

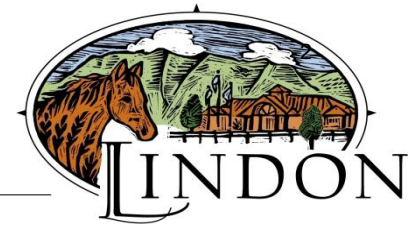
Lindon City Council Staff Report



Prepared by Lindon City
Administration

October 3, 2022

Notice of Meeting of the **Lindon City Council**



The Lindon City Council will hold a meeting at **5:15 pm on Monday, October 3, 2022** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically 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: Carolyn Lundberg, Mayor
Invocation: Jake Hoyt
Pledge of Allegiance: By invitation

1. Call to Order / Roll Call

(Review times are estimates only)
(2 minutes)

2. Presentations and Announcements

(20 minutes)

- a) Comments / Announcements from Mayor and Council members.
- b) Employee Recognition Awards: Matt Winward and Denise Brassfield

3. Open Session for Public Comment *(For items not listed on the agenda)*

(10 minutes)

4. Council Reports

(10 minutes)

5. Administrator's Report

(5 minutes)

6. Approval of Minutes: The minutes of the regular City Council meeting of September 19, 2022, will be reviewed.

(5 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 item was presented for approval.

(5 minutes)

- a) Mayor's Monarch Pledge Proclamation: This proclamation expresses support for the Monarch Butterfly and encourages recognition for sustainability and support of these beautiful pollinators.

8. Public Hearing — Zone Map Change; Wadley Farms Commercial Farm Zone. The applicant is seeking a recommendation to the City Council for this rezone to ensure his property stays in compliance with the Commercial Farm (CF) zone.

(30 minutes)

9. Review & Action — Renaming 2000 West to "Lindon 2000 West"; Resolution #2022-19-R. The Council will review and consider Resolution #2022-19-R to rename 2000 West to "Lindon 2000 West" so as to better clarify this roadway location for the traveling public.

(15 minutes)

10. Presentation — Open & Public Meetings Training. City Attorney, Brian Haws will present the required annual training on the Open and Public Meetings Act.

(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 801-300-8437, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in six 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: September 28, 2022; Time: 5:00 p.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

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

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor

Invocation: Jake Hoyt

Pledge: By invitation

Item 1 – Call to Order / Roll Call

October 3, 2022 Lindon City Council meeting.

Carolyn Lundberg

Jake Hoyt

Van Broderick

Mike Vanchiere

Randi Powell

Daril Magleby

Item 2 – Presentations and Announcements

- a) Comments / Announcements from Mayor and Council members
- b) Presentation: Employee Recognition Awards: Matt Winward and Denise Brassfield

Item 3 – Open Session for Public Comment *(For items not on the agenda - 10 minutes)*

Item 4 - COUNCIL REPORTS:*(10 minutes)*

- A) MAG/MPO, COG, UIA, Utah Lake Commission, ULCT, Mayors Youth Council, Public Relations (media) – Carolyn Lundberg
- B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities, Planning Commission, BOA - Van Broderick
- C) Youth Council Advisor, Senior Center Rep., Education Grants, CERT - Randi Powell
- D) Admin., Lindon Days, Tree Advisory Board, UV Chamber, Historic Commission, Centennial Celebration - Daril Magleby
- E) Planning/Zoning, Gen. Plan, Economic Dev. PG/Lindon Chamber of Commerce, Transfer Station Board - Mike Vanchiere
- F) Parks, Trails, and Rec., Police/Fire/EMS, Emergency Mgmt., Utah League of Cities & Towns Alternate - Jake Hoyt

Item 5 - ADMINISTRATOR'S REPORT*(10 minutes)***Misc. Updates:**

- Next regular council meetings: October 17th & November 7th
- November 2022 newsletter assignment (due last week of October): Daril Magleby
- Working on grants for Geneva Resort Park, Lake Trail and possible boardwalk system
- Utah County Health Dept. Vaccination Clinic – October 21st 2-4 pm - City Council Room
- Halloween Spooktacular – October 28th @ 6pm - Lindon Community Center
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **September 19, 2022 Regular City Council Minutes will be reviewed.**

The Lindon City Council regularly scheduled meeting on **Monday, September 19, 2022, beginning with a Work Session at 4:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

WORK SESSION – 4:15 P.M. Conducting: Jake Hoyt, Mayor Pro Tem

1. Concept Review with Evergreen Development; 700 North development proposal.

Mike Florence led this work session by stating this past Spring, Evergreen Development placed the commercial property on the southside of 700 N. under contract. He then referenced the 4 concept plans that Evergreen Development proposes to discuss with the city council tonight. He then referenced concept 4 (exhibit 9) showing what the applicant has provided in the development calculations.

Mr. Florence stated the city appreciates that the developer is looking to develop the site as one continuous development. In April 2021 the Lindon City Council adopted the 700 N. Small Area Master Plan. The document gives professional recommendations on how the corridor should be appropriately planned with a town center district, transit-oriented development/core district, and a flexible development district. He then referenced Exhibit 1 that identifies the districts and goals of each district that were adopted by the city council.

Mr. Florence noted City staff has given feedback on the proposed development plan in order to meet 700 N. the master plan. During the master plan process the city spent a lot of time designing specifically the district areas for the town center and TOD/Core area of the land use plan. The city also evaluated many other existing developments, as found in the master plan, that are constructed around a town center. City staff's opinion is that none of the designs adequately address a town center design in the developers' proposals.

Mr. Florence stated the city has always envisioned that this area would be set apart from other developments in the city by design and function. The proposed concept plans are very segmented and don't necessarily follow the district plans, goals, and policies as outlined in the 700 N. Small Area Master Plan. Each of the plans labels the open space as the town center. The town center district is intended to be much more than just an open space area. The open space shouldn't be a segmented use by itself but should be activated with buildings on its perimeter and be the focal point of the town center district.

Mr. Florence indicated the goal of the town center is to accomplish the following: "The Town Center District is an active destination core with a vibrant mix of land uses, building, and gathering areas. Placemaking, open space/plaza areas, streetscape design, and building architecture are a priority that will help create an iconic district center. A "Main Street Promenade" is proposed to activate the district and provide locations for commercial uses and gathering areas to expand their outdoor space as a public amenity." The intersection of 700 N. and Anderson Blvd will need to be redesigned in order to accommodate at future BRT station and turn lanes into the development. The buildings on those intersection corners will be important as a gateway and to address future

pedestrian activity from the BRT station. Regarding the housing component of the development, the developer is proposing between 278-306 residential units.

He noted the proposed residential is primarily located in the Flexible Development District which, according to the master plan, is “envisioned to have a mix of primarily commercial businesses that provide retail, employment, and service needs for the region and community.” The residential is designed as a very suburban model that expands over a large area. The developers plan has many of the “backbone” uses the city wants to see in the corridor. However, staff feels the overall design needs to be developed to meet the master plan and vision set by Lindon City.

Mr. Florence then presented the 700 N. Master Plan Vision, 700 N. Master Plan Project Goals, 700 N. Master Plan Districts and Goals, 700 N. Master Plan General Town Center and TOD Concept Plan, 700 N. Master Plan Concept Plaza Design, Applicant concept 1 Applicant concept 2, Applicant concept 3 and Applicant concept 4 followed by some general discussion.

Councilmember Hoyt commented that there was not one residential piece in the beginning on the 700 North Corridor. The council recognizes that this is the carrot for commercial and that this has been commercial for residential. They would like to see a high-end classy building with the town center and the project overall. When it comes to residential, they will need to work on that shear number. Councilmember Magleby stated he agrees with those statements.

Councilmember Vanchiere stated he would be more open to residential, but before he would consider that number would like to see the retail component ramped up. It would be helpful to have an idea of who the larger tax revenue entities would be. He understands there needs to be a residential component to make the project work, but wants to beef up the commercial and ideas of what that would look like; there are some boxes that need to be checked.

Councilmember Powell echoed Councilmember Hoyts comments adding it is the Town Center Concept they are envisioning. Councilmember Broderick stated he agrees with Councilmember Hoyt’s statements also.

Councilmember Hoyt invited the council to email Mr. Florence any more ideas they have as to communicate as much as we can to the group.

REGULAR SESSION – 5:15 P.M.

Conducting:	Jake Hoyt, Mayor Pro Tem
Invocation:	Mike Vanchiere
Pledge of Allegiance:	Mary Barnes

PRESENT

Jake Hoyt, Councilmember
 Van Broderick, Councilmember
 Randi Powell, Councilmember
 Mike Vanchiere, Councilmember
 Daril Magleby, Councilmember

EXCUSED

Carolyn Lundberg, Mayor

2 Adam Cowie, City Administrator
 Mike Florence, Community Development Director
 4 Mary Barnes, Planner II
 Brian Haws, City Attorney
 6 Kathryn Moosman, City Recorder

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

10 **2. Presentations and Announcements:**

- 12 a) Comments / Announcements from Mayor and Council members.
- 14 b) Mr. Cowie stated this presentation has been postponed in order for Mayor
 Lundberg to be present: Representatives from Mountain Point Medical
 Center will present information about their facilities to the Council.

16 **3. Open Session for Public Comment** – Mayor Pro Tem Hoyt called for any public
 18 comment not listed as an agenda item.

20 Lindon resident, Maxine Smith addressed the council at this time. She spoke on
 three problems and concerns she has. First issue is that they purchased ground in 1973
 22 that was divided and they asked for a public road noting they had to build the road. They
 put the sewer in in 1978 and all homes built before that paid \$250, and they paid that fee.
 24 She pointed out the city said they had to put it in. They did not furnish the road for
 another 20 years. She is asking for that money back with interest.

26 Second issue is when they built a home on that same road in 1993, they built to
 accommodate her in-laws. The City said they had to put in curb, gutter and sidewalk and
 28 they paid for that and it has not been done.

The third issue is the West boundary. It was agriculture when they moved there.
 30 The rest turned into the development called Heritage Farms. She noted Adam Cowie and
 Noah Gordon came out to look at her property about retaining the dirt. She pointed out
 32 the development did not put in the retaining wall or the dirt and she was concerned.
 When they looked at it and Mr. Cowie said the retaining wall will probably not happen.
 34 She needs the retaining wall to retain animals on her property and this should have
 happened when the development went in.

36 She is here to ask the council to address these three things. Mayor Pro Tem Hoyt
 stated he appreciates her long history here in Lindon. And he also appreciates Mr. Cowie
 38 and Mr. Gordon coming out to the property to address the issue. He stated he will follow
 up with Mr. Cowie with what has been written and documented on this issue.

40 Lindon resident, Mary Ann Anderson addressed the council at this time. She
 asked if there is some way to contact the mayor by phone and not just by email when a
 42 resident has a problem. She stated there was a deer hit on Friday morning in front of her
 mother's house that laid in front of her house by the mailbox for 5 days. She contacted
 44 the city, public works and the police department about this. The deer laid there for 5 days
 where kids walked by it from school and posed issues for garbage pickup and mail etc.

2 She had to wait for 5 days for the DWR to pick up this dead deer. Officer Farley came by
 4 and tried to resolve the problem and he did drag it across the street to the weeds. This
 6 whole issue is unacceptable. How do we go about getting more than one DWR officer to
 8 pick up dead deer. Mayor Pro Tem Hoyt directed Mr. Cowie to look at what our options
 are with this issue. Ms. Anderson also expressed her concerns with water shares as she
 turned in 11 shares that are worth a lot of money. She does not feel she should be
 mandated to have her secondary water metered; this is wrong.

10 **4. COUNCIL REPORTS:**

12 **Councilmember Hoyt** – Councilmember Hoyt reported on the recent police update on
 the city Facebook page. He expressed that he appreciates Chief Brower’s good efforts.
 14 Mr. Cowie noted both individuals have been apprehended. Councilmember Hoyt also
 mentioned we need to keep an eye on our sales tax.

16 **Councilmember Vanchiere** – Councilmember Vanchiere reported he participated in the
 18 Life Hacks 101 by the Youth Council at the Wadley Farms Castle. He noted there were a
 lot of booths and a lot of participants. He was very impressed with the young people that
 20 came. He gave kudos to everyone who was involved in this fun event. He also attended
 his first session of CERT training at the community center noting this is a worthwhile
 22 endeavor to get certified and he would highly recommend it. He also reported the Mike
 Florence and Mary Barnes do a great job in sharing what is happening in the community.

24 **Councilmember Broderick** – Councilmember Broderick reported Mr. Brown, the
 26 former president of the North Union Canal Board recently passed away which took a lot
 of institutional knowledge in regards to water.

28 **Councilmember Magleby** – Councilmember Magleby reported on the Historical
 30 Preservation Commission noting the City Centennial Celebration that will be held in
 2024. This will be a great opportunity to have a great celebration and have community
 32 members participate with the event.

34 **Councilmember Powell** – Councilmember Powell reported Life Hacks 101 was a great
 event. She expressed her thanks to Councilmember Vanchiere and Councilmember Hoyt
 36 and Mary Barnes for participating. It was well attended with 250 youth in attendance. It
 was an incredible evening and the Youth Council did a great job on the booths that were
 38 all very interesting and helpful. She gave kudos to Kelly Johnson for organizing this
 prior to the Youth Council. She noted the first meeting will be held next Monday night
 40 for the Youth Council. She also reported she attended the engineering coordination
 meeting at public works. She also mentioned last Monday was the Annual Lindon City
 42 Drill that had 87% participating rate which is great.

44 **Mayor Lundberg** – Mayor Lundberg was absent.

5. Administrator's Report: Mr. Cowie reported on the following items.

Misc. Updates:

- Next regular council meetings: October 3rd & October 17th
- October 2022 newsletter assignment (due last week of September): Adam Cowie
- Joint City Council's (AF, PG, Cedar Hills, Lindon) Meet & Eat: Mon., Sept. 26th@ 6:00pm at Community Center. Any desired topics for joint Council's social on the 26th.
- Working on grants for Geneva Resort Park, Lake Trail and possible boardwalk system
- City observed holidays - update on Juneteenth survey
- Parks & Recreation continuing to explore pickleball court issue. (Lindon currently has the second highest number of courts per capita of any city in Utah County).
- Utah County Health Dept. Vaccination Clinic – October 21st 2-4 pm - City Council Room
- Crumbl Headquarters Ribbon Cutting – Thursday, Sept. 22nd at 4:00 pm 2570 W 600 N. Lindon (NW corner of PG Blvd. interchange)
- Misc. Items

6. Approval of Minutes – The minutes of the regular City Council meeting of August 15, 2022 will be reviewed.

COUNCILMEMBER MAGLEBY TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 15, 2022 AS PRESENTED. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER VANCHIERE	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER MAGLEBY	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. Consent Agenda Items – The following consent agenda item was presented for approval.

- a) Proclamation; The Council will consider for adoption a Proclamation declaring September 17 through September 23, 2022 as Constitution Week.

COUNCILMEMBER POWELL TO APPROVE THE CONSENT AGENDA ITEM AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE

2 COUNCILMEMBER VANCHIERE AYE
 COUNCILMEMBER POWELL AYE
 4 COUNCILMEMBER MAGLEBY AYE
 THE MOTION CARRIED UNANIMOUSLY.

6 CURRENT BUSINESS

8
 10 **8. Concept Review — PRD Overlay.** Elwood Holdings submitted application for a
 concept review to consider amending the Planned Residential Development
 12 Overlay in regard to the requirement that building permits have to be issued and
 construction commenced for 25% of the commercial development prior to
 releasing building permits for residential construction.

14
 16 *Mayor Pro Tem Hoyt recused himself at this time due to a potential conflict of interest.
 Councilmember Powell stepped in as Mayor Pro Tem for this item.*

18 Mike Florence, Economic Development Director led this item by stating Elwood
 Holdings has submitted application for a concept review to consider amending the
 20 Planned Residential Development Overlay in regard to the requirement that building
 permits have to be issued and construction commenced for 25% of the commercial
 22 development prior to releasing building permits for residential construction.

Mr. Florence began by giving a brief overview of the topic regarding 550 N State
 24 Street. He noted he has been working with Amy Johnson on potential commercial options
 that she has for the property. Mr. Florence stated that this would require amending the
 26 section from current ordinance: 17.76.030 – “In order to preserve the intent of the
 General Commercial zone, building permits from Lindon City shall be obtained and
 28 construction commenced for at least twenty-five percent (25%) of the approved
 commercial square footages prior to releasing building permits for residential
 30 construction.” Mr. Florence reminded the council tonight there will be no vote, it will
 just be exploring the options.

32 Mr. Florence indicated the applicant has provided a letter explaining the purposes
 for the request. The group looking at the site is proposing to construct a school for dental
 34 hygiene and medical plaza. Renderings have been provided by the applicant of a past
 building but this is not the architecture that is being drafted for Lindon City.

36 Mr. Florence stated when the Planned Residential Development Overlay was
 being considered by the planning commission and city council, one of the most important
 38 aspects of the discussion was to preserve the commercial zoning along State Street. At
 this point, the planning commission and city council have approved the subdivision and
 40 site plan for the residential to the east and preserved the frontage for commercial uses.
 The next steps for the commercial portion of the property are to record the commercial
 42 subdivision plat and apply for site plan approval. Staff suggests that there are a number of
 options for the city council to give feedback on:

- 44 • Keep the ordinance how it is currently written.
- Remove the 25% building permit requirement since the commercial portion of the

- 2 site has been preserved and the PRD ordinance specifically prohibits residential in
the commercial area
- 4 • Modify the existing language of the PRD zone to provide an option that either the
applicant enters into a development agreement with the city for the commercial
6 construction or follow the existing code to obtain a building permit and
commence construction for 25% of the commercial development.

8

10 Mr. Florence then presented the Site plan, Applicant Letter and Proposed
development plan followed by discussion. He then turned the time over to the applicant
for comment.

12 Amy Johnson, from Elwood Holdings, Sam Wilkinson from Wilkinson Capitol,
and Sam Rodriguez from Grandpas Dental and Ensign Dental introduced themselves to
14 the council. Ms. Johnson then presented to the council the commercial options available,
stating they have had quite a few businesses interested, but they have run into some
16 obstacles due to the design implications. Wilkinson Capitol has stated they would
purchase the front and have developed a rendering of what it would look like. She
18 indicated the difficulty arises with the 25% commercial square footage design
requirement. She feels this causes those businesses to have to rush a design instead of
20 being able to take their time and design it the best for their needs. Sam Wilkinson
addressed the council explaining those businesses that are more high-end and that they
22 would like in that location, would prefer an ability to build based on their business'
needs. Mr. Wilkinson addressed the excitement of the Rodriguez family as they have
24 been Lindon residents for many years and want to see their dream of opening their family
dental businesses up in the city.

26 There was then some general discussion by the council regarding this concept
review. Councilmember Broderick pointed out that the commercial came first. Mayor
28 Pro Tem Powell voiced her concerns in regards to the preference to include Low Book
Sales so we don't have to tailor it too much. And she would like to fast track it, as to not
30 have a sticky situation.

32 Mayor Pro Tem Powell called for any further discussion or comments from the
Council. Hearing none she moved on to the next agenda item.

34 *Mayor Pro Tem Powell also called for a five-minute break at this time.*

36 **9. Discussion Item — Central Utah Water Conservancy District; Residential**
Water Efficiency Standards. The Council will discuss CUWCD recommended
38 residential landscaping standards and related water conservation programs.

40 Adam Cowie, City Administrator led this discussion item by giving a summary
stating that Central Utah Water Conservancy District has offered many rebate programs
42 to those individuals in their service area. In order for some of our residents to be eligible
for these rebates in the future they are asking cities to adopt changes to their ordinances.
44 Mr. Cowie stated that as of right now he didn't believe we had any residential

landscaping standards, other than a few maintenance standards. He then presented a few of the rebates they offer to the council.

Mr. Cowie pointed out a few of the standards addressed in the ordinance changes Central Utah Water Conservatory District they were looking for as follows: indoor fixture requirements, outdoor landscaping standards and landscaping requirements. Mr. Cowie stated that the main part that would impact the residential area requirements was where it states “lawn areas shall not exceed the greater of 250 square feet, or 35% of the total landscaped area,” and stated a concern with the restrictiveness of that. He then presented an aerial photo as a reference to show the change it would require on a property. Mr. Cowie stated he is looking for the councils input on this topic. Councilmember Vanchiere asked for clarification on the requirement. Mr. Cowie stated that in fact, if residents wanted to be eligible for these rebates, the city would have to have these ordinance requirements in place.

Mr. Cowie then presented the ordinance requirements they are wanting regarding commercial, industrial, institutional and multi-family development. They want lawn area to not exceed 20% of the total landscaped area outside of the active recreation areas. He stated we have met that requirement, so it didn’t concern him as much. He stated that we definitely want to have wise choices made in water conservation within Lindon City. The Central Utah Water Conservancy District has helped the city in many ways previously with grants. Mr. Cowie let the council know that in order to allow citizens the opportunity to participate in these rebates, we would need to make these ordinance changes by January 2023 and submitted to them showing the changes.

The council had discussion and asked Mr. Cowie if other cities are doing this. Mr. Cowie stated he will reach out for more information and bring it back before the council. He pointed out the Central Utah Water Conservancy District did request that we amend some of our commercial standards noting Mr. Florence is currently working on that.

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

10. Review & Action — Geneva Resort Park Master Plan. The Council will review and consider adoption of a master plan for the Geneva Resort Park property. The proposed park plan includes dog park areas for large and small dogs, pavilion, picnic areas, viewing tower, and mix of native vegetation/wetland areas and manicured grass areas. If the Council approves the master plan, a more detailed site plan with cost estimates will be developed and funding through grants and other sources will then be pursued.

Heath Bateman, Parks and Recreation Director led this topic by presenting the Geneva Resort Park Master/Concept Plan to the council. Mr. Bateman explained the new rendering shows the flipped dog park entries for small dogs and large dogs to the road side. He pointed out that the darker green areas of the rendering are not grass, they are native landscaping. He noted they are trying to keep all the trees they can and keep areas of it that are currently there. He then spoke on the tower they are looking into as a way to observe the wildlife in that area.

Mr. Bateman stated he had some discussion earlier with the Mayor on this, and how there was an idea of working together with Vineyard on maintenance of the new wetlands area. They also discussed making the pavilion a year-round available use area. Potential cost of the pavilion was also discussed.

Mr. Cowie gave update on the potential progress on the extension of the trail in this area. He noted this may also lead to a larger draw in the future to this location. He also presented where the new sewer station is located that Vineyard put in last year and explained that the utilities for sewer and water would run through Vineyard. He also addressed the Heritage Trail path and where it would run near the frontage road.

Mr. Bateman stated if the project gets going, they would look into applying for grants to help fund this. He added if this passes tonight, they would then move forward more on the master plan with this, and also with the process of applying for grants. Discussion proceeded with explanation of the uses of the tower, pavilion, and park amenities. Councilmember Hoyt voiced his concern of vandalism and brought up the idea of making sure there are cameras installed due to how secluded this area is.

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

COUNCILMEMBER VANCHIERE MOVED TO APPROVE THE GENEVA RESORT PARK MASTER PLAN AS PRESENTED BY STAFF WITH THE CONDITION TO WITH A MORE DETAILED COST ESTIMATE AND TO OBTAIN GRANTS. COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER VANCHIERE	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER MAGLEBY	AYE

THE MOTION CARRIED UNANIMOUSLY.

11. Public Hearing — Updated Street Lighting Standards; Ordinance #2022-14-

O. The Council will review and consider the updated street lighting standards to codify previously recommended changes within the Lindon City Land Development Policies, Standard Specifications and Drawings manual.

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

Mr. Cowie led this agenda item by explaining due to a more recent state code we must publish notice 30 days in advance on any development specification to our streets, infrastructures or utilities. He stated the proper notice has now been placed. He stated he will give a quick overview of the changes to the street lighting standards in this

ordinance. He then directed the council to make a motion to continue this to the October 17th city council meeting.

Mayor Pro Tem Hoyt called for any public comments. Hearing none he called for motion to close the public hearing.

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

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

COUNCILMEMBER BRODERICK MOVED TO CONTINUE ORDINANCE #2022-14-O REGARDING THE UPDATED STREET LIGHTING STANDARDS AS PRESENTED. COUNCILMEMBER MAGLEBY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER VANCHIERE	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER MAGLEBY	AYE

THE MOTION CARRIED UNANIMOUSLY.

12. Public Hearing — Utilities Waiver Ordinance Amendment; Ordinance

#2022-13-O. The Council will review and consider approval of Ordinance #2022-13-O amending chapters 13.12 and 13.18 of the Lindon City Code, clarifying procedures for termination of utility services for nonpayment of utility fees.

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

Brian Haws, City Attorney, began by giving a brief overview of how our current system works in regards to anyone who has missed a payment allowing them to file an appeal with the city council and their payments are stayed until able to have a hearing. Current policy is that anyone can stay their payment if they ask for it. However, the city has found that there are instances where they are finding it is happening month after month on some accounts, leading them to fall further and further behind. This ordinance amendment would still be fair but more practical for the future; this applies to irrigation and culinary use.

Mr. Haws further explained this amendment would make automatic that they could request an extension once every six (6) months. This would take the current bill they are late on and cut it into 6 payments, and each month they would have that portion of the bill added to it, to allow them more time to get caught up. In any other

circumstances where this may not work, there would be process in place where they can request a further extension that would then be reviewed by the Finance Director will see if it qualifies for an extension due to extenuating circumstances.

Mr. Haws did note that one of the sections they are looking at amending does have a section that addressed the wasting of water. He noted they will still allow that to come to the council but they will make it more consistent with the rest of the code where it will go through channels starting with public works, the city administrator then on to the city council.

The council then had some general discussion on this topic. Mr. Haws did address that the council does still act as a board of adjustment for a utility fee and that will not change if the citizen does a hardship and is looking for a greater adjustment.

Mr. Cowie let the council know that every month there are around 120 accounts each month that are on the shut off list, after notices and Everbridge messages that initial list gets whittled down to around twenty or thirty accounts to be shut off. He stated this happens each month that employees are tracking down accounts, going to the houses, locking the meters, going back after to unlock the meters, and that it is often on the same accounts each month.

Mayor Pro Tem Hoyt called for any further public comments. Hearing none he called for motion to close the public hearing.

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

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

COUNCILMEMBER VANCHIERE MOVED TO APPROVE ORDINANCE #2022-13-O AMENDING CHAPTERS 13.12 AND 13.18 OF THE LINDON CITY CODE AS PRESENTED. COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER VANCHIERE	AYE
COUNCILMEMBER MAGLEBY	AYE

THE MOTION CARRIED UNANIMOUSLY.

13. Public Hearing — Employee Reclassifications; Planner, Parks Technician.

The Council will review and consider recommendations to amend employee pay ranges for the Planner and Parks Technician positions and create tiered compensation levels for each position.

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

Mr. Cowie addressed the council for this agenda item. He noted the city has made recent adjustments to various positions at the City to create tiered levels of job categories to enable upward movement within a job field with increased responsibilities and/or qualifications. He noted these recommended changes reflect a similar goal for the Planner and Parks Maintenance Technician positions. He noted staff is recommending these changes as presented.

Planner position recommendations:

- Change name of Assistant and Associate Planner to Planner 1 and Planner 2; create new Planner 3 job category.
Planner 1 - Range 17 (\$23.70 to \$35.55/hr)
Planner 2 - Range 18 (\$25.05 to \$37.50/hr)
Planner 3 - Range 20 (\$27.88 to \$41.79/hr)
- Move current Associate Planner from Pay Range 17 to Planner 2 - Pay Range 18

Parks Maintenance Technician recommendations:

- Create Parks Maintenance Technician 1, 2, 3 positions
Technician 1 = Range 12 (\$18.14 to \$27.18/hr)
Technician 2 = Range 13 (\$19.14 to \$28.64/hr)
Technician 3 (Lead) = Range 14 (\$20.19 to 30.24/hr)
- Move current PM Tech from Pay Range 13 to PM Tech 3 (Lead) - Pay Range

Following some general discussion, the council was in agreement to approve the Employee Reclassifications; Planner, Parks Technician as presented by staff.

Mayor Pro Tem Hoyt called for any further public comments. Hearing none he called for motion to close the public hearing.

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

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

COUNCILMEMBER POWELL MOVED TO APPROVE THE EMPLOYEE PAY RANGE RECOMMENDATIONS FOR THE PLANNER AND PARKS TECHNICIAN POSITIONS AS PRESENTED BY STAFF. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT

AYE

2 COUNCILMEMBER BRODERICK AYE
 COUNCILMEMBER POWELL AYE
 4 COUNCILMEMBER VANCHIERE AYE
 COUNCILMEMBER MAGLEBY AYE
 6 THE MOTION CARRIED UNANIMOUSLY.

8 **14. Public Hearing — Employee Compensation Policies & Vacation Accrual;**
Resolution #2022- 18-R. The Council will review and consider recommendations
 10 to modify the vacation accrual policies for city employees in order to remain
 competitive in this benefit offering.

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

16
 18 Mr. Cowie addressed the council for this agenda item. He explained after
 receiving comments about Lindon's vacation accrual rates from potential and current
 employees, the City conducted a study of vacation leave time policies. He noted a
 20 comparison of vacation leave accrual rates and vacation leave policies were performed.

22 Mr. Cowie stated staff gathered information from 25 other cities, the State of Utah
 and Alpine School District. He pointed out it has been determined that Lindon City
 vacation accrual rates for non-exempt employees is significantly below average after 5
 24 and 10 years of service.

Mr. Cowie stated the proposal is that they break the 3 blocks they currently have
 26 breaking up years of service as: 1-10 years, 11 to 20 years, and 21+ years to a new layout.
 The new layout will break the years of service into 4 blocks as follows: 0 to 2 years, 3 to
 28 5 years, 6 to 10 years, and 11+ years. He then presented the vacation accrual rate changes
 for this new years of service block. Mr. Cowie then explained the different accrual rate in
 30 the areas of the non-exempt and other exempt employees. This would have no effect on
 those executive exempt employee's accrual rates rather than the years to get there.

32 Mr. Cowie then addressed some wording changes to the city policy manual in
 regard to section 6.8.7 where it will now state that we don't limit employee vacation
 34 hours, along with how much vacation time an employee can accrue. It was proposed to
 the council for a Vacation Leave buy back option, much like the Sick Leave Buy-Back.
 36 This would make it so employees that have accrued more than 120 hours of vacation
 leave may sell back to the City any amount of vacation hours over their 120-hour
 38 balance. This is only permitted during the month of November, which is the same pay
 period that the Sick Leave Buy-back option is available.

40 Councilmember Powell inquired about the ability, if there was a financial need,
 and if an employee could use this option even if they have not reached the 120-hour
 42 mark. Mr. Cowie stated he is willing to draft that into the policy if the council approves
 that option.

Following some general discussion on this issue, the council was in agreement to approve Resolution #2022-18-R amending the Employee Compensation Policies & Vacation Accrual section of the policies and procedures manual.

Mayor Pro Tem Hoyt called for any further public comments. Hearing none he called for motion to close the public hearing.

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

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

COUNCILMEMBER MAGLEBY MOVED TO APPROVE RESOLUTION 2022-18-R APPROVING THE EMPLOYEE COMPENSATION AND VACATION ACCRUAL POLICIES AS PRESENTED BY STAFF. COUNCILMEMBER POWELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER VANCHIERE	AYE
COUNCILMEMBER MAGLEBY	AYE

THE MOTION CARRIED UNANIMOUSLY.

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

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 7:45 PM. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 3, 2022

Kathryn A. Moosman, City Recorder

Jake Hoyt, Mayor Pro Tem

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.

- a) Mayor’s Monarch Pledge Proclamation: This proclamation expresses support for the Monarch Butterfly and encourages recognition for sustainability and support of these beautiful pollinators.

Sample Motion: I move to (approve, deny, continue) the consent agenda item (as presented, or with changes).

PROCLAMATION DECLARING MONARCH BUTTERFLY DAY IN LINDON CITY, UTAH

WHEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, 20 years ago, more than one billion Eastern monarch butterflies migrated to Mexico, but in the winter of 2014, only 60 million made the trip; and

WHEREAS, cities, towns and counties have a critical role to play to help save the monarch butterfly and can encourage planting native milkweed and nectar plants to provide habitat for the monarch and pollinators in locations where people live, work, learn, play and worship so that the monarch butterfly will once again flourish across the continent.

NOW, THEREFORE I, Carolyn O. Lundberg, Mayor of the City of Lindon in the State of Utah, do hereby declare support for the National Wildlife Federation and Hutchins Museum Institute monarch butterfly conservation programs and do proclaim this, the 3rd day of October, 2022 as:

LINDONS' MONARCH BUTTERFLY DAY

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Lindon to be affixed this 3rd day of October, 2022.

Signed _____
Carolyn O. Lundberg, Lindon City Mayor

SEAL Attest _____
Kathryn A. Moosman, City Recorder

- 8. Public Hearing — Zone Map Change; Wadley Farms Commercial Farm Zone; Ordinance 2022-12-O.** The applicant is seeking approval from the City Council for a rezone to the Wadley Farms Commercial Farm Zone to ensure this property stays in compliance with the Commercial Farm (CF) zone. *(15 minutes)*

Sample Motion: I move to (approve, deny, continue) Ordinance #2022-12-O for a zone map change for the Wadley Farms Commercial Zone (as presented, or with changes).

Public Hearing – Zoning Map Amendment 105 E. 400 N.

Date: October 3, 2022

Project Address: 105 E. 400 N.
Applicant: Colledge Properties

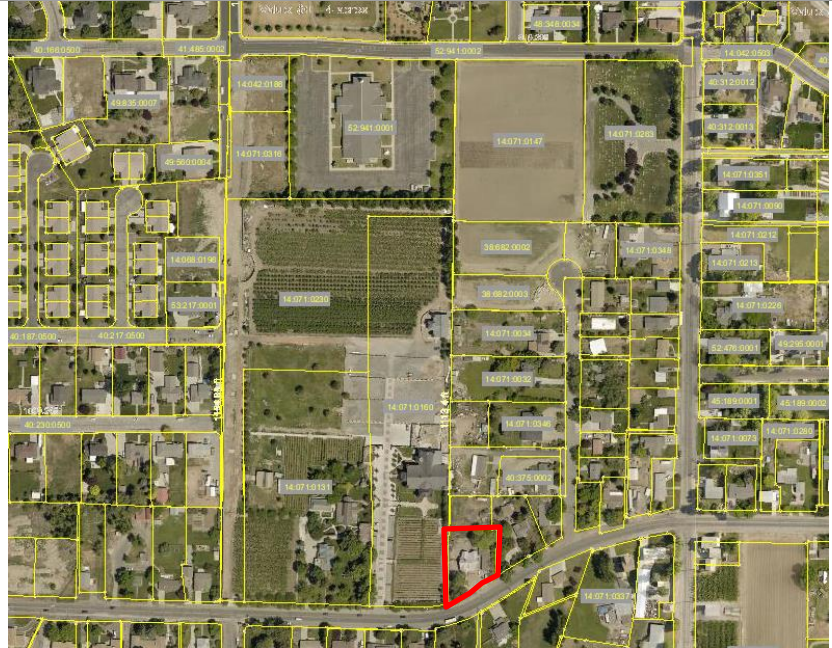
Property Owner: Colledge Properties, LLC

General Plan: Residential Low
Current Zone: R1-20

Parcel ID: 14:071:0358

Presenting Staff: Michael Florence

Type of Decision: Legislative
Council Action Required: Yes.
The planning commission unanimously recommended approval



Overview

1. The Commercial Farm zone requires that there be an on-site residence that is owner occupied
 - a. 17.51.014 – *Each commercial farm project shall have a legal on-site residence that is owner occupied*
2. The owners of Wadley Farms currently lives on-site but are in the process of constructing a new residence bordering the Wadley Farm property at 105 E. 400 N.
3. The owner is requesting that the zoning of the new home be amended from R1-20 to Commercial Farm in order to be compliant with owner occupancy requirements of the Commercial Farm zone.

Motion

I move to (*approve, deny, or continue*) ordinance 2022-12-O to amend the Lindon City zoning map from Residential R1-20 to Commercial Farm for the property located at 105 E. 400 N (parcel #14:071:0358).

Surrounding Zoning and Land Use

North: R1-20 – Single-family homes

East: R1-20 – Single-family homes

South: R1-20 – Single-family homes

West: Commercial Farm – Commercial Farm associated uses

Zoning – Site Requirements

17.51.014 Owner residency required.

Each commercial farm project shall have a legal on-site residence that is owner occupied.

Staff Analysis

City staff believes that the zone change is appropriate because the property is remaining as a single-family home. There was a previous home on the property that has been demolished and replaced with a new single-family home. The parcel meets the minimum size and dimension requirements of the R1-20 zone.

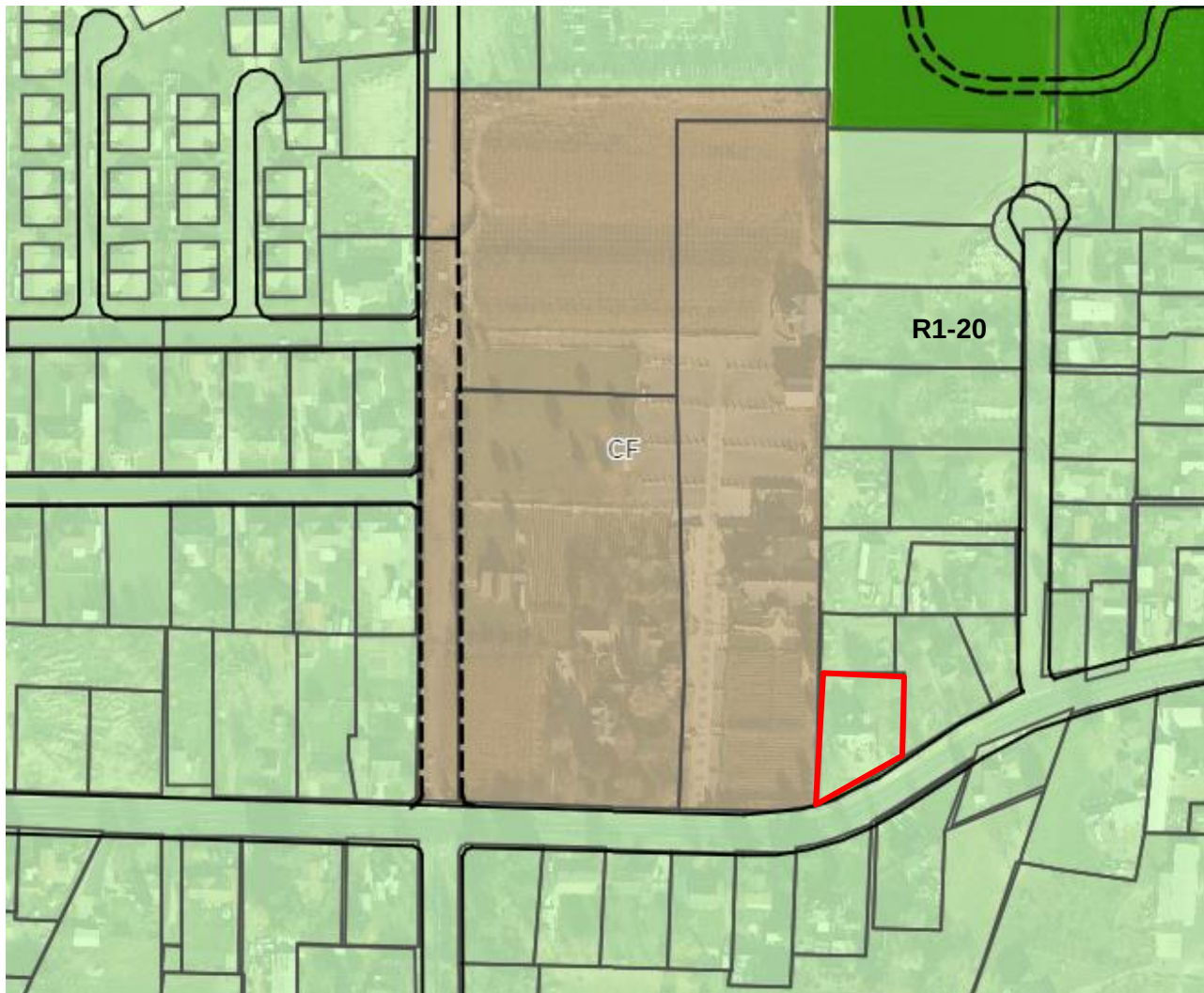
Public Notices

Public Hearing Notices, required per Lindon City Code section 17.14, were mailed to properties within 800 feet and to each affected entity. The notice was also published on the State Public Notice and city websites, also posted at Lindon City Hall, Public Safety, and Community Center buildings.

Exhibits

1. Surrounding area Zoning Map
2. Surrounding area General Plan Land Use Map
3. New residential home under construction
4. Ordinance

Exhibit 1: Surrounding Area Zoning Map



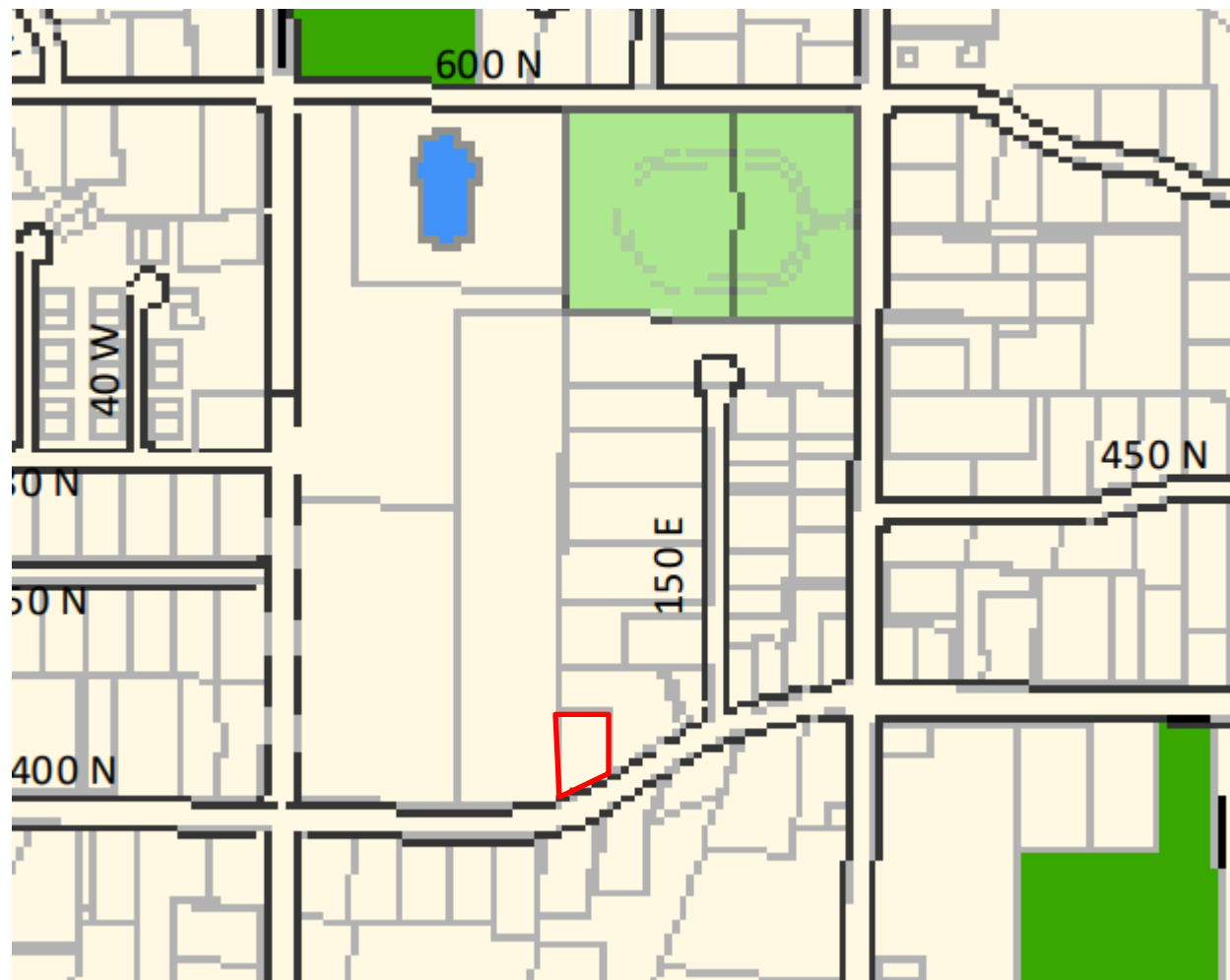
Lindon City Planning Zones

PRD, Planned Residential Development Overlay	MC, Mixed Commercial
SHFO, Senior Housing Facility Overlay	PC-1, Planned Commercial - 1
HPO, Hillside Protection District Overlay	PC-2, Planned Commercial - 2
SPOD, Utah Lake Shoreline Protection Overlay District	PF, Public Facilities
LI-WO, Light Industrial West Overlay	R&B, Research and Business
AFPD, Anderson Farms Planned Development	R1-12, Residential Low Density
CF, Commercial Farm	R1-20, Residential Very Low Density
CG, General Commercial	R3, Residential High Density
CG-A, General Commercial A	RMU-E, Recreational Mixed Use - East
CG-A8, General Commercial A8	RMU-W, Recreational Mixed Use - West
CG-S, General Commercial Storage	
RC, Regional Commercial	
HI, Heavy Industrial	
LI, Light Industrial	
LVC, Lindon Village Commercial	

Community Locations

- City Buildings
- Schools
- Churches

Exhibit 2: Surrounding Area General Plan Land Use Map



General Plan



Residential Low (1,407 acres)	Heavy Industrial (98 acre)
Residential Medium (453 acres)	Light Industrial (546 acres)
Residential High (191 acres)	Parks/Public Facilities (163 acres)
Commercial (726 acres)	Open Space (1,608 acres)
Mixed Commercial (183 acres)	Transit Node (33 acres)
Research and Development (102 acres)	

Exhibit 3: New Residential Home Under Construction



- 9. Review & Action — Renaming 2000 West to “Lindon 2000 West”; Resolution #2022-19-R.**
The Council will review and consider Resolution #2022-19-R to rename 2000 West to “Lindon 2000 West” so as to better clarify this roadway location for the traveling public. *(15 minutes)*

Sample Motion: I move to (approve, deny, continue) Resolution #2022-19-R renaming 2000 West to Lindon 2000 West (as presented, or with changes).

RESOLUTION NO. 2022-19-R

A RESOLUTION APPROVING AND AUTHORIZING A NAME CHANGE TO 2000 WEST STREET IN LINDON CITY FROM “2000 WEST” TO “LINDON 2000 WEST”, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City desires to have its city name and location of its streets within Utah County more fully recognized; and

WHEREAS, the Municipal Council desires to update the name of its 2000 West street to include the name ‘Lindon’ within the title of the street so that passersby may recognize it is Lindon’s 2000 West street and not a street in an adjacent jurisdiction and thereby assist the traveling public and emergency services in finding appropriate addresses; and

WHEREAS, the Municipal Council has determined this name change to be appropriate to further the cause of promoting Lindon City and thereby fostering increased business and development within the city.

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

Section 1. The name of “2000 West” in Lindon shall be changed to “Lindon 2000 West”.

Section 2. The Planning Department and Public Works Department are hereby notified of this change and authorized, as budget allows, to make the change on the maps, plans, records, and signs of the city.

Section 3. This resolution shall take effect immediately upon passage.

Adopted and approved this 3rd day of October, 2022.

By _____
Carolyn O. Lundberg, Mayor

Attest:

By _____
Kathryn A. Moosman, City Recorder

SEAL:

- 10. Presentation — Open & Public Meetings Training.** City Attorney, Brian Haws will present the required annual training on the Open and Public Meetings Act. (20 minutes)

This item is for training purposes only with no motion necessary.

ADJOURN