

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, November 19,**  
4 **2019, beginning with a work session at 6:00 pm** in the Lindon City Center, City  
Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION – 6:00 P.M.** - Conducting: Jeff Acerson, Mayor

8 At this time Adam Cowie, City Administrator, directed the Council to amend the  
agenda order to move to agenda item #15 to go into a closed session. Mayor Acerson  
10 called for a motion to amend the agenda order.

12 COUNCILMEMBER HOYT MADE A MOTION TO AMEND THE AGENDA  
ORDER TO MOVE TO AGENDA ITEM 15 AND GO INTO A CLOSED SESSION.  
14 COUNCILMEMBER VANCHIERE SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

16  
18 **15. Closed Session — Closed Executive Session.** The Mayor and City Council  
pursuant to Utah Code 52-4-205 may vote to enter into a closed executive session  
for the purpose of discussing pending or reasonably imminent litigation. This  
20 session is closed to the general public.

22 COUNCILMEMBER BRODERICK MADE A MOTION TO ENTER INTO A  
CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING PENDING  
24 OR REASONABLY IMMINENT LITIGATION. THIS SESSION IS CLOSED TO THE  
GENERAL PUBLIC PER UTAH CODE 52-4-205. COUNCILMEMBER LUNDBERG  
26 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE  
28 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER HOYT AYE  
30 COUNCILMEMBER VANCHIERE AYE  
THE MOTION CARRIED UNANIMOUSLY.

32  
34 COUNCILMEMBER LUNDBERG MADE A MOTION TO CLOSE THE  
EXECUTIVE SESSION AND MOVE INTO THE REGULARLY SCHEDULED  
WORK SESSION. COUNCILMEMBER VANCHIERE SECONDED THE MOTION.  
36 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 **WORK SESSION – 6:00 P.M.** - Conducting: Jeff Acerson, Mayor

40 **1. Discussion Item: Employee Compensation.**

42 The Lindon City Staff will review and discuss with the council various  
aspects of employee compensation.

44 Adam Cowie, City Administrator, led this discussion item by reviewing the  
typical employee benefits and compensation bullet points followed by discussion:

- 46
  - Competitive Salary Ranges

- 2 • Utah State Retirement (URS) pension plan
  - 4 ○ Retire with annual pension until death (amounts based on salary and years of service);
  - 6 ○ Vested after 4 years in system.
  - 8 ○ Death benefit (URS pays 75% of annual salary in lump sum)
  - 10 ○ Survivor/spouse pension benefit after 15 years
- 12 • 401k contribution = 1.5% of current wage. If employee contributes additional 1.5% the City will match that contribution (total of 3% from city)
- 14 • Health insurance premiums 100% paid by City. No current employee participation on monthly premiums. Choice of traditional PPO or HSA through PEHP / Mountain Star hospital networks.
- 16 • Dental = 50% premium paid by City for family coverage.
- 18 • Annual life insurance = \$50,000 for employee. Additional insurance options available at employee expense.
- 20 • 12 paid holidays per year (11 holidays + one personal day)
- 22 • 96 hours sick leave accrued per year
- 24 • 80 hrs. vacation accrued annually years 1-10; 120 hrs accrued in yrs 11-20; 160 hours in yrs 21+
- 26 • Sick leave buy-back program: sell back up to 24 hours of sick leave after accruing minimum 288 hours of sick time (about 3 yrs of sick leave). Makes for a nice Christmas bonus as it's paid the end of November.
- 28 • One-time merit bonus pays for those maxed-out on salary range: If an employee has topped out on their pay scale this program allows the employee to receive a merit increase lump bonus at the end of the calendar year. It's not added as a salary increase.
- 30 • Differential Pay for specific professional certifications
- 32 • Long-term disability coverage paid by City
- 34 • Eye coverage available at employee expense
- 36 • Cafeteria Plan available for tax-exempt health/medical expenses
- 38 • Workers compensation coverage paid by City
- 40 • FICA/Social Security contributions
- 42 • \$150 per year uniform allowance for specific positions
- Annual Aquatics Center 30 punch pass. Additional passes discounted for employees
- Access to cardio/weight room at Community Center
- Up to 4 free facility rentals per year (pavilions, community center, etc.)
- As needed: Assigned work vehicles for specific positions (not take-home)
- As needed: City-paid cell phone, tablet/laptop, and other computer equipment
- Well maintained facilities/offices
- Good work relationships. Supportive elected officials. Great political climate with citizens (very rare community/political turmoil).
- Challenging projects of growing city

**Ideas for possible consideration to attract and retain employees:**

- 44 • Continue to monitor pay amounts and pay ranges to stay above average compared to similar positions in other cities/counties. We've attempted to keep pay ranges a little above market average – but not leading the market in wage compensation.
- 46 ○ Many positions appear to be falling below average compensation and will likely need adjustments in pay ranges this coming budget year (FY2020-2021)
- 48 ■ Lifeguards, public works operators, seasonal laborers, etc.



2 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE  
4 REGULAR CITY COUNCIL MEETING OF OCTOBER 15, 2019 AS AMENDED OR  
CORRECTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION.

THE VOTE WAS RECORDED AS FOLLOWS:

6 COUNCILMEMBER LUNDBERG AYE  
COUNCILMEMBER HOYT AYE  
8 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER VANCHIERE AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 **4. Open Session for Public Comment** – Mayor Acerson called for any public  
comment not listed as an agenda item. There were no public comments.

14 **5. Consent Agenda Items** – The following consent agenda item was presented for  
16 approval.

- 18 a) **Resolution #2019-25-R;** The City Council will review and adopt the 2020  
Lindon City Meeting Schedule.  
20 b) **Resolution #2019-26-R;** The City Council will review for adoption the voter  
participation area map as presented by the Utah County Elections Office in  
22 order to meet the requirements in HB119 related to initiatives, referenda and  
other political activities.

24 COUNCILMEMBER VANCHIERE MOVED TO APPROVE THE CONSENT  
26 AGENDA ITEMS AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE  
28 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER BRODERICK AYE  
30 COUNCILMEMBER VANCHIERE AYE

THE MOTION CARRIED UNANIMOUSLY.

32 **CURRENT BUSINESS**

34 **6. Review & Action — Interviews and appointment to fill City Council**  
**Vacancy.** The Mayor and City Council will interview individuals who have  
36 submitted an application to be considered for appointment to fill a vacant City  
Council seat. After completion of the interviews one individual will be selected  
38 and appointed by motion of the Council to fill the vacancy until the first Monday  
in January 2020, whereupon the position will then be filled by individuals elected  
40 in the 2019 municipal election.

42 Adam Cowie, City Administrator, led this discussion item by explaining Randi Powell  
was the only person that submitted an application for appointment to fill the city council  
44 vacancy. Following the brief interview of Ms. Powell, the Council was in agreement to  
appoint Randi Powell to fill the city council vacancy until the first Monday in January

2 2020 whereupon the position will then be filled by the individual elected in the 2019  
municipal election (Randi Powell).

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

6  
8 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE  
10 APPOINTMENT OF RANDI POWELL TO FILL THE CITY COUNCIL VACANCY  
UNTIL THE FIRST MONDAY IN JANUARY 2020 WHEREUPON THE POSITION  
12 WILL THEN BE FILLED BY THE INDIVIDUAL ELECTED IN THE 2019  
MUNICIPAL ELECTION. COUNCILMEMBER LUNDBERG SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

14 COUNCILMEMBER LUNDBERG AYE  
14 COUNCILMEMBER HOYT AYE  
16 COUNCILMEMBER BRODERICK AYE  
16 COUNCILMEMBER VANCHIERE AYE  
18 THE MOTION CARRIED UNANIMOUSLY.

- 20 7. **Oath of Office for Newly Appointed City Councilmember** — The Oath of  
22 Office will be administered by City Recorder, Kathryn Moosman. The appointed  
Councilmember will fill the Council vacancy for the remainder of the open term  
ending the first Monday in 2020.

24 Mr. Cowie stated now that Randi Powell has been appointed to fill the city  
councilmember vacancy, the City Recorder will administer the oath of office. Following  
26 the oath of office, the Mayor and Council congratulated and welcomed Councilmember  
Powell to the Council.

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

- 30  
32 8. **Review & Action — Mayor pro tem & Councilmember assignments;**  
**Resolution #2019-27-R.** This is a request by Mayor Acerson for the Council's  
34 consent to update the 2019 Mayor pro tem and other Councilmember liaison  
duties and appointments as assigned by the Mayor, including appointment of all  
36 Council members as Board members of the Lindon City Redevelopment Agency  
(RDA).

38 Mr. Cowie opened this discussion by stating this is a request by Mayor Acerson for  
the Council's consent to update the 2019 Mayor pro tem and other Councilmember  
40 liaison duties and appointments as assigned by the Mayor, including appointment of all  
Council members as Board members of the Lindon City Redevelopment Agency (RDA).  
42 Mr. Cowie pointed out this is just for the remainder of this year and will be updated in  
January. Following some brief discussion, the Council was in agreement to approve the  
44 assignment changes as presented.

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

2 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION  
#2019-27-R UPDATING THE 2019 MAYOR PRO TEM, RDA BOARD  
4 APPOINTMENTS AND COUNCILMEMBER LIAISON ASSIGNMENTS AS  
PRESENTED. COUNCILMEMBER POWELL SECONDED THE MOTION. THE  
6 VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE  
8 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER BRODERICK AYE  
10 COUNCILMEMBER VANCHIERE AYE  
COUNCILMEMBER POWELL AYE

12 THE MOTION CARRIED UNANIMOUSLY.

- 14 9. **Public Hearing — Amendment to the Lindon City Development Manual for  
a new public street cross-section; Ordinance #2019-19-O.** Lynn Walker  
16 requests Ordinance Amendment approval to amend the Lindon City Development  
Manual to create a new public street cross section option for Lindon’s local  
18 streets.

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

24 Mike Florence, Planning Director, led this discussion by stating the applicant  
Lynn Walker is in attendance to request Ordinance Amendment approval to amend the  
26 Lindon City Development Manual to create a new public street cross section option for  
Lindon’s local streets.

28 Mr. Florence explained that Mr. Walker is proposing an alternative public street  
cross-section that would be available for all new local streets. He noted Mr. Walker owns  
30 the property at approximately 850 East Center Street and would like to use the proposed  
cross-section for a future residential subdivision. The proposed cross-section design  
32 includes an 8-foot park strip between the back of the street curb and the sidewalk.

34 Mr. Florence went on to say in the proposed cross-section, the private property  
line will be two feet behind the back of the curb. The remaining six feet of park strip and  
the 5-foot sidewalk will be within a sidewalk and limited easement. The limited easement  
36 is for minor utilities that won’t have an impact on trees that will be planted. A number of  
cities in Utah County have adopted this cross-section as a development option. He  
38 pointed out the public still has the same access rights as if the sidewalk were in the public  
right-of-way.

40 Mr. Florence then referenced a table comparing the city’s current street standards  
with the proposed cross-section requirements. Mr. Florence noted Mr. Walker’s  
42 application proposal gave staff an opportunity to evaluate a number of factors regarding  
street widths. First was the ability of the public to be able to safely travel on Lindon roads  
44 and to provide for sufficient emergency service access. He stated that currently, Lindon  
City has approximately 55 miles of public roads that service both commercial and  
46 residential uses. For local residential streets, Lindon’s typical pavement widths vary from

2 28-34 feet for typical sub local neighborhood residential streets and 50 feet for local  
residential neighborhoods collector streets.

4 Mr. Florence also showed a map that staff put together showing where those street  
cross-sections are located throughout the community. Staff also provided a number of  
6 photos that shows asphalt widths throughout the community and how traffic access  
functions. Mr. Florence mentioned when evaluating Mr. Walker’s proposal, it would  
8 provide sufficient two-way access with parking for personal vehicles and access for  
public safety vehicles. A second factor to consider is long-term road and asphalt  
10 maintenance. While reviewing this proposal, city staff wanted to better understand the  
budgetary effects that the difference in four-feet of street road width over a one block  
12 length (660 ft) would have on long-term city maintenance and construction costs.

14 Mr. Florence indicated that factoring in crack seal, seal coat, pothole repair, mill  
and overlay over a 40-year period it was determined that the difference in four feet of  
asphalt width over a one block length costs between \$120,000 - \$180,000 in maintenance  
16 and construction costs every 40 years. He clarified the proposed cross-section amendment  
to the Development Manual would provide future developments in Lindon the  
18 opportunity to implement alternative street requirements. A slightly narrower road and  
larger sidewalks, that are separated from the road, do increase pedestrian comfort and  
20 safety in neighborhoods that implement the proposed cross-section.

22 Mr. Florence pointed out from an aesthetics perspective, the neighborhood using  
this profile would also have a tree lined street on both sides. However, the proposed  
cross-section would have to be evaluated with each new development to determine how  
24 future right-of-way infrastructure coordinates together. In some cases, the City would  
decide that the standard 50-foot right-of-way with 34 feet of asphalt is better to meet city  
26 infrastructure requirements.

28 Mr. Florence then presented the Proposed Development Manual Cross-Section  
Amendments, Proposed development location, Pictures of varying residential roadway  
asphalt widths and road width map, Current adopted development manual cross-sections,  
30 Ordinance and Planning Commission meeting minutes. There was then some general  
discussion regarding this street widths/profiles and issue of parked vehicles. Mayor  
32 Acerson called for any public comment at this time.

34 Dallin King, resident in attendance, pointed out that very rarely are there two  
vehicles parked on that street and if they are a car can still pass. Kaylene Lewis asked if this  
is a proposal for narrowing all streets in the city. Mr. Florence stated it if for future  
36 development in residential areas.

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

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

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

46

2 COUNCILMEMBER VANCHIERE MOVED TO APPROVE ORDINANCE  
AMENDMENT #2019-19-O AMENDING THE LINDON CITY DEVELOPMENT  
4 MANUAL REGARDING STREET CROSS SECTIONS FOR LINDON’S LOCAL  
STREETS AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE  
6 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE  
8 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER BRODERICK AYE  
10 COUNCILMEMBER VANCHIERE AYE  
COUNCILMEMBER POWELL AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 **10. Public Hearing — Amendment to City Code 17.48 to increase the allowable**  
**building height limit for the Planned Commercial-1 zone; Ordinance #2019-**  
16 **20-O.** Miller Family Real Estate, LLC requests Ordinance Amendment approval  
to increase the allowable building height in the Planned commercial-1 zone from  
18 48 feet to 60 feet and related technical amendments.

20 Mr. Florence stated this item has been placed on hold at the request of the applicant  
and will be continued to a future meeting.

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

24 **11. Public Hearing — Amendment to the Lindon City Standard Land Use Table**  
**and other relative zoning codes; Ordinance #2019-17-O.** Amendments to  
26 include Medicinal Cannabis production establishments thus, allowing the city to  
determine the most appropriate location for this use.  
28

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

34 Mr. Florence opened this discussion by stating Lindon City is requesting an  
amendment to the Standard Land Use Table and relative zoning codes to include  
36 Medicinal Cannabin production establishments in order to allow the city to determine the  
most appropriate location for this use as required by State law. He noted the Planning  
38 Commission was unanimous in their recommendation to approve the proposed ordinance  
to the city council.

40 Mr. Florence explained the Utah State Legislature has enacted Chapter 41a of  
Title 4 of the Utah Code, allowing for the establishment of Cannabis Production  
42 Establishments and requiring municipalities to allow Cannabis Production Establishment  
to be maintained as a permitted use in at least one agricultural or industrial zone and has  
44 set specific requirements associated with such a use.

46 He further explained the Utah State Legislature has enacted Chapter 61a of Title  
26 of the Utah Code, requiring municipalities to allow Medical Cannabis Pharmacies to

2 be maintained as a permitted use in any zone not established primarily for residential use  
4 and has set specific requirements associated with such use. Chapter 41a of Title 4 and  
6 Chapter 61a of Title 26 of the Utah Code allows Lindon City to enact regulations and  
conditions upon Cannabis Production Establishments and Cannabis Pharmacies and to  
specify which zoning district will be designated for Cannabis Production Facilities as a  
permitted use.

8 Mr. Florence indicated the City is proposing to create a new overlay zone titled  
10 Light Industrial – West Overlay, and is proposing that Cannabis Production  
Establishments will be permitted within this overlay. If the City does not adopt an  
ordinance designating at least one zone where Cannabis Production Facilities are  
12 permitted uses, then, by default under the state law, Cannabis Productions Facilities are  
deemed to be permitted uses in all industrial and agricultural zones within the city.

14 Mr. Florence stated City staff are proposing an amendment to the Standard Land  
Use Table, and Chapters 17.18, 17.40, 17.49, 17.25, 17.79 establishing the Light  
16 Industrial West zoning district. State code allows municipalities to regulate or limit  
outdoor cultivation of cannabis in industrial zones and city staff are proposing that  
18 outdoor cultivation be prohibited in the Light Industrial - West overlay. He noted the City  
sent notices to all property owners within this proposed zoning overlay designation area.

20 Mr. Florence then presented an Aerial Photo of the proposed Light Industrial  
West Overlay area, Current Zoning Map, and the Proposed zoning map change with the  
22 Light Industrial West Overlay followed by discussion. Mr. Florence noted the Planning  
Commission felt that 200 South was a better boundary and easier to identify so they felt  
24 like that was an appropriated area so we are not pigeonholing the businesses in there. He  
noted that businesses in the area were noticed.

26 Brian Haws, City Attorney stated this cannot be located within 600 ft. of a  
residential zone or within 1,000 ft. of those community locations (schools, parks,  
28 churches etc.); they measure that by a pedestrian route (walking distance). He indicated  
the zone they are creating on the west side of I15 won't come anywhere near the 1,000 or  
30 600 ft. to any of these types of locations.

32 Mr. Haws explained the State is only giving out eight licenses at this point. It  
must be approved through the state and the application is \$70,000. There are seven  
regional districts and the goal is to get one dispensary in each of those seven districts.  
34 They are trying to disburse them and if there is more than one in the city you can go and  
take your case to the State and they will take that into consideration in the licensing.  
36 There is no guarantee, but there are provisions that allows the municipality to get zoning  
approval to address that; frankly getting one in is probably what we will see and if there  
38 is an issue, we can enforce it.

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

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

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

4  
6 COUNCILMEMBER POWELL MOVED TO APPROVE ORDINANCE  
AMENDMENT #2019-17-O AMENDING THE LINDON CITY STANDARD LAND  
USE TABLE AND OTHER RELATIVE ZONING CODES AS PRESENTED.  
8 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

10 COUNCILMEMBER LUNDBERG AYE  
COUNCILMEMBER HOYT AYE  
12 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER VANCHIERE AYE  
14 COUNCILMEMBER POWELL AYE  
THE MOTION CARRIED UNANIMOUSLY.

16  
18 **12. Public Hearing — Amendment to the Lindon City Zoning Map to create the  
Light Industrial West Overlay zone; Ordinance #2019-18-O.** Lindon City  
requests approval for a zoning Map Amendment to apply the Light Industrial  
20 West Overlay zone to all properties currently zoned Light Industrial which are  
located West of I-15.

22  
24 COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING.  
COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

26  
28 Mr. Florence noted this is just a follow up to the item just approved. This action  
will adopt the overlay zone for the area shown on the map (North of 200 South and West  
of I15). He noted everything was covered in the previous presentation and he doesn't  
30 feel the need to discuss it further.

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

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

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

40  
42 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE  
#2019-18-O AMENDING THE LINDON CITY ZONING MAP TO CREATE THE  
LIGHT INDUSTRIAL WEST OVERLAY ZONE AS PRESENTED.  
44 COUNCILMEMBER VANCHIERE SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

46 COUNCILMEMBER LUNDBERG AYE

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

8 At this time Mr. Cowie, directed the Council to amend the agenda order to move  
to agenda item #14 in order for the applicant to arrive. Mayor Acerson called for a  
10 motion to amend the agenda order.

12 COUNCILMEMBER HOYT MADE A MOTION TO AMEND THE AGENDA  
ORDER TO MOVE TO AGENDA ITEM #14 AND RESUME THE AGENDA ORDER  
14 TO ITEM #13. COUNCILMEMBER BRODERICK SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

16

**14. Review & Action — Canvass & Certification of 2019 General Election**

18 **Results; Resolution #2019-28-R.** The City Council, acting as the Board of  
Canvassers, will canvass the results from the November 5, 2019 General Election  
20 and then, by motion, officially certify the results of the Canvass.

22 Mr. Cowie led this discussion by stating the City Recorder recommends that the  
City Council complete the canvass and, by motion, certify the November 5, 2019  
24 Municipal General Election results. He noted pursuant to State law, the General Election  
Canvass must be conducted between seven and fourteen days after completion of the  
26 ballot. However, it cannot be held prior to thirteen days if there are outstanding  
military/overseas ballots.

28 He went on to say that Lindon City contracted with Utah County to have the  
County administer a vote-by-mail election as was done in the 2017 election. The hope  
30 was to increase ease of voting and thus increase voter turn-out. Lindon's preliminary  
voter turn-out thus far is a 35.19%, the second highest voter turn-out in the last six  
32 municipal elections. He noted vote-by-mail appears to significantly increases voter  
participation in Lindon.

34 Lindon voter turnout by percentage as follows:

2019 –35.19% (preliminary) as of 11.8.19

36 2017 –40.69%

2015– 21.5%

38 2013 –27%

2011 –27%

40 2009–24%

The City Recorder then presented the final tabulated results of the Lindon City  
42 2019 municipal election to the Board of Canvassers. Following review of the results the  
Board unanimously certified the final results and declared the winning candidates as  
44 Carolyn Lundberg, Mike Vanchiere and Randi Powell.

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

2 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION  
4 #2019-28-R CERTIFYING THE CANVASS OF THE 2019 MUNICIPAL GENERAL  
6 ELECTION PRESENTED BY THE CITY RECORDER IN COORDINATION WITH  
8 UTAH COUNTY ELECTIONS OFFICE AS PRESENTED. COUNCILMEMBER  
10 HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:  
12 COUNCILMEMBER LUNDBERG AYE  
COUNCILMEMBER HOYT AYE  
COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER VANCHIERE AYE  
COUNCILMEMBER POWELL AYE  
THE MOTION CARRIED UNANIMOUSLY.

14 **13. Discussion Item — Ivory Homes/Anderson Farms Development Concept**  
16 **Plans.** The City Council will review and discuss the Anderson Farms  
Development concept plan with Ivory Homes.

18 Mr. Florence opened this discussion by stating this item is a continuation of prior  
20 discussions on possible changes to the Anderson Farms residential development with  
22 consideration for possible increases in moderate income housing and extended  
reservation of possible commercial property on the north end of the development. He  
noted that he appreciates Ivory providing the updated plans. He then turned the time over  
to Mr. Chris Gamvroulas and Ken Watson with Ivory Development for their presentation.

24 Mr. Gamvroulas led the discussion by running through the two options. He  
indicated they have kept the smaller lots in Plat D and reduced the number of lots in  
26 Parcel A on the north side and made the lots larger. In Plat G and Plat H the units stay  
the same from what's currently approved with an increase in 50 apartment units. He  
28 noted he was able to confirm from the architect that they were able to stay within the  
height guidelines of the development agreement. There will be more one bedroom and  
30 less two bedrooms but they will keep the same parking ratios. To confirm, they are  
willing to set 15 of those aside for under 80% area median income (if approved). On Plat  
32 D they increased the number of units from 68 to 76 units and they would take 10 of the  
smaller lots and put those in their workforce housing (first responders, teachers, city  
34 employees, medical personnel, active duty military, veteran's etc.).

36 Mr. Gamvroulas further explained in the next option everything is the same of  
what was just looked at with the exception of the area set aside to enlarge the commercial  
zone; in the future this is Plan B. He noted he discussed this with Clark Ivory yesterday  
38 and Mr. Ivory is willing to extend an additional five years on top of the five years already  
put in. You will end up with 10 years and we will stamp pad anything residential there to  
40 give some time, resources, and energy towards getting a commercial user there. If not,  
and this is how it works out, it's because we would have already built the road and they  
42 will already have given up the townhomes then wait an additional five years. There was  
then some lengthy discussion on the options presented. Mr. Gamvroulas stated he is  
44 anxious to move on and to know if they should invest the time and if this is something the  
Council would like to see happen. They will invest more time and resources into this if

2 there is an interest. He wants to know if the Council is invested in creating some  
moderate-income housing options.

4 At this time, Mayor Acerson called for the Councilmembers thoughts and opinions  
on the options and updated concept plan presented by Ivory Development and to let them  
6 know where the Council stands.

8 Councilmember Hoyt commented this is a pretty significant change from the  
original plan (density wise). If we agree to this, that is 50 additional apartments and 83  
townhomes; a total of 133 for sure that we are signing up for. He appreciates Ivory going to  
10 the plate and looking at getting more time on the commercial parcel. When he breaks it  
down, we get 5 more years on the parcel and 15 rent-controlled units and 10 sales units,  
12 which are great things. What we give up is 50 additional units, the density and we really  
sign off on 83 townhomes which is a key point. By signing this we would give them and  
14 additional 133 units of what we consider high density. As he weighs those two issues, he is  
just not there without some additional time added on to the commercial parcel. It will be  
16 interesting to see what happens in a year and a half; he is getting closer than he was but  
he's still not there yet.

18 Councilmember Powell expressed that she is appreciative of this product in the city  
and even though this is high density. She stated for the record, that she has a hard time with  
20 in-fill options on the east side of Geneva Road, but she likes what Ivory has to offer.  
However, she does have a problem with the additional apartments, but that being said, she  
22 is very excited about this and to see what may happen; but she is still on the fence at this  
point as she still has questions and concerns.

24 Councilmember Vanchiere commented that he wasn't privy to the previous  
conversations as he was not on the Council then, but his sense is that some of these  
26 objections are almost visceral with a fundamental lack of desire for higher density which  
may have something to do with the history. Personally, he would vote in favor of this as he  
28 feels no one in the city, or county for that matter, would notice the higher density as he  
feels it provides far more opportunities than disadvantages and it makes perfect sense and  
30 he would vote yes; however, he does respect everyone's opinions.

32 Councilmember Lundberg expressed her appreciation for them coming and  
listening to their comments. Her initial reaction with Parcel D and getting those smaller  
units was enlarging the park, and now they have kept lots on the park and put in the  
34 density. She likes the idea of having something for first responders, employees, military  
etc., to have an option to come into our city, but she is not comfortable with the tradeoff but  
36 she is open to still look at a trade. She does not want to see a big swath go into an ICO  
product line and wants an HOA protection in place with CC&R's and home ownership that  
38 gives us more vested community residents. If the 5-year option is the best we can get she  
would want some language in there that states we have an option to purchase and preserve  
40 it before they pull the trigger to build homes. We can get somewhere together but she is not  
sure she is good with this current proposal. She wants to discuss it with Council and digest  
42 it; she appreciates some of these elements and feels we are going in the right direction.

44 Councilmember Broderick commented that this discussion has been good and he  
appreciates the comments, feelings and concerns heard tonight from the full Council which  
is all very good in this process. The request he had the last time they met was exactly what  
46 was Ivory willing to do and that is what they brought here tonight. This is a complicated

2 issue and for him he wants to process this and to talk specific numbers; he may need  
4 another week or so. He appreciates that the bulk of it is in the apartments to reach the  
affordable housing and also the commercial extension. He would like it written up and  
spelled out clearly to make sure nothing is misunderstood or misconstrued.

6 Mr. Gamvroulas clarified Parcel A goes from 60 to 49 units (reduction of 11 units),  
Parcel D is an increase of 13 units (net of 2 units) and 50 in the apartments is what they are  
8 currently suggesting. And also based upon the commercial staying with the extra depth. In  
essence that is the proposal; at the end of the day they are talking about 52 units and 5 more  
10 years on the commercial. He added what is his Plan B if he commits to this; what can he  
repurpose the land for? He noted they will take the comments and concerns heard tonight  
12 under consideration and bring something back in writing and circle back; we can figure this  
out to make something work.

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

### 16 **COUNCIL REPORTS:**

18 **Councilmember Lundberg** – Councilmember Lundberg reported she attended the Utah  
20 Republican women event where Lt. Governor Cox was in attendance. She also reported a  
resident who lives on 400 North inquired about a sidewalk being installed as the gravel is  
22 getting to be a problem. She also asked about putting a gate up by the water tank stating  
“no motorized vehicles” as apparently there is some nefarious activity going on up there.  
24 Mr. Cowie said he will check into it. She also mentioned the teachers awards noting 24  
applications were received. She questioned if we should increase the grant or change the  
26 parameters in some fashion.

28 **Councilmember Hoyt** – Councilmember Hoyt reported the PG/Lindon Chamber of  
Commerce had a ribbon cutting for Taylor Drug that was a nice event and well attended.  
30 He also reported the Christmas Tree Lighting will be held on December 2<sup>nd</sup> at 6:00 pm.  
Lindon Elementary will be providing the music. He also had the opportunity to go to  
32 VirTra training with the police department noting it is a great resource and great way to  
train our officers.

34 **Councilmember Broderick** – Councilmember Broderick reported a resident asked if  
36 there could be a stop sign put on the Murdock Canal trail. Mr. Cowie explained we have  
already bought flashing signs for the trail. Councilmember Broderick also mentioned we  
38 need to follow-up on the ditch cleaning at Phil Brown’s residence.

40 **Councilmember Vanchiere** – Councilmember Vanchiere reported on the Parks &  
Recreation Dept. noting they awarded the contract to MHTN Engineering. There have  
42 been two meetings with the public committee with really good feedback and they are  
impressed with this company as they are doing a thorough job. They are also trying to get  
44 the general plan survey out to the public and it is moving along very well. The landfill  
board meeting was last night and they approved the budget where some adjustments were  
46 made on fees.

2 **Councilmember Powell** – Councilmember Powell reported a resident reached out about  
the electronic sign at Oak Canyon Jr. High School being very bright. Mr. Haws stated  
4 they would have to comply with the light ordinance. Mr. Cowie stated they will look into  
the issue. She also asked Chief Adams about the flags needing to be replaced on  
6 crossings. Chief Adams said new flags have already been ordered.

8 **Mayor Acerson** – Mayor Acerson reported that Utah County is increasing property tax  
(doubling) noting they have had several open houses on this issue. He reported the Utah  
10 Lake Commission had a meeting on the preservation element of land where owners are  
wanting to dedicate property for a reserve. He also mentioned the UTA budget is out  
12 there and is now public information.

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

16

**Misc. Updates:**

- 18 • December newsletter article: Mike Vanchiere - Article due to Kathy Moosman by  
end of November
- 20 • 2800 West 600 N (west of PG interchange) traffic signal under design;  
construction in Summer 2020
- 22 • 2000 West 700 N traffic signal warrant study to be conducted by UDOT within  
the next few Weeks
- 24 • Misc. Items

**Upcoming Meetings & Events:**

- 26 • November 28th – Mayor’s Thanksgiving Day Dinner
- November 28th & 29th – Thanksgiving Holiday - City offices closed
- 28 • December 2nd – Annual Christmas Tree Lighting
- December 12th – Employee Christmas Party
- 30 • December 23rd – City offices close at noon
- December 24th -25th – Christmas Holiday – City offices closed

32

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

36 **Adjourn** –

COUNCILMEMBER POWELL MOVED TO ADJOURN THE MEETING AT  
38 10:30 PM. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – December 3, 2019

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor