the Residential Business District Overlay but leaving the General Commercial zone as the base zone.

Mr. Florence indicated the Lindon City code states that the purpose of the RBO residential/business district overlay is to allow small scale instruction, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets and/or within or adjacent to nonresidential zones. Development is intended to be pedestrian oriented while acknowledging the need for automobile access and parking. The standards for the district are intended to promote appropriately scaled building and site design that focuses on compatibility with existing uses. The RBO is not intended to replace home occupation permits available in residential zones throughout the city as outlined in Section 17.04.400.

Mr. Florence then went over the site requirements that must be met for a property to be eligible for a rezone to the Residential Business District Overlay zone noting all requirements are met. He then turned the time over to the applicants for comment.

Krishelle Travis, representing the applicants, addressed the Council at this time. She noted the fireproofing is the final piece along with the ADA ramp and the ADA parking as to be in compliance. They have two contractors, one for the interior and the other for the ADA items and the parking area. She noted at the planning commission meeting they talked about the phased site plan. She pointed out that because the interior is a small project, they are having a hard time finding a contractor for an attainable price.

Mr. Travis indicated they have been diligent in saving money to get this done, but because the business has been closed for the past two and a half months the funding has perpetuated the need for phasing. They will be putting in the curb, gutter, sidewalk extra asphalt, storm drain system, streetlight and the landscaping buffer. Ms. Travis stated it is their hope to have some kind of condition included with the "good faith effort" as they want to get this done as soon as possible and to also maintain their clients. Following some general discussion, the Council was in agreement to approve the ordinance amendment with the conditions listed in the motion.

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

COUNCILMEMBER POWELL MOVED TO CLOSE THE PUBLIC HEARING.
COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE #2020-9-O
TO AMEND THE LINDON CITY ZONING MAP AT 172 SOUTH MAIN STREET
(PARCEL ID NUMBER 14-069-0236) TO INCLUDE THE RESIDENTIAL BUSINESS
DISTRICT OVERLAY (RBO), WITH THE FOLLOWING CONDITION(S): 1. THE
APPLICANT COMPLIES WITH ALL SITE PLAN, BUILDING PERMIT, AND
BUSINESS LICENSE APPROVALS AND REQUIREMENTS FOR THE
RESIDENTIAL BUSINESS DISTRICT OVERLAY (RBO) AND 2. ALL BUILDING

IMPROVEMENTS ARE COMPLETED BY DECEMBER 31, 2020 3. ALL ITEMS OF THE STAFF REPORT. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER POWELL	AYE

THE MOTION CARRIED UNANIMOUSLY.

11. Review & Action —Resolution #2020-15-R; Lindon City Policy & Procedures Manual updates. The Council will review and consider updates made to the employee policy manual.

Mr. Cowie presented the summary of changes and the entire updated policy manual with the strike-out and underlined new wording included in the resolution. He noted many of these more significant updates have been previously discussed and/or approved by the City Council, and will be ratified by approval of this Resolution.

Following some general discussion, the Council was in agreement to approve the resolution updating the Lindon City Policy & Procedures Manual as presented.

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

COUNCILMEMBER POWELL MOVED TO APPROVE RESOLUTION #2020-15-R AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER POWELL	AYE

THE MOTION CARRIED UNANIMOUSLY.

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

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 6:35 PM. COUNCILMEMBER POWELL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – June 15, 2020

Kathryn Moosman, City Recorder

Jeff Acerson, Mayor

- 10. Public Hearing — Protesting / Picketing, Ordinance #2020-17-O** The Mayor and Council will review and consider for approval of Ordinance #2020-17-O relating to protesting and picketing. City Attorney Brian Haws will present. (20 minutes)

The City Council requested in a prior meeting that this ordinance be prepared for consideration due to recent residential picketing occurrences in other cities. See attached proposed Ordinance.

Sample Motion: I move to (approve, deny, continue) Ordinance #2020-17-O (as presented, or with changes).

ORDINANCE NO. 2020-17-O

AN ORDINANCE BY THE LINDON CITY COUNCIL ENACTING SECTION 9.32.110 OF THE LINDON CITY CODE PERTAINING TO TARGETED RESIDENTIAL PICKETING

WHEREAS the public health and welfare and the good order of the community require that citizens be protected in the enjoyment of their homes and neighborhoods and to the feeling of well-being, tranquility, and privacy while in their homes, as well as the freedom from being forced to be a captive audience to unwanted speech while at home, or as they leave from, or return to, their homes and dwellings; and

WHEREAS the practice of targeted residential picketing causes emotional disturbance and distress to residents, and has the potential to incite breaches of the peace and disrupt the well-being and tranquility of the home; and

WHEREAS the United States Supreme Court has upheld a municipal ordinance, which banned targeted picketing in front of residential dwellings, as a constitutionally valid law designed to protect residential privacy and to protect the inhabitants from hearing or seeing unwanted messages. The Supreme Court found the ordinance was valid because it was narrowly tailored to protect a substantial and justifiable public interest, while leaving open ample alternative channels of communication, and because it was content neutral; and

WHEREAS on December 7, 2020, the Lindon City Council considered the enactment of Section 9.32.110 of the Lindon City Code pertaining to restrictions on targeted residential picketing at a public meeting; and

WHEREAS the City Council desires to establish reasonable time, place, and manner restrictions that reconcile and protect the First Amendment rights of picketers to peacefully communicate and express their ideas with the right of persons to enjoy the right to tranquility, well-being and privacy in their residential dwellings and to enjoy such rights as they either leave or return to their homes and dwellings; and

WHEREAS the City Council finds that there are ample alternative opportunities for individuals to exercise their rights of free speech and other constitutional rights, which are not limited or affected by the proposed ordinance restricting targeted residential picketing; and

WHEREAS, the City Council finds the proposed ordinance is content neutral; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LINDON CITY, UTAH, as follows:

PART ONE: Enactment of Section 9.32.110 of the Lindon City Code.

Based on the findings set forth above, the City Council finds that the enactment of Section 9.32.110 of the Lindon City Code, pertaining to restrictions on targeted residential picketing, is in the best interest of the City. Section 9.32.110 is enacted and adopted to read as follows:

9.32.110 Targeted Residential Picketing.

1. *Purpose.* The protection and preservation of the home is of the highest public importance. The public health and welfare and the good order of the community require that citizens be protected in the enjoyment of their homes and neighborhoods and to the feeling of well-being, tranquility, and privacy while in their homes, as well as the freedom from being made to be a captive audience to unwanted speech while at home, or as they may leave from, or return to, their homes and dwellings. The practice of targeted residential picketing causes emotional disturbance and distress to residents, and has the potential to incite breaches of the peace and disrupt the well-being and tranquility of the home. Full opportunity exists for individuals to exercise their rights of free speech without resorting to targeted residential picketing. The provisions of this Section are enacted for the purpose of protecting the significant public interests stated above and not to suppress free speech rights of any particular viewpoint or any other constitutional right. This Section is intended to establish a reasonable time, place, and manner restriction that is content neutral and that reconciles and protects the First Amendment rights of picketers to peacefully communicate and express their ideas with the right of persons to enjoy the right to tranquility, well-being, and privacy in their residential dwellings.

2. *Definitions.* As used in this Section, the following terms shall have the meanings set forth below:

- a. "PICKETING" means the stationing or posting of one or more persons to apprise the public, vocally or by standing or marching with signs, banners, sound amplification devices, or other means, of an opinion, or the presence or gathering of a person or a group of people for a demonstration or protest.
- b. "RESIDENCE" means any single-family, duplex, or multifamily dwelling where the targeted occupant resides and is not used as a targeted occupant's sole place of business or as a place of public meeting.
- c. "TARGETED RESIDENTIAL PICKETING" means picketing that is specifically directed or focused toward a particular residence, or one or more occupants of a residence, and which takes place within one hundred (100) feet of the property line of that residence.

3. *Prohibition.* It is unlawful for any person, acting alone or in concert with others, to engage in targeted residential picketing of any residence in the City of Lindon.

- a. This Section shall not be interpreted to prohibit or restrict the posting or placement of signs and/or messages on private property that otherwise comply with Title 18 of the Lindon City Code.

4. *Penalty for Violation.* Any violation of this Section is a Class B misdemeanor.

PART TWO: 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.

PART THREE: 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 _____ 2020.

_____,
JEFF ACERSON
Lindon City Mayor

ATTEST:

_____,
KATHY MOOSMAN
Lindon City Recorder

- 11. Review & Action — New Aquatics Center Slide Cost Increase.** The City Council previously budgeted for a new slide at the Aquatics Center in the amount of \$300,000 from RDA and PARC Tax funds. Final estimates indicate costs of approximately \$358,080 for the recommended slide. This amount does not include any contingency costs. The Council will review and consider whether to proceed with the new slide project and appropriate the additional funds in a future budget amendment. Parks & Recreation Director Heath Bateman will present. *(20 minutes)*

See attached materials from the Parks & Recreation Dept.

Sample Motion: I move to (approve, deny, continue) proceeding with the new slide project at the Aquatics Center with direction to include the total funding in the next FY2020-21 budget amendment in the amount of \$_____.

New Aquatics Slide

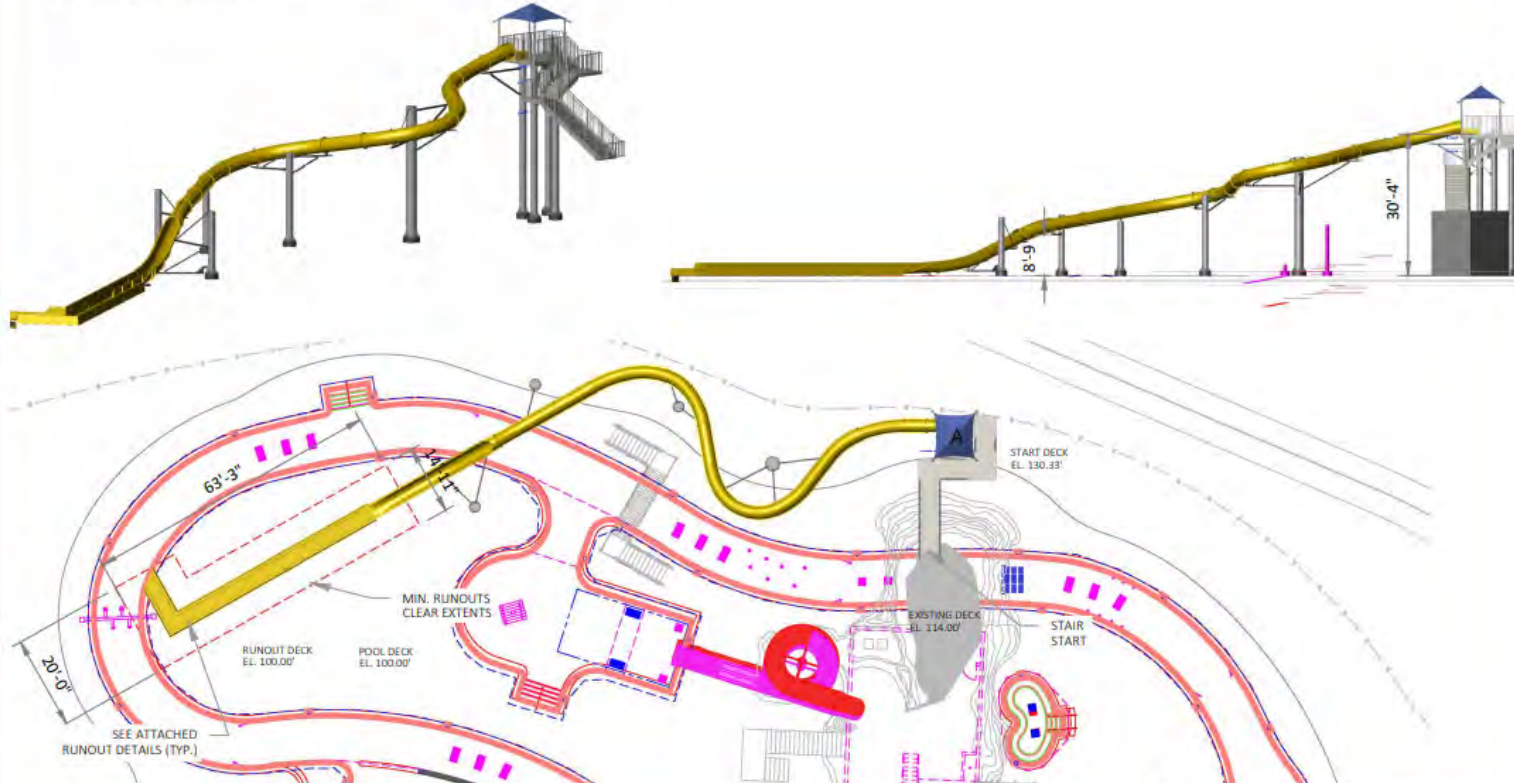






MARK	SLIDE TYPE	GPM	HEIGHT (ft)	LENGTH (ft)
A	32" ENCLOSED BODY SLIDE TO	300-500	30.33'	128.04'
	32" OPEN FLUME SPEED SLIDE			* 98.97'
	TOTAL LENGTH:			227.01'

Slide height is from finished pool/runout deck to finished start deck.
 * Slide length includes 73.25' of runout.



© 2020 - Splashtacular, LLC. All Rights Reserved.

Colors shown here will differ from actual colors due to variations in the calibration of computer monitors and printers. Translucent fiberglass depicted on this color rendering and the amount of transparency shown is only for facilitating the location of translucent fiberglass sections. Refer to actual fiberglass samples for an accurate representation of the color and transparency.

**PRELIMINARY
NOT FOR CONSTRUCTION**

This document is the intellectual property of Splashtacular, which has exclusive rights to proprietary trade secrets and confidential information contained herein. Receipt of permission to use this document does not convey any rights to use the information contained herein.

SPLASHTACULAR
Waterslides and Waterpark Attractions

401 N. East Street v. 800.844.5334

TITLE: PROPOSED SLIDE LAYOUT

PROJECT: LINDON SLIDE ADDITION

CLIENT: WATER DESIGN, INC

DATE: 11/9/2020

DESIGNER: SCM

COUNTRY: USA

BID #3

1 OF 1

Splashtacular Pricing

Item	Price
Base Bid Slide/Tower (Installed)	\$222,985

8. EXCLUSIONS

- a. Sales/Use taxes, licenses, permits and fees.
- b. Insurance coverage in excess of standard policy aggregates/limits.
- c. Performance and payment bonds.
- d. Soil reports or surveying.
- e. Notices, inspections or testing of any kind including steel fabrication inspections and material testing.
- f. Demolition and/or repairs to decks, fences and landscaping.
- g. Supply and installation of concrete footings, foundations, grouting and grounding wires.
- h. Supply, installation or modification of the pool, decks, drainage systems, deck drains, grating and holding or ballast tanks.
- i. Supply, installation or modification of plumbing, mechanical and electrical equipment including emergency start/stop equipment, piping connections and pipe supports.
- j. Temporary utilities and dumpster.
- k. Coated or painted anchor bolts and hardware.
- l. Pultruded fiberglass (painted or otherwise), aluminum, acrylic, glass or any guardrail material other than steel.
- m. Deck ropes, fences or barriers of any kind.
- n. Rafts or inner tubes.
- o. Any type of theming or rockscaping.
- p. Prevailing or union wage rates.
- q. Wall block outs, closure panels or sealing around the slide at wall penetrations.
- r. Any items not specifically stated above.

Splashtacular Add-on Pricing

Item	Pricing
Powder Coated Finish	\$11,000
Translucent Fiberglass Bands	\$3,000
Fabric Canopy	\$2,700
Lookout Tower Standing Seam Roof (match existing)	\$19,500
Galvanized Steel Themed Tree Supports	\$2,500

CEM Pricing

Pool piping, equipment, labor, demo, framework, concrete, etc. (emphasize an estimate)

Item	Pricing
CEM Work	\$106,295 (estimate)

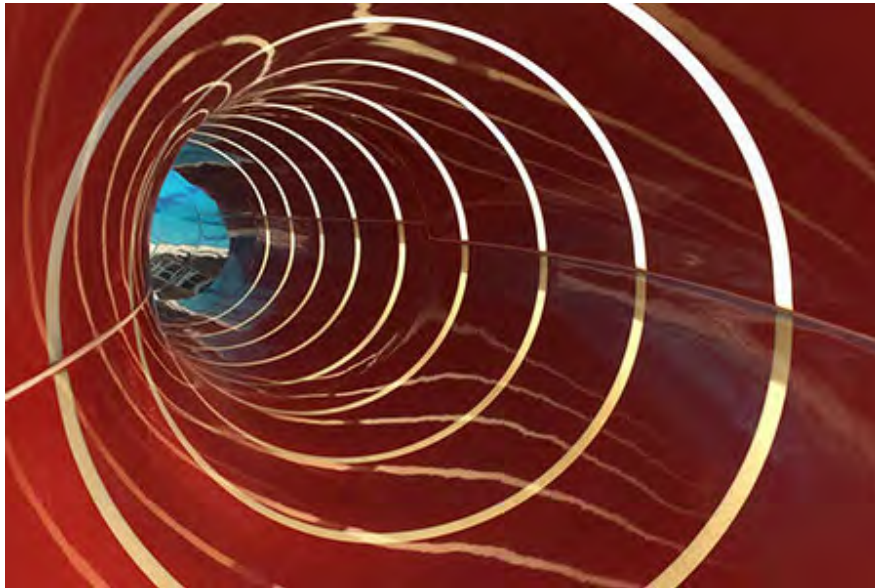
Powder Coat Finish

Additional \$11,000



Translucent Fiberglass Bands

Additional \$3,000



France Water Slide [Video](#) Example



Switzerland Water Slide [Video](#) Example

Fabric Canopy

Additional \$2,700



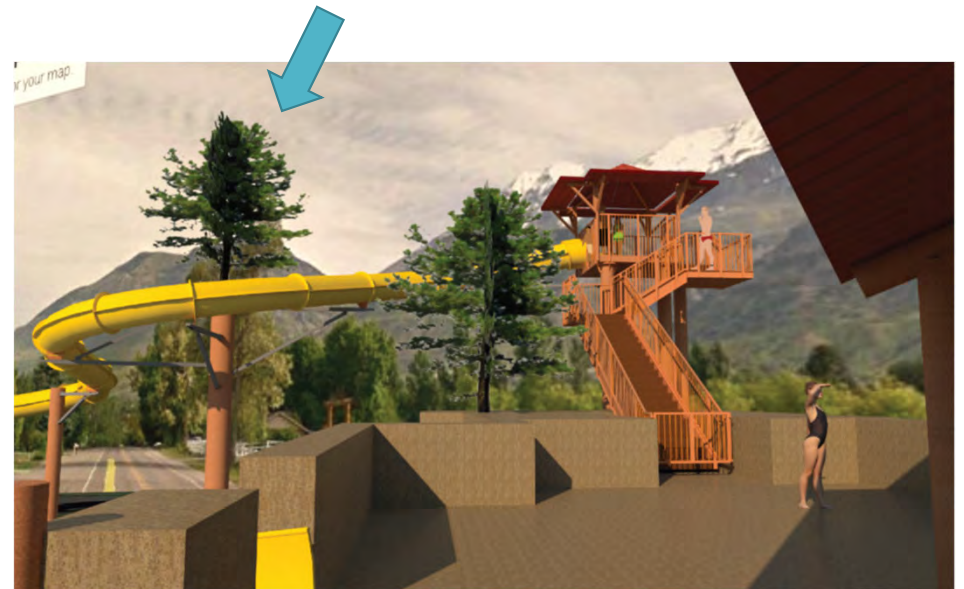
Lookout Tower Standing Seam Roof

Additional \$19,500



Galvanized Steel Themed Tree Supports

Additional \$2,500



Pricing Options

Option	Info	Pricing
Option #1	CEM + Splashtacular Base Bid w/all add-on options	\$367,980
Option #2	CEM + Splashtacular Base Bid (no add-on options)	\$329,280
Option #3	This option will be very similar to current slide. Reduce slide length/height, change spillway design, eliminate roof over tower, exclude all add-on options.	\$275,000-\$300,000

-All options do not include
VCBO/Water Design price (\$28,800)

See next page for total price

Budgeted

Item	Budgeted
RDA	\$150,000
PARC Tax	\$150,000

Planned Spending

Item	Price	Status
VCBO/Water Design	\$28,800	Currently on Hold

Options

Option	Price	Budgeted	VCBO	Additional Funding
#1	\$367,980	\$300,000	\$28,800	\$96,780
#2	\$329,280	\$300,000	\$28,800	\$58,080
#3	\$300,000	\$300,000	\$28,800	\$28,800

Maintenance and Additional Costs

Item	Costs
Slide Gelcoat and Painting	Current Slide cost \$12,000 (every 8 yrs)
Pump Maintenance	\$5,000 (every 7 to 10 yrs)
Motor Maintenance	\$5,000 (every 7 to 10 yrs)
One Additional Guard Position (Cost/14week/training/pre-season)	\$9,500 (every season)

Recommendation

Option	Total Project Cost	Additional Funding
#1	\$396,780	\$96,780
#2	\$358,080	\$58,080
#3	\$328,800	\$28,800

Considering the high cost of this amenity, the funding sources, and our hopes of increasing revenue, I do not know if the cost can be quantified as to when the slide will be paid back by additional revenue. If the Council is in favor of this new amenity at the pool, my recommendation is Option 2 this year or Option 1 after we save money and make the purchase next fall.

ADJOURN