

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

6 **REGULAR SESSION** – 5:15 P.M.

Conducting: Jeff Acerson, Mayor
8 Pledge of Allegiance: Jeff Acerson
Invocation: Jake Hoyt

10

PRESENT

EXCUSED

12 Jeff Acerson, Mayor
Carolyn Lundberg, Councilmember - Arrived 5:20
14 Jacob Hoyt, Councilmember
Van Broderick, Councilmember
16 Mike Vanchiere, Councilmember
Randi Powell, Councilmember
18 Adam Cowie, City Administrator
Mike Florence, Planning Director
20 Brian Haws, City Attorney
Kathryn Moosman, City Recorder

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

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2. **Approval of Minutes** – The minutes of the regular meeting of the City Council
26 meeting of February 18, 2020 were reviewed.

28 COUNCILMEMBER POWELL MOVED TO APPROVE THE MINUTES OF
THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 18, 2020 AS
30 PRESENTED. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

32 COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
34 COUNCILMEMBER VANCHIERE AYE
COUNCILMEMBER POWELL AYE

36 THE MOTION CARRIED UNANIMOUSLY.

38 **3. COUNCIL REPORTS:**

40 **Councilmember Hoyt** – Councilmember Hoyt reported he will be attending the ADHOC
42 Committee meeting on March 5th at 5:30 in the City Council Chambers to discuss the
density behind affected commercial properties on State Street. Hopefully they will get
44 some good ideas and input that will come back before the Council. He also mentioned the
Parks & Recreation Ivory Park proposal that was sent out from Heath Bateman, Parks &
Recreation Director.

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2 **Councilmember Vanchiere** – Councilmember Vanchiere reported he had the
4 opportunity to have a drive around the city with Mike Florence. They looked at the
canopy area and also visited with Mr. Madson who is putting the RV park in at the
6 marina. He noted it was a good informative experience. He also reported he will be
attending a training meeting in Springdale for the North Pointe Solid Waste District and
8 will report back to the Council. He mentioned he has not had chance to go over the parks
and recreation master plan yet and will get his comments back to Heath Bateman. He also
10 attended the Little Miss Lindon Pageant on Saturday noting the Mayor did a great job
giving out the awards.

12 **Mayor Acerson** – Mayor Acerson reported the Little Miss Lindon pageant went very
well and was well attended. He reported things are going good at the North Utah County
14 Animal Shelter; there is a good group of people who are doing a wonderful job. He noted
the cat adoptions are up at the shelter. They are also looking into automated licensing of
16 their animals. He also mentioned the Utah County Health Department meeting was held
today where the Lt. Governor held a press conference to inform the citizenry, they are on
18 top of the coronavirus issue and are ready to allocate funds; there is a sense of concern
but it will pass. He reported the Lindon Days Grand Marshals are set and the Allred's are
20 very excited to serve and will be very engaged.

22 **Councilmember Broderick** – Councilmember Broderick reported he attended the Provo
Bench Irrigation Canal meeting noting he and Brad Jorgensen were elected to serve on
24 the Board for another two years. He noted Steve Brown was also appointed and Russell
Brown will consult with him. He also attended the Hollow Water meeting and thanked
26 Brian Haws for reviewing the document on the transfer of shares from the North Union
Canal to the Central Utah Water Conservancy District. He mentioned he would like to
28 see/address the updated stormwater plan for discussion. He mentioned he has been
approached by residents who have expressed interest in doing an accessory apartment. He
30 would like the council to review what is required by state code and come up with a good
plan/process for people who want an accessory apartment and want to follow the rules
32 but not make it too burdensome but still be compliance. He would like us to look at this
issue as to have consistency with a good process. Mr. Cowie said staff will put something
34 together and bring it back to the Council.

36 **Councilmember Lundberg** – Councilmember Lundberg mentioned regarding low
income housing, that she had the opportunity to meet with a group who are starting an
38 initiative (model) where they come in with an incubator startup type business with the
idea to have a housing component with a working incubator space (mini-housing) where
40 you live, work and play; it would fall under the affordable housing cost. This is an
interesting concept (perhaps on 700 North) with a long-term, potential 25-year
42 lease/tenant; is this a type of use the City Council would be open to? She also attended
the PG/Lindon Chamber of Commerce Board meeting last week where they covered
44 Lindon Days. They are looking at ways for businesses to get exposure and awareness in
the community; they also spoke of creating a brand to identify Lindon Days. She also
46 mentioned the upcoming Chamber of Commerce luncheon at doTerra this Thursday; the

2 invitation is open to all city staff and is free of charge; this could be a good training event
4 and good opportunity. She also mentioned she read an article indicating the first medical
cannabis dispensary is opening on Monday in SLC and people can now apply for medical
cannabis cards.

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8 **Councilmember Powell** – Councilmember Powell reported she had the opportunity to
attend a luncheon/program where Gubernatorial Candidate John Huntsman was in
attendance. She noted she was able to ask him some questions and put in a plug about
10 unfunded mandates. She reported she will not be able to attend the Historical
Preservation Commission meeting next week and asked Councilmember Broderick if he
12 could attend. She also mentioned the signs are still not turning off at Oak Canyon Jr.
High School at 10pm as they said they would comply with. Mr. Florence said he will
14 check into the issue. She also asked about the amount of funding on the canal on 720 East
and how far the funds will take it. Mr. Cowie stated we obtained a grant for a certain
16 dollar amount and the city put in more than the match, so we can go as far as the dollars
will take us on the bid.

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

22 **Misc. Updates:**

- 24 • April newsletter article: Kristen Colson - Article due to Kathy Moosman by end
of March
- 26 • Legislative Update: HB273 - Property Rights Ombudsman; HB374 – postponed;
SB210 - Police body cameras
- 28 • UTOPIA Update; Any desire for UTOPIA/UIA update presentation from their
Staff. Following discussion, the council agreed a presentation is not needed.
- 30 • Street lighting changes; will bring back to the council.
- 32 • Next meeting; updated nuisance ordinance amendment and building zone change
on building heights.
- Lots of seasonal job openings.
- Misc. Items

34 **Upcoming Meetings & Events:**

- 36 • Little Miss Lindon Pageant – Saturday, February 29th at 6:00pm at Oak Canyon
Jr. High
- 38 • April 22nd - 24th – Utah League of Cities and Towns spring conference in St.
George

40 **5. Presentations and Announcements:**

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

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

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

2 approval.

4 **CURRENT BUSINESS**

6 **8. Work Session — Review DRAFT of the Parks, Trails, & Recreation Master**
7 **Plan.** The Council will review and discuss the DRAFT updates to the Parks,
8 Trails and Recreation Master Plan. Feedback and direction will be provided. No
9 motions will be made.

10
11 Heath Bateman, Parks & Recreation Director led this agenda item by explaining
12 MHTN Architects presented the highlights of the draft update to the Parks, Trails &
13 Recreation Master Plan to the city council at the last meeting for input and feedback.

14 Mr. Bateman further explained the Parks, Trail, and Recreation Master Plan was
15 last updated and adopted in 2008. He noted this new plan will replace the old plan maps,
16 policies, and goals. He pointed out the City contracted with consultants to help prepare
17 the master plan updates and assist with the subsequent impact fee analysis. Public input
18 on parks, trails, and recreation within the City was gathered over a few months through
19 community wide surveys and a public open house that was well attended. In addition, a
20 Parks Master Plan Committee was formed with elected officials, citizens, staff, and the
21 consultants participating in several work meetings to discuss public input and desires,
22 then prepare and finalize the document.

23 Mr. Bateman noted the draft master plan has also been presented to the Planning
24 Commission for their input and feedback. He added once the plan is finalized it will be
25 brought to the City Council for a public hearing and possible adoption at the March 16th
26 City Council meeting. The financial consultants will then prepare the impact fee analysis
27 for the Council’s consideration at a future meeting (most likely in April)

28 Councilmember Hoyt commented the Council has had time to review the document
29 and suggested just going through the comments/suggestions from Council. He doesn’t feel
30 we need to rehash the entire document where we have all reviewed it several times.

31 Mr. Bateman said they made a request to the consultants for a more updated
32 document as there are some typos, wording changes and adding potential properties on the
33 map so they are visible and to make the map more user friendly. He noted the appendix
34 includes some of the same items as the past parks master plan. There was then some
35 general discussion regarding word usage in the plan and future park locations.

36 Councilmember Broderick mentioned some typos on Page 51 of the plan. He stated
37 he would also like to see the use of our term “PARC Tax” rather than “RAP Tax” etc. He
38 also indicated if there are things that have to be in the plan (that we would consider) he
39 would like to see dog parks as a possibility and in regards to playgrounds, he would like to
40 look at updating existing parks vs. new. He would also like to see shade structures on
41 existing pavilions. He expressed that the Geneva Resort Park Property would be at the
42 bottom of his list. He also indicated in regards to impact fees, that right now, he is not
43 comfortable with raising impact fees. Overall, he likes that these are possibilities in the plan
44 and not mandated just because they are included in the plan.

45 Mr. Cowie stated his recommendation tonight would be to ignore impact fees as he
46 will bring the impact fees back for and in-depth discussion at a future meeting. He stated

2 staff's recommendation will be to maintain impact fees and they will not be increased as
4 the Council does not want to do that and staff doesn't want to do that and the status quo is
6 where they will be regardless of the consultant's recommendation. Mr. Cowie reminded the
council that impact fees can only be used for new growth and amenities for system wide
improvements.

8 Following some additional discussion including impact fees, property acquisition,
open space and future parks, Mr. Bateman stated he will send the proposed changes to the
10 consultants and they will bring back a finalized draft to the next meeting. If the final plan is
adopted, they will then come back with an impact fee study for the Council's review and
move on from there.

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

14
9. Discussion Item — R-2 Housing Overlay. In prior meetings the Council
16 requested to review the R-2 Housing Overlay separation distances between multi-
family projects. Staff will present the current R-2 Overlay map and options for
18 decreased separation distances between projects.

20 Mike Florence, Planning & Economic Development Director, led this discussion
item by stating as the City Council reviewed the Moderate-Income Housing Report last
22 year, with one of the discussions being on the R2 Overlay Zone. At that time the Council
requested that staff bring back a map that shows the buffering requirement between
24 multi-family housing units reduced from 750' to 500'. He noted the following
requirements apply when determining the location of R2 multi-family housing:

- 26 • 7.46.020 - The Planning Department shall maintain on file a map and
associated documents which divide the residential areas within the city into
28 individual R2 Overlay districts and which includes such data as: total acreage
of each district, total allowable units per district, etc. The R2 Overlay Zone
30 includes all residential zones in their entirety, and also all residential uses
within non-residential zones that existed prior to April 1, 2011.
- 32 • 17.46.030 - The maximum number of units that are permitted within each R2
Overlay district identified on the R2 Overlay map shall be calculated by
34 multiplying 4% of the total acreage within each district by six (6). Each
dwelling unit approved as part of an R2 project, and each accessory apartment
36 and its' associated single-family dwelling unit, shall be counted towards the
capacity of the units permitted in each district. At such time as a district
38 reaches the maximum permitted capacity of units that district will be closed
to any further R2 Overlay projects. However, owner occupied single-family
40 dwellings with accessory apartments shall continue to be permitted even if the
district reaches its capacity.
- 42 • 17.46.040 - Density: The maximum number of units allowed for any R2
Overlay project shall be four (4) units. Available multi-family projects include
44 twin homes, condominiums, apartments, duplexes, triplexes, townhouses, or
any other multi-family housing unit that has two or three units per structure.
46 Detached single-family dwellings (one unit only) and projects with four units

2 (4-plexes) are prohibited.

- 4 • Lot size: The maximum number of units on an approved building lot in the
6 residential zone is two (2) units. In the event that the lots are larger than
8 twenty thousand (20,000) square feet for the R1-20 zone and twelve thousand
10 (12,000) square feet for the R1-12 zone, then the maximum density shall be
12 calculated at four (4) units per net acre. Substandard legal non-conforming
14 lots shall only be allowed a maximum number of units based on four (4) units
per acre.
- 16 • Separation Distance: Irrespective of R2 Overlay district boundaries, new R2
18 Overlay projects shall not be within seven hundred fifty (750) feet from any
20 other approved R2 Overlay unit or other existing multi-family housing units,
22 except for accessory apartments.

24 Mr. Florence indicated there are a few mechanisms that can determine how many
26 units can be constructed in a district. These include the buffer requirement between units,
28 the district calculation for the number of units allowed per district as per 17.46.030, and
owner-occupied housing with accessory apartment units apply towards the total cap of
allowable R2 housing units; however, accessory apartment can exceed the cap.

30 Mr. Florence went on to say as staff reviewed the R2 ordinance and maps, one
32 thing that the council may want to consider is reviewing ordinance 17.46.030. The
34 ordinance counts both the owner-occupied home and the accessory apartment towards the
overall count in the district. The council could consider just counting the number of rental
units (accessory and multi-family units) towards the overall count allowed in each
district. He noted staff has provided a map that shows additional R2 area in each district
with this calculation. Mr. Florence noted this alternative would continue to count new
accessory units towards the overall total as well as the buffer between multi-family
housing units.

Mr. Florence then referenced the following maps followed by discussion:

- 30 • R2 Overlay map with 750' buffers
- 32 • R2 Overlay map with 500' buffers.
- 34 • For historical purposes - 2008 map
- Map removing the counting of owner-occupied units towards the overall count
per district

36 Following the presentation Mr. Florence stated he is just asking for any changes
38 noting right now we are capped out in most of these zones for the R2 Overlay because of
the 750' buffer. At this time, Mr. Cowie asked if the Council would be in favor of more
twin home/triplex units.

40 Councilmember Powell expressed that she would be in favor of a very few but
42 doesn't want to open pandoras box. Councilmember Lundberg agreed with
Councilmember Powell adding she would like to see some duplex/triplex units allowed
44 but in a measured way and mixed around single family so we're not affecting
neighborhoods too greatly, but still allowing some more affordable gap type housing
coming into the community and still keep the integrity of what Lindon is.

2 Councilmember Hoyt stated he is in favor of spreading density out rather than
4 having clusters. However, he doesn't feel this necessarily buys a lot of credit on the
affordable housing side.

6 Mayor Acerson directed staff to try and make this more in line and if there is any
leeway to see what we can do. He feels we will get a much better living accommodation
8 with an owner-occupied home with an accessory apartment because it was designed to
live in.

10 Councilmember Vanchiere shared his opinion stating there are more people who
want to live in Lindon than there are accessory apartments, and he believes in a way what
we are doing is discriminating. He realizes we want to keep the spirit of Lindon but by
12 being as restrictive as we are is discouraging. With the appropriate amenities with
duplexes/triplexes we could offer more affordable housing to those who want to live here.

14 Mr. Florence stated he feels we are moving in a good direction and he will speak
with Phil Brown, Chief Building Official and come back to the Council with some
16 recommendations.

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

20 **Adjourn** –

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

26 Approved – March 16, 2020

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor