

LINDON CITY GENERAL PLAN

*Meeting
the Future*

Appendix

May 2023
DRAFT



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APPENDIX A

GENERAL PLAN COMMITTEE MEETING NOTES

Notes from the three General Plan Committee Meetings follow.

Lindon City
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-7687
FAX 801-785-4510
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May 11, 2022

Minutes from the 5/9/2022 General Plan Committee Meeting
Start time: 6:00 PM
Prepared by: Mary Barnes, City Planner

In attendance

- Carolyn Lundberg, Mayor
- Mike Vanchiere, City Council
- Daril Magleby, City Council
- Jared Schauers, Planning Commission
- Sharon Call, Planning Commission
- Adam Cowie, City Administrator
- Michael Florence, Community Development Director
- Mark Vlasic, Consultant
- Lisa Benson, Consultant
- Cole Hooley
- Craig Christiansen
- Karen Danielson
- Charlie Keller
- Lisa Anderson
- Lincoln Jacobs
- Caralee Bailey
- Steve Stewart

Not in attendance

- Dale Keep
- Jeremy King
- Jack Young
- Jason Brown
- Scott Thompson, Planning Commission

Introduction- Mark Vlasic

There will be additional meetings for the committee. Land use is the fundamental element of the plan. By about mid-August, our goal is to have a draft concept and to then start looking at the detail. In this meeting, we will be trying to establish a new vision for the future. We are starting with what the vision was previously, and what is intact now. Have certain things changed? New ideas? That vision will get translated into the plan itself. Eventually, it will affect zoning ordinances and codes.

2011 general plan community vision slide

"It is Lindon City's community vision to provide for a strong, positive civic image and identity within a clean and attractive physical setting which seeks to preserve a high quality, open, rural living atmosphere which is also receptive to compatible services and amenities provided by some elements of urban living."

- Craig Christiansen: This seems a little bit contradictory, especially with the rural and the urban words. The point is well taken, we have landowners with horses and acreage but ultimately, the vision needs to include something for new developments and the future, something a little clearer. The current vision is like someone talking from both sides of the mouth at the same time.

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- Adam Cowie: At the time, it was the desire to hold onto Little Bit of Country (LBOC) while things were exploding in growth, there was a desire to hang onto some rural traditions.
- Mark: I have heard LBOC quite often, but it could be possible that LBOC is not as representative as it has been in the past?
- Lincoln Jacobs: In this meeting we are going over moderate-income housing. We all live in a different place, in different stages of life. But I need to know what type of growth is mandated by the state before I can answer this. I don't know what the state is requiring.
- Charlie Keller: Love the LBOC, but is that what is really going on?
- Mayor: It's almost like it needs to be swapped. Urban in the middle, rural at the end. We have wrestled with the LBOC, but as there is infill and growth, can we hang on to that? Maybe we could define what LBOC means, is it all pastures and orchards? It has to be the gracious lots and animal rights and trails and parks. The mayor likes the word connections to describe the vision.

"It is Lindon City's community vision to provide for a strong, positive civic image and identity within a clean and attractive physical setting which seeks to preserve a high quality, open, *urban* living atmosphere which is also receptive to compatible services and amenities provided by some elements of *rural* living."

- Lincoln: Or do we need to find a different phrase entirely that encapsulates that better?
- Mayor: There is this idea in the county that having some level of farming and open space is critical. Not allowing it to become concrete jungle is important. Right now, county commissioners have passed a provision to allow less than 5 acres for the green belt tax because they want little mini urban farms with the inevitable infill. The green space won't disappear, it's going to be something special we will always have.
- Mark: You can keep the LBOC if you plan for it. A lot of it is about the form, maybe cluster developments or smaller lots? That could be one way you preserve the feel of the community as you build into the community.
- Lisa Anderson: I think we are looking for a small-town feel where you know your neighbors. Maybe that is what we are looking for, not country, but small-town feel. With the word "rural", there is often a connotation where it's old fashioned.
- Sharon Call: I don't think of rural or LBOC as everyone has a horse or farm, it's just a little more open space, a few more parks, not so crowded or clustered.
- Craig: I like the small-town thing. Country could be seen as negative, but not to me. I don't like "urban". I think the small-town ideal brings rural and urban together.
- Mayor: Adam puts together the state of the city report every year, and it shows that we aren't a small town in that we have the amenities of a big town. We have a bustling tech industry, roads, infrastructure, and our parks are top notch compared to the small towns. We do have small-town values.

"It is Lindon City's community vision to provide for a strong, positive civic image and identity within a clean and attractive physical setting which seeks to preserve a high quality, open, *urban* living atmosphere which is also receptive to compatible services and amenities provided by some elements of *small-town values*? living."

- Mayor: Some cities easily revoke animal rights and those types of freedoms that Lindon holds dear. How can we encapsulate all of that?
- Sharon: Also, we need to keep in mind that we are seeking for the commercial, we want that very much.
- Mark: What I'm hearing is that there are all of these great open spaces, Lindon is not about having cows in the open spaces, but having open spaces for the residents to enjoy.

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- Lincoln: The vision is a big sentence. Is there a desire to slim it down a little?
- Consensus from the room: Yes there is
- Daril Magleby: Maybe we could take out the part about the identity and a clean and attractive setting?

"It is Lindon City's community vision to provide for a strong, positive civic image which seeks to preserve a high quality, open, *urban* living atmosphere which is also receptive to compatible services and amenities provided by some elements of *small-town values*? living."

- Cole Hooley: With the LBOC, I think that there are still a lot of people that the phrase a LBOC resonates in a big way. I don't think people would be excited to get rid of it, I think they would be hesitant.
- Craig: Maybe with our vision statement we need something that would be more of a modern vision. Like, Lindon City has a little something for everybody. There are 5 acre farms here and the small lot single family in Ivory, I mean, we do offer a little something for everybody.
- Karen Danielson: Love that idea.
- Craig: Lindon is a hip and cool city, we have a little bit of something for everybody.
- Charlie: After only looking at community vision, this is what we perceive the vision to be. It may be different after we go through the whole process, we may be able to state it better. We need to include what we want Lindon to look like moving forward.
- Craig: We should take that "urban: word out though, I don't like it, not looking for skyscrapers.

Community vision objectives

1. Recognize and promote Lindon as a dynamic Utah County community with a distinctive rural environment consistent with its ~~traditional~~ family-oriented values.
 - a) Lisa A: "Traditional" doesn't work. "Traditional" excludes people. Take out traditional and leave family oriented, everyone has a family but it may not be traditional. This way, it includes more people.
2. Promote Lindon as a regional center for technology, commercial, and industrial facilities with excellent accessibility and a high-quality business environment.
3. Organize and develop land use areas to take full advantage of Lindon's strategic location in regard to the major rail, highway, and air amenities
4. Preserve, protect and enhance the historical, cultural, and natural resources of the community.
5. Maintain the quality of existing and future neighborhoods and land use areas within the City through preservation of animal rights (*as appropriate for lot size*), community beautification, improved parks & trails, *open space, recreation*, and other pursuits relating to provident living, recognizing all segments of our community (age, economic status, etc.).
 - a) This mentions animal rights, the idea was thrown around to keep this objective and take out 9 completely? Simply add in (as appropriate for lot size) after "animal rights"
 - b) Put in improved parks, trails, open space, and recreation.
6. Channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.
7. Ensure that new development is of high quality and reflects quality architectural and site design standards consistent with its particular use and location.
8. Promote intergovernmental cooperation and communication regarding issues of future development within and around Lindon City.
 - a) Adam: We could take this objective out, not anything we aren't striving for anyways. I don't know if there was any purpose there
 - b) Lincoln: What was the purpose?

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- c) Mike Florence: Maybe focusing more on regional planning? Trails, roads, etc.
9. Protect and maintain the rights of Lindon City residents to own and possess on their property, as is appropriate for property size, farm animals such as horses, cows, chickens, pigs, goats, sheep, etc., as well as cats and dogs; and provide these same rights to new residential developments.
 - a) Daril and Adam are saying that this could probably go. Seems to be the general consensus.
10. Consider and provide for efficient public safety services either through a Lindon City Public Safety Department and/or contracting services from neighboring municipalities.
 - a) Adam: This was a holdover from when we switched over to our own public safety programs (Lindon PD, Orem Fire). Probably doesn't need to be one of the goals anymore because the public safety is no longer a hot button topic.
 - b) Seems to be the general consensus that this can be taken out.

-General discussion on the general plan objectives-

- Mike F: Maybe we could add an objective about inclusive options for housing, or more variety in housing. There is a goal in the housing portion of the general plan that talks about mixed housing types.
- Mark: If we do come up with a new objective, we will get everyone to review it. What are some things that have changed in the decade since the last plan that doesn't fit with these objectives?
- Adam: BRT has already received some level of approval, that's a huge change. How do we plan to accommodate that?
- Charlie: I don't know if we really want all this mixed use and multifamily residential. What's required, and what do we really want?
- Lincoln: In conjunction with that, I have kids in Eagle Mountain in tiny apartments, in Saratoga Springs that live on tight lots in small houses. They told me that nobody out here intends to stay, just out here because we have to be here. What is it we want in Lindon? Do we want an area that is starter transient, or a destination?
- Craig: I think we all want Lindon to stay nice. Eagle Mountain will become a whole bunch of low-income people. Neighborhoods there will deteriorate over time. Unless forced by the state to have that type of housing, we should do the absolute minimum needed to meet state requirements.
- Mike V: lot of residents have that opinion, but if we are determined that we keep those people out, that speaks volumes to me.
- Lincoln: There's not a "those people" in mind to me, but we do need to make intentional decisions on how growth evolves and what that means. I'm bringing this up because I'm thinking of things to make an intentional decision.
- Mike V: I think 10 objectives is too many, a lot of platitudes in there that we don't know what they mean. We need to define what that means, what all the objectives mean. We could consolidate some objectives.
- Charlie: These are statements of what we are dealing with at the moment. What are the future visions and goals of we want to achieve?
- Mike F: Each chapter has objectives that are more specific to that chapter
- Mayor: Would like to put in a little more thought and incorporate more images into the objectives.

General Plan map

Maybe look into mixed use on State St, the 5 BRT stations, and the proposed town center.

Related plans

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Recent plans that we are incorporating in, including the central corridor area plan. These BRT stations will trigger station area plans. The reason is that the state wants want density housing.

-Additional discussion on this slide-

- Mike F showed the zones on the map to the committee
- Mark: We really try to document what we have available for development. We start out with vacant or underutilized land. We overlay that with the land use map and see if we want all zones to stay the same, specifically on the outskirts of a zone.
- Adam: The two transit zones in the old map was the 400 N and 700 N intersections. There was a vision of some sort of housing clustering in that area. Off Geneva and 700 N, there was the expectation of some type of rail transit.
- Mike F: State legislature is requiring a station area plan, you need to plan for housing a quarter mile around that station. BRT is ten years out.

Lincoln expressed confusion at the general nature of the future land use map, asking why the Norton property and Lindon Nursery are not shown as high density. Adam explained that the land use map does not have the same type of intricacy as the zoning map. The land use map shows what we hope would happen in these areas. Mark said that some communities bubble the hard lines on the land use map to allow for some flexibility. Cole asked about the mixed commercial section surrounded by high residential. Mike F said that this is a holdover from the old map, it will be changed to high density.

- Mike V: I feel like I wouldn't feel good about doing the absolute minimum the state has required with multi family. We can talk about small area development plans, there is room in the city to accommodate moderate income housing. We have the opportunity to not go overboard, there are opportunities in other areas of the city that are not adjacent to SFH where we could have a special area for moderate income housing. Not trying to minimize what Craig and Lincoln said.

Land use guidelines

1. The identity of Lindon should be strengthened by land uses which contribute to the uniqueness ~~character~~ of the community.
 - a) Cole said that there are some terms that are ubiquitous or general, specifically the word "character". Mark said that talking about a sense of place might be better. The sense of place here is LBOC, the small-town feel, among other things.
2. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
 - a) Cole: Is this just a good day to day practice? Or does it really need to be said that when you develop it should be intentional. I don't know if that needs to be called out or if that is what city planning can do without adding a whole objective.
3. Developed areas should be protected and revitalized by promoting new development and the adaptive reuse of existing community resources.
 - a) Cole: protect and revitalize areas by promoting new development seems a little counter intuitive.
 - b) Mark: maybe change a little, existing stuff shouldn't be threatened by new stuff.
4. The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, industrial, and special use areas.
5. A variety of housing types should be provided where appropriate, and innovative development patterns and building methods that will result in more affordable housing should be encouraged.
 - a) Planning and zoning have always struggled with this goal, our current zoning really only allows 20,000 or 12,000 lots. The goal says provide a variety, but our zoning only provides two similar options.

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- b) Mark: Maybe this objective needs to remain and be facilitated more fully
 - c) Caralee: What does appropriate mean? To me, appropriate means that it is appropriately aesthetic, the appropriate density. Not sure what the intent is behind this.
 - d) Mark: Possibly the context. In a lower density area, it should be appropriate for that area, higher density area, etc. Transitions are important.
6. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available
 - a) This was the intent with the Norton and Lindon Nursery properties.
7. Growth should be guided to locations contiguous to existing development to provide city services and transportation in a cost-effective and efficient manner.
8. Development approval should be tied to the construction of primary culinary and secondary water, sewer, storm drainage, circulation systems, and other utility systems and should be in general conformance with the Utility Master Plans.
 - a) There was some discussion about taking this out and allowing it to be addressed somewhere else in the plan. There was no general consensus.
9. Density increases should be considered only upon demonstration of adequate infrastructure and resource availability.
10. An interconnecting trail system which is accessible to the public should be provided between city facilities, pedestrian centers, commercial areas, recreational areas, natural areas, and drainage ways.
 - a) Mark: I would add in, this is where it's important to have regional connections.
 - b) Mike F: Does this belong in the land use section? Or should it be moved to the parks and recreation chapter?
 - c) Lisa Benson: Will move it to parks and rec. Maybe put in more walkability language, more bike and ped infrastructure then a trail network.
11. Commercial and industrial uses should be highly accessible and developed compatibly with the uses and character of surrounding districts.
 - a) State St is a long corridor, is there a specific node on state street where we should focus commercial? Where is it best to create commercial nodes along State St?
12. Land use patterns should be encouraged that provide adequate off-street parking, reduce travel distances for employment and essential services, limit pollution, allow for alternative modes of transportation, and conserve energy.
 - a) Cole: More off-street parking equals more cars, adding in limiting pollution is at odds a bit. This objective seems like it's trying too hard. It's a game of which of these items makes sense.
 - b) Karen: We have problems in Ivory that they park on our streets. Makes sense to have adequate parking.
 - c) Mark: But that is in conflict with limiting pollution. Maybe we could tie this into open space?
13. Open space preservation should be a primary consideration when evaluating land use developments. The city should consider reasonable efforts, in line with the character of the community, to preserve and protect priority open space lands
14. Beautification efforts (decorative street lighting, tree and planter installations, etc.) should be encouraged as part of new developments and as part of city re-development efforts of existing public properties and streetscapes.
 - a) Mark: We call this community design and place making. Want to create places regardless of the downtown area or a neighborhood.

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-General discussion on land use objectives-

- There were questions about hyperlinking the other plans into the general plan, or leaving a reference to where in the plan it could be. Hyperlinking is handy, but it needs to be constantly watched. We can weigh that option later.
- Lisa A: We should have community vision objectives about land use and transportation, an objective for each. Community vision objective 5 does not need to be so specific, with animals rights and open space, etc. The 14 land use objectives we have here should be encapsulated in the community vision part
- Mayor: When talking about an overall value, a word that is really powerful is connection. Makes you feel like you're a part of something that really matters, how you experience life, your neighbors, infrastructure. Amenities, experiences, how we feel about one another. It's a wholeness to what we want to accomplish.
- Craig: I don't see anything about what is ultimately better for the city fiscally, what benefits us most? The industrial or commercial actually a burden? What brings most money? For example, if we bring in high density housing, do more residents benefit the city because of a bigger tax base?
- Mark: We will have a chapter on economic development so that decisions are well made.
- Craig: Maybe add something to the land use objectives to maximize economic benefit?
- Charlie: The objectives are little wordy as well, maybe we could simplify some of them.
- Mike V: Density. Somewhere along the line, we need to agree on what density is. If we want to use a standardized definition, if we want to create a Lindon definition of density. It's a challenge when I hear high density but it's not. We need to be kept from debating so much over this, we waste so much time. That way, if we define low, medium, and high density in the general plan, then we can use that as our benchmark.
- Mark: Maybe we could learn to turn discussions away from density. We could talk about the form, how things are related to each other, how the open space relates to that. To expand the discussion from 20 units per acre or 5 units per acre, turn away from the numbers, and discuss what it will look like instead.

MODERATE INCOME HOUSING

Michael Florence introduced the Moderate-Income Housing section of the plan by going over the state requirements for a moderate-income housing plan. Lindon needs to look at two more moderate-income housing strategies to adopt, figure out an implementation plan, and a timeline for when we will implement the strategies. To be "high-priority" for regional trail, highway, UDOT funding, Lindon must choose 5 strategies.

The next meeting will be in March, and it will be on moderate-income housing. In the meantime, the committee must review a few strategies that could work for Lindon. Mike F would prefer a total of 5 or 6 strategies to present to the planning commission, who will then recommend the strategies to the council. The deadline for the plan is now October 1st.

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June 23, 2022

Minutes from the 6/22/2022 General Plan Committee Meeting

Start time: 6:00 PM

Prepared by: Mary Barnes, City Planner

In attendance

- Carolyn Lundberg, Mayor
- Mike Vanchiere, City Council
- Jared Schauers, Planning Commission
- Sharon Call, Planning Commission
- Adam Cowie, City Administrator
- Michael Florence, Community Development Director
- Mark Vlastic, Consultant
- Lisa Benson, Consultant
- Survier Castillo, Consultant
- Cole Hooley
- Craig Christiansen
- Karen Danielson
- Charlie Keller
- Lisa Anderson
- Lincoln Jacobs
- Caralee Bailey
- Steve Stewart
- Dale Keep

Not in attendance

- Jeremy King
- Jack Young
- Jason Brown
- Scott Thompson, Planning Commission

Moderate Income Housing

Presented by Michael Florence. All General Plan Committee members were sent the State's list of Moderate Income Housing (MIH) strategies and asked to send them to Mike F before the meeting. Mike F prepared a presentation based on the housing strategies that were sent to him.

Initial discussion

The state is requiring that all cities choose at least three of the MIH strategies, and at most 5. If a city chooses 5, they will get placed on a priority list for road funding.

- Craig Christiansen: No matter how well we plan, or what strategies we choose, every developer will want to make a profit, which does not mean low-income housing. How are we actually going to help moderate income housing unless we implement some sort of incentive? How can we control what a developer or owner of an accessory apartment charges for rent? How can we make sure MIH is actually provided?
- Mike F: The state only says we need to allow for the accessory apartment, the cities do not have to ensure a certain income level is in the accessory apartment. In regards to a development, a city would typically work with the developer, and ask the developer to do, for example, ten units of

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affordable housing. To offset the costs there, the city would allow maybe a higher density. This is a great choice because then it can be mixed into their developments.

Strategies for MIH that were sent in/preliminarily picked by the committee

A. Rezone for densities to facilitate the production of MIH.

We would need to study this as a city to see what the cost, impact, and density would be. What is that density that would allow for a rezone for MIH? Are there areas of the city that you think may work??

- Craig: I think 700 N could be rezoned. If it's a nice looking building and close to the I-15, we could look into vertical development options?
- Mayor Lundberg: One area I have my eye on is just west of Walmart, the trailer park area. If there was a developer that we could work with to create a density project there, that would be great.
- Charlie Keller: I think there's nothing wrong with having just SFH dwellings when you have undeveloped areas. Something closer to the stacked or clustered small SFH developments/product. The Daybreak and Eagle Mountain type of SFH, that's an example of what I'm talking about.
- Mike F: The state does say that we need to be an inclusive community, but also, they don't define what type of density or the exact density that we need.
- Charlie: If there's a developer who wants to do small-lot single family, then I think that's great.
- Karen Danielson: Can we make sure that density isn't clustered? For example, maybe some near Walmart, some in 700 N, some scattered throughout the city. Not everything on 700 N, we can't put it all there.
- Mike F: Yes, we don't want to overwhelm anyone with clustered density developments. That's kind of what the R2 overlay is meant to address, it was meant to scatter density projects throughout the city. But now, the residential areas are almost completely built out, so there isn't room in those residential areas of the city to include more projects.

B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

We are already mostly built out with the traditional "investment" tools, such as roads, utility lines, sidewalks, trails, additional utility capacity. The city built 700 N as an incentive for developers, that's a good example of this strategy. But unfortunately, there isn't many other investments into infrastructure that Lindon could do to incentivize MIH.

- Adam Cowie: The difficult part is ensuring that investment/infrastructure translates to MIH.

C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

The issue with this strategy is that Lindon does not have much inhabitable housing stock for MIH and this strategy.

- A question came up about this strategy. Could Lindon adopt this to fulfill the requirement, but not actually do anything because we don't have any inhabitable housing?
- Mike F: The issue with that idea is that we also need to come up with implementation strategies. Our implementation strategy would have to say that we are going to buy up the non-existent inhabitable housing.
- Mayor: Salt Lake converted an office building into housing. It was an existing urban development that they converted into MIH.

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- Mike F: One thing that Salt Lake has going for them is that their Redevelopment Agency (RDA) has a budget of about \$100 million. They use that budget to buy hotels and office buildings to provide affordable housing.

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Lindon already allows for internal, detached, and substantially attached accessory apartments. However, currently we do not have any incentives related to accessory apartments. We could look into this as a strategy to implement.

F. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. Lindon could look into rezoning an area for higher density, possibly in the 700 N corridor?

G. Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

This would involve creating a zoning ordinance that would allow for that density. For example, if we created a "Lindon Multi-Family" zone, that would satisfy this requirement. Any property that wanted to be rezoned "Lindon Multi-Family" would still have to apply for a zoning map amendment.

H. Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

The only problem with this is that Lindon does not have any major transit investment corridors (MTIC) yet. They are planned for the future, so this is a strategy that we might need to look into further down the road.

- Mayor: Our existing Senior Housing Facility Overlay already provides a parking cushion, could that work?
- Mike F: It could work, but we would have to study the parking need to see if our parking cushion is working, or if it needs to change.
- Mayor: There's a possible bus stop being put in in front of Avalon, would that count towards this strategy?
- Mike F: MTIC only means light rail, BRT, front runner, etc. Putting a BRT stop outside of Avalon would qualify.
- Charlie: American Fork is a good example. They are doing 4-story apartments right next to the frontrunner station
- Dale Keep: It is a good idea to have multi-family near transit. Otherwise, they will park in the neighborhoods.
- Mike F: Right now, the state legislature is requiring station area plans around each transit station, with moderate income housing.
- Caralee Bailey: Does the city have a good handle on all the accessory apartments? Have we established benchmarks?
- Mike F: The mayor has been helping with this. Sometimes it's hard for people to come forward and declare their accessory apartment if they have had it for a while, or illegally. We need the help of residents feel comfortable coming forward so we know how many accessory units we actually have.

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- Dale: Are we able to set a rent limit with accessory apartments to meet our moderate-income housing goals?
- Mike F: The state has said that we cannot set rent limits on accessory apartments. Lindon did do that in the past, but we aren't permitted to do that anymore.

K. Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Lindon is doing well with preserving our existing moderate income and subsidized units. However, we don't have any avenues for *new* housing. We don't know what that would look like.

L. Reduce, waive, or eliminate impact fees related to moderate income housing

Lindon has done this for the parks impact fee, and right now, we do not currently charge any impact fees for internal accessory apartments.

- There was some discussion on possibly having a quota for moderate income housing. Mike F said that there used to be a system that told each city the number of units that they were lacking. However, there was a flaw in that system, so it was discontinued.

O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under [Title 11, Chapter 13, Interlocal Cooperation Act](#), an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

P. Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

The city creates RDA's where the city can set a budget, and 10% is set aside for MIH. You can take that funding and go anywhere in the county to help with MIH. Lindon's portion is little right now, but we can partner with the housing authority to look at those options

- Lincoln Jacobs: We need to set aside that money anyways?
- Mike F: Yes, we have to use it to fix up, redevelop, or develop housing.
- Cole Hooley: This is like chipping in somewhere within the county.
Dale: On 700 N, are we looking for a master developer to develop the whole thing? Or is it in chunks? Could we ask them to do 10% of their housing as affordable if we bump the density?

Q. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.

This would be a great strategy once we do have transit stations along State and 700 N. Right now, it doesn't quite apply.

- Dale: Could we plan for it? Use this strategy as a placeholder for the future?
- Mike F: That wouldn't work because we need to be able to implement this. We have no way to implement at this time.

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R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Because Lindon has already eliminated impact fees for internal accessory apartments, this would mean eliminating fees for detached apartments as well. This is one of those low hanging fruit, it would be fairly easy to implement this.

- Craig: This looks like a great idea.
- Mayor: Regarding the accessory apartments that have not been registered, maybe we could try to take away any possible barriers to entry?
- Mike F: We are actually looking into that, to see if there's anything that can be softened within the accessory apartment requirements.

U. Develop a moderate-income housing project for residents who are disabled or 55 years old or older. Lindon City is not a developer, we don't build. Therefore, to meet this strategy we would have to partner with someone. This type of housing is a need, but it could be complicated to develop a project.

- Dale: The only way this could happen is if it was in a mixed use area with a developer that would be okay with this type of product

W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

This is what Lindon tried to do with the Norton property. That had the commercial up front, townhomes, then small-lot SFH, then the transition into large-lot SFH. This strategy would require us to be proactive with reducing or eliminating restrictions to allow for more multi-family that is on scale with the surrounding neighborhoods.

X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

This is a catch-all strategy, it's asking for anything else we can think of to address housing needs. Any ideas?

- Dale: Is there an incentive to make MIH? That way, we could get credit for MIH.
- Sharon Call: Maybe we could rezone for smaller homes on smaller lots?
- Mike V: What about senior housing? This would qualify for MIH, senior housing is beautifully done, maybe we could consider that? We could partner with the housing authority.
- Mike F: Strategy "U" would work for that.

Land Use Section

Existing Land Use Map

This map primarily shows a broad picture of what's on the ground, where there is vacant land, etc.

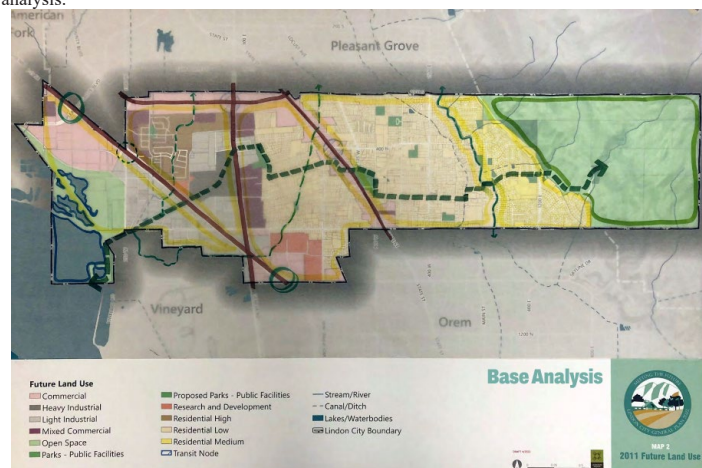
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The consultant then overlaid the existing land use map with a trails or possible trails overlay, showing a base analysis.

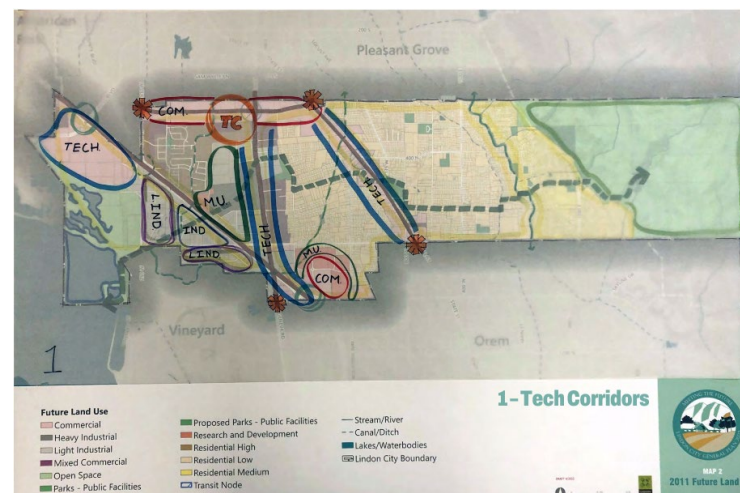


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Map 1: Most “aggressive” in terms of how different it is from what is on the ground



Consultant’s presentation: This concept transforms Geneva and State St. Right now, the vision on State St is that it’s commercial. After hearing the last two meetings, it seems like Lindon is ready to grow. What if these major roadways were transformed into tech corridors that can compete with the north end of the valley. It would be an urban equivalent. For example, Salt Lake City is looking at State St becoming a tech corridor, so they are planning to transform it over time. The big picture item would be moving away from commercial and mixed use and creating a vision for the community that will still preserve neighborhoods.

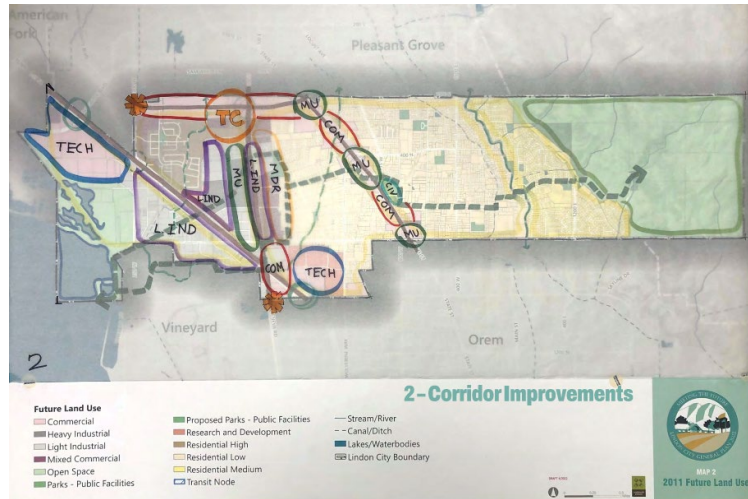
- Lincoln: How do you transition State St from commercial to tech?
- Mark Vlasic: It would be a gradual transition, it takes time over the years to transition. The idea is to make a transition from industrial to tech or mixed use, making the uses friendlier with residential. We would need to dive into what tech actually is, in order to make this decision.
- Dale: What about the existing developments in industrial areas?
- Mark: The transition would come over time. As things age out, you would replace it with a new use.

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Map 2: Mid “aggressive”



Consultant’s presentation: This is a more moderate map. We still have the town center and commercial, but we are transitioning out of heavy industrial to the cleaner light industrial. This proposes mixed use and commercial connections to the trails. Medium density residential or MDR would buffer the light industrial from the existing neighborhoods. Mixed use would be along the future light rail line. This is about going to one place, serving a lot of needs, and creating a center base development concept. Also, focusing on enhancing the entrances into the city, using signage and streetscape. The challenge with State St is that you cannot recognize when you leave one city for another. This idea for State St would help residents focus on how their city is configured, what they can show about their city, etc.

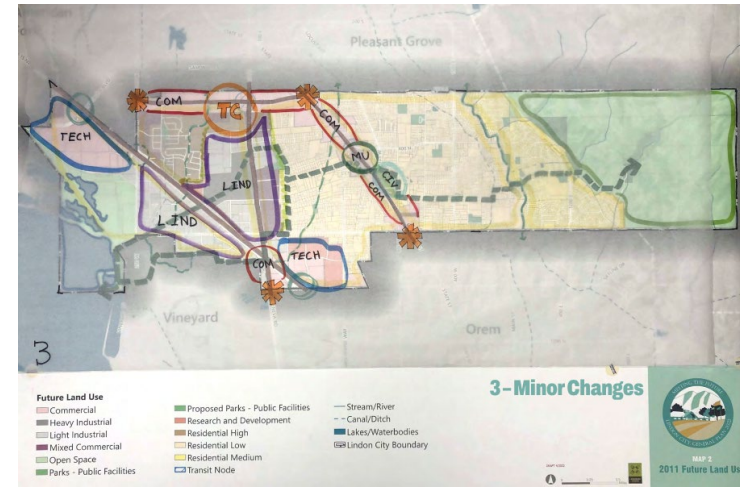
- Dale: So far, my preference is this map.
- Sharon: Back when we were putting together the last general plan, a few heavy industrial users were very concerned with changes to the land use map. They wanted to make sure the long term plan included their uses.
- Adam: There was a sense that changing the general plan would run them out of town.
- Lisa Benson: We would be testing the waters with this type of land use plan, to see if we can change that long term vision.
-

Map 3: Least “aggressive”

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Consultant’s presentation: This map will just look at what we have now, and enhance those places. Maybe shift to the clean light industrial, still have a mixed use center, enhance entrances, and that’s it.

- Mark: This shows an interplay with progress and staying the same, we want to see if there is a chance for change or not.
- Mayor: Lindon, compared to other cities, is so blessed. There is something to be said for an economic ecosystem where you don’t chase out the industrial, but where you leave it in the right space. I think our industrial players want to feel valued.
- Lisa Anderson: Adding in the MDR from map 2 could help with the MIHP
- Adam: The State St corridor from map 2 is probably closer to what State St will actually look like in the next few years, because of the station area plans that the state is requiring
- Karen: There is a problem with the heavy industrial on Geneva. Ivory can’t sell the homes next to the industrial uses, no one wants to buy them.
- Mark: Another thing to consider would be what is going to go around Anderson Farms and the heavy industrial? What do you want to see in those areas?

Additional Discussion:

- Mayor: Maybe we could have a mix of the three maps. We could possibly add in the mixed use area from the 1st map into our final map?
- Lincoln: We are predicting that tech will get bigger in this county. It might be great to create an area for tech.
- Mayor: Developers do need an idea of where things are welcome.
- Mark: We are looking for a vision for your community for the future, while taking into account existing owners, residents, etc.

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- Cole: From my experience talking with Lindon residents, there seems to be a lot of support for the mixed use in developed areas. A chief complaint with State St is that there is so many car lots. Maybe mixing it up would be great. I thought the language you used about preserving and protecting community would resonate well. I think people get defensive if you propose too many changes in a neighborhood.
- Mark: The goal is to distinguish neighborhoods and improve them over time. It's the transitional stuff with the gray areas that we need to figure out.
- Adam: Our industrial uses in Lindon carry a huge amount of investment in the community as sales and property taxes. 10 of our top 25% sales tax producers are in the industrial zones. That's your economic base. We would be making a conscious decision to forego dollars in favor of aesthetics.
- Mark: A solution to that would be to keep what you have and just make it more palatable. You can create better buffers, streetscapes, or maybe an industrial clean up over time. Then there would be less of a negative connotation.
- Caralee: It's good to have a diversity of uses, including technology. About the heavy industrial, I want Lindon to be welcoming and inviting to industrial uses. Regulations to improve aesthetics could become too much for them, they could choose to leave.
- Karen: Another way to look at it could be that they have been in a really good location in a city that has protected them for so long. It's good to protect them, but I just want to say that they are lucky to be here.
- Mark: From your comments, it's clear that we need to incorporate elements from all three options.
- Lincoln: I like the tech evolution beyond Geneva, or maybe a combination of 3 and 2. I don't think tech should be on State St, and we may need more tech than what map 2 shows.
- Survier Castillo: It seems like people are really on board with the mixed use and commercial corridors, protecting neighborhoods, and providing an area for industrial.
- Lisa A: We should include MIH somewhere in the map, or make sure that corresponds with the MDR.
- Dale: Once the prison site is planned and constructed, there will be a need for the BRT and light rail in Utah County.
- Mayor: Housing and flex spaces are something that everyone needs right now.
- Lisa B: We could introduce live/work options?
- Mark: Maybe blend industrial with tech, housing, and great parks?
- Dale: I work for a construction company, we can't build distribution centers or medium density residential fast enough. There are less office spaces being built.

**Next meeting (joint Planning Commission and City Council, with general plan committee):
July 27th**

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October 4, 2022

Minutes from the 9/28/22 General Plan Committee Meeting
Start time: 6:00 PM
Prepared by: Mary Barnes, City Planner

In attendance

- Carolyn Lundberg, Mayor
- Mike Vanchiere, City Council
- Daril Magleby, City Council
- Jared Schauers, Planning Commission
- Sharon Call, Planning Commission
- Adam Cowie, City Administrator
- Michael Florence, Community Development Director
- Noah Gordon, City Engineer
- Mark Vlasic, Consultant
- Lisa Benson, Consultant
- Survier Castillo, Consultant
- Cole Hooley
- Craig Christiansen
- Karen Danielson
- Charlie Keller
- Lisa Anderson
- Caralee Bailey
- Steve Stewart
- Dale Keep

Not in attendance

- Lincoln Jacobs
- Jeremy King
- Jack Young
- Jason Brown
- Scott Thompson, Planning Commission

Update from the consultants

At the Lindon Days Mayor's Breakfast, the consultants had a table that presented the land use map. They were looking for comments from the public on the land use table. Additionally, they were passing out surveys to get Lindon residents involved in the general plan process. Lisa Benson used the first few minutes of the meeting to go over the results from the survey.

- There were positive reactions to the town center and preserving residential neighborhoods
- Residents were not favorable towards residential areas on State St as shown on the boards however they were supportive of a mixed-use concept as part of a town center or small focused area.
- The most popular commercial use that people wanted to see was sit-down restaurants.
- There were many positive responses towards highlighting smaller businesses, or local businesses
- A more walkable environment along State and 700 N was popular
- Would prefer the more typical housing options (single family homes)
- The most requested amenity was splash pads, then more pedestrian trails.

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Other survey results can be seen in the 9/28/2022 general plan committee presentation.

Water Use and Preservation

Noah Gordon, Lindon City's engineer, presented on water use and preservation within Lindon. The water use and preservation section of the general plan has been mandated by the state legislature, and according to the state, it must address the following problems:

- The effect of permitted development,
- The reduction of water demand per capita,
- Identify opportunities to modify water use in municipal functions

The water use section within the Lindon City General Plan will consider the existing water conservation goals and plans and principles of sustainable landscaping, etc. It will include recommendations for water conservation policies, possibly landscaping options for public streets, and changes to ordinances to promote efficient use of water.

Noah's presentation:

Lindon's drinking water or culinary water comes from 4 wells and a small spring in Dry Canyon.

- There is a need for additional sources in the drinking water system to meet future growth
- The wells are pumping ground water. It's going through different layers of aquifers. This water is technically coming from the mountains, but it takes a while to get here. It filters through all the strata underground, and then it is chlorinated by Lindon City. These pump to takes

Lindon's secondary water comes primarily from the North Union Canal and the Alpine Aqueduct or Murdock Canal

- The NU canal receives its water from the Provo Bench Canal in Orem, which receives its water from the Provo River
 - In the future, Orem may get to the point where they want to give up the PB canal, because it's a liability. If that occurs, Lindon would have to maintain the canal through Orem at immense cost to the city.
- The NU canal and Alpine Aqueduct were meant to be drinking water lines, but there was not enough demand. It was transferred over to a secondary water line.
- We have piped a portion of the NU canal along 600 N in front of Oak Canyon Middle School
- To combat the uncertainty of the future of the NU canal, Public Works has been working on alternative methods, such as constructing a tie in the system from the Alpine/Murdock Canal to the NU canal. If this occurs, the open ditch through Orem can be abandoned.
- The origins of all secondary water in Lindon are the Uinta's, or the Provo River system
- There is a regional emphasis on making sure we can still use our wells. If water isn't used, making sure that the water is put back into the ground.

This brings the discussion to water shares. We accept water shares from a few different companies, but the primary company is the North Union Irrigation Company.

- In 1992, people turned in water shares to connect to the secondary water system. Some people paid a fee in lieu.
- Water shares are based on the Provo River. The share is a right to a portion of the flow that is going through the river at one time.
- Craig Christensen: Why is there no secondary water system on the west side?
 - The line was drawn because in the early 90's, the residential stopped after 800 W. However, since then the Anderson Farms development has been put in. To help with secondary water, the City has a sewer lift station in Anderson Farms that distributes secondary water from the high ground water levels.

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- Adam Cowie: To be clear, we have about 3200 residential drinking water connections. 370 of those connections do not have access to the secondary system.
- Mayor Carolyn Lundberg: Some residents feel that that they were left out of the secondary water system hookup that occurred in 1992. Additionally, the legislature has required secondary water meters, which could result in more fees for secondary water in the future, as our state continues to dry out.
 - Mike Vanchiere: I think something important to remember is that if you aren't an abuser of the secondary water, the fee will never be exorbitant.
 - Adam: The state has required that all secondary water connections need a meter by 2032. We have been able to get grants for these meters that will help with the installation, without having to increase rates. We hope to have everyone connected before next April. We want to monitor everyone for at least 3 years before we implement any type of rates. Our hope is to lower the culinary rates and maybe add a small fee to the secondary water system, balancing out the rates.
 - Mayor: The meter at my house has a corresponding app. I was able to realize that I have had a major leak in one of my lines, which was leaking gallons of water every day. Because of the meter, I was able to remedy this situation. Having information is a great way to show us that we need to reduce water.

The existing water conservation plan assess alternatives, sets goals, and identifies methods to reach the goals. Most water connections into the city water system are residential (88%). The measurement tool is gallons of water per person (capita) per day (GPCD)

- In 2018, Lindon was at 137 GPCD for culinary
- Today, total use is about 475 GPCD
- Statewide average is 240 GPCD
- One reason for our average being so high is that there are so many half acres in Lindon. These half acres are using a lot of water, possibly over watering.

The city has been working towards finding un-metered water, and billing the owners. Additionally, contractors are now paying for the water for construction. The goals in the Water Conservation plan include continuing to install meter on all city-owned facilities, work on the pricing structure to promote conservation, and measure the amount of water that is getting used. Slow the flow.

- Daril Magleby: If we conserve, where will the saved water go?
 - It will end up in the lake and recharge the aquifers. It goes from Utah Lake, down Jordan River, then to the Salt Lake.
 - Lisa Anderson: If it isn't used, it will stay in the reservoirs.
 - Mayor: The Great Salt Lake is in peril; it needs more water. Right now, the receding water line is causing toxic chemicals to be blown into the air, which affects air quality. We need to be conserving.
 - Adam: When in a drought, we get less flow to our reservoirs. If we are conserving now, we can use more water later.
 - Noah: There also is a dollar amount that can be assigned to conservation. If we choose not to conserve, we will not be able to keep up with the water use needed for increased growth. We would have to build larger reservoirs and pipelines, which requires more land and new lines under the new roads. That's very, very expensive. Our current water plan is expecting a 20% reduction in water use only due to the meter and re-education
- Caralee Bailey: What can be done about the sprinklers that are on while it's raining?
 - Noah: Central Utah Water Conservancy District (CUWCD) has smart water sprinklers that it provides to home owners.

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- Adam: All city properties are going to be updated with the smart water sprinklers. It's up to the individual home owner to switch out.
- Lisa A: If you go to Utah Water Savers website, there is a list of rebate programs that can help you get smart water sprinklers. Also, as a side note, Deer Creek will be very low for the next few weeks because they are doing an intake project with divers. The water is just going to stay in Jordanelle.
- Cole Hooley: This may feed into the next discussion, but how can we meet the need for housing development and the need for water conservation? According to the legislature, we need to plan to increase density but also decrease water use.
 - Noah: There are a few things we can do as properties and farms develop. We could flip the strip, which is take out the park strip and put in water side landscaping. We could also adopt water wise landscaping ordinances that says, essentially, does everyone's half-acre have to be grass? Not saying that we should rip out all the grass, just that grass needs to be in more usable areas.
 - Lisa A: If the only time you're walking on your grass is to mow it, it's ornamental grass. You need to find the balance of ripping out all the grass and putting in other things.
 - Mayor: There are some fantastic grass imitation materials out there as well
 - Mark Vlastic: Our firm has been inundated with requests for coming up with new waterwise landscaping ordinances, that may be something that Lindon needs to start thinking about.
 - Mike Florence: Currently, we do not have residential landscaping requirements. In commercial, we have a 70% vegetation requirement. We will be updating the commercial landscape ordinance to have more water wise landscaping.
 - Noah: As agricultural land gets developed, we would be using less water.

Potential strategies for Water Use and Preservation were presented by Lisa B. The consultants will be sending out the presentation to gather additional input from the committee. What strategies are completely off the table? What would work? We need ways to increase the flow of water back into the aquifer.

- Lisa A: Maybe a local-scapes project that encourages homeowners to focus the lawn where it needs to be? Increase water-wise incentives for residents?
- Mike V: Permeable pavement?
- Noah: That is difficult to maintain.
- Lisa B: We need to find a balance. We don't want to have a heat island effect like in Las Vegas, but we do need to reduce watering.
- Noah: The idea is not to get rid of landscaping, it's to minimize turf grass.

Economic Development

Mike Florence, community and economic development director, presented to the committee about economic development within Lindon City. He started by showing the trade area stats in the area, which include population, household growth, average income, percent of college degrees, total employees, etc. When retailers look at Lindon City, they look at the trade area stats.

- Top sales tax producers include Murdoch Hyundai, Home Depot, and Walmart.
- Lindon city is the highest per capita sales tax producer in Utah County

Zions Bank did a leakage study for our 700 N master plan, which essentially shows what commercial uses are missing in Lindon, why are our residents leaving to go buy things elsewhere?

- We are doing well at providing motor vehicle dealers, building material supplies, general merchandise, etc.

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- We are not doing well at providing restaurants, accommodations, retail, etc.
- Compared to other cities, we are low on our food and beverage stores (grocery stores)
- We do have quite a bit of office and warehouse in the city. Our 700 N plan will ensure good uses and commercial retail along 700 N.

The existing goals for economic development are as follows:

- Promote Lindon as a regional center for technology, commercial, and industrial facilities with excellent accessibility and a high-quality business environment
- Organize and develop land use areas to take full advantage of Lindon's strategic location in regards to the major rail, highway and air amenities
- Ensure that new development is of high quality and reflects quality architectural and site design standards consistent with particular use and location
 - We are currently updating the commercial design standards
- Encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the city's sales and property tax revenues, and provide the highest quality goods and services for area residents
- Promote employment opportunities, quality businesses, and environmentally clean industrial and technology development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall country image and identity.

Is there anything we are missing in the community? Are there any other aspects that we should be focusing on?

- Cole: Maybe more diversity of offerings? This goes along with the last goal. I know that car dealerships are good for sales tax, but on State St, they are all in a row. It would be nice to break that up a bit, and put in some diversity in business offerings.
- Mike V: I also think it's important to look at the quality of the businesses that are coming in. For example, extended stay hotels vs. limited stay hotels, what kind of quality is sacrificed? We need to be communicating with other cities on how certain businesses function within their community. We want to learn from the mistakes of others.
- Mark: One thing that I have noticed is that you have a robust economy, but you are missing things that are experiential. You're missing experience destinations, places. Maybe we put in a goal about destinations, culture, entertainment? The town center is a place where that happens. A goal about destinations will help the town center and the nodes along State St.
- Cole: There's something about people who live in Lindon having business in Lindon. Maybe incentivizing local businesses? Connection from the residents and economic development?

Are there any comments from your community? Things you would like to see promoted for economic development? There are just over 800 businesses in Lindon, including home occupations.

- Home Occupations are already very easy to obtain within Lindon
- Craig Christiansen: It looks like, due to the amount of businesses, we have tremendous sales tax.
 - Mayor: We do not get to keep all the sales tax we generate. It's based off of a point of sale and population.
 - Adam: We had 4.3 million in sales tax this year.
 - Mayor: Every business that we have that generates sales tax gives us a benefit, but it doesn't maximize that benefit
- Craig: What about those corporate headquarters? Do they generate sales tax?
 - Adam: They do when they spend money on supplies. There is an Alpine School District tax that is 65% of the property tax right now. In the grand scheme of things, offices are

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not great sales tax producers, dealerships are probably the best. We cannot rely just on property tax; we need the retail and commercial base.

- Mayor: Sales tax is allowing us to keep our property taxes low. Our strategy is good economic development.
- Karen Danielson: How does this influence 700 N? Are you honing in on what brings the most sales tax for that corridor?
 - Mayor: No, we are focusing on a gathering place, and area to have concerts and small, local shops.
 - Mike F: We have banned car sales lots from that corridor.
 - Mark: Gathering places have spin odd effects, people want to stay the night or eat dinner. They want to spend their time and money in this one place. There is a Salt Lake County movement towards destination parks. A developer will negotiate with a city and place big water or skate parks in close proximity to destinations so that people will come from out of state to stay in the area. The community gets the tax benefit. The diversified economic base will significantly help with this.
 - Adam: Often we hear that the city isn't building more retail or restaurants. There's this conception that we are in charge of building these things. What we can do is come up with a land use table, and we depend on the market economy so those developers will bring in a project that fits. We want to see all those experience uses.
 - Mike F: We have met with movie theatre groups, restaurant companies, and other assorted retail partners. Our trade area stats have been a problem. We hope to shift more experiential uses to Lindon in the future.

This economic development presentation will be sent to the committee. Is there anything we are missing? What goals work? What objectives work? What doesn't work?
The next meeting may not be until the beginning of December.

APPENDIX B

JOINT COMMITTEE MEETING NOTES

Notes from the three Joint Committee Meetings follow.

NOTES

Lindon City General Plan Update Joint Committee/Leadership Meeting #1

April 28, 2022, 6:00 pm, Lindon City Offices

IN ATTENDANCE:

Michael Florence	Lindon City Community & Economic Development Director
Mary Barnes	Lindon City Planner
Mark Vlasic	Landmark Design
Survier Castillo	Landmark Design
Lisa Benson	Landmark Design
Lisa Anderson	Citizen
Caralee Bailey	Citizen
Karen Danielson	Citizen
Jack Young	Citizen
Randi Powell	Council
Steven Johnson	Planning Comm.
Rob Kallas	Planning Comm.
Dale Keep	Planning Comm.
Cole Hooley	Citizen
Renee Tribe	Commissioner/Planning Comm.
Adam Cowie	City Administrator
Carolyn Lundberg	Mayor
Van Broderick	Council
Sharon Call	Planning Comm.
Daril Magleby	Lindon Council
Jared Schauers	Planning Comm.
Steven Stewart	Adv. Comm. Member

SUMMARY:

The meeting began with introductions, a discussion of the project/general plan purpose and a review of the project scope of work and schedule.

A Visual Preference Survey was conducted, followed by a scoping session. Results of the Visual Preference Survey will be distributed and posted to the project website as soon as they are available. A summary of the scoping discussion follows.



Describe Lindon in one word:

- Classy
- Country
- Tradition
- Home
- Open Space
- Inconspicuous
- Safe
- Tranquil
- Prosperous
- Peaceful
- Serene
- Neighborly
- Friendly
- Community
- Welcoming
- Diverse Landscape
- Harmony
- Convenient
- Tech
- Smart (Decisions)

Vision for Lindon over the next 20 years:

- Are we still “country”? Can we hold onto this and accommodate all of the housing we need to?
- Maybe not agricultural necessarily, but “Mayberry”.
- Same but improved.
- Projected to grow from 12,000 to over 17,000 by buildout. Do see how we can keep the same rural uses.
- Density is less dense here because of our values.
- What sacrifices are we willing to make?
- Lindon has a reputation for being classy – want to maintain it. Upscale. No low quality high density housing. “A little cut above”.
- Close places for our kids are nearby.
- Not sure we can hold on to LBOC with large yards and animal rights. How could that be feasible?
- Need to meet state mandates.
- True to small town roots. Intentional. Architectural standards, open space, trails, etc.
- Change a little but retain identity.
- Classic – longevity – design standards.
- One foot in history, one in prophecy.
- Same with modernization – classed it up out west.
- Large houses and super high density images in Visual Preference Survey both felt negative – didn’t like either extreme.

Hot Spots/Hot Button Issues/General Ideas

- Second to Alpine in classiness – some old roads in our community are ugly, some homes – roads and sidewalks need improvement. Invest where we can.
- Don’t become like Orem with rundown neighborhoods.
- Don’t have a downtown. Planned for 700 North.
- Differing opinions on so many issues – almost every issue. Find common ideological ideals like water, roads, tax base, etc.
- “Planning for the future without a sense of history is like planting cut flowers.”

- Prestigious address – more attainable than Alpine and friendlier.
- Shared quote comparing lack of planning with growth coming being to planting with cut flowers.
- How do we preserve the family aspect, especially housing? Don't isolate housing types – we allow overlay for multifamily/middle housing and accommodate more socioeconomic backgrounds.
- Had ADUs before it became state law.
- Alpine School District is seeing a slight decrease in students.
- Lindon is great, but we're sending mixed messages. We are aging out and it's hard for young families/young professional to buy homes after older people move or pass away. Land has gone up to as much as \$550,000 recently just for an empty lot in the City.
- Most of us started as renters and we turned out okay. It feels to me like 10 units per acre isn't high density. Density is relative.
- Challenge – how to integrate ideals into the reality of growth in the County. With the BRT coming and growth all around, Lindon becomes a choke point between the mountains and the lake. There will be a lot of traffic moving through our City as communities around us grow. Don't want to be overwhelmed.
- Utah Lake development – talk of bridge connection into Lindon.
- Trees – encourage more trees in conjunction with waterwise landscaping. Continue focus on Tree City.

NEXT STEPS

- The website with public engagement tools will be updated with committee information and will be advertised to the public soon. The planning team is asking the committee and leadership to get onto the website and start commenting and using the tools to not only provide their feedback, but to demonstrate how the tools can be used.
- The next General Plan Committee meeting is scheduled for May. A doodle poll will be sent out soon to set a date for that.
- Focus Group interviews
- Review existing plans / documentation and research / analysis
- Concept Development

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August 2, 2022

Minutes from the 7/27/2022 General Plan Committee Meeting
Start time: 6:00 PM
Prepared by: Mary Barnes, City Planner

In attendance

- Carolyn Lundberg, Mayor
- Daril Magleby, City Council
- Van Broderick, City Council
- Jake Hoyt, City Council
- Randi Powell, City Council
- Sharon Call, Planning Commission
- Jared Schauers, Planning Commission
- Steve Johnson, Planning Commission
- Scott Thompson, Planning Commission
- Mike Marchbanks, Planning Commission
- Adam Cowie, City Administrator
- Michael Florence, Community Development Director
- Kathy Moosman, City Recorder
- Mark Vlasic, Consultant
- Lisa Benson, Consultant
- Cole Hooley
- Craig Christiansen
- Karen Danielson
- Lincoln Jacobs
- Caralee Bailey
- Steve Stewart
- Dale Keep

Not in attendance (from the committee)

- Jeremy King
- Jack Young
- Jason Brown
- Charlie Keller
- Mike Vanchiere, City Council

General Plan 2011

First, the consultants presented the parts of the previous general plan vision that will be preserved in the upcoming general plan. This also introduced the inspiration behind the land use maps. The vision is as follows:

- Lindon is rural and family oriented, with tech/high quality business. Focused on smart growth with connected transportation and freight options, Lindon preserves historical, cultural, and natural resources. Additionally, high quality neighborhoods are important in Lindon, particularly the appearance, uses (including animal rights), and parks for all ages and economic status.

Land Use and Community Character

The consultants talked through the goals for Land Use that were refined at a previous meeting:

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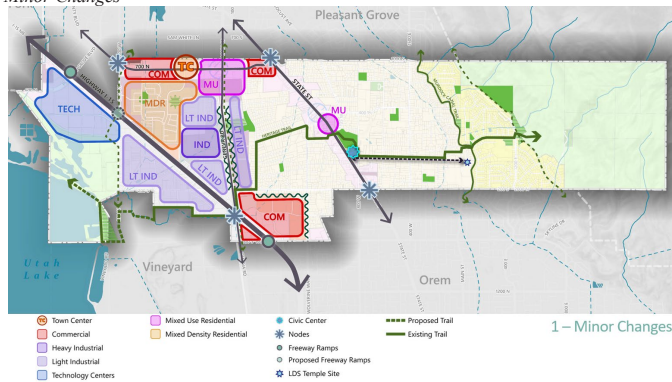


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- Protect community character
- Protect natural & community resources
- Locate appropriate uses in appropriate places with good transitions & buffers
- Promote & encourage high quality design & aesthetics
- Meet the needs of residents, increase tax revenue & provide high quality goods & services
- Move toward cleaner, more high-tech industries if/when uses transition in the future
- Preserve key open spaces & provide adequate parks & recreation opportunities
- Encourage a variety of housing options & opportunities

They also went through the approach to the Land Use chapter, which was to look through a range of land use concepts and refine feedback into a future land use map, while identify redevelopment opportunities and recommending strategies for preserving and enhancing community character. Additionally, to identify special districts, corridors, and nodes with the committee and members of the public. To help with this approach, the consultants had provided three possible land use maps with varying changes to help direct the committee.

Map 1: Minor Changes



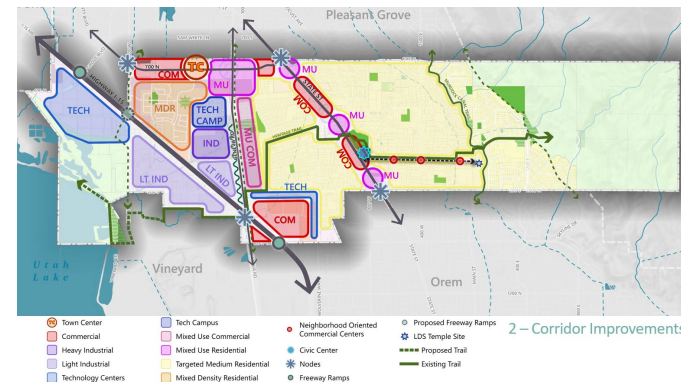
This map shows the southwest side of I-15 with tech and light industrial, a town center, mixed use on State St to play up the connection between the temple and rest of the city, and the squiggly lines would signify some sort of transition. This transition could be as tame as elevated landscaping standards between the commercial/industrial areas and the residential zone.

Map 2: Corridor Improvements

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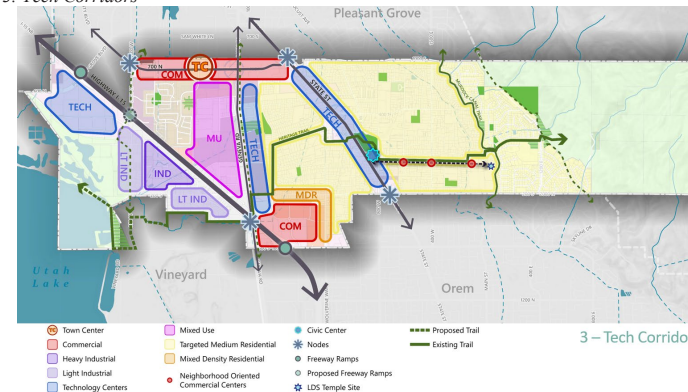


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This map shows a small tech campus between Anderson Farms and Geneva, three mixed use nodes on State St, and some neighborhood oriented commercial centers along Center St. The yellow signifies possible areas for medium density residential infill within the traditional 20,000 sq ft residential zones. The blue asterisks are the gateways to the city, and the mixed-use commercial on Geneva would be office buildings abutting the existing residential housing, instead of the current industrial uses.

Map 3: Tech Corridors



This map will shift heavy industrial across I-15 and change the current heavy industrial into a mixed-use corridor. The existing light industrial corridor along the east side of Geneva would become tech, and so would the State St corridor. Finally, adding some medium density residential buffering the southern commercial area.

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Discussion:

At this time, the consultants opened up discussion on these three maps.

- Craig Christiansen: This is a future plan, you've made that clear, but a lot of the changes you show on these maps are occurring in zones that are already built out. We addressed this in the last meeting, but if the heavy industrial land use areas are changed to tech, how will the heavy industrial users feel? I can see the wisdom in zoning changes to empty space, like 700 N, but it doesn't make sense to re-zone areas with existing buildings and development
- Mark Vlasic: A Land Use map is different to a zoning map; we aren't changing any zones here. This is meant to be a general overview of what you want for the future of your city. It could be that this vision is very far out, a general plan is usually up to about 20 years in the future. If you want something to start, you have to start somewhere. Existing uses have the right to stay there, but change can happen over time. This is a vision, not a zoning change. The general plan is about having the policy and vision tied together, and the public and property owners are welcome to introduce zoning changes.
- Jake Hoyt: Something that needs to be brought up is that the industrial property owners will feel threatened if we put in the tech campus on map 2 or the tech from map 3. Industrial uses seem to be going away in many cities as they grow, but Lindon has a great heritage of industrial uses. I think we will see frustrations, even if it is only a change in the land use map. These people are investing in Lindon, they may reconsider investing in Lindon if we change our general plan to seemingly push them out.
- Mark: This whole meeting is for testing out ideas, we could provide a map with only industrial use in that section of the city?
- Scott Thompson: I think, as far as tech, I think tech will stay in Lehi. We can't control that industry. For us to designate areas to tech, that might be hard to sell. Additionally, the tech on State St on map 3 would never work because it is too far from the freeway.
- Mayor: What does tech mean to you?
- Scott: When you see tech buildings, that's generally huge office buildings, like in Lehi. I think putting tech in the northwest corner of Lindon makes the most sense, but just not on State St. Doesn't make any sense there.
- Mark: We put the tech on State St on map 3 because there are other communities along the Wasatch Front that are wanting to convert their State St into more of a tech/urban area, to make it a destination. You need to ask yourselves what you want your segment of State St to be. Do you want it to merge with the other cities, or become a little different? Do we want to get rid of map 3 entirely, and forego showing that to the public?
- Dale: I think Lindon is a great place for tech. The prison site in Bluffdale is going to be a huge hub for tech as well. Tech won't go away; it will just continue to grow. We need to plan for it and attract it.
- Mark: Good point. There's a community in California where they recreated an industrial area into a tech area. It's where Pixar is based, and they were able to attract young people with high paying jobs and interesting housing options. In the process, they have transformed their community away from the industrial into a thriving tech area. It may be painful to hear this, but how long will heavy industrial stay in Lindon? It may stay here forever, but that's something to think about.
- Craig: We talked about this two meetings ago, but some of the more unattractive heavy industrial users on Geneva Rd bring in a whole lot of tax base. What would a tech campus bring, other than aesthetics? Would they have a sales tax?

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- Mike Florence: An example would be the DoTerra warehouse. Their office is in PG, but their warehouse is in Lindon. Because their warehouse is here, we get all the sales tax from the transactions.
- Craig: But is the only benefit that it would be prettier? There are cities that would love to bring in a truss plant, but do we want to get so "fancy" in Lindon that our taxes go up?
- Randi: I cannot envision the State St corridor as a tech corridor, that doesn't make sense to me. We need the commercial, we need the brick and mortar, with sales and a tax base. I would hate to move the industrial, I agree that the tax base is too important. We would like to have big classy things, but we might also like something that is a little more different than our neighbors. We like to keep our taxes low and sales tax high.
- Cole Hooley: In regards to the mixed use on map 2 and 3, and the medium density residential on map 3 (around the southern commercial), there would be a lot of resistance. Folks have expressed that they do not appreciate change within their neighborhoods. The three mixed use nodes on map 2 along State St would not work.
- Jake: The thing is, as the City Council, we get so many requests for more density. We don't want to open the door for more requests if we show higher density residential on our land use map. We don't want to send the wrong message that we are actively looking for high density in certain areas.
- Craig: Tech will bring in more pressure for density. To put that on State St would put more pressure for density along that corridor.
- Dale: Are we meant to be narrowing these maps into one option?
- Mark: That's up to the group. We generally prefer three maps to present to the public, for options. However, we could possibly pull back on the third map, and maybe just modify 1 and 2 a little bit. But would that circumvent the public from showing their opinions? If we present all three to the public and they all hate map 3, then we will know for sure that the public does not want to see much tech. If they like it, then maybe we can discuss incorporating tech a little more. But at the end of the day, we can only advise you on this.
- Craig: If I came up to a booth with three maps, I would be confused. Maybe 3 whole maps are more information than your average citizen needs. Maybe bring it down to only 1 map that shows the committee's consensus?
- Scott: That would be a good idea. I think having only 1 map gives us an opportunity to see what the committee has chosen. People won't understand the backstory of the heavy industrial, or the importance of the heavy industrial, what tech would mean, etc.
- Sharon Call: I think it's true that too much information is so overwhelming.
- Dale: I think we need to make sure it's online as well, and to allow for anonymous comments.
- Lisa: I can send the final product out to our email list to get some feedback, along with a description of what is happening on the map, some FAQ's, etc.

At this time, there was some discussion on different ways to gather input from citizens, such as online maps, interactive maps, physical idea boards, and asking citizens "What's missing? What do you want to see?"

- Lincoln: I don't like map 3. How did the tech campus on map 2 come into play? Also, seeing some neighborhood oriented commercial centers on Center St scares me to death, with the traffic and everything. Do we have people asking us about developing tech in the tech campus area on map 2?
- Mayor: For the neighborhood oriented commercial centers, I'm thinking more of Walker Farms being seen in that light. It's a low impact kind of commercial use. I have had residents wanting

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boutique or something on the vacant lot just south of Lindon Elementary. If it fits in properly, it will work.

- Lisa: These neighborhood oriented commercial centers are not intended to be a high-density destination.
- Mark: I'm hearing that tech is out as far as a main thing.
- Craig: One of my friends has a powder coating company in the tech campus area on map 2. I do not think he would appreciate the heavy industrial area being re-labeled as tech.
- Lincoln: We wouldn't be pressuring heavy industrial property owners to leave; this map will show what we want this area in the city to eventually be.
- Adam: This is really what do we want to see happen in 20-30 years. Most commercial properties don't last more than 30 years. They get rebuilt and re-purposed. For example, right now there is an old steel plant in Lindon that wants to redevelop into high-end office space. With vacant property, we can zone that upfront. But with the built-out areas, they can be redevelopment opportunities.

At this time, the committee went through maps 1 by 1 to point out the details they liked, and what they didn't like.

- Mike F: East of Geneva is light industrial in map 1, and mixed commercial in map 2. We could start transitioning.
 - The committee agreed that transitioning into mixed commercial in the east Geneva corridor would be good for the future.
- Sharon: What about the tech on map 2?
- Scott: I like the tech in the northern corner.
- Craig: My friend in the tech campus area on map 2 isn't moving any time soon. But a guy that has built up a powder coating business for 30 years will not move. He may move if he feels pressured.
- Mike Marchbanks: What entices long-time property owners to move is that they realize how much their land will sell for, and they want to expand, and they realize that will make a lot of money if they sell and they can expand in a different location.

The committee decided that they agreed with the northwest bubble of tech, across I-15. They also agreed on the light industrial on the west side of I-15. There was further discussion on town centers, and what they mean. Adam and the mayor explained the importance of a town center in creating identity, and how important 700 N will be for a regional draw and a town center.

- Mark: There's a good town center example in Millcreek. Its half built now, but there is an ice-skating area, and it's an identifiable place. It takes time, but a town center needs to be on the plan first.
- Mike M: There was a rail station just down the hill, it used to be the town center. When they did away with rail, all of that faded and now there are almost no remnants of the previous railway and town center.

The medium density residential near the highway already matches the current use, so the committee agreed to keep that bubble. However, the mixed-use bubble shown on map 1 and 2 on the 700 N/Geneva intersection was discussed.

- Jake: I'm not a huge fan of the mixed use on 700 N/Geneva. The "City of Fun" lot on the southeast corner of that intersection will eventually sell, but I think the eventual development there should be commercial. Maybe make sure the mixed use stays on the west side of Geneva.

There was more discussion on the tech around the southern commercial bubble, and the tech campus on map 2.

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- Scott: I like map 2 and the tech around Home Depot. I think the tech around Home Depot and the tech campus on the west side of Geneva are a good preface for the future.
- Jake: I worry about the tech campus on map 2, because of the existing uses there. There are some heavy industrial property owners that may not be happy with a land use map that shows something other than industrial.

The committee decided to alter the tech around the Home Depot commercial area, so that it is within the current commercial bubble on map 2. This will ensure that the existing residential does not feel as though they are being pressured to sell or leave. The committee then looked at the mixed-use nodes on State St.

- Mike F: One thing to consider is that if we do end up getting BRT on State St, the state requires us to study a quarter mile around each station for high density housing. These are called station area plans.
- Jake: One problem that I have is calling them mixed use nodes. I don't want to say that and then developers will come in and use that to justify developing high density residential in these areas.
- The committee decided to change the name from mixed use node to *gateway or transportation or transit nodes*. Instead of being mixed use, the pink bubbles on State St will simply be designated as places where we want good and effective development, but not specifically residential.
- Randi: I want it to be absolutely clear that these nodes along State St are not for high density residential.

The committee then discussed more in depth about the neighborhood oriented commercial centers along Center St. The consultants explained that these neighborhood-oriented centers would be something like a small sandwich shop, a specialty shop with food items, possibly a small corner store. They would *not* be actual commercial centers, like a Walmart or even a 7-11.

- Steve Johnson: The worry that I have is introducing commercial, it increases traffic, and the kids trying to get to school are in more danger.
- Mike Marchbanks: I would prefer to see something like this between Walker Farms and State St, but nothing more east than Walker Farms.
- Randi: I have lived on this street or adjacent to it for a long time, and I know that the residents on Center St are not going to be okay with a neighborhood store. Center St cannot take one more anything, there's already schools and the temple. Maybe leave a neighborhood store at Walker Farms, but eliminate the rest of the small red circles along Center St.
- Mayor: I think we need to put ourselves in the frame of mind that this is a visioning document. We need to base it on the realities of today, but what do we want tomorrow? Ultimately, we want to guide the growth, not have it happen to use. We need to keep the creativity.
- Sharon: I agree with Randi, we cannot add anything else to Center St.
- Mike M: Maybe we could put the neighborhood-oriented centers on our final land use map, but we can avoid implementing it for a few years. This is a vision.
- Adam: We could look at maybe converting small homes into a burger place, a corner store, an accountant's office. It would have to be compatible with the use.
- Mayor: Maybe a bed and breakfast? In fact, the Alpine School District is going to be evaluating Lindon Elementary. And the vacant lot to the south of Lindon Elementary has had many applications or concepts, such as senior housing, townhomes, sandwich shops. Maybe we can allow a neighborhood oriented commercial center in the Main St/Center St area.
- Craig: That vacant lot could be a small town-center
- Mayor: Maybe we could put a little density into that lot, maybe some neighborhood boutiques would be great.
- Lincon: Maybe we could add pickleball courts.

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- Mike F: We will only put a neighborhood oriented commercial center at Walker Farms and at the Main St/Center St connection.
- Dale: Try to call it a neighborhood-oriented center instead, it doesn't have to be commercial, it could be a gathering place.

The committee decided to show only one map, specifically map 2 with some changes, to the public on Saturday, August 5th at the mayor's breakfast. Here are the changes that must be made to map 2:

- Tech campus must be taken out, and changed to light industrial
- Make the Home Depot commercial bubble (southern commercial) a bit smaller, and add a tech border to the existing commercial bubble.
- Re-label the mixed-use nodes on State St into a "transit node", and keep the gateways.
- Only allow neighborhood oriented commercial centers at Walker Farms and Main St/Center St intersection.
- Replace the mixed use on the west side of 700 N/Geneva with commercial.

Caralee Bailey brought up the point that she has neighbors that may like to see more than one map at the mayor's breakfast. Maybe showing more ideas will trigger more ideas, and showing options would trigger valuable input.

Transportation

The consultants went through the goals for transportation, and the approach that needs to be taken with the transportation chapter. One of the goals was to develop a strategy for potential delay in BRT implementation.

- Noah Gordon: Due to some unforeseen problems with Orem City, the State St BRT has been delayed and we don't know when it will get greenlit. But with the transit nodes that you have designated on State St, one thing to keep in mind is that land use and transportation are intertwined. If you decide that there will be no mixed-use within the transit nodes, then there will be less demand for a BRT station because there will be less ridership, etc. But if you do allow some type of residential around a station, the station may occur faster because the ridership is there.

The committee decided to keep the transit nodes for the time being. The consultants also presented the bicycle and pedestrian maps. Due to the time of the meeting, it was decided that the planning department would send out the bike and ped master plan for further review.

Parks and Recreation

The consultants went through the goals for parks and rec, and the approach that needs to be taken with the parks and rec chapter. Lisa mentioned that she will be doing a little more analysis on the level of service, because the parks and trails plan included parks AND trails within their level of service. Generally, it's just parks. The parks and rec chapter will be emphasizing the Lindon heritage trail and the regional trails, along with some optional additional connections as well.

- Scott Thompson noted that the trail connection from Main St/Fryer Park to Main St/400 N may not happen, because of Wadley Farms.

The committee was asked if there are any park or trail ideas that they wanted to mention at this time.

- Lincoln Jacobs asked for more pickleball courts, and what the evolution of parks would look like. As there are less and less young children in Lindon City, wouldn't the playgrounds phase out and pickleball phase in? The consultants confirmed this, generally as the demographic fluctuates, the parks change. Mark Vlasic said that the key is to make sure we update our master plans regularly. Mike Florence asked if a goal could be added to address that phenomenon.

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- Scott Thompson asked about a possible mountain bike park on the mountain bench. Adam Cowie and Mike Florence confirmed that the forest service has been working with the mountain bike groups to create actual trails, etc. Caralee Bailey also mentioned that the forest service is also working on signage.

The planning department will send out the general plan presentation to see if the general plan committee has any further input on the transportation, parks and recreation, or the land use.

Next meeting (With general plan committee):
TBD

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April 12, 2023

Minutes from the 3/29/2023 General Plan Committee Meeting
Start time: 6:00 PM
Prepared by: Mary Barnes, City Planner

In attendance

- Carolyn Lundberg, Mayor
- Daril Magleby, City Council
- Jake Hoyt, City Council
- Mike Vanchiere, City Council
- Sharon Call, Planning Commission
- Jared Schauers, Planning Commission
- Rob Kallas, Planning Commission
- Steve Johnson, Planning Commission
- Scott Thompson, Planning Commission
- Mike Marchbanks, Planning Commission
- Karen Danielson, Planning Commission
- Adam Cowie, City Administrator
- Michael Florence, Community Development Director
- Kathy Moosman, City Recorder
- Lisa Benson, Consultant
- Cole Hooley
- Charlie Keller
- Caralee Bailey
- Steve Stewart
- Dale Keep

Not in attendance (from the committee)

- Jeremy King
- Jack Young
- Jason Brown
- Lincoln Jacobs
- Craig Christensen
- Randi Powell, City Council
- Van Broderick, City Council

This meeting, the consultant went through a few key points of the draft general plan. Actual comments and corrections are below-

Placemaking Concepts

- Mayor: Trax may happen sooner than BRT. We should add the 700 N/Geneva area as a station node, maybe add another symbol to really call that out.

Land Use and Community Character Goals

- Cole Hooley: Is there a way that we could incorporate A Little Bit of Country (ALBOC) into the plan? I haven't seen it anywhere.

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- Lisa Benson: We can make it more prominent, but we are trying to capture in another way what that truly means
- Mayor: A lot of people do wonder what ALBOC means in the context of our modern city. Should we preserve ALBOC or show how that is evolving? Companies may not want to see ALBOC, but residents do.
- Dale Keep: I think you could probably find a few places to implement that phrase in the plan. I think that it could be used for future developments, so that they will get the idea that this city is ALBOC. This document needs to show that we aren't A Little Bit of City.
- Scott Thompson: That tagline describes what I feel when I come into Lindon. It's important.
- Rob Kallas: ALBOC encompasses so much of what Lindon is. It means open space, peace. In many other places, country is a positive.
- Lisa: We will feature it a little more prominently in the plan.
- Scott: Maybe we can highlight it more when talking about more residential things? The buildout in chapter 1 is 13000 people in 2050. We will never be very dense, so even with building, we will be ALBOC.
- Cole: Table 2 and 3 on page 22 and 24, the rows are not immediately compatible. Maybe you can put them together? It is not immediately clear.
- Lisa: That's because they are very different. What we are trying to do with existing land use is look at things on a general level and talk about what is happening. Future is what we want to happen. Comparing that doesn't really work.
- Cole: In the intro, it shows that in the data, residents do not want any part in dense housing types. However, there are implementation measures that say that we need to preserve areas for higher density housing types. If the state is also requiring this housing, maybe we can talk about that in the intro as well.
- Jake Hoyt: As a council member, it seems like we have so many developers that come in and ask for something like Vineyard. I like the idea of spelling it out as clearly as possible, to make it clear that higher density housing types are only permitted in specific areas in the city.
- Scott: Sometimes those opinions are formed due to the way that the question is asked. There is going to be change, whether we like it or not.
- Lisa: I think the intent is to give the community flexibility to define what low, medium, or high-density housing means to you. Maybe towards the end of this general plan, in a few years, that definition will be different.
- Mike F: We will be a little bit more transparent on where the high-density housing types are going to be.
- Charlie Keller: I think that this plan is more of a what we hope to get, but that does not mean that that is what will happen. I think it's pretty great over all.
- Cole: I think the initial goals are great, but the implementation measures are harder to interpret for the community or developers. What does infill mean? Cluster? Maybe we need a glossary. My issue is that it's clear that residents do not want housing, but some of the implementation measures have confusing terms that seem like Lindon is encouraging high density housing.

Transportation and Circulation

- Rob: Please explain the 5th goal.
- Lisa: People were concerned about the aesthetics of the roadways, so using the enhancements, making it multi-modal, etc. would help with this item.

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- Rob: A large portion of our residential areas can access State St through 400 N, Center St, and 200 S. I think we need to highlight those three and make plans to beautify them
- Mayor: We already have a plan to beautify Center St.
- Rob: 400 N needs a ton of work. Part of the problem is property owners. And there must be something we could do for beautification on that corridor.
- Adam Cowie: In the placemaking section of the general plan, there are corridors that are identified as corridors that need improvement. Maybe we need to make sure that 200 S, 400 N, and Center St are included.
- Lisa: We can add language for corridors that the community deems important.
- Adam: Add 400 N into the list of streets on page 36, under Corridor Treatments, 4th paragraph. If there are any other places that reference those streets or any maps, make sure 400 N is added there as well.

Economic Development and resiliency

- Cole: Another glossary thing, I have no idea what spending leakage means.

Parks and Recreation

- Mayor: If this is posted online, it would be great to have a link to the parks plan, the bike plan, etc. within the general plan.

Environment and Sustainability

- Cole: Measure 3.1.d, what is a community food system?
- Lisa: That means maintaining ag properties, bringing farmers markets, community gardens, etc.
- Scott: Isn't there also something called like an urban farm zone? That would be good.
- Lisa: That can be closely tied to supporting your farmers and food production.
- Rob: With goal 2, what type of natural hazard mitigation?
- Lisa: Piping canals, moving water, making sure that new development will not negatively impact natural systems.

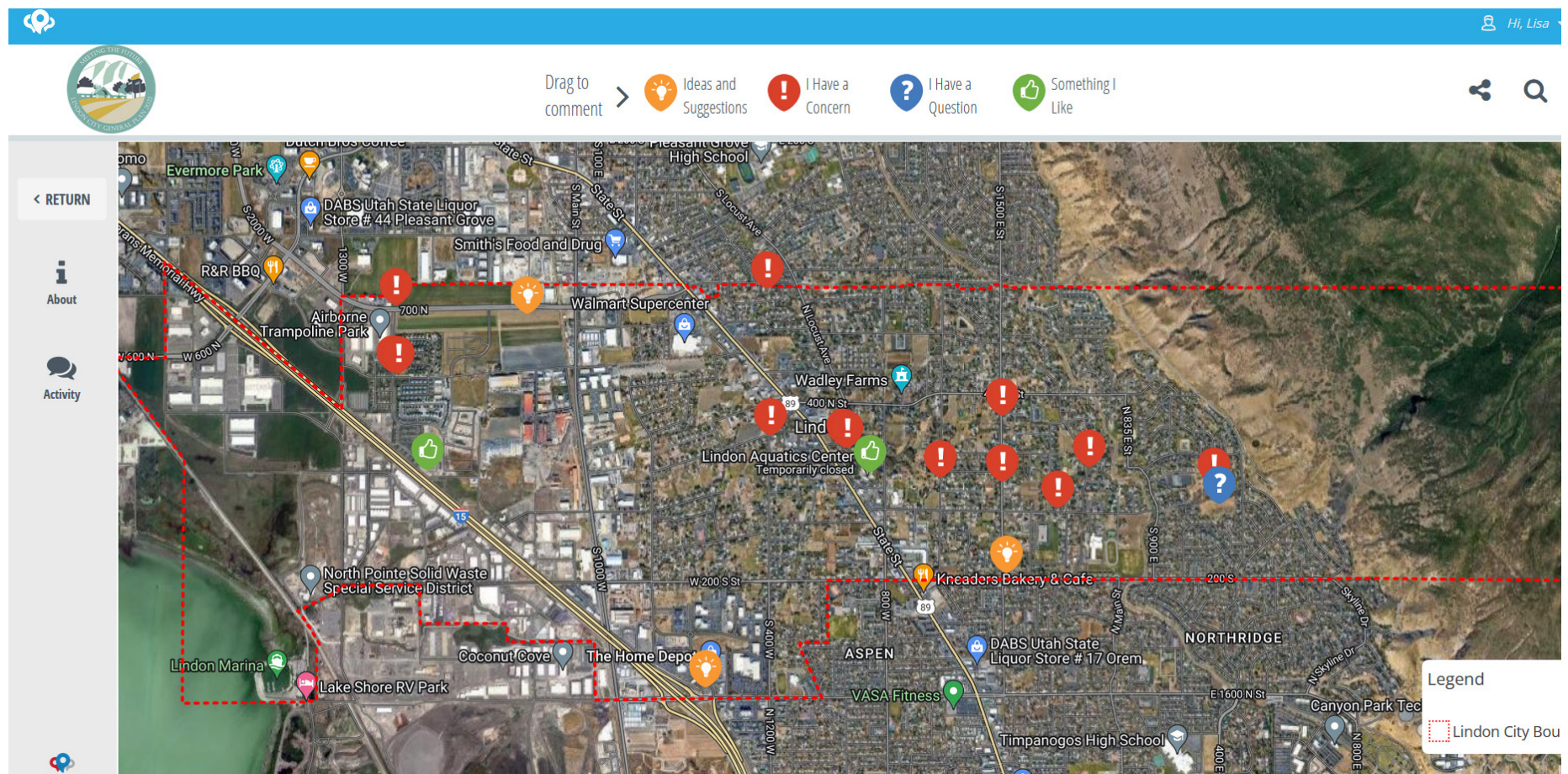
Water Use and Preservation

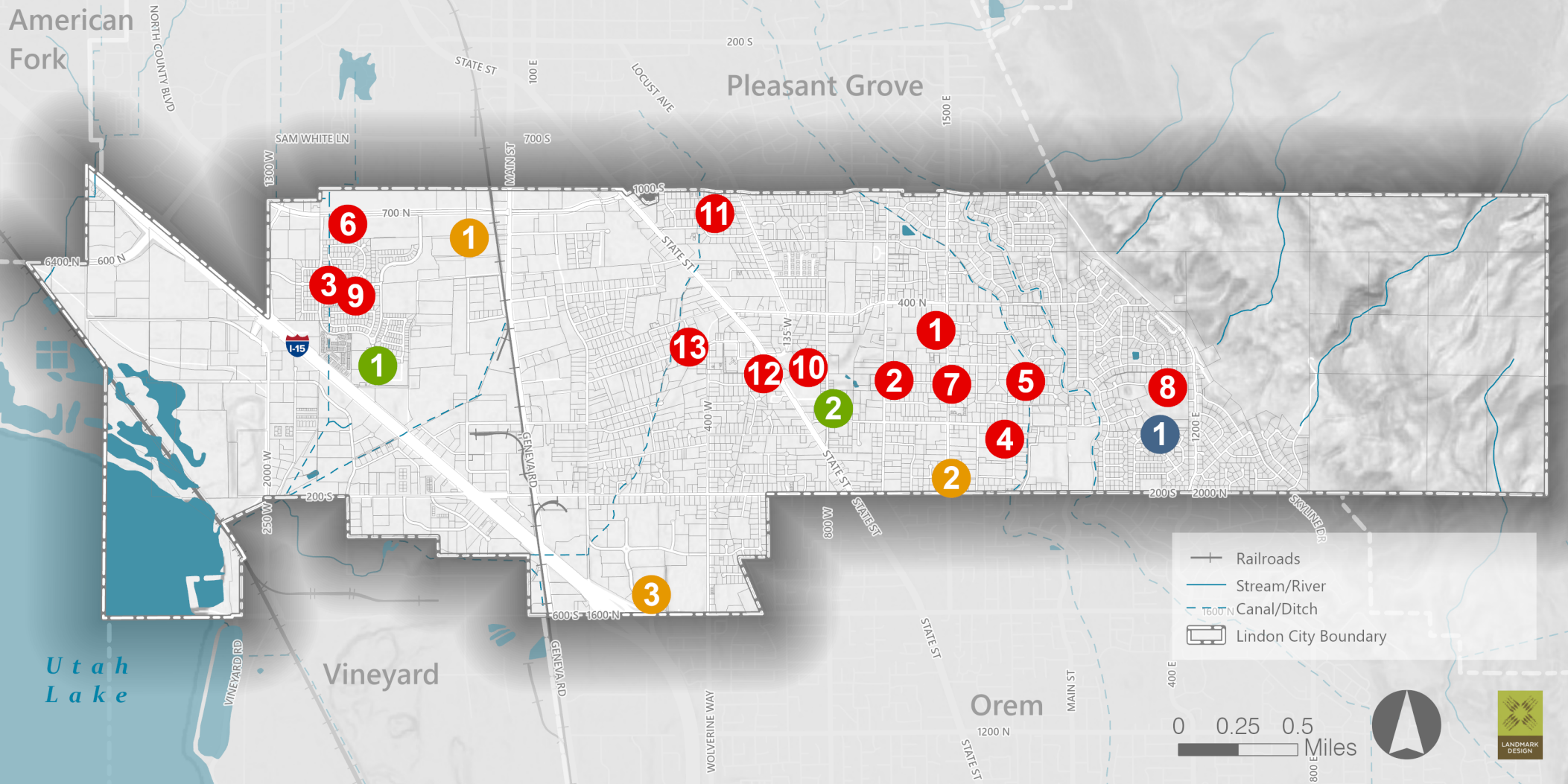
- Mayor: I think we need to say that we are finishing our secondary water meters later this year in this section of the plan. Also, we need to update the numbers on the pie charts.
- Mike F: We would need to check with Noah on that.
- Scott: Regularly adjust water rates, what does that mean? What can we do there?
- Adam: That is a current goal holdover from the last plan, but maybe we need to clarify that later on. Also, the 2019 water plan that Noah put together is required to be updated every 5 years. We are probably fine on the numbers on the pie charts as is.
- Cole: On 2.1.c, would the intent just be residential properties? I think we could take out "similar uses".
-

APPENDIX C

SOCIAL PINPOINT RESULTS

The Social Pinpoint online map received a total of 359 visits from 150 unique users. Fourteen unique stakeholders left a total of 19 comments on the map, as shown in the figure below. Individual comments follow.





- Ideas and Suggestions
- I Have a Concern

- I Have a Question
- Something I Like

- Railroads
- Stream/River
- Canal/Ditch
- Lakes/Waterbodies
- Lindon City Boundary

Social Pinpoint Results

MAY 2023



Lindon City General Plan

IDEAS AND SUGGESTIONS

1. I would love to see Lindon get a library! With all the land to develop on the west side I wonder if a library is a possibility?
2. I think we need a new Lindon City sign. This one looks really old and possibly needs a new design. This is my opinion.
3. The park and ride is a great resource! I'm curious if we can get some quality bike lockers for people to leave their bikes while they carpool? This would be a great spot for bike lockers!

I HAVE A CONCERN

1. I have lived in Lindon for 18 years. I have 5 children all of whom have attended Lindon Elementary. We like to walk to and from school. We generally walk along 400 East until we get to center street. The walk or bike ride on main street is fabulous because of the nice sidewalk but the walk or bike ride along 400 East has always been a concern for me since there is no sidewalk. The cars drive too close to the bikers/walkers and it is dangerous. Will 400 East ever get one continuous sidewalk.
2. With the increase of people traveling through Lindon with the upcoming temple as well as a need for a safe route to school. Would it be possible to get a sidewalk along 200e, 400n and 400e?
3. We need a four-way stop here. Cars are flying down this road..... sometimes at freeway speeds. There are always children nearby playing in the park or the canal. It's very dangerous. Some speed bumps would be a big help as well, but can we at least get a four-way stop?
4. The east end of Center Street from 400 east up to the Murdock Canal is super rough and bumpy and has many uneven areas where the road has settled. There also needs to be better curb and sidewalk for kids to walk down. It's an embarrassment to have a road like this in our city.

5. Canal Drive is SOOO rough with many, many potholes! Please put a high priority on fixing it.
6. There has been an increase of traffic so much that it's getting increasingly difficult to turn left at this intersection. And there have been lots off wrecks as well at this spot because of it. Could we possibly get a traffic light here?
7. What do we need to do to get more frequent patrol on our road? People always drive way over the speed limit on 400 east. Tons of motorcycles, side by sides, and fast "cool" cars going way to fast. It's a concern for the neighborhood children. There are multiple cars and evening that I can hear speed down 400 east and only see someone pulled over 1-2 a month. I work from home and can see 400 east from my living room/kitchen of my home.
8. Is there a way to limit vehicle access in this privately owned undeveloped area? The numbers of off-road vehicles and 4x4s tearing up this area at high speeds is extremely concerning.
9. I also think we could use a cross walk here. Making it easier for children and people to cross the road from the park.
10. This is one of the best parks in Lindon. My daughter and I love to ride our bikes here to play. However, there aren't any bike racks to lock up our bikes. I would love to see some quality bike racks at this park so that many people will be able to use them. Please keep in mind that there are many low quality bike racks that are easy to break or to steal bikes from. However bike racks that have spots for you to lock up at two points of the frame of the bike are the safest, and most useful.
11. The speed that drivers go on this road continues to increase. It is 25! Is there a way to install solar flashing lights, more speed limit signs, more police presence, something?
12. We visited the farmers market, which is lovely!!! But I'm concerned about parking. It was a nightmare! I would love to use the GREAT

bike trail to bike to the market but there aren't any bike racks to lock up bikes. Quality bike racks, and paths invite active transport which will help a lot with the parking problem!

13. In the current master plan 400 West was supposed to join Gillman Lane and 400 North so that the traffic lights on State Street could control entry onto State Street. The property has just been sold making this the ideal time to put the roads through. This would improve safety for our community. It needs to be done before the land is developed.

I HAVE A QUESTION

1. Is there a plan to connect the roads that are currently stubbed into this large undeveloped land on the East end of Center and West end of 60 N (off 1200 E)?

SOMETHING I LIKE

1. Thank you Lindon City for building a wall here to protect our people from the freeway while walking on the path!
2. Thank you for building the very nice Lindon city pool! It is really wonderful for my grandkids and a local treasure!

APPENDIX D

COMMENTS SUBMITTED THROUGH THE PROJECT WEBSITE OR EMAIL

- I live in West, West Lindon and I feel like a great way to connect our part of Lindon with the rest of the city would be to connect the trail to our neighborhood. We have lots of young families and active people who would love to use the trail!

- Public Nuisance Law

In a state we lived in previously, there was a “Public Nuisance” law. This allowed the city council or designated committee to identify a public Nuisance, usually a real estate plot but other possibilities, and demand that the Nuisance be corrected or the city would do so and place a lien to cover the cost.

For example, the two houses on the east side of State Street that have been partially torn down for weeks and just seem to be sitting there and are very ugly. The city would legally deem them a Public Nuisance and force the owner to complete whatever they have started and get that mess cleaned up.

In this way, exceptionally messy yards, etc. that are exposed to public view and which detract from neighborhoods that are otherwise neat and clean could be cleaned up either by the owner or the city.

Reasonable delays and /or assistance from the city could be provided for and the “Nuisance” would have to be clearly exceptional but some are and they should be dealt with.

- We recently purchased property in Lindon on Lakeview Rd. We’re thrilled to be moving back to a place with “small town” feel in the heart of Utah County, similar to the Oregon town where we raised our children. One of attractions of the Lakeview Rd. area is the wide range of homes and development. There are duplexes next to farm acreage next to newer upscale homes next to decades-old development, with a few grandfathered-in smaller lots. Such healthy diversity makes for a richer community.

Because of the recent explosive increase in land costs, we wonder if that diversity is in jeopardy with only the wealthy able to afford to live or build on a R120 parcel. It would be nice if Lindon would allow R112 in-fill anywhere in Lindon to help preserve the feel of this wonderful “small town” community.

Thank you!

- The city has a really serious problem with the deer on 200 East they are destroying the shrubs and trees in my yard and eating our flowers, the DWR does not want to help with the problem and so far the city has not made an effort to take care of the problem so let’s solve this problem thanks
- Say no to high density housing

- Keep lots with animal rights and at least 1/2 acre. No housing projects in Lindon. It will ruin the town and country atmosphere. Put the low income housing up by your place mayor. See how you like it. The plan now calls for two density projects to be built in our area south of state street. Getting tired of the changes from what was developed long ago. If this keeps up Lindon won't be Lindon anymore.

May 9, 2023

To:

Mayor Carolyn Lundberg clundberg@lindoncity.org
Councilmember Randi Powell rpowell@lindoncity.org
Councilmember Jake Hoyt jhoyt@lindoncity.org
Councilmember Van Broderick vbroderick@lindoncity.org
Councilmember Daril Magleby dmagleby@lindoncity.org
Councilmember Mike Vanchiere mvanchiere@lindoncity.org

Planning Commission

Sharon Call, Chairperson scall@lindoncity.org
Steve Johnson, Vice Chairperson sjohnson@lindoncity.org
Rob Kallas rkallas@lindoncity.org
Mike Marchbanks mmarchbanks@lindoncity.org
Scott Thompson sthompson@lindoncity.org
Jared Schauers jschauers@lindoncity.org
K. Danielson kdanielson@lindoncity.org

From:

Wadley Farms, Alan and Kristine Colledge Family

Regarding:

Lindon's General Plan Update.

We very much recognize and appreciate your selfless service to the betterment of Lindon. In review of "Lindon's General Plan Update," and before finalization, we would like to provide you with our public comment.

It is stated that the purpose of the general plan is to "retain the essence of what Lindon is today while establishing a clear path forward as the City approaches build-out in coming decades." Many of the sentiments echoed in the updated general plan acknowledge the importance of the preservation of dwindling open space and maintaining our ties to Lindon's agricultural heritage yet the summary of General Plan states that,

"The city staff must monitor growth and development carefully until vacant land is fully developed and growth pressure tapers."

The updated General Plan outlines Lindon's "Summary Action Plan" as a way to allow for future development while staying true to our past. Many of these "Action Plan" items are currently being implemented by Wadley Farms and complement what is desired in Lindon's future development. For the past 160 years, Wadley Farms continues as the only fruit producing farm in the City of Lindon. One of Wadley Farms biggest challenges is the need to constantly update in order to produce additional sources of revenue to maintain this open space. This would not be possible or plausible without the help of many of past and current Lindon leaders in the preservation of this historical farm. It has become very evident in the past year that the General Plan is relied upon by Lindon's City Administration to direct and dictate the future development and growth of Lindon.

On December 16, 2022, Wadley Farms received the following "Building Moratorium Notice" written under the direction of Lindon's City Manager, Adam Cowie.

“Finally, one of the issues that needs to be discussed between Wadley Farms and Lindon City is the timing of Main Street improvements. The city has had this street connection identified on its Streets Master Plan Map since the mid 1990’s. One of the concerns from the city perspective is that while Wadley Farms has continued to grow and expand, public street infrastructure such as Main Street and public improvements (curb, gutter, sidewalk) to 400 North have not been constructed. **City staff feel these public improvements need to be addressed before the city issues any further permits or expansion of The Wadley Farms business. Wadley Farms has installed a new asphalt road in the location of the future Main Street to accommodate the ingress & egress of approximately 60,000 annual visitors. The city master planned roadway (Main Street) needs to be completed in conformance with the *General Plan*”**

This letter is an example of how the General Plan is being utilized to force development on behalf of the city and why we feel it is now imperative to address the preservation of Wadley Farms in the updated General Plan.

Envision Utah was created by community, government and business leaders as a way to plan for and direct unprecedented urban growth in the state. Their methods have been adopted by communities around the country as a way to involve the public in shaping their future. In 2021 Envision Utah conducted a survey in regards to dwindling farm land in Utah County. As with Lindon’s citizen survey, Envision Utah found that Utah County residents desired administrations to support the following recommendations concerning agriculture:

- a. Encourage development patterns to conserve agricultural land and water.
- b. Identify prime agricultural lands in Utah County to target for preservation.
- c. ***Evaluate unintended consequences of business regulation on agriculture (e.g., business licensing, zoning) and explore alternative policies or methods.***
- d. Enhance opportunities for agricultural businesses to prosper and expand
- e. Remove barriers that prevent agricultural enterprises from operating at scale and encourage cooperatives to help agriculture be profitable.
- f. Expand farm-to-restaurant and farm-to-table opportunities.
- g. Provide incentives for agritourism and farm-based recreation opportunities.

If Lindon values and hopes to preserve the remaining 0.7% of agricultural land that remains within the city, it is our petition that the above “Envision Utah recommendations” be implemented into “Lindon’s General Plan”. For Wadley Farms, the easiest and most lucrative option is to subdivide, which would result in the loss of this 160-year-old historic farm. This is of course something we absolutely do not want. It is our desire to continue working with Lindon City to provide a space for the community to be proud of. This will not be possible without the support and collaboration of our City Officials.

Please understand that we very much appreciate our elected representatives and the City Staff for their support and encouragement over the years. Mayors Dain, Acerson, and Lundberg along with Mike Florence and Phil Brown have been invaluable. However, for the reasons stated above, we respectfully request the value of the “Commercial Farm Zone” and specifically Wadley Farms contribution to Lindon’s current uniqueness and future development be identified in “Lindon’s General Future Plan” to ensure and facilitate protection of this unique agrarian oasis, and ensure the City Staff makes future “good choices.”

Respectfully

Alan and Kristine Colledge Family

Master plan Review and the Commercial Farm Zone

“Lindon contains some of the last remaining undeveloped land in the region. **Lindon City understands the significance of this resource, and how the lack of land will eventually require the city to adjust to meet future needs. Historic agricultural traditions in Lindon are important to the community, as they provide a link with the past.** This is demonstrated by established land use and road patterns, and the integration of historic buildings and sites into the fabric of the community.”

Establishing A Clear Path Forward

“As stated, the purpose of a “new general plan is essential to retain the essence of what Lindon is today while establishing a clear path forward as the City approaches build-out in coming decades.”

In review of the extensive “General Plan Update”, the following concerns were listed by Lindon’s residents in “going forward.”

- **Two-thirds of respondents feel “Little bit of country” still reflects what Lindon is today.**
- **Top preferences for improving city aesthetics include protecting open spaces.**
- **Preserve and enhance unique historical attributes and “sense of place.”**
- **Ensure that Lindon’s small-town feeling is maintained and enhanced.**
- **Carefully integrate new development with historic uses in established neighborhoods.**
- **Implementation measure: protect historic structures to maintain the local sense of history and the special qualities of historic areas.**
- **Restaurants and a library were the top requests for additional services/businesses in the city.**
- **Two-thirds of respondents feel “Little bit of country” still reflects what Lindon is today.**
- **Just over 10-percent of respondents own large animals but more than 80-percent of respondents support continued rights.**
- **Top preferences for improving city aesthetics include protecting open spaces, improving street shoulders, and adding more landscaping along streets and in parks.**

SUMMARY

“Lindon City is projected to continue growing steadily for the next 30 years. City staff indicates that the city **must monitor growth and development carefully until vacant land is fully developed** and growth pressure tapers.”

Please understand that the need for the preservation of historical open space and farm production in Lindon was presented by Wadley Farms to the City Council 12 years ago. It was Mayor Acerson’s statement, at that time, that “this preservation should not be a citizens initiative but a city initiative.” For that reason, Lindon amended the Codes and on October 11, 2011, created a “Commercial Farm Zone “. This was signed by Mayor Dain. The code reads:

WHEREAS, creation of the Commercial Farm Zone is in conformance with the character and image of ‘a little bit country’ that **Lindon City hopes to preserve and protect by allowing continued animal rights and agricultural production throughout the city; and**

WHEREAS, the creation of the Commercial Farm Zone **will support agriculture and open space by allowing additional sources of potential income for farmers in Lindon by allowing other unique commercial activities associated with working farms; and**

Section 17.51.010 Purpose and Objectives


Commercial Farm Zones (CF) are established to **provide encouragement of agricultural production and associated commercial activities that are compatible with and/or promote agricultural uses within the city. Objectives of the zone include promoting and preserving agricultural production, promoting agricultural open space throughout the city, and allowing associated commercial activities which could be used as additional revenue sources to help sustain and support agricultural industry within Lindon. Although the intent of the zone is to promote agricultural uses within the city, the zone may be utilized as a ‘holding zone’ to allow reasonable options for income from agricultural and/or commercial uses for a period of time before developing the land in conformance with the General Plan Land Use Map.**

Lindon’s General Plan Update GUIDING PRINCIPLES “COMMUNITY VISION & GUIDING PRINCIPLES”

“Preserve and enhance our unique VISION GUIDING PRINCIPLES “Maintain Lindon as a city with a strong civic sense through the preservation of traditional small-town characteristics while remaining receptive to new and compatible community amenities and positive economic growth and development.”

Summary of Lindon’s Action Plan with Descriptions of Wadley Farms Current and Proposed Future Contributions:

“Preservation of Lindon’s heritage agricultural sites as part of all development and redevelopment projects.”

ITEM 23									
PROGRAMMING & MONITORING	<div>Preserve natural drainages, wetlands, wildlife habitat, viewsheds, and heritage agricultural sites as part of all development and redevelopment projects.</div> <div></div>	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	23	0-5 Years
		\$ 5	Medium 5		Moderate 5				
		\$ 1	Low 1		Difficult 1				

Utah county is experiencing unprecedented population growth. It was recently announced that Utah County was once again at the center of the state's growth in 2022, adding 23,980 people — double any other county in the state over the past year. By 2030 the population of Utah County will double, and then triple by 2065. Currently in Utah, we only produce 3% of our fruit and 2% of our vegetables. It is estimated that by 2050, if we continue to urbanize prime agricultural land, we will produce almost no fruits and vegetables in Utah. The erosion of farmland in Lindon is occurring rapidly as seen in the current ongoing transfer of over 130 acres of prime agricultural land to business, homes, etc.

1. 30 acres on the south side of 700 north.
2. 27 acres on west Anderson Lane, owned by Ivory Homes and ICO Holdings
3. 17 acres on the north side of 700 north.
4. 12 acres of agricultural land being developed on the east side of Street.
5. 62 condominiums are being built on the west side of State Street behind IFA.
6. 13 acres for the Temple site.
7. 6 acres of the Thornton farm.
8. 2 acres just developed by Low Book Sales.
9. 3 acres, Doug Smith Auto, by Home Depot

“Establishing A Clear Path Forward:

It is critical to note that while the **statement of the “preservation of Lindon’s heritage and agricultural sites be considered part of all development and redevelopment projects” is listed as a high priority**, yet there is currently no mention in the action plan of how this is to be done. The report lists that currently agricultural land in Lindon only represents 0.7% of land, with the future land use summary showing no **land** for agricultural production. Again, as stated, the purpose of a “new general plan is essential to retain the essence of what Lindon is today **while establishing a clear path forward**. As the City approaches build-out in coming decades. Is this the “clear path forward?”

Table 2: Existing Land Use Summary

EXISTING LAND USE	ACRES	PERCENT OF TOTAL
Single Family Residential	1,393.80	23.30%
Multi-Family Residential	78.5	7.20%
Commercial	217.9	5.60%
Mixed Use	20.3	0.30%
Office/Business Park	2271	3.80%
Light Industrial	255	2.50%
Industrial	331.9	5.10%
Parks/Open Space	81.3	1.30%
Foothills Open Space	1,201.00	21.50%
Agriculture	127.8	0.70%
Utility	28.2	0.50%
Institutional	124.2	1.90%
Government	282	5.00%
Vacant	287.6	10.60%
Street ROW and Other	923.80	10.70%
Total Acres	5,580.40	100.00%

Again, as stated there is **no** planning for any agricultural land to remain in the future. As Mr. Cowie has stated “Lindon’s current street requirements will ultimately end up with all city streets fully improved to have the same street appearance as Orem.”

Table 3: Future Land Use Summary

FUTURE LAND USE	ACRES	PERCENT OF TOTAL
Natural Open Space	1,607.60	28.80%
Low Density Residential	1,354.37	24.40%
Light Industrial	513.9	9.20%
Medium Density Residential	466.2	8.40%
General Commercial	371.3	6.70%
Flex - Business Park	273	4.90%
Mixed Density Residential	215.5	3.90%
Mixed Use - Commercial	174.5	3.10%
Parks, Open Space & Trails	155.1	2.80%
Community Facilities	155.8	2.80%
Heavy Industrial	92.9	1.70%
Flex - Office	86.3	1.50%
Transit/Commercial Node	56.6	1.00%
Town Center	38.3	0.70%
Neighborhood Oriented Commercial	19.0	0.20%
Total Acres	5,580.40	100.00%

Wadley Farms 18 acres remains Lindon’s only truly commercially productive family farm. For the past 160 years, Wadley Farms has produced high-quality fruits and vegetables for surrounding communities. To continue that tradition, Wadley Farms has now planted over 3200 trees, and 1200 grape vines. In the past 10 years, Wadley Farms has produced over 35,000 boxes of local fruit and 5000 gallons of grape juice along with raising 40 beef and 20 sheep.



The only other “commercial farm” in Lindon is Walker Farms.

Establishing overnight accommodations

ITEM 27									
PROGRAMMING & MONITORING	<p>Promote and encourage the development of overnight accommodation, food and dining and beverage stores.</p> 	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	23	0-5 Years
		\$ 5	Medium 5		Moderate 5				
		\$\$\$ 1	Low 1	Difficult 1					

Community comments, 7/27/2022

Neighborhood oriented commercial centers along Center St have been discussed with the development of this General Plan Update. “The consultants explained that these neighborhood-oriented centers would be something like a small sandwich shop, a specialty shop with food items, possibly a small corner store.”

Adam Cowie: “We could look at maybe converting small homes into a burger place, a corner store, an accountant’s office.”

Mayor: “Maybe a bed and breakfast? Maybe some neighborhood boutiques would be great.”

Wadley Farms Commercial Farm Bed and Breakfast.

As WF has evolved over the last 13 years, we have developed Commercial Farm Bed and Breakfasts, (CFB&Bs) for our guests. These CFB&Bs, provide an opportunity for Lindon to have visitors from all over the world, come and experience the unique “little bit of country” Lindon has to offer.

These CFB&Bs have been independently described on KSL, Deseret News, KUTV, as one of the 10 most unique airbnbs in Utah. Although there are over 30 Short Term Rentals listed around Lindon, there is only one that has been recognized by these three entities. Please take time to read the independent reviews on airbnb’s website.

Huffington Post: “Amazing Airbnb’s To Book For The Best Winter Travel Stays” Wadley Farms #8

https://www.huffpost.com/entry/best-airbnb-to-book-for-winter_1_61d63aaac4b0bcd2195b08f0

Abc4 Utah: Top 10 Unique Stays Across Utah

<https://www.abc4.com/reviews/br/travel-br/top-ten-unique-places-to-stay-across-utah/>

Deseret News: Here Are Some Of The Best Airbnb’s Located Within Utah

<https://www.deseret.com/entertainment/2020/9/5/21374405/best-airbnb-utah-zion-bryce-park-city-salt-lake-city>


AirBnb Reviews for Wadley Farm’s Listings

https://www.airbnb.ca/rooms/32265386?adults=1&children=0&infants=0&pets=0&check_in=2023-01-02&check_out=2023-01-07&source_impression_id=p3_1671727952_uLrvltVsHnz6yTwN

https://www.airbnb.ca/rooms/48790644?adults=1&children=0&infants=0&pets=0&check_in=2023-01-02&check_out=2023-01-07&source_impression_id=p3_1671728134_QI2oPjRxe2W1v1Rz

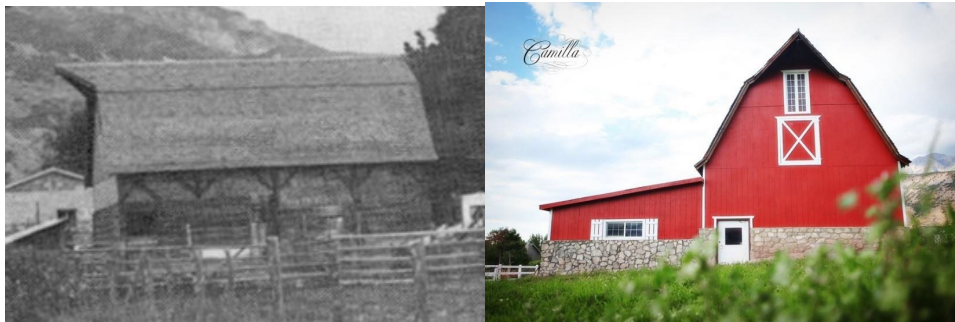
https://www.airbnb.ca/rooms/45260647?adults=1&children=0&infants=0&pets=0&check_in=2023-01-16&check_out=2023-01-22&source_impression_id=p3_1671728191_vd74OTmbj5jU7evj

Providing Food, Dining, Beverage Stores, Retail Commercial Goods

ITEM 28									
PROGRAMMING & MONITORING	 Promote and encourage a wider range of retail and commercial goods and services citywide.	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	23	0-5 Years
			\$ 5		Medium 5		Moderate 5		
			\$ 1		Low 1		Difficult 1		

Wadley Farms Red Barn Store Development

The future plans of WF are to continue creating a unique destination in Lindon where open space and our agrarian roots are preserved. We hope to continue further developing this gathering place for our community and for generations to come. Continued improvement plans are to convert the historic Wigginton red barn, built 100 yrs. ago in Lindon, into a space to sell our local farm produce as well as showcase the talents of other local artists and craftsmen. This shop would also include a small cafe where people could enjoy our “farm to table” fresh food in the openness of the farm. The adjacent pasture could host seasonal events such as outdoor concerts in the summer, spring blossom festivals and fall harvest festivals where the community can gather to celebrate and educate our visitors about their agrarian roots. We also hope to soon finish out the castle plaza, which would create a gathering place where artisans and vendors would be able to set up for more communal events and workshops.



Supporting Lindon Youths Through Economic Skills and Knowledge Building Programs.

ITEM 30									
PROGRAMMING & MONITORING	<div></div> <p>Support Lindon City youth through economic skill and knowledge building programs.</p>	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	23	0-5 Years
			\$ 5		Medium 5		Moderate 5		
			\$ 1		Low 1		Difficult 1		

Over the years WF has hired well over 100 Lindon City Youth, educating them on welding, farming, construction and facilitating their work ethic development.

Establish a Water Conservation Committee

ITEM 31										
PROGRAMMING & MONITORING	Establish a Water Conservation Committee. 		COST	\$ 9	IMPACT	High 9	EASE	Easy 9	23	0-5 Years
				\$ 5		Medium 5		Moderate 5		
				\$\$\$ 1		Low 1		Difficult 1		

In conjunction with the Natural Resource Conservation Service (NRCS), in 2018 Wadley Farms installed a state of the art, water filtration and emitter irrigation system to improve the conservation of water used in our agricultural production. This project has been used by the NRCS as an example of how farmers can move away from water wasting irrigation practices and improve agricultural yield using less water. Wadley Farms has also allowed Utah State University to install a weather station to provide USU with real time, Central Utah County agricultural and weather monitoring. These facilities have helped local farmers implement water conservation practices and could assist Lindon and their citizens and an example in becoming more water efficient.



Promote and Encourage Home Occupation Business

ITEM 42									
PROGRAMMING & MONITORING	<div>Promote and encourage home occupation businesses.</div> <div></div>	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	19	5-10 Years
			\$ 5		Medium 5		Moderate 5		
			\$ \$ 1		Low 1		Difficult 1		

Wadley Farms has organically grown as a Home Occupation Business over the years and currently employs over 30 people, most of which are Lindon residents.


Promote and Encourage the Establishment of Destination And Experiential-Based Businesses

ITEM 43									
PROGRAMMING & MONITORING	<div>Promote and encourage the establishment of destination and experiential-based businesses.</div> <div></div>	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	19	5-10 Years
			\$ 5		Medium 5		Moderate 5		
			\$ 1		Low 1		Difficult 1		

Wadley Farms has become a major unique experiential “agritourism” destination for Lindon, attracting over 60,000 visitors a year. Many of these visitors are from out of state and even from other countries.




Ensuring the Quality of Commercial Businesses to Ensure That They Will Have A Positive Impact On The City.

ITEM 48									
PLANNING & DESIGN	<div>Evaluate the quality of potential commercial and retail businesses to ensure that they will have a positive impact on the city.</div> <div></div>	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	19	5-10 Years
			\$ 5		Medium 5		Moderate 5		
			\$ 1		Low 1		Difficult 1		

In addition to being one of the few remaining producing farms in Lindon, by hosting conferences, weddings and other special events in our unique venues, Wadley Farms provides a space to bring families, friends and the community together, all while fostering a connection to their ancestral agrarian roots. Wadley farms has donated well over \$100,000 of “goodwill” to unique and worthy charitable causes. In the past year alone, these include the Go Fund Me Fundraiser for Children with Cancer, To Ukraine with love, Utah Metropolitan Ballet, Ballet West, Lindon City Preparedness Drill and Princesses Ball, along with many others.

Plant and Maintain Trees to Increase Carbon Sequestration and Reduce The Urban Heat Island Effect

ITEM 50									
DESIGN & CONSTRUCTION	<p>Plant and maintain trees to increase carbon sequestration and to reduce the urban heat-island effect.</p> 	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	19	5-10 Years
			\$ 5		Medium 5		Moderate 5		
			\$ 1		Low 1		Difficult 1		

Over the past 30 years, Wadley Farms has planted over 5000 trees, we believe more than any other business or even the city itself.

Develop Community Gardens in Appropriate Locations In The City

ITEM 54									
DESIGN & CONSTRUCTION	<div>Develop community gardens in appropriate locations in the City.</div> <div></div>	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	15	5-10 Years
			\$ 5		Medium 5		Moderate 5		
			\$ 1		Low 1		Difficult 1		

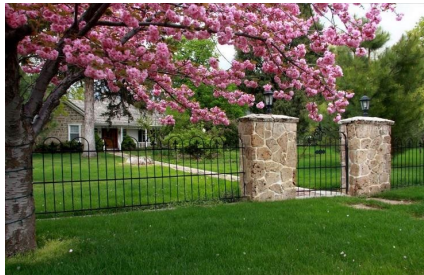


Our gardens, vineyard, orchards, and row crops are exemplary and facilitate a place of community education.

Protect Historic Structures and Sites Citywide

ITEM 56							
PROGRAMMING & MONITORING	Protect historic structures and sites citywide.	\$	9	High	9	Easy	9
		\$	5	Medium	5	Moderate	5
		\$	1	Low	1	Difficult	1
						15	5-10 Years

Wadley Farms has preserved more historic buildings than any other entity in the City



Wadley Home, 1880



Patten Barn 1950



Wigginton Barn 1900




Grainery 1915



Toplift Railroad Building 1910

Develop City Wide Interconnected Park, Trail and Open Space Network

ITEM 61									
DESIGN & CONSTRUCTION 	Develop a city-wide interconnected park, trail and open space network.	COST	\$ 9	IMPACT	High 9	EASE	Easy 9	11	10+ Years
			\$\$ 5		Medium 5		Moderate 5		
			\$\$\$ 1		Low 1		Difficult 1		

Wadley Farms is very committed to the development of walking trails through the farm and orchards to facilitate the community experiencing this space.

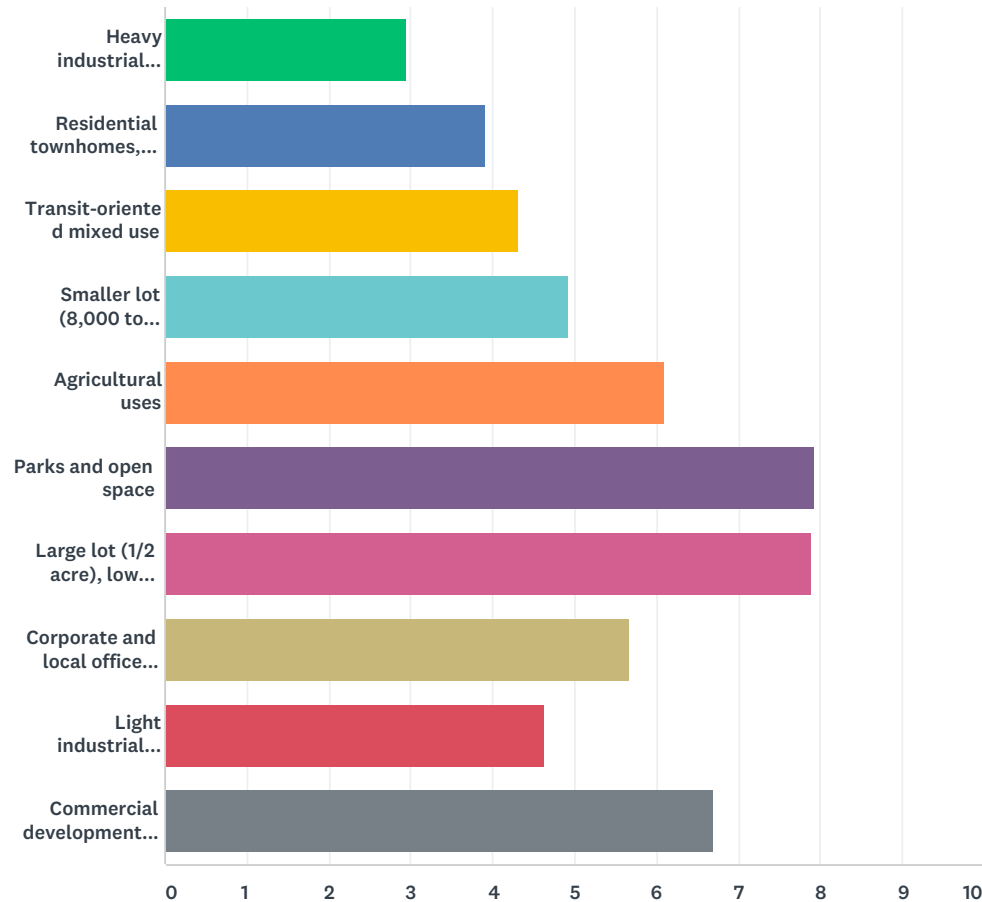
APPENDIX E

COMMUNITY SURVEY RESULTS

The city conducted an online community survey in 2017. The survey results follow.

Q1 In terms of future development of Lindon, please rank the following development types in order of importance, from most important (1) to least important (10).

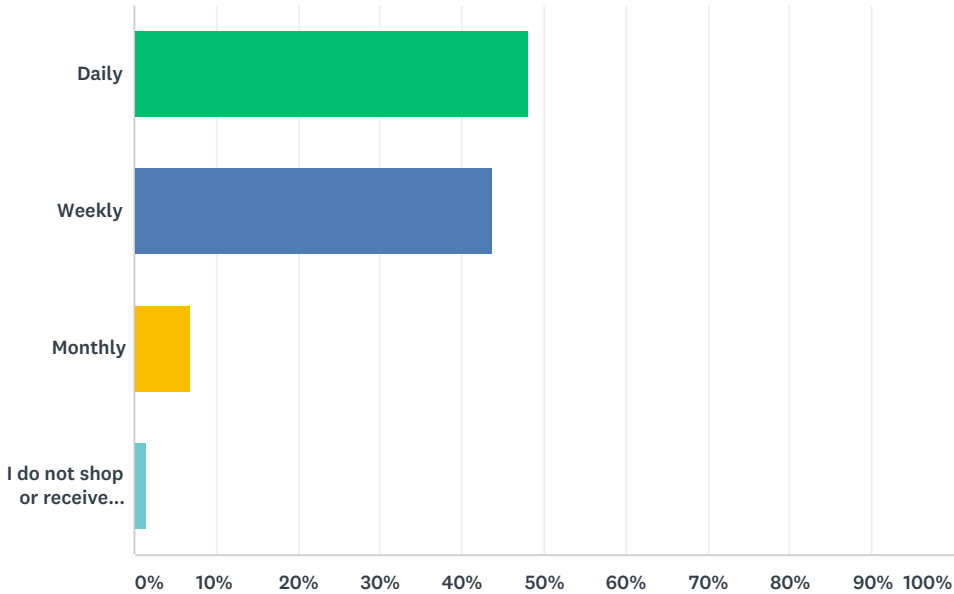
Answered: 364 Skipped: 0



	1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE
Heavy industrial (food manufacturing, large metal fabrications, metal & minerals wholesale)	2.47% 9	1.92% 7	3.02% 11	3.85% 14	2.20% 8	6.04% 22	8.79% 32	17.31% 63	17.86% 65	36.54% 133	364	2.
Residential townhomes, condominiums, or apartments	4.67% 17	3.57% 13	4.67% 17	7.42% 27	6.87% 25	9.07% 33	9.34% 34	12.91% 47	19.78% 72	21.70% 79	364	3.
Transit-oriented mixed use	1.65% 6	3.30% 12	4.67% 17	8.24% 30	12.36% 45	12.09% 44	16.21% 59	17.58% 64	12.91% 47	10.99% 40	364	4.
Smaller lot (8,000 to 12,000 sq/ft), medium density residential development	5.77% 21	6.87% 25	9.07% 33	9.34% 34	9.07% 33	12.36% 45	11.54% 42	11.26% 41	14.01% 51	10.71% 39	364	4.
Agricultural uses	6.87% 25	15.66% 57	18.96% 69	9.89% 36	9.07% 33	9.07% 33	8.79% 32	7.97% 29	5.49% 20	8.24% 30	364	6.
Parks and open space	25.00% 91	29.40% 107	17.58% 64	8.24% 30	6.04% 22	3.57% 13	3.02% 11	2.47% 9	1.37% 5	3.30% 12	364	7.
Large lot (1/2 acre), low density residential development	37.64% 137	20.60% 75	11.26% 41	6.87% 25	4.40% 16	5.22% 19	4.95% 18	1.92% 7	4.12% 15	3.02% 11	364	7.
Corporate and local office spaces	3.85% 14	4.95% 18	10.44% 38	16.48% 60	19.23% 70	14.84% 54	15.11% 55	7.42% 27	4.95% 18	2.75% 10	364	5.
Light industrial (indoor manufacturing, warehouses, light assembly, etc.)	1.10% 4	4.12% 15	4.67% 17	9.62% 35	13.19% 48	16.21% 59	16.48% 60	16.48% 60	16.21% 59	1.92% 7	364	4.
Commercial development (retail, restaurant, and service businesses)	10.99% 40	9.62% 35	15.66% 57	20.05% 73	17.58% 64	11.54% 42	5.77% 21	4.67% 17	3.30% 12	0.82% 3	364	6.

Q2 How often do you shop/receive services in Lindon?

Answered: 362 Skipped: 2



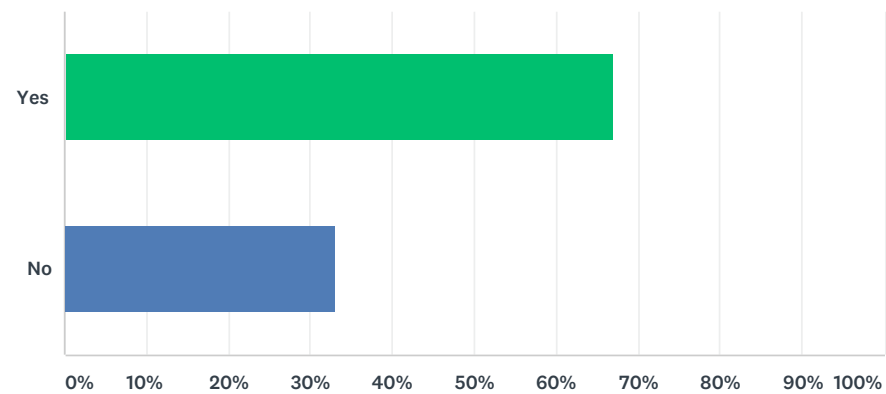
ANSWER CHOICES		RESPONSES	
Daily		48.07%	174
Weekly		43.65%	158
Monthly		6.91%	25
I do not shop or receive services in Lindon.		1.38%	5
TOTAL			362

Q3: Landon has many services and business within the city limits. What additional services/businesses, if any, would you like to see in Landon?



Q4 Years ago Lindon adopted the slogan "little bit of country". Does the slogan 'little bit of country' still reflect what Lindon is today?

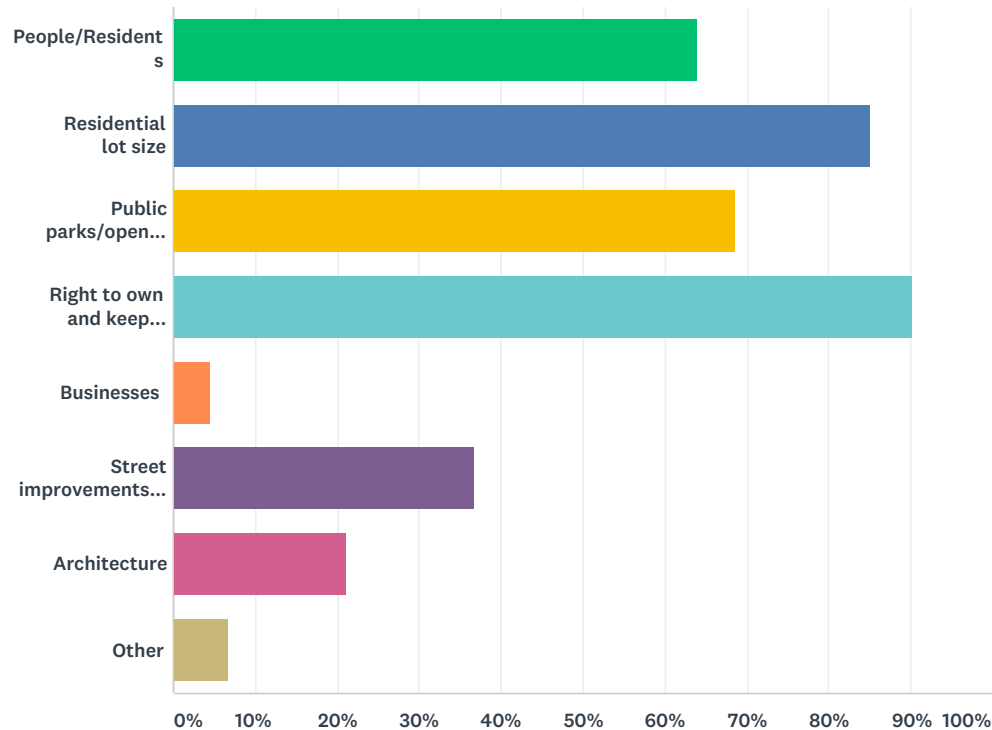
Answered: 364 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		67.03%	244
No		32.97%	120
TOTAL			364

Q5 What gives Lindon it's "little bit of country" feeling? Mark all that apply.

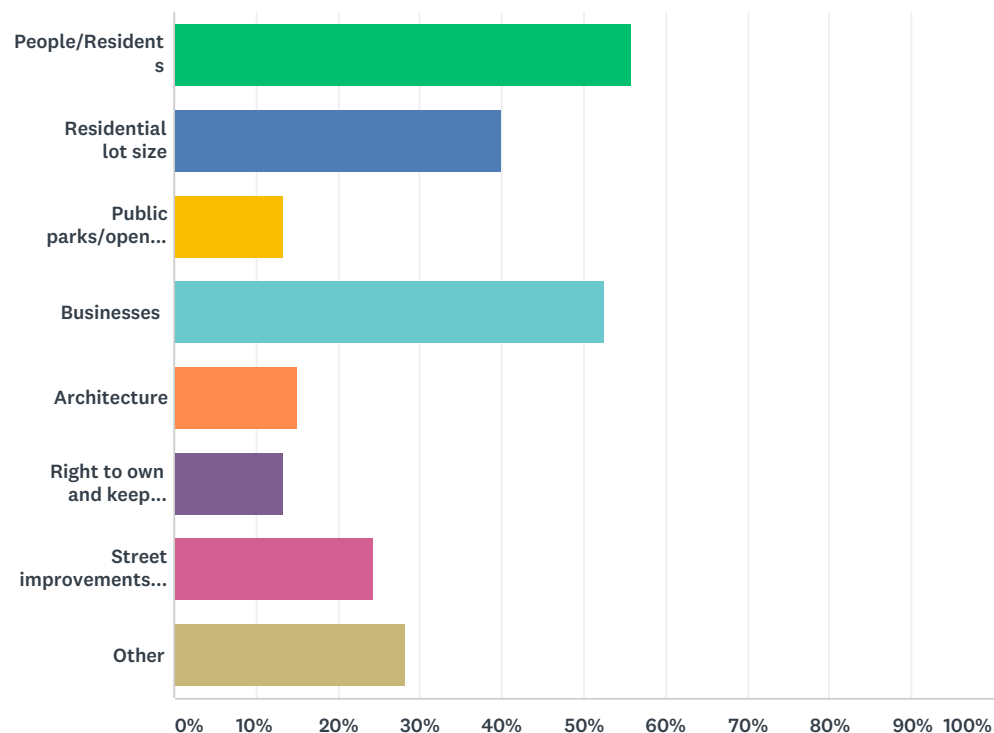
Answered: 242 Skipped: 122



ANSWER CHOICES	RESPONSES	
People/Residents	64.05%	155
Residential lot size	85.12%	206
Public parks/open space	68.60%	166
Right to own and keep animals on residential property; i.e. horses, cows, pigs, chickens, goats, etc.	90.08%	218
Businesses	4.55%	11
Street improvements/sidewalks/trails	36.78%	89
Architecture	21.07%	51
Other	6.61%	16
Total Respondents: 242		

Q6 If "little bit of country" doesn't reflect Lindon today, why not? Mark all that apply.

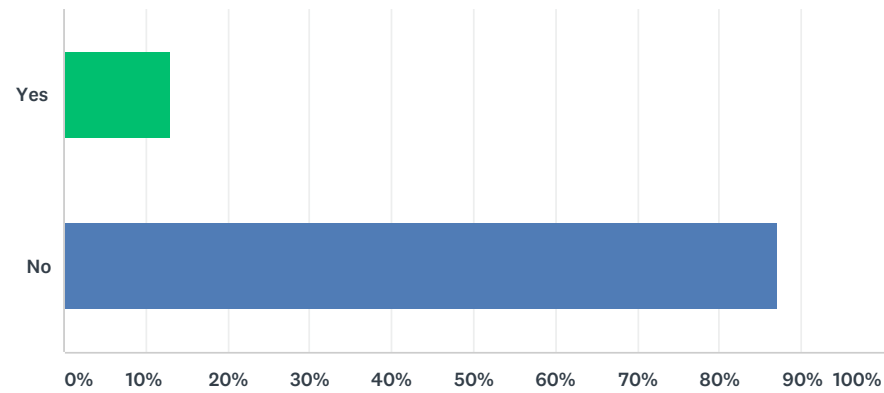
Answered: 120 Skipped: 244



ANSWER CHOICES	RESPONSES	
People/Residents	55.83%	67
Residential lot size	40.00%	48
Public parks/open space	13.33%	16
Businesses	52.50%	63
Architecture	15.00%	18
Right to own and keep animals on residential property; i.e. horses, cows, pigs, chickens, goats, etc.	13.33%	16
Street improvements/sidewalks/trails	24.17%	29
Other	28.33%	34
Total Respondents: 120		

Q7 Do you own large animals?

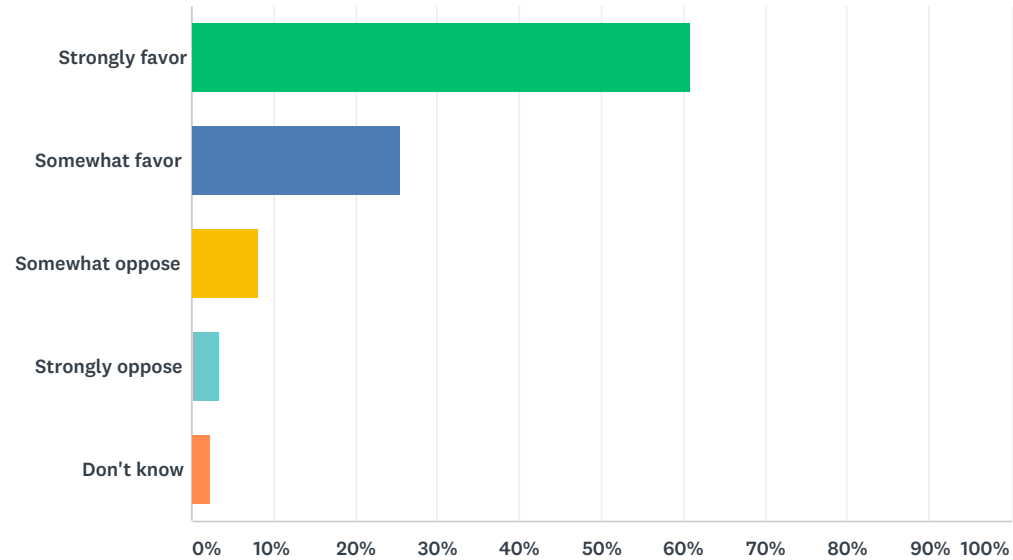
Answered: 357 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	12.89%	46
No	87.11%	311
TOTAL		357

Q8 Do you favor or oppose the continued allowance of large animal rights in residential areas?

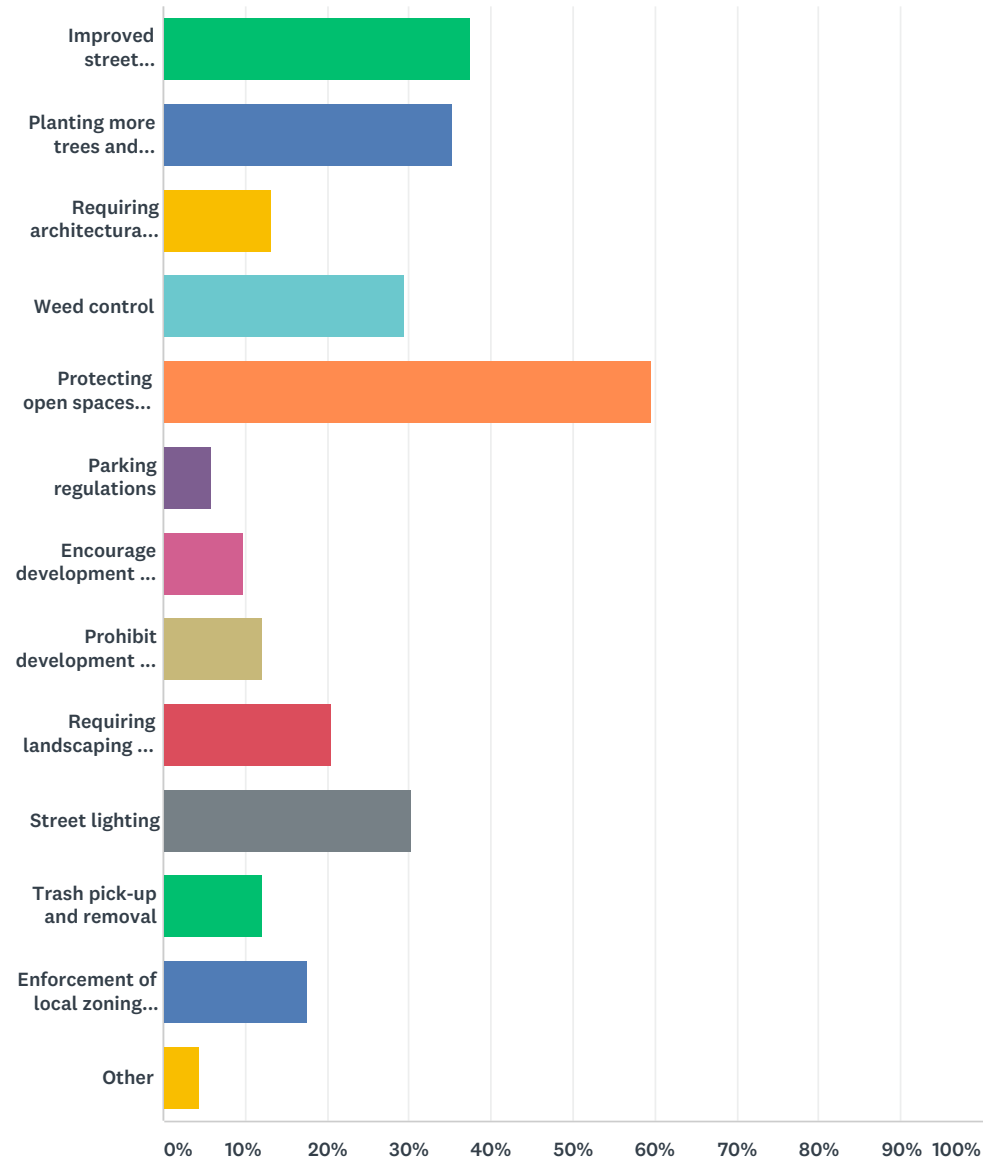
Answered: 357 Skipped: 7



ANSWER CHOICES	RESPONSES	
Strongly favor	60.78%	217
Somewhat favor	25.49%	91
Somewhat oppose	8.12%	29
Strongly oppose	3.36%	12
Don't know	2.24%	8
TOTAL		357

Q9 What three items do you feel are most important to improve the aesthetic appearance of the City? (check three only)

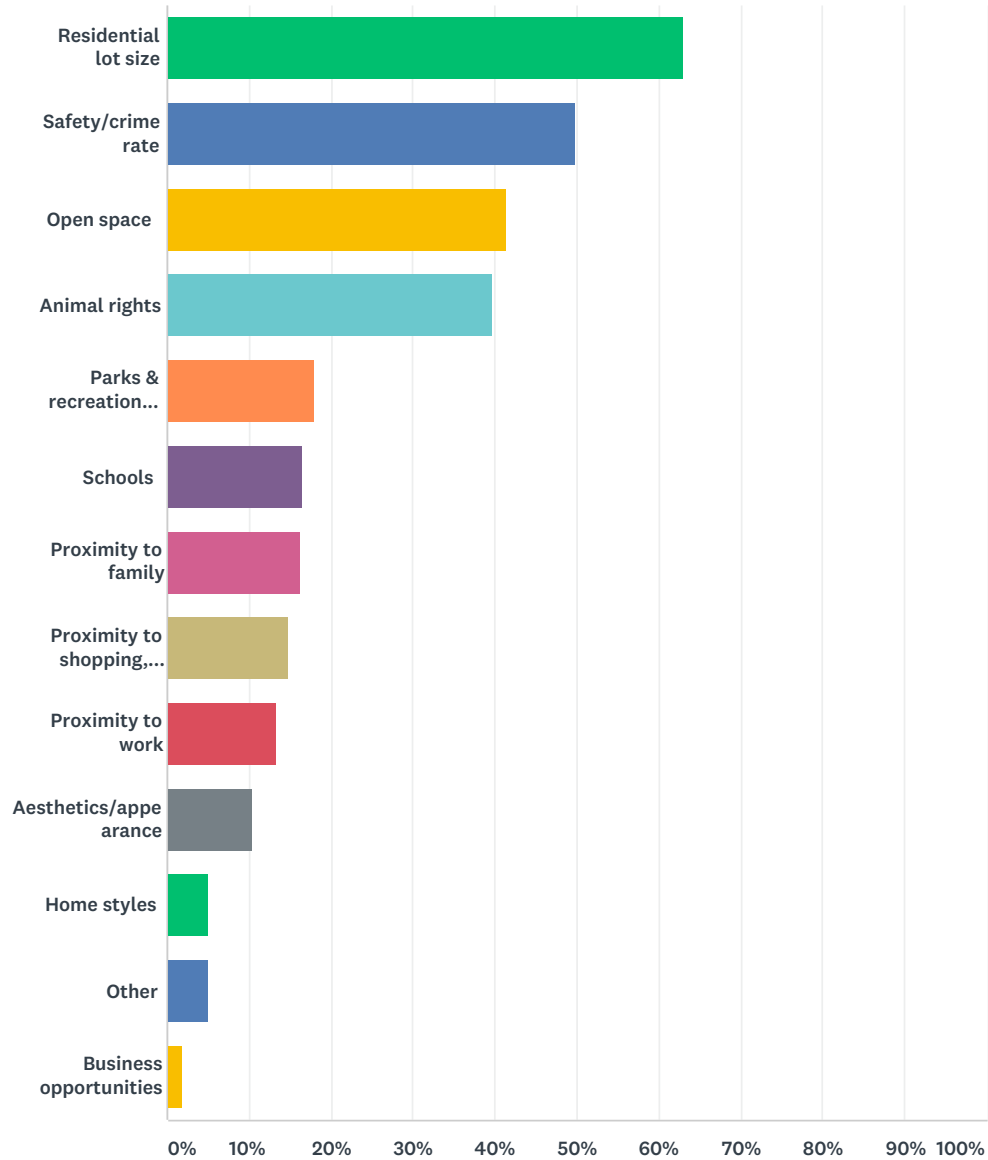
Answered: 357 Skipped: 7



ANSWER CHOICES	RESPONSES	
Improved street shoulders (curb/gutter/sidewalks)	37.54%	134
Planting more trees and flowers along streets and in parks	35.29%	126
Requiring architectural standards/guidelines for buildings	13.17%	47
Weed control	29.41%	105
Protecting open spaces (farms, orchards, pastures, parks, etc.)	59.66%	213
Parking regulations	5.88%	21
Encourage development of vacant lands	9.80%	35
Prohibit development of vacant lands	12.04%	43
Requiring landscaping in front of businesses	20.45%	73
Street lighting	30.25%	108
Trash pick-up and removal	12.04%	43
Enforcement of local zoning ordinances	17.65%	63
Other	4.48%	16
Total Respondents: 357		

Q10 What three items make Lindon unique and/or special for you? (check three only)

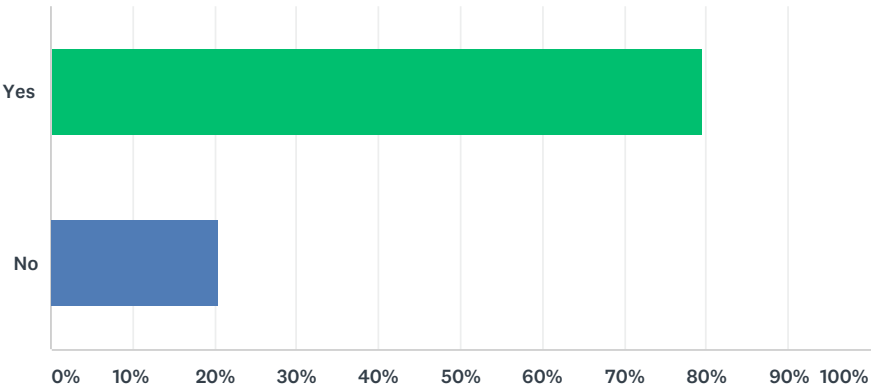
Answered: 357 Skipped: 7



ANSWER CHOICES	RESPONSES	
Residential lot size	63.03%	225
Safety/crime rate	49.86%	178
Open space	41.46%	148
Animal rights	39.78%	142
Parks & recreation opportunities	17.93%	64
Schools	16.53%	59
Proximity to family	16.25%	58
Proximity to shopping, services	14.85%	53
Proximity to work	13.45%	48
Aesthetics/appearance	10.36%	37
Home styles	5.04%	18
Other	5.04%	18
Business opportunities	1.96%	7
Total Respondents: 357		

Q11 The city tries to provide opportunities for housing needs of individuals and families of all life stages. The types of housing needed for a family, seniors, or singles can differ (single family, apartments, town homes, condos, etc.). Do you feel there are adequate housing options within the city?

Answered: 357 Skipped: 7



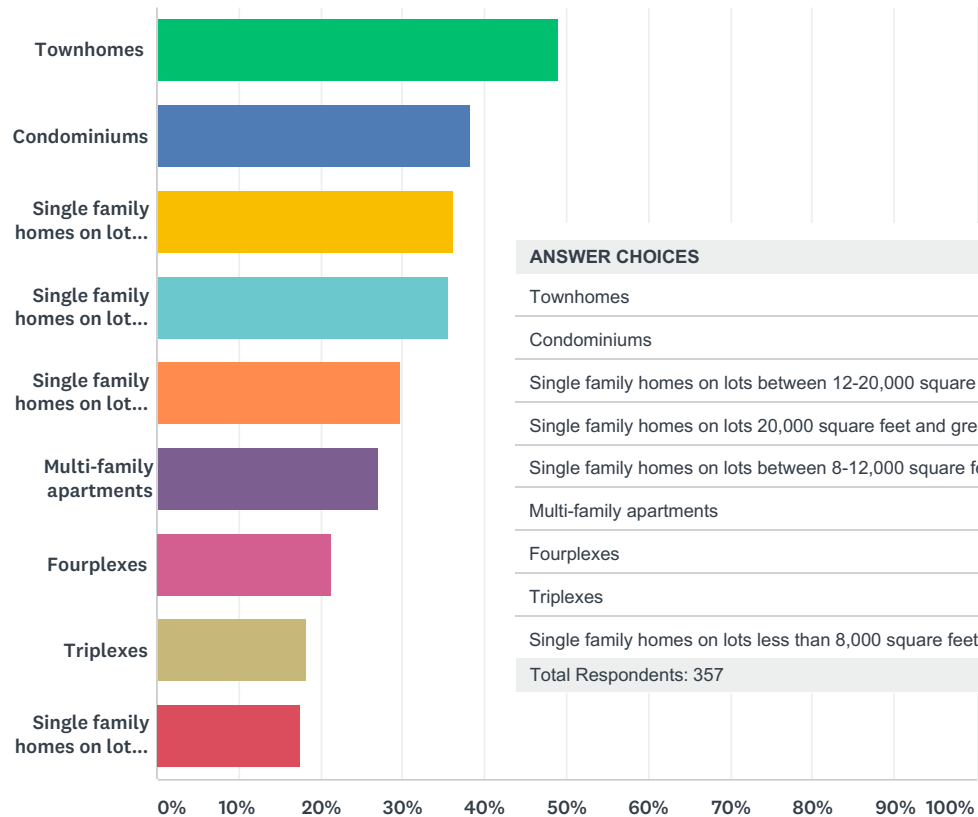
ANSWER CHOICES	RESPONSES	
Yes	79.55%	284
No	20.45%	73
TOTAL		357

Q12 What housing type is needed?

Lower
Income Residential Smaller Lots Single Level
Town Homes Multi Condos Living
Housing Middle Class Single Family Priced
Apartments Care Starter Homes

Q13 What type of housing should be located adjacent to non-residential zones? Check all that apply.

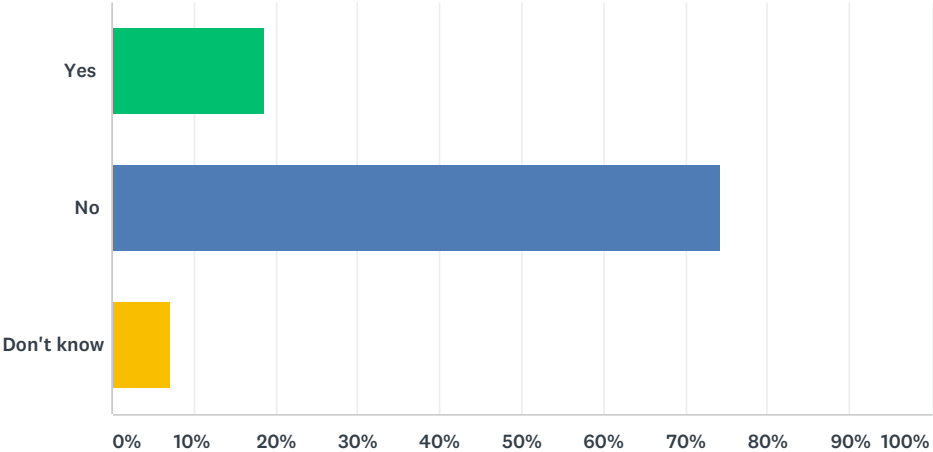
Answered: 357 Skipped: 7



ANSWER CHOICES	RESPONSES	
Townhomes	49.02%	175
Condominiums	38.38%	137
Single family homes on lots between 12-20,000 square feet (1/4 acre to 1/2 acre)	36.13%	129
Single family homes on lots 20,000 square feet and greater (about 1/2 acre)	35.57%	127
Single family homes on lots between 8-12,000 square feet (12,000 square feet is about 1/4 acre)	29.69%	106
Multi-family apartments	26.89%	96
Fourplexes	21.29%	76
Triplexes	18.21%	65
Single family homes on lots less than 8,000 square feet	17.65%	63
Total Respondents: 357		

Q14 In the City map below lime green areas require 1/2 acre minimum lot sizes. Should this standard be relaxed in 1/2 acre zoned areas?

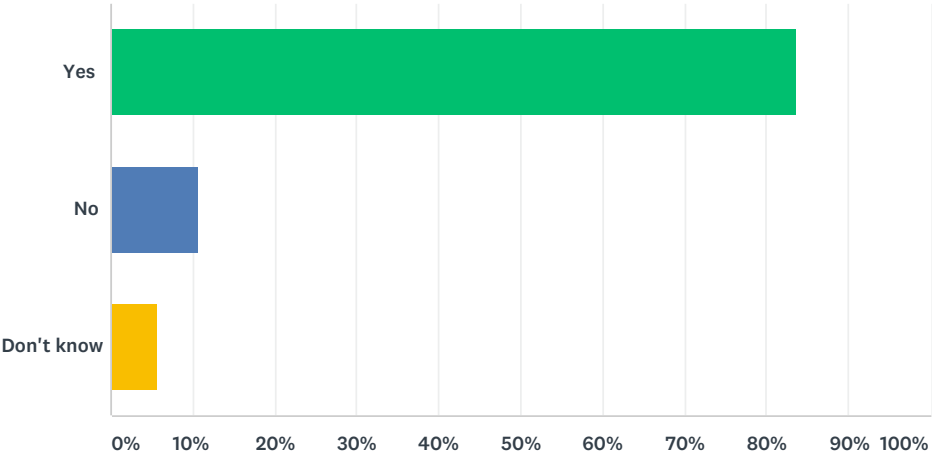
Answered: 355 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	18.59%	66
No	74.37%	264
Don't know	7.04%	25
TOTAL		355

Q15 Accessory apartments are allowed within owner occupied single family homes as part of a plan to provide moderate income housing options within the City. Do you feel such apartments should continue to be an option in providing moderate income housing?

Answered: 355 Skipped: 9



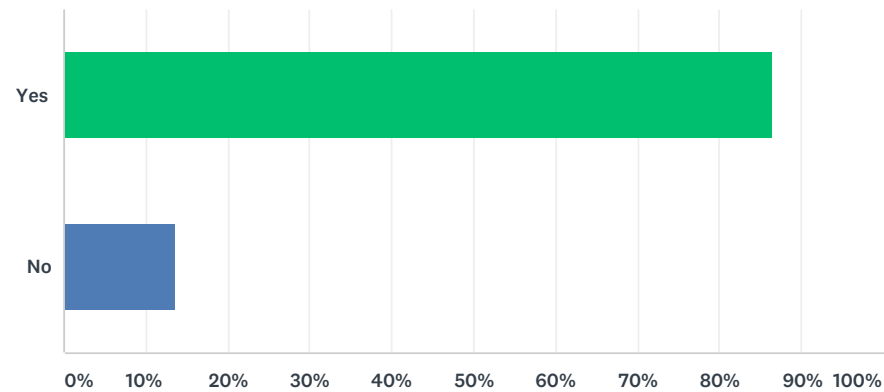
ANSWER CHOICES		RESPONSES	
Yes		83.66%	297
No		10.70%	38
Don't know		5.63%	20
TOTAL			355

Q16 The city has long term plans for zoning, transportation, public utilities (water, sewer, storm water) and parks & trails. What other item(s) do you feel are important for Lindon to consider when looking at long-term goals and guidelines?

Open Space Public Transit Parks Trails Animal Rights
Control Center Public Safety Sidewalks Internet
Businesses Orem Street Improvements
Roads Water Lindon Owners Lots Property
Little Bit of Country Infrastructure Library
Pleasant Grove Schools Public Transportation Tax Development

Q17 Do you feel 'open space' is a defining characteristic of Lindon City?

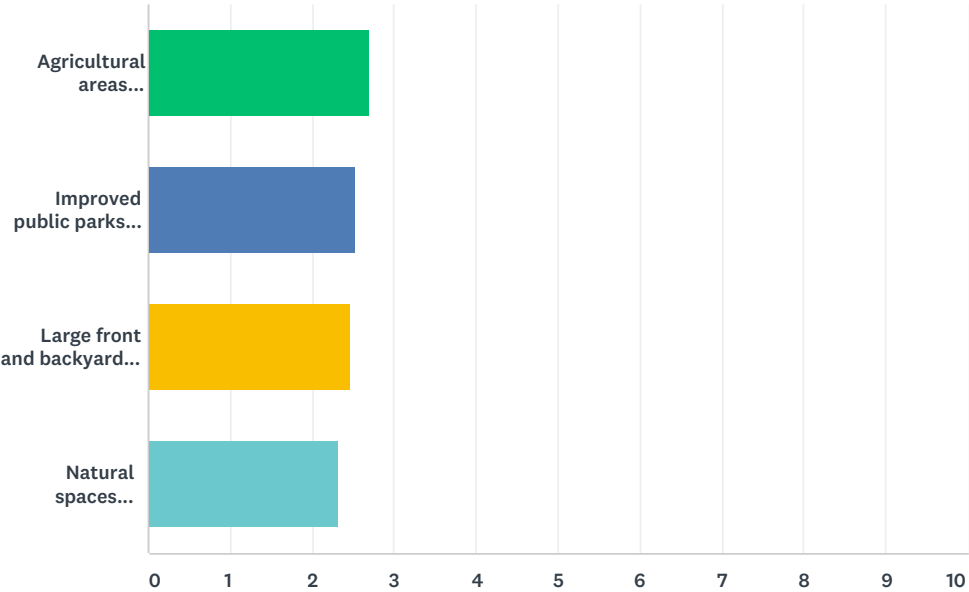
Answered: 347 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	86.46%	300
No	13.54%	47
TOTAL		347

Q18 How would you define ‘open space’? (Rank in order of importance, 1-4)

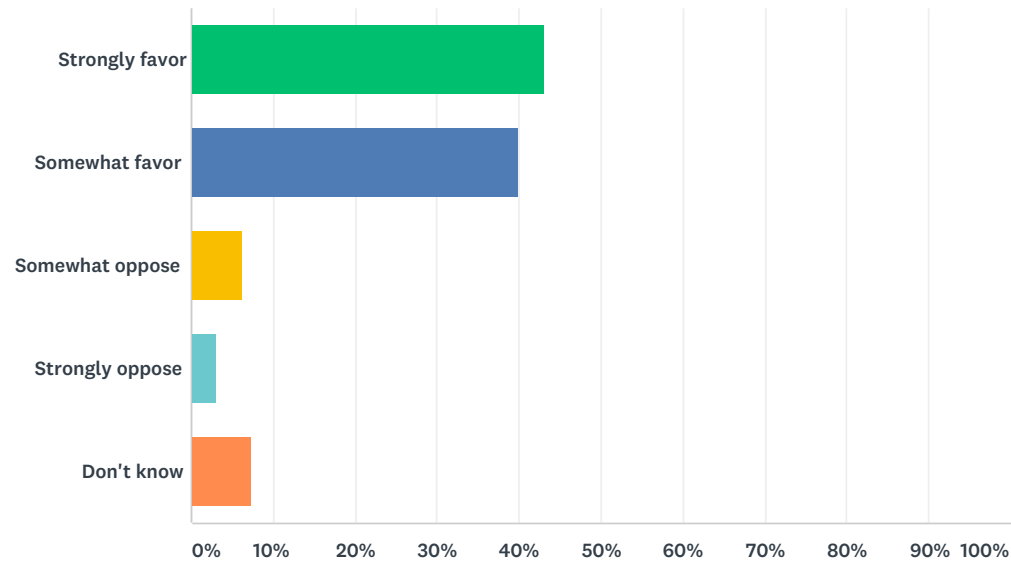
Answered: 352 Skipped: 12



	1	2	3	4	TOTAL	SCORE
Agricultural areas (pastures, farms, orchards)	28.98% 102	29.26% 103	23.30% 82	18.47% 65	352	2.69
Improved public parks (grass areas, ball fields, playgrounds)	22.44% 79	29.55% 104	26.70% 94	21.31% 75	352	2.53
Large front and backyards of residential homes / large lots	27.84% 98	19.32% 68	23.86% 84	28.98% 102	352	2.46
Natural spaces (undeveloped foothills or wetlands)	20.74% 73	21.88% 77	26.14% 92	31.25% 110	352	2.32

Q19 Would you favor or oppose the city trying to secure land for open space preservation?

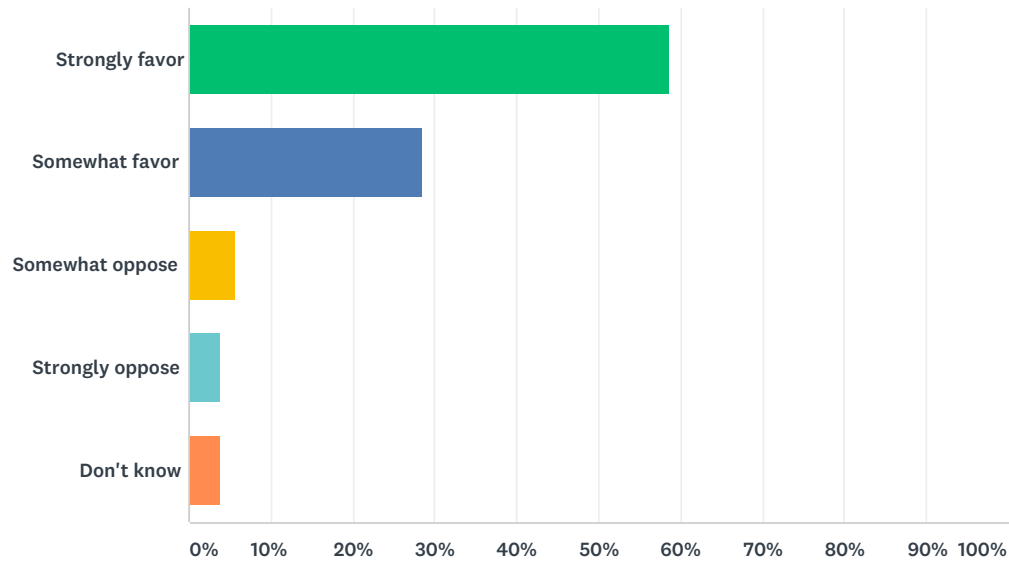
Answered: 352 Skipped: 12



ANSWER CHOICES	RESPONSES	
Strongly favor	43.18%	152
Somewhat favor	40.06%	141
Somewhat oppose	6.25%	22
Strongly oppose	3.13%	11
Don't know	7.39%	26
TOTAL		352

Q20 The city has an existing trails master plan and has constructed portions of the network. Do you favor or oppose continued trail development in Lindon?

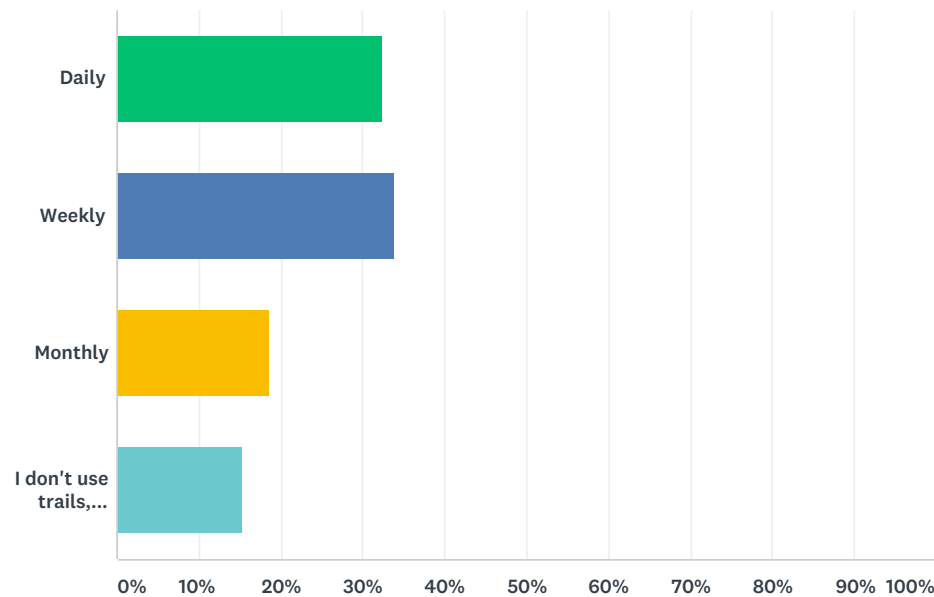
Answered: 352 Skipped: 12



ANSWER CHOICES	RESPONSES	
Strongly favor	58.52%	206
Somewhat favor	28.41%	100
Somewhat oppose	5.68%	20
Strongly oppose	3.69%	13
Don't know	3.69%	13
TOTAL		352

Q21 How often do you use trails, sidewalks, or bike lanes within Lindon?

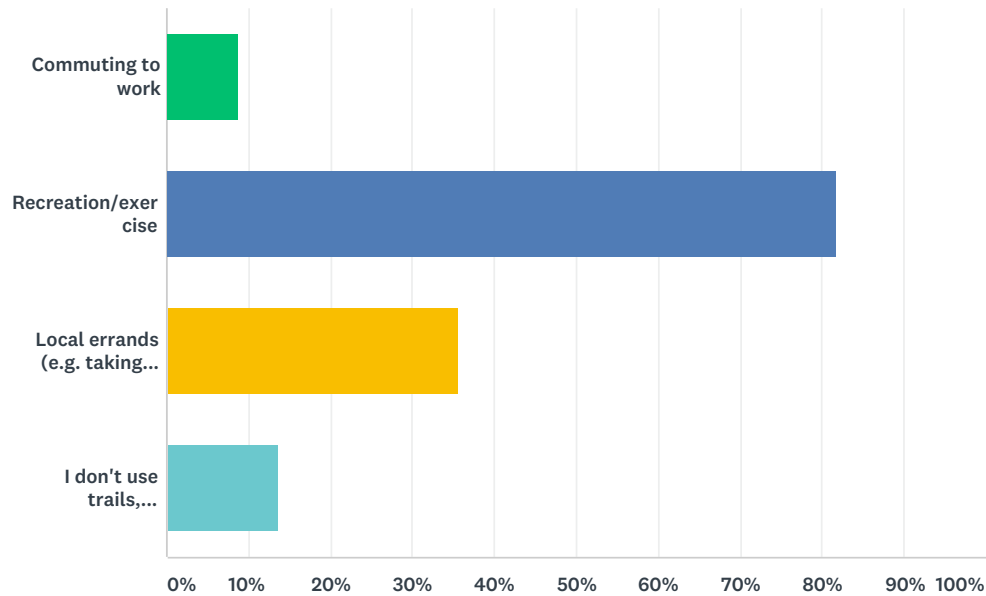
Answered: 349 Skipped: 15



ANSWER CHOICES	RESPONSES	
Daily	32.38%	113
Weekly	33.81%	118
Monthly	18.62%	65
I don't use trails, sidewalks, or bike lanes within Lindon	15.19%	53
TOTAL		349

Q22 For what purpose do you use local trails, sidewalks, or bike lanes? Check all that apply.

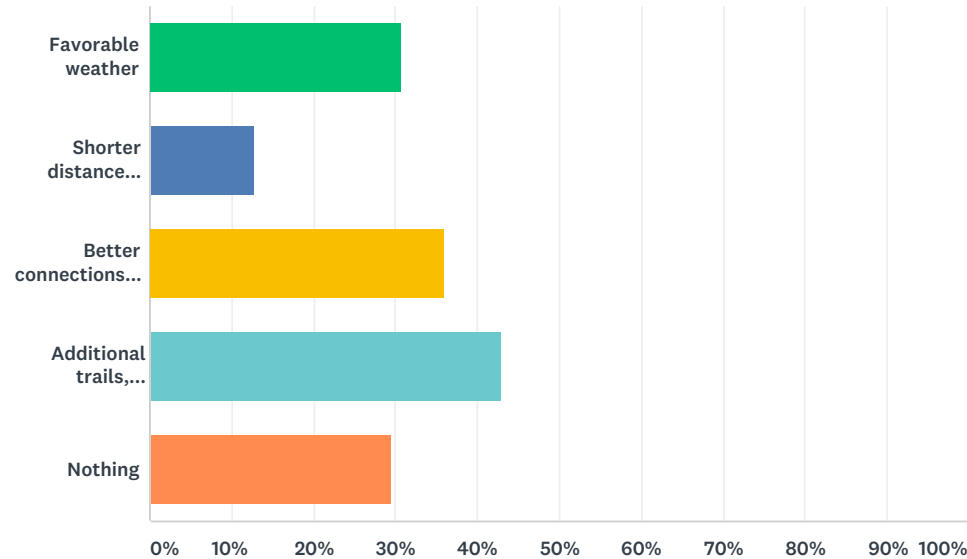
Answered: 352 Skipped: 12



ANSWER CHOICES	RESPONSES	
Commuting to work	8.81%	31
Recreation/exercise	81.82%	288
Local errands (e.g. taking children to school, shopping, religious activities, etc.)	35.51%	125
I don't use trails, sidewalks, or bike lanes	13.64%	48
Total Respondents: 352		

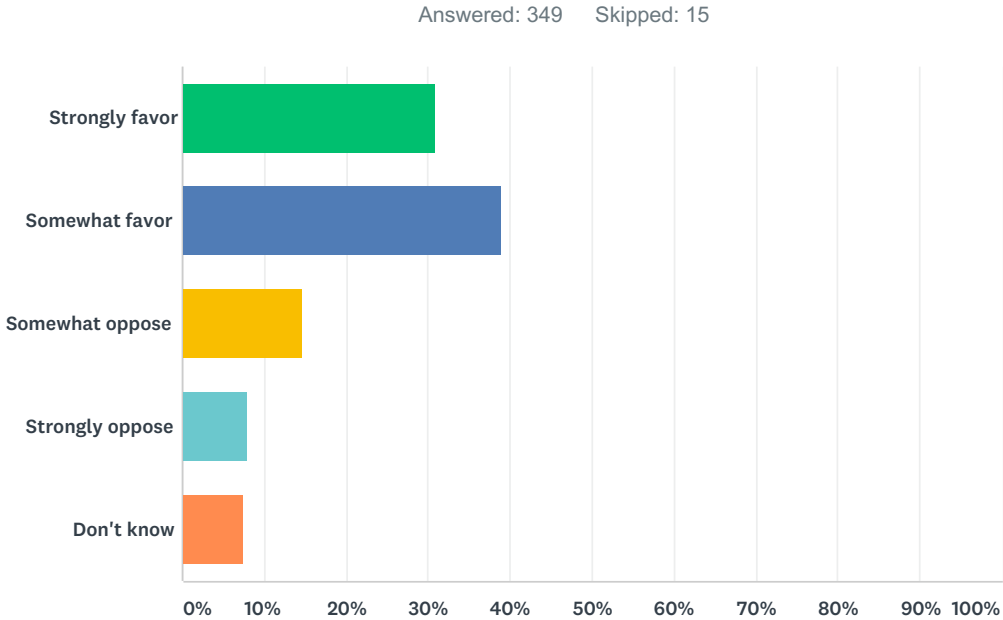
Q23 What would increase your use of trails, sidewalks, or bike lanes? Check all that apply.

Answered: 352 Skipped: 12



ANSWER CHOICES	RESPONSES	
Favorable weather	30.68%	108
Shorter distance between destinations	12.78%	45
Better connections between the trail, sidewalk, and bike lane system	36.08%	127
Additional trails, sidewalks, and bike lanes	42.90%	151
Nothing	29.55%	104
Total Respondents: 352		

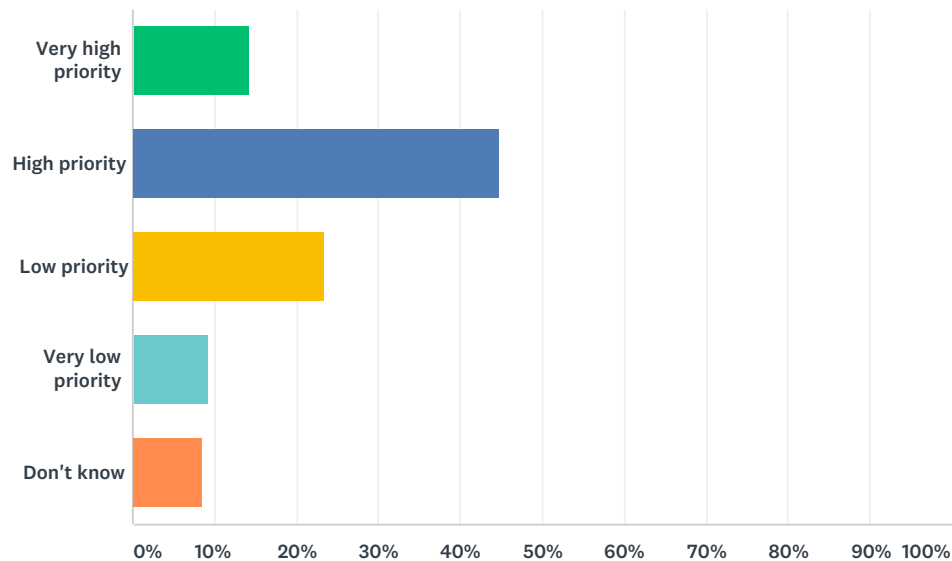
Q24 The City sidewalk system has gaps in infrastructure. Do you favor or oppose prioritizing funding to complete sidewalk system gaps over other City needs?



ANSWER CHOICES	RESPONSES	
Strongly favor	30.95%	108
Somewhat favor	38.97%	136
Somewhat oppose	14.61%	51
Strongly oppose	8.02%	28
Don't know	7.45%	26
TOTAL		349

Q25 The City adopted a Bicycle and Pedestrian Master Plan in 2015 that outlines priority areas for improvements to both pedestrian and bicycle infrastructure facilities. How would you prioritize City investment in bicycle and pedestrian infrastructure?

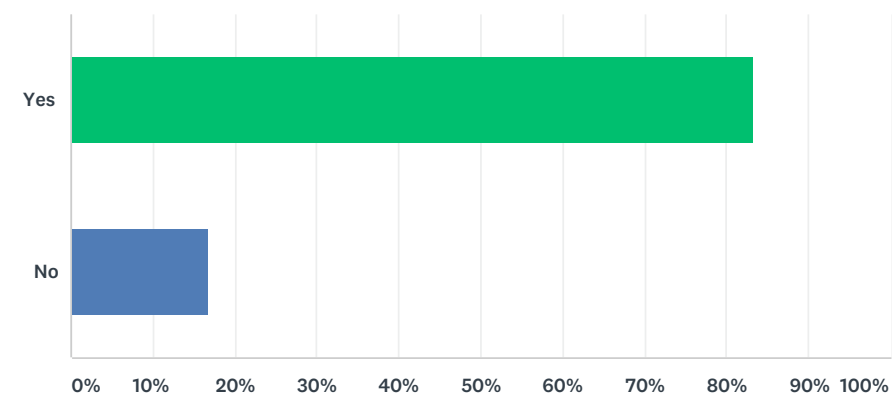
Answered: 351 Skipped: 13



ANSWER CHOICES	RESPONSES	
Very high priority	14.25%	50
High priority	44.73%	157
Low priority	23.36%	82
Very low priority	9.12%	32
Don't know	8.55%	30
TOTAL		351

Q26 Do you feel the City has adequate street connectivity, i.e. ability to travel conveniently from one area of the City to another?

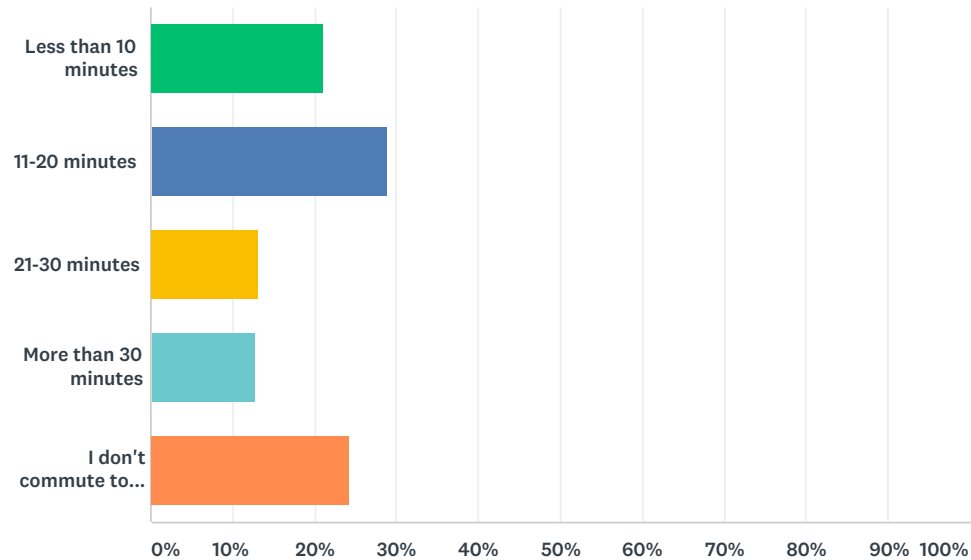
Answered: 347 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	83.29%	289
No	16.71%	58
TOTAL		347

Q27 If you commute to work, what is your average commute time?

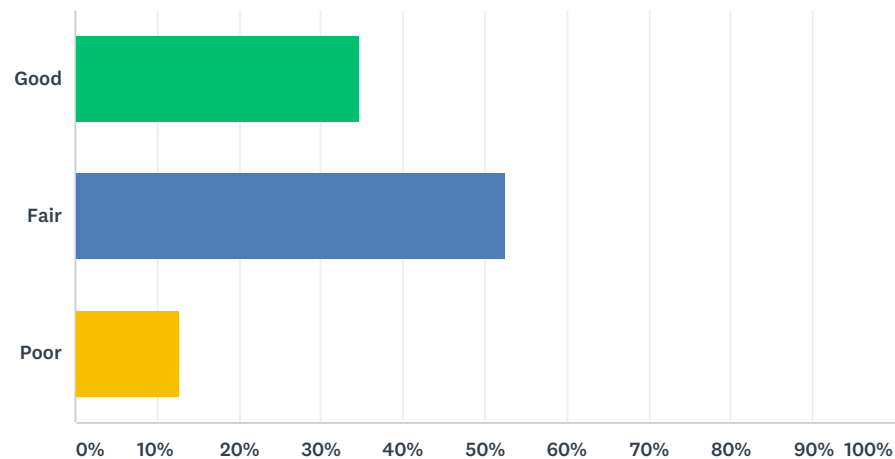
Answered: 347 Skipped: 17



ANSWER CHOICES	RESPONSES	
Less than 10 minutes	21.04%	73
11-20 minutes	28.82%	100
21-30 minutes	13.26%	46
More than 30 minutes	12.68%	44
I don't commute to work.	24.21%	84
TOTAL		347

Q28 How would you rate the quality of existing public roads in Lindon?

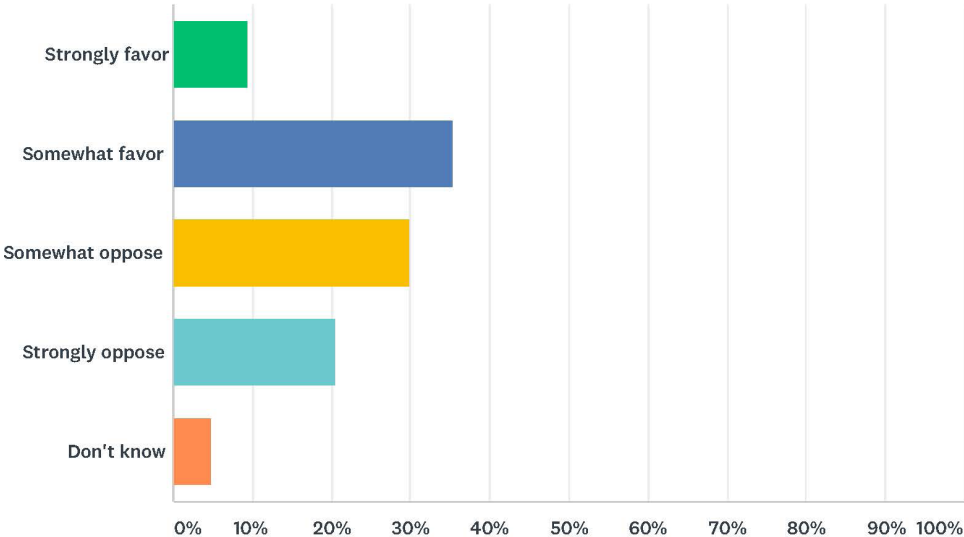
Answered: 351 Skipped: 13



ANSWER CHOICES	RESPONSES	
Good	34.76%	122
Fair	52.42%	184
Poor	12.82%	45
TOTAL		351

Q29 Do you favor or oppose possible new fees and/or taxes dedicated to road maintenance?

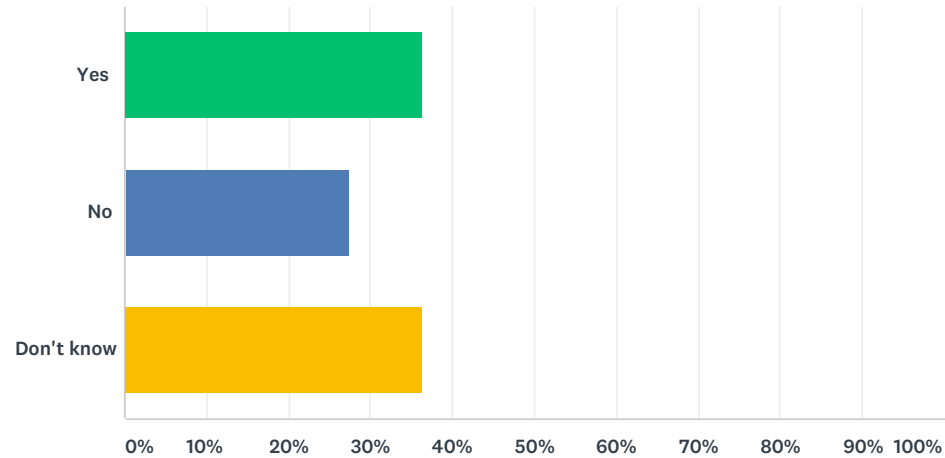
Answered: 351 Skipped: 13



ANSWER CHOICES	RESPONSES	
Strongly favor	9.40%	33
Somewhat favor	35.33%	124
Somewhat oppose	29.91%	105
Strongly oppose	20.51%	72
Don't know	4.84%	17
TOTAL		351

Q30 Do you feel Lindon has adequate public transportation options?

Answered: 347 Skipped: 17



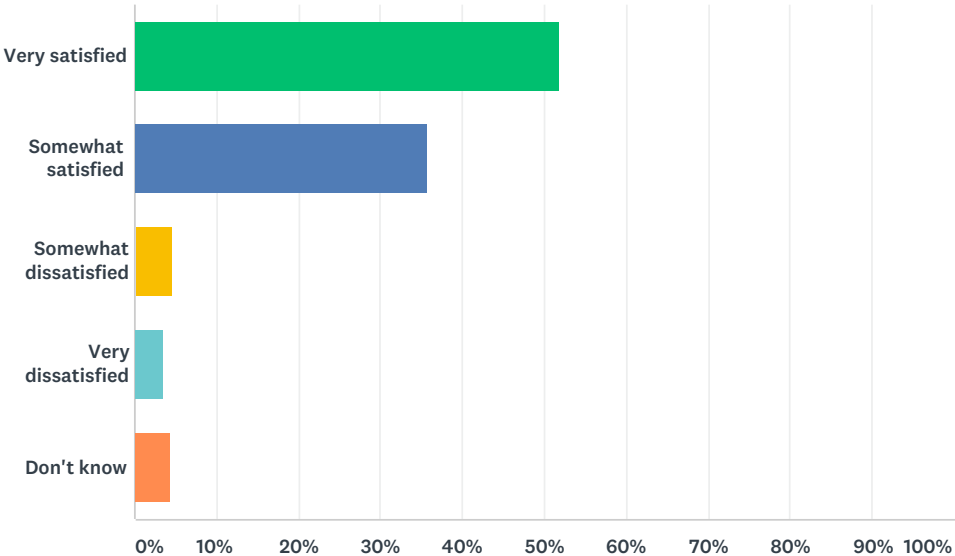
ANSWER CHOICES	RESPONSES	
Yes	36.31%	126
No	27.38%	95
Don't know	36.31%	126
TOTAL		347

Q31 As you know, Lindon City government officials must deal with a variety of pressing problems and issues. Which one issue to you feel deserves the greatest attention at the present time?



Q32 As you have interacted with the City and its employees, how would you rate the quality of service and professionalism you received?

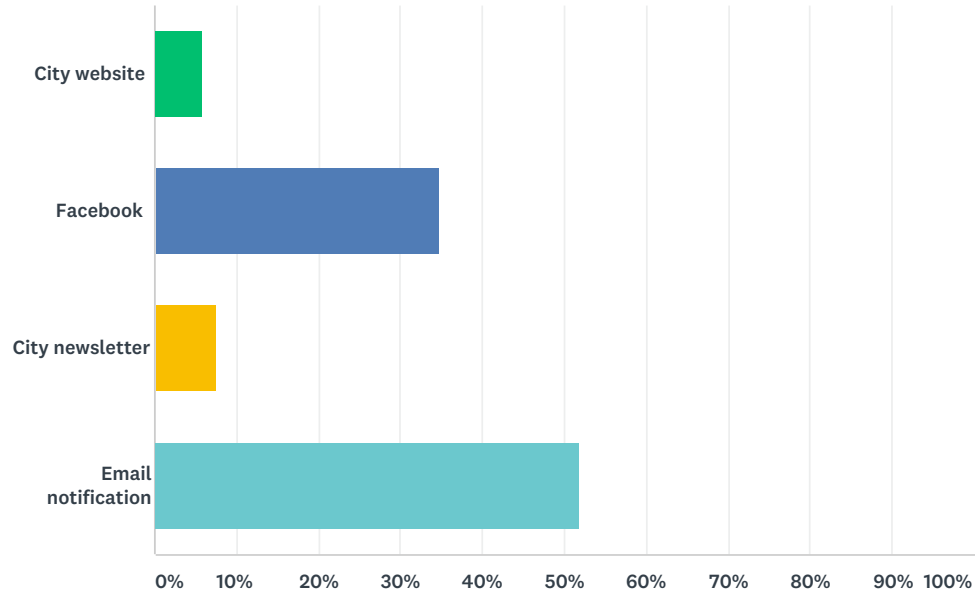
Answered: 347 Skipped: 17



ANSWER CHOICES	RESPONSES	
Very satisfied	51.87%	180
Somewhat satisfied	35.73%	124
Somewhat dissatisfied	4.61%	16
Very dissatisfied	3.46%	12
Don't know	4.32%	15
TOTAL		347

Q33 How did you find out about this survey?

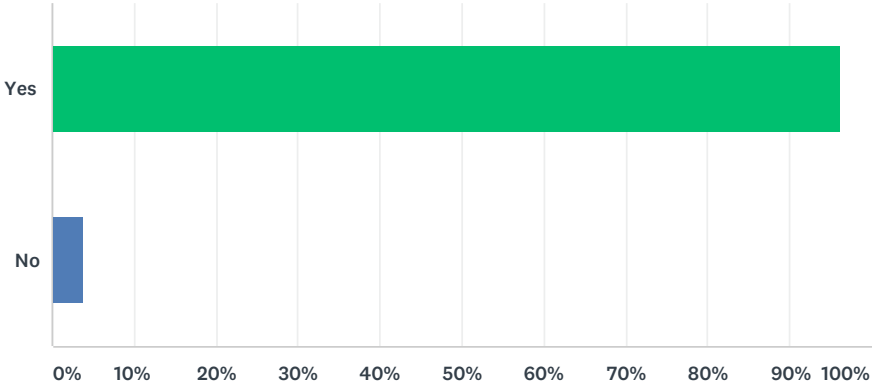
Answered: 345 Skipped: 19



ANSWER CHOICES	RESPONSES	
City website	5.80%	20
Facebook	34.78%	120
City newsletter	7.54%	26
Email notification	51.88%	179
TOTAL		345

Q34 Are you a resident of Lindon City?

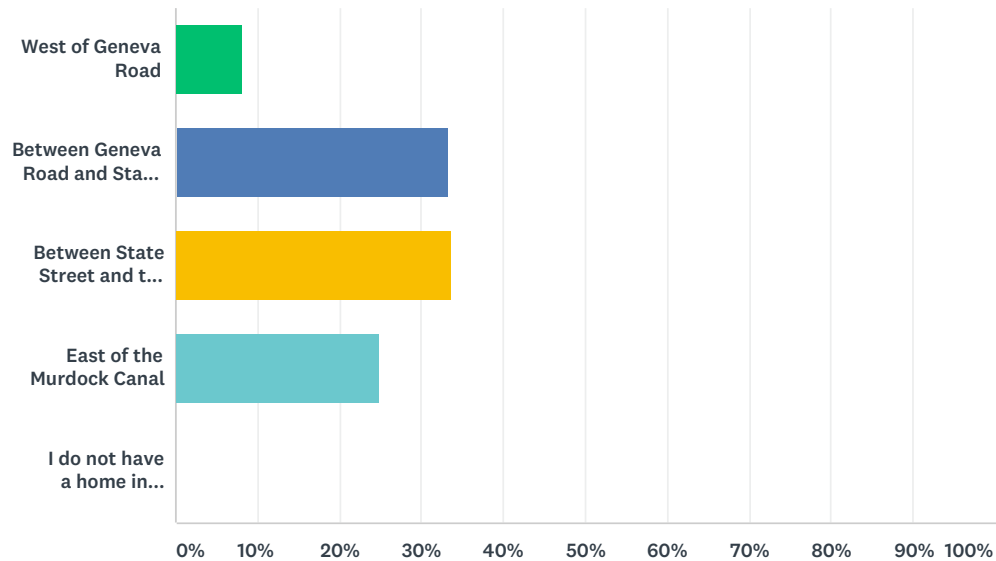
Answered: 347 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	96.25%	334
No	3.75%	13
TOTAL		347

Q35 Where is your home located in Lindon?

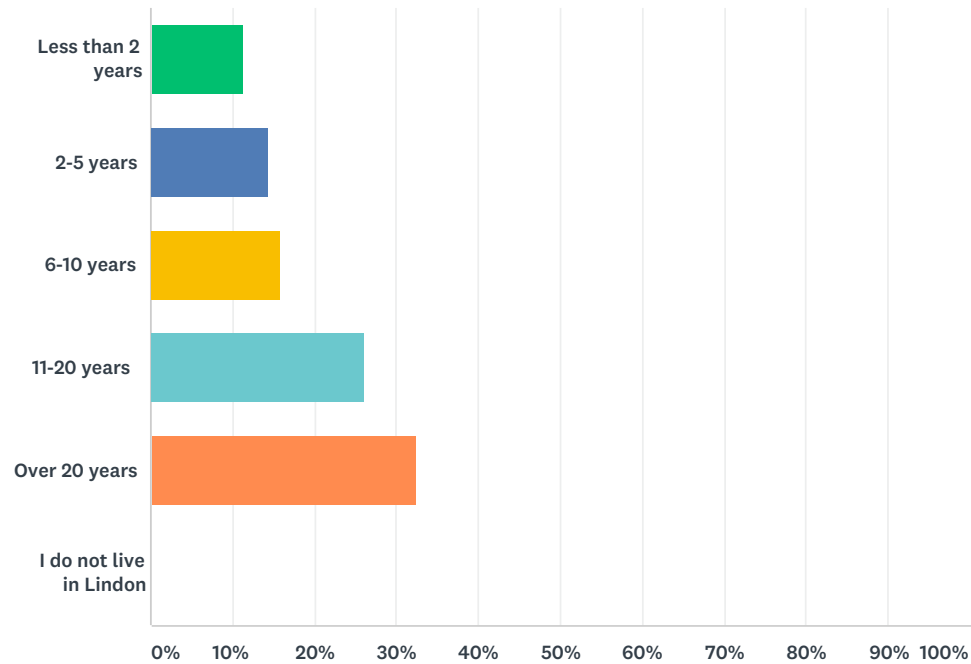
Answered: 333 Skipped: 31



ANSWER CHOICES	RESPONSES	
West of Geneva Road	8.11%	27
Between Geneva Road and State Street	33.33%	111
Between State Street and the Murdock Canal (~800 East)	33.63%	112
East of the Murdock Canal	24.92%	83
I do not have a home in Lindon	0.00%	0
TOTAL		333

Q36 How long have you lived in Lindon?

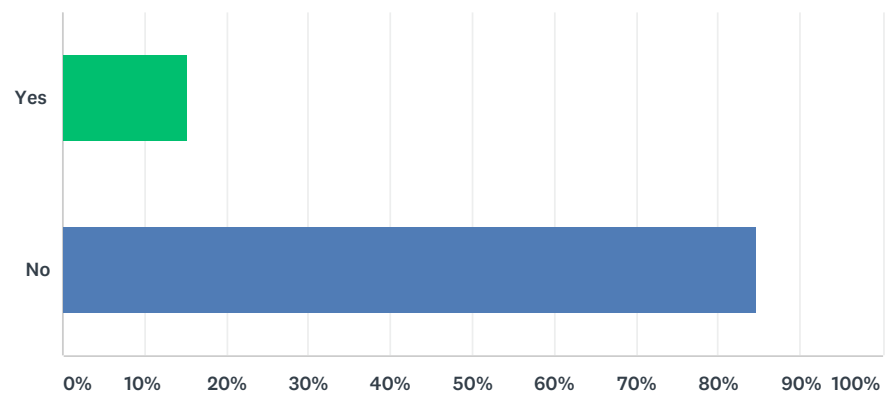
Answered: 334 Skipped: 30



ANSWER CHOICES	RESPONSES	
Less than 2 years	11.38%	38
2-5 years	14.37%	48
6-10 years	15.87%	53
11-20 years	26.05%	87
Over 20 years	32.34%	108
I do not live in Lindon	0.00%	0
TOTAL		334

Q37 Are you a business owner in Lindon?

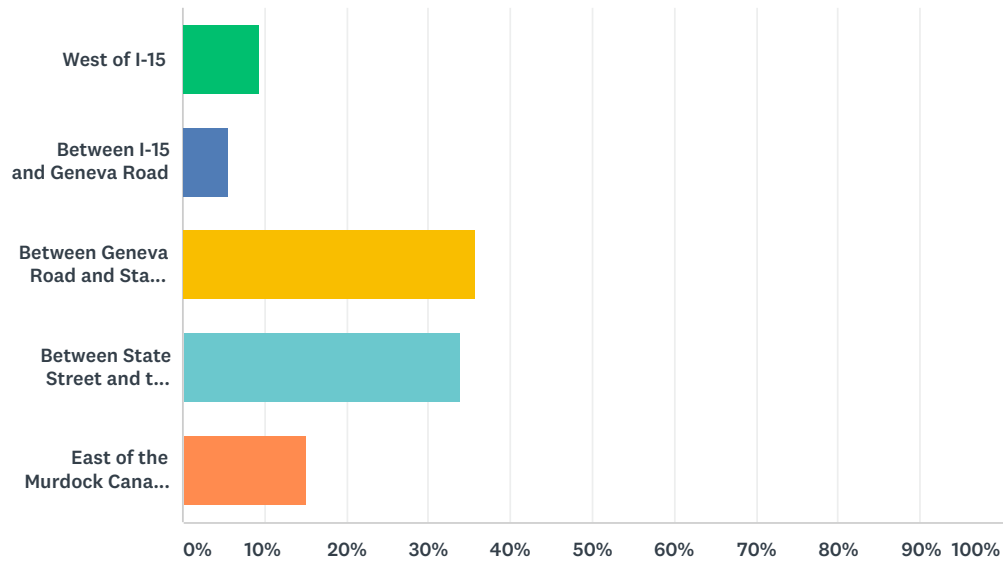
Answered: 347 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	15.27%	53
No	84.73%	294
TOTAL		347

Q38 Where is your business located in Lindon?

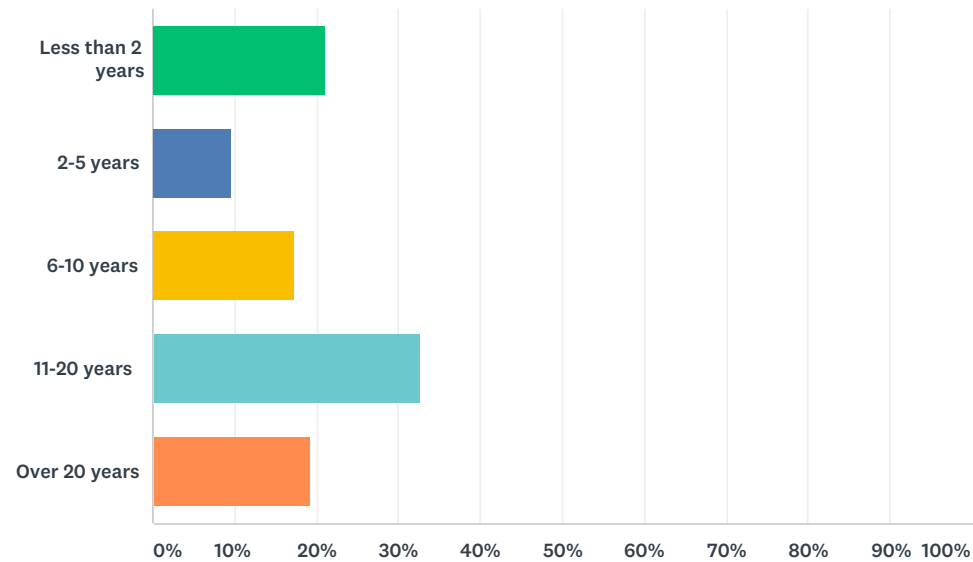
Answered: 53 Skipped: 311



ANSWER CHOICES	RESPONSES	
West of I-15	9.43%	5
Between I-15 and Geneva Road	5.66%	3
Between Geneva Road and State Street	35.85%	19
Between State Street and the Murdock Canal Trail (~800 East)	33.96%	18
East of the Murdock Canal Trail	15.09%	8
TOTAL		53
East of the Murdock Canal Trail	15.09%	8
TOTAL		53

Q39 How long have you owned your business in Lindon?

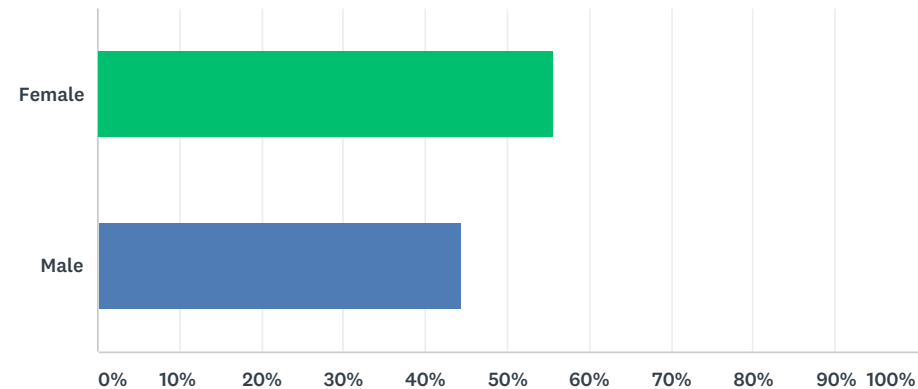
Answered: 52 Skipped: 312



ANSWER CHOICES	RESPONSES	
Less than 2 years	21.15%	11
2-5 years	9.62%	5
6-10 years	17.31%	9
11-20 years	32.69%	17
Over 20 years	19.23%	10
TOTAL		52
Over 20 years	19.23%	10
TOTAL		52

Q40 Are you female or male?

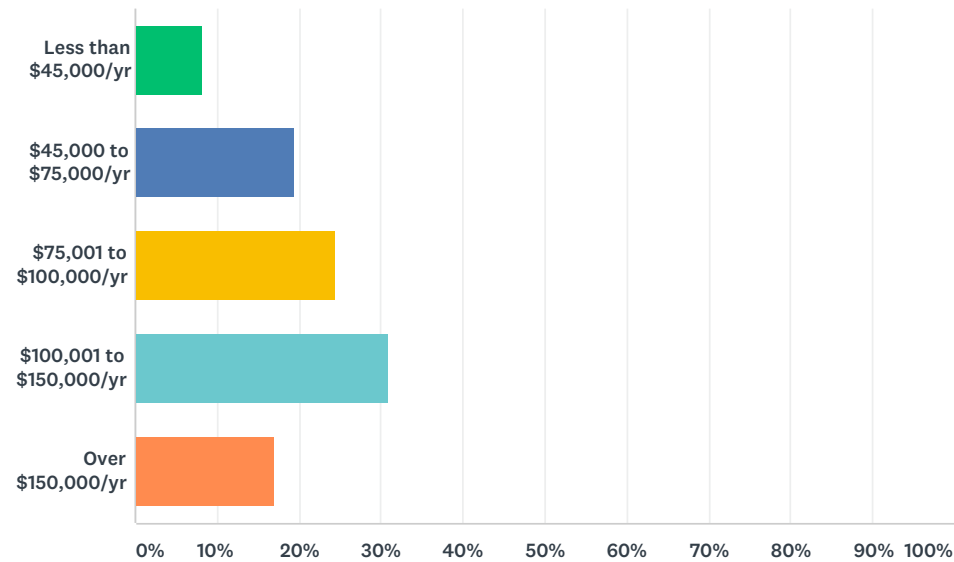
Answered: 338 Skipped: 26



ANSWER CHOICES	RESPONSES	
Female	55.62%	188
Male	44.38%	150
TOTAL		338

Q41 What is your family household income?

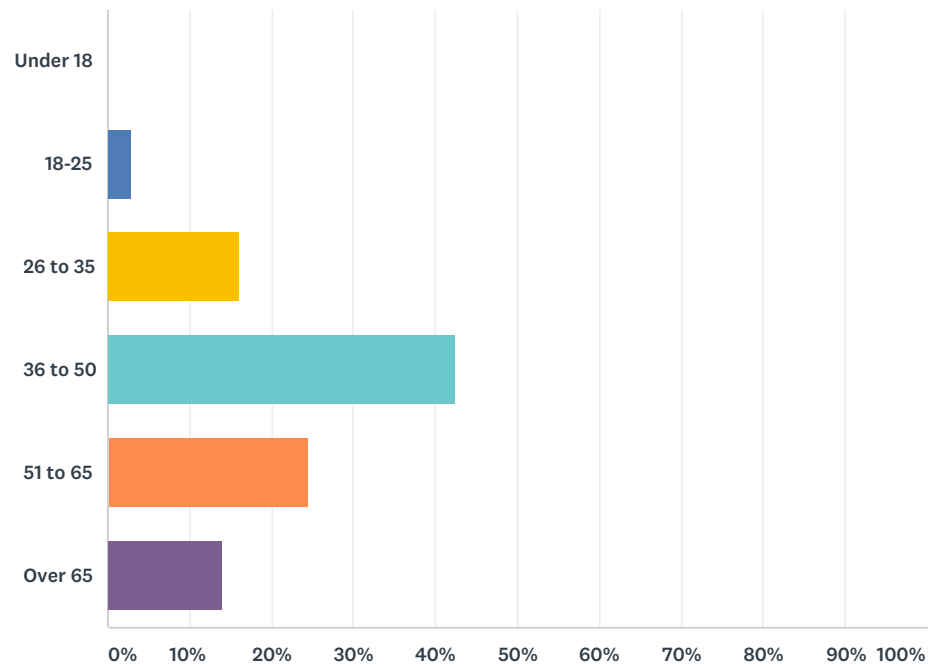
Answered: 319 Skipped: 45



ANSWER CHOICES	RESPONSES	
Less than \$45,000/yr	8.15%	26
\$45,000 to \$75,000/yr	19.44%	62
\$75,001 to \$100,000/yr	24.45%	78
\$100,001 to \$150,000/yr	31.03%	99
Over \$150,000/yr	16.93%	54
TOTAL		319

Q42 What is your age?

Answered: 335 Skipped: 29



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-25	2.99%	10
26 to 35	16.12%	54
36 to 50	42.39%	142
51 to 65	24.48%	82
Over 65	14.03%	47
TOTAL		335

APPENDIX F

PUBLIC MEETING COMMENTS

Public input was taken at the Mayor's Public Safety Breakfast and at a Draft Plan Open House held at the Lindon City Community Center. Boards with public input from the Mayor's Breakfast and input from the Draft Plan Open House follow.



Lindon General Plan: Purpose & How to Participate

What is a General Plan?

A local comprehensive plan represents a **"big picture" of the community**, allowing officials and citizens to explore their communities' major opportunities and challenges and clarify their ideas on the kind of community they would like to live in.

The comprehensive planning process provides residents with the opportunity to be involved in **creating a vision** for their communities and offering input on ways in which that vision may be achieved.

General Plan Vision Statement:

"It is Lindon City's community vision to provide for a strong, positive civic image by preserving traditional characteristics of small-town living which is also receptive to compatible community amenities and economic development."

What Topics will Lindon's General Plan Address?

- Land Use & Community Character
- Transportation
- Housing
- Economic Development
- Parks, Trails & Open Space
- Environment & Sustainability
- Public Services & Facilities
- Water Use & Preservation
- Implementation

How You Can Participate!

Fill Out Comment Form Today

Project Website: www.LindonFuture.org

- Join the project email list
- Submit your comments online
- Stay informed on future opportunities





Lindon General Plan: Community Vision

GUIDING PRINCIPLES

1

"Recognize and promote Lindon as a dynamic Utah County community with a distinctive rural environment consistent with its family-oriented values."



2

"Promote Lindon as a regional center for technology, commercial, and industrial facilities with excellent accessibility and a high-quality business environment."

3

"Organize and develop land use areas to take full advantage of Lindon's strategic location in regard to the highways, rail, and proximity to regional and international airports."



4

"Preserve, protect and enhance the historical, cultural, and natural resources of the community."



5

"Maintain the quality of existing and future neighborhoods and land use areas within the City through preservation of animal rights (as appropriate for lot size), community beautification, improved parks and trails, open space, recreation, and other pursuits relating to provident living, recognizing all segments of our community (age, economic status, etc.)."



6

"Channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities."

7

"Ensure that new development is of high quality and reflects quality architectural and site design standards consistent with its particular use and location."

8

"Promote intergovernmental cooperation and communication regarding trails, road and other regional resources within and around Lindon City."





Lindon General Plan: Land Use

LAND USE CONCEPT

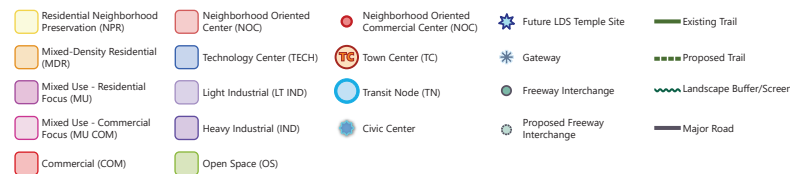
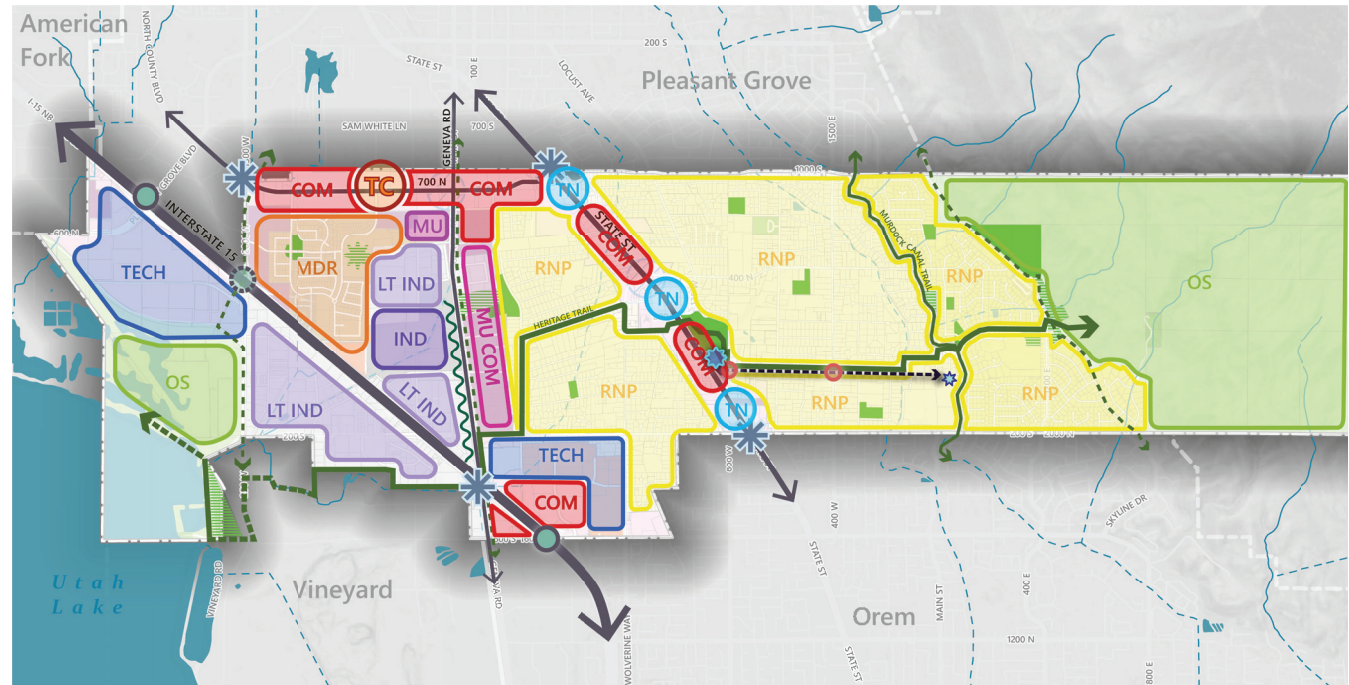
The land use concept envisions a Town Center at the intersection of 700 North and Anderson Boulevard, surrounded by Commercial and Mixed Uses. Mixed Density Residential transitions from the Town Center toward I-15 and the Industrial and Light Industrial uses on the west side of Geneva Road.

The Geneva Road corridor is enhanced with a landscape buffer, and shifts to Mixed Use Commercial on the east side of the road to provide a more compatible transition and greater variety of uses between Geneva Road and the residential neighborhoods to the east.

Existing neighborhoods are protected with Residential Neighborhood Preservation areas between the Geneva Road Corridor and the foothills in the east. Open Space areas bound the City on the east and west along the lake shore and in the foothills and Wasatch Mountains.

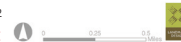
Transit nodes interspersed with Commercial uses along State Street are key areas of activity within the City. Neighborhood Oriented Centers along Center Street provide small-scale neighborhood uses appropriate in Residential Neighborhood Preservation areas. Gateways at key intersections and are focused areas for visual enhancements.

Tech uses are located near freeway interchanges for efficient access and high visibility. The Heritage Trail connects the mountains to the lake, tying the community together.



8/6/2022

Draft



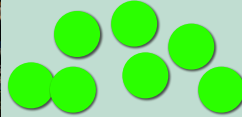
General Plan Survey Results:

Additional businesses/services desired in Lindon





Town Center



Commercial



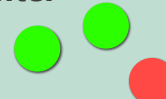
Heavy Industrial



Light Industrial



Technology Center



Mixed Used-Residential Focus



Mixed Use-Commercial Focus



Residential Neighborhood Preservation



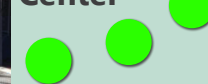
Mixed Density Residential



Transit Node



Neighborhood Oriented Center



Key Community Entrance/ Gateway





Lindon General Plan: An Integrated Vision

Lindon has invested a significant amount of resources in long-range planning documents to help guide the direction of the community in the future. The General Plan Update will consolidate the issues, ideas, and opportunities in these documents into one comprehensive vision that directs current and future needs, growth and development of the City.

700 North Small Area Master Plan

6.1 General 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.

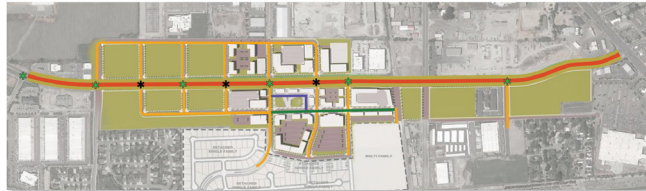
Boulevard: Found along 700 North and is the primary street with a central BRT route's future inclusion.

Neighborhood Street: Typical street found throughout the site is the most common street found throughout the neighborhood. These streets could be both public and private depending on the development.

Main Street Promenade: 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.

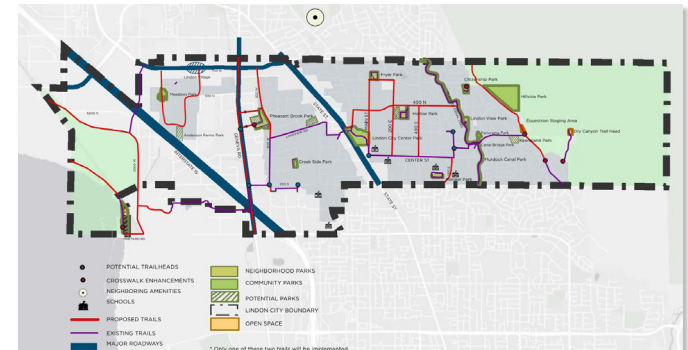
- 700 North with BRT
- Neighborhood Street
- Main Street
- Festival Street
- Full Movement Intersection
- Right-In/Right-Out Intersection



Central Corridor Transit Study 2021

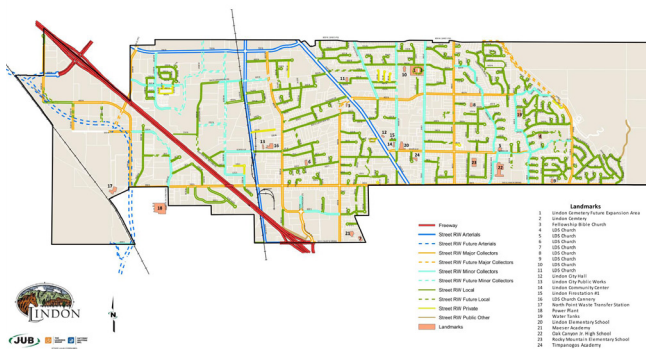


Parks Master Plan 2020

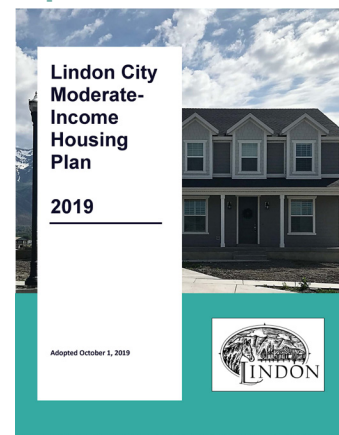


Transportation Element of the General Plan 2011

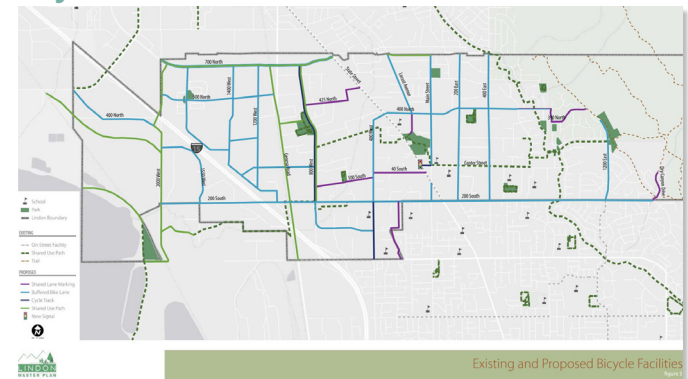
Lindon City Street Master Plan March 2018



Moderate Income Housing Report 2019



Bicycle & Pedestrian Master Plan 2015



NOTES

Lindon City General Plan Update Draft Plan Open House

April 20, 2023, 6:00-7:30 pm, Lindon Community Center



65 members of the public signed in.

SUMMARY:

The meeting featured boards that summarized each element of the general plan. People were free to come at any point during the meeting, ask questions, and provide their comments. A link to the Draft Plan on the project website was provided.

A summary of the comments from the participants follows below.

- Need a greater variety of businesses on State Street. There are too many car dealerships.
- The Town Center needs a grocery store that people in the Anderson Farms area can walk too. A small-scale store like Trader Joes would be great.
- Sometimes it feels like I'm more of a Pleasant Grove resident than a Lindon one because I have to go there for all of my community services like the post office and library.
- We need more stores and restaurants for people on the west side, and more services in general.
- At the intersection 700 North at Anderson/1700 West, the plants are too tall and it's too hard to see to make a left-hand turn. I don't want to die.
- The elementary school is a big concern. The city should buy the property if Alpine School District closes it.
- Make the elementary school into a big park? (with a splash pad)
- Add big trees and other elements to screen the new park in Anderson Farms from the freeway – it's too noisy.
- Meadows Park also needs buffering from the freeway noise.
- Need more funding for street improvements – 400 East – Canal Drive.
- If new freeway offramp at 2000 N. comes, close 500 N. into the Creekside neighborhood. NO THROUGH TRAFFIC.
- Thank you! Excellent work, I'm excited!
- 700 N and TRAX? Must widen road.
- More trees and plants around the roads.
- Trail shown on Park and Rec master plan map as existing actually only exists for a short portion of what's shown on the map.

Comments on Future Land Use Map

Address	Business	Comments	Date
117 S State St, 14:070:0204, 14:070:0306	LA Lee Enterprises	Leonard does not want to have this transit node, he feels as though the Council and city are overstepping and he does not want to be in a transit/commercial node, even on the future land use map. His building is essentially a warehouse that has been in operation since 1988, and he thinks that he should stay Mixed Commercial. His feeling is that the property owner should be able to do what they want with their property. He understands the value of a future land use map, but he does not want to concede that his property could be anything different in the future. His idea is that we could shift the transit/commercial node over to the west of State St as well, to take some pressure off of the properties to the east. Also, his property is about 800 ft north of the 200 S/State St intersection, so he doesn't understand why he is included in this transit node, when the properties to the west are not, and they are closer.	5/2/23
70 S State	Ace Rents building	Just asking what the change is going to be. I told him that we are simply changing the use of his property from commercial and residential low to General Commercial, essentially consolidating the future land use on his property to the correct designation. He was fine with that.	5/2/23
639 N State St	Wells Fargo Bank	Worried about how this will affect his lease with Wells Fargo, he does not want to have to negotiate that again. I told him that this is a future land use map, we will not be messing around with the zoning requirements at this time. When the land is redeveloped, then we will look into elevating or enhancing the property, etc. He's fine with transit and commercial node being added to his property, as long as it doesn't affect the lease.	6/1/23
179 N State St	Avalon Senior Living	Wondering why it's being changed to General Commercial when it's zoned SHFO. I explained that this is not a zoning map, this is a general plan future land use map. In the 2011 plan, this	6/5/23

		property was residential low and general commercial in the future land use plan. This general plan amendment will make it so the property is just general commercial.	
135 S. State	Bill Fairbanks	Called to ask more about the Commercial/Transit Node. Understands that it is identifying a location on the map and will be studied further.	5/31/2023
139 S. State	Taralyn Sorenson	Called to ask more about the Commercial/Transit Node	

