

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, September 3**
4 **2019, beginning at 7:00 pm** in the Lindon City Center, City Council Chambers, 100
North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Jeff Acerson, Mayor
Pledge of Allegiance: Randi Powell
10 Invocation: Carolyn Lundberg

12 **PRESENT** **EXCUSED**

Jeff Acerson, Mayor
14 Carolyn Lundberg, Councilmember
Van Broderick, Councilmember
16 Jacob Hoyt, Councilmember
Mike Vanchiere, Councilmember
18 Adam Cowie, City Administrator
Mike Florence, Planning Director
20 Kathryn Moosman, City Recorder

- 22 1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.
- 24 2. **Presentations/Announcements** –
26 a) **Comments/Announcements from Mayor and Council** – There were no
announcements at this time.
- 28 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council
meeting of August 20, 2019 were reviewed.

30 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES
32 OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 20, 2019 AS
AMENDED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE
34 WAS RECORDED AS FOLLOWS:

COUNCILMEMBER LUNDBERG AYE
36 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
38 COUNCILMEMBER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

- 40
- 42 4. **Open Session for Public Comment** – Mayor Acerson called for any public
comment not listed as an agenda item. There were no public comments.
- 44 5. **Consent Agenda Items** – The following consent agenda items were presented for
approval. There were no consent agenda items for approval.

46 **CURRENT BUSINESS**

2 **6. Presentation — Emergency Drill & Army National Guard Overview.**

4 Kelly Johnson, Emergency Planning Coordinator with Lindon City, will review
6 details regarding the city-wide emergency drill planned for September 16th. Lt.
8 Col. Reese Roberts, Director of Military Support with the Utah Army National
10 Guard, will then present information about how the Army National Guard
12 responds in a disaster.

14 Adam Cowie, City Administrator stated Kelly Johnson, Emergency Planning
16 Coordinator with Lindon City, is in attendance to review details regarding the city-wide
18 emergency drill planned for September 16th. Also, in attendance is Lt. Col. Reese
20 Roberts, Director of Military Support with the Utah Army National Guard, to present
22 information about how the Army National Guard responds in a disaster.

24 Ms. Johnson then gave a summary noting on Saturday, August 24, 2019, Lindon
26 City held a Drill Down for Safety training meeting and sponsored the Lindon City
28 Preparedness Fair. The purpose was to train and share information about Lindon City's
30 annual city drill to block captain, neighborhood captains, area captains, ham radio
32 operators, emergency specialists. She noted this meeting was open to the public and
34 advertised through all available means. There were 77 in attendance and represented all 3
36 areas, 23 neighborhoods, many block captains and interested residents. Ms. Johnson
38 noted they distributed 3 area packets, 23 neighborhood packets, drill fliers, and yard signs
40 at the meeting. She also went over CERT certification followed by discussion.

42 Ms. Johnson stated this year's annual Lindon City Drill will happen on September
44 16, 2019. She pointed out in order to educate and train stakeholders and the public, the
46 training meeting was held three weeks in advance of the drill. The training meeting
48 covered a wide range of drill related subjects as follows: purpose, methodology, and
50 organization of the Lindon City Drill. She noted three new city goals for 2019 are a new
52 method to self-report, a new form for citizen volunteers to list special training or
54 equipment, and suggestions for better citywide interoperability.

56 Ms. Johnson further explained that information was relayed for the ham radio net
58 as well as the table-top exercises held at the city Emergency Operations Center on the
60 night of the drill. Chain of communication procedures and proper form use were also
62 reviewed, explaining that runners were told to travel in pairs. She also indicated that
64 instructional emphasis was put on sensitivity to people with functional and access needs,
66 English as a second language, and general inclusion of all neighbors; fliers, packets, and
68 yard signs were distributed for community-wide dissemination.

70 Ms. Johnson then reviewed the Lindon City Preparedness Fair noting the purpose
72 was to help Lindon City residents and the local community prepare for personal/family
74 emergencies and larger-scale disaster events. She noted there were 250+ in attendance.

76 Representation at the Preparedness Fair included the following:

- 78 · Well Defended Women
- 80 · Food Storage Made Easy
- 82 · Southern Baptist Disaster Relief
- 84 · Gluten-Free Blends/Gluten-Free Preppers
- 86 · Lindon Home Storage Center
- 88 · Lindon City Police
- 90 · Storage on Geneva
- 92 · Damsels in Defense
- 94 · Garden Inspire
- 96 · Orem Fire
- 98 · Be Ready Utah
- 100 · Beyond Sports Tae Kwon Do
- 102 · Walmart
- 104 · Inter Vivos

2 **ESF 1 – TRANSPORTATION**

Ground Transportation:

Air Transportation:

- 4 ·Personnel
- Palletized materials
- 6 ·Dry bulk material
- Bulk liquid
- 8 ·Heavy Equipment

- Personnel
- Palletized material
- Heavy equipment
- Shipping containers
- Passenger and cargo terminal operations
- Air traffic control services

10 **ESF 2 – COMMUNICATIONS**

- Mobile Command Center operations / equipment
- 12 • Satellite Communication (SATCOM) Systems
- Unclassified network services
- 14 • Deployable communications equipment

Satellite Phones

Radios

SATCOM

18 **ESF 3 - PUBLIC WORKS AND ENGINEERING**

- Route Clearance (public roads)
- 20 • Removal of debris inhibiting passage and/or endangering public safety (cannot clear debris from roadsides)
- 22 • Heavy Equipment Support

Organic equipment

Additional operators if rental equipment is available

Sandbagging operations

26 **ESF 4 – FIREFIGHTING**

- Ground/Air Crews and Water Bucket Operations for Wildland Fires
- 28 • Utah Division of Forestry is Lead Supported Agency

ESF 5 – INFORMATION AND PLANNING

- 30 • Liaison Officer (LNO) Support
- Communications/Connectivity
- 32 • Provide aerial reconnaissance and disaster survey
- Provide Logistical support and planning

34 **ESF 6 - MASS CARE VOLUNTEER AND DONATIONS COORDINATION TEAM**

- Security at shelters
- 36 • Relief shifts for first responders at shelters

ESF 7 - RESOURCE MANAGEMENT

- 38 • Provide equipment / materials for state response to disaster
- Coordinate personnel, vehicles, and equipment resources in all ESF's
- 40 • Provide LNO's with state and federal support elements

ESF 8 - HEALTH AND MEDICAL SERVICES

- 42 • Emergency Medical Services
- Medical Triage
- 44 • Triage in a Contaminated Environment

ESF 9 – URBAN SEARCH AND RESCUE (SAR)

- 46 • Conduct aerial and ground SAR

- 2 • *Provide specialized manpower and equipment capable of finding, supporting*
and/or moving personnel to staging or triage areas
- 4 • *Chemical, Biological, Radiological, Nuclear (CBRN) SAR*

ESF 10- HAZARDOUS MATERIAL RESPONSE

- 6 • *Detect and identify Chemical, Biological, Radiological, Nuclear (CBRN) hazards*
- 7 • *Mass decontamination of personnel and equipment*
- 8 • *Explosive Ordnance Disposal*
- 9 • *Technical advice and support to HAZMAT resources/elements*

ESF 11 – ENERGY

- 10 • *Electrical Power (Generator)*

12 *Variety of output*

Facility must provide electrician to hook up

14 *UTNG has very limited quantity on hand*

During large emergencies UTNG may require all its generators to support internal
operations

ESF 12 – LAW ENFORCEMENT AND SECURITY

- 18 • *Conduct Point, Area, and Site Security*
- 19 • *Conduct Traffic Control Points*
- 20 • *Provide Crowd Control*
- 21 • *Types:*

22 *Unarmed:*

Deter, observe, report

24 *Suitable for the majority of situations*

Armed

26 *Used to support (not replace) local law enforcement agencies*

No arrest powers without specific authority from the Governor

ESF 13 – RECOVERY

- 28 • *Post-incident damage assessment*
- 30 • *Engineer Assessments*
- 31 • *Continue support to all ESF's*

ESF 14 – PUBLIC INFORMATION

- 32 • *Provide Public Information Officers*
- 34 • *Provide print and video services*
- 35 • *Monitor / assess social media responses*

36
38 Lt. Col. Roberts then explained how to request UTNG Support stating the city
would contact the Utah Division of Emergency Management (UTDEM) by calling the State
Emergency Operations Center at 801-538-1100 and UTDEM will contact the UTNG Joint
40 Operations Center and direct the UTNG to provide the requested capabilities, or request
another state agency to provide the support, if it can do so more effectively and efficiently.

42 Lt. Col. Roberts noted to remember to request capabilities rather than a specific
unit or equipment. It is helpful to tell them what you need done and let them determine the
44 best fit. Examples:

- 46 • Requesting a “helicopter” vs. “move personnel trapped by floodwaters.” High axle
trucks may be immediately available and more efficient.
- Requesting “Military Police” vs. “military security at local shelters.” Unarmed

- 2 personnel from the local unit may be able to do the job, leaving Military Police to
provide other support.
- 4 • The UTNG will respond as quickly as possible, but fully responding to a large, “no-
notice” emergency may require some time
 - 6 • Many local Guardsmen will be victims themselves and must see to their own
family’s needs before reporting
 - 8 • Specific capabilities may have to be moved from across the state or from a
neighboring state

10
12 Following the presentations there was some general discussion regarding the
information presented. The Mayor and Council thanked Ms. Johnson and Lt. Col. Roberts
14 for their good works and service and for providing them with the valuable information as to
be informed and prepared in the case of emergency.

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

18 7. **Concept Plan — Ivory Homes.** The City Council will review and consider the
Ivory Homes concept plan to propose increasing the number of housing units as
20 part of the Andersons Farms Planned Development and Master Development
Agreement. The increase in housing units would allow Ivory to set aside a
22 portion of units for affordable housing. No motions will be made.

24 Mike Florence, Planning Director, began by stating Chris Gamvroulas and Ken
Watson with Ivory Development are in attendance tonight for this discussion. He also
26 gave a brief background stating the City previously reached out to Ivory Development to
discuss opportunities for affordable housing as part of their Anderson Farms
28 development. Ivory Development held a joint meeting with the Planning Commission
and City Council on May 28, 2019 to discuss adding additional housing units to the
30 Anderson Farms development. Mr. Florence explained Ivory Development desires to set
aside a number of housing units as affordable units but will need a change in density and
32 overall unit count for this to happen. He noted the planning commission heard this item
as a concept review at their August 27, 2019 meeting. He then referenced a table and
34 exhibit that provides a summary of the housing unit changes.

36 Mr. Florence stated a majority of the increased number of units are proposed to be
part of the apartment phase. He noted the single-family phases add an additional 13
single family units and reconfigures the lot size and design of different single-family
38 phases.

Mr. Florence then presented a few changes to highlight as follows:

- 40 • The overall housing unit count is proposed to increase from 867 to 930.
- 42 • 50 of the 63 additional housing units would be part of the future multi-family
apartment phase.
- 44 • The future regional park increases from 10 acres to 12 acres. The homes adjacent
to the park were relocated to different parcel phases.
- 46 • Parcels A receives a reduction in housing units and larger average lot size. Parcels
E, G/H, and the Apartment phase increases in housing units and number of lots.
 - The proposed minimum lot size in Parcel A increases from 6,720 to

- 2 over 7,500.
- 4 ○ The lot sizes in Parcel E on the southern half of the phase are proposed to range from 3,700 square feet to over 8,000 square feet. The lot sizes for the north half of this phase do not change. See accompanying table and exhibit 3 for current lot size call outs under the development agreement.
 - 6 ○ Lot sizes in Parcels G/H are proposed to range from 4,400 square feet to over 8,000 square feet. See accompanying table and exhibit 3 for current lot size call outs under the development agreement.
- 8 • Ivory Development has not yet identified which units or how many units would be designated as affordable. This would need to be further evaluated and identified if there is support for the project.
 - 10 • Any changes to the project will require an amendment to the master development agreement and subdivision amendments to those phases that that have previously been approved.

12 Mr. Florence then went over the proposed changes and current lot sizes per the development agreement. He also presented the exhibits concept plan, approved site plan, approved minimum lot sizes and lot setbacks and unit product imagery followed by discussion. He noted if there are any changes, the development agreement and subdivision plat will need to be amended. He then turned the time over to Mr. Gamvroulas and Mr. Watson for comment.

14 Mr. Gamvroulas reminded the council this conversation was precipitated in Feb/March at the passing of SB34 that is bringing focus on the moderate-income housing plans. He pointed out that the requirement that the city must have this in the general plan passed legislation in 1996 and they are just now acting on it to enforce it. They are trying to come back with something that will be substantive and provide some assistance along the way to the city; this will be the easiest way to meet the moderate housing requirement related to SB34 (apartments).

16 Mr. Gamvroulas explained that they are able to take 10-15 of those units and have them be in the moderate-income housing pool in perpetuity and will always be in the rental pool. Mr. Gamvroulas then read the workforce service housing priority report. He noted some flexibility allows them to create smaller lots and put more affordable homes on them and integrating them into the fiber of community.

18 Mr. Gamvroulas then gave an update of where they are at today with the Anderson Farms construction including how to move the density around to create some more affordable housing. He indicated there are good tools to use like deed restrictions, notice of covenants and giving city first right of refusal to buy the home back. He noted they need to know soon whether to move forward with this concept or not. They are comfortable with their cottage design in their work force housing homes as they are fully landscaped and fenced and will stay maintained over time.

20 Mr. Gamvroulas made mention that rather than continue to spin their wheels, it is their sense that over the next few months they need to see a hard yes or hard no from the city as they want to be able to communicate to the current residents what the status is. If the answer is no, they will live with that and move forward. He indicated they can tweak areas if needed and they are committed to do that with the city. He feels this is the right

2 thing to do and the right way to do it. He added this is an opportunity to meet the
4 moderate-income housing requirements with this kind of project and can move the needle
forward very quickly.

6 There was then some general discussion including owner occupied units, HUD
restrictions, deed restrictions, apartment story height, “alley way” products, over reach
and unintended consequences.

8 Councilmember Hoyt stated he appreciates the relationship with Ivory and they
build a stellar product. He pointed out if we do this or don’t do this, we will still move
10 forward with the development we already have. He would like to see how the citizens
respond and react to Anderson Farms before we take an additional step in adding more
12 high density; he wants to listen to the voice of the people. He feels confident we are
meeting the moderate-income housing and we have a plan in place; therefore, he is a no
14 on this concept; but that is not to say he is completely closed minded.

16 Councilmember Broderick stated he has been clear from the first and he has
listened to the concept. He has observed that Lindon has led out to push Lindon beyond
what has ever been done regarding density. He feels the right thing to do is to protect the
18 citizens who came here for the open space so he would be a no on this concept.

20 Councilmember Lundberg commented the relationship and partnership that Ivory
has brought is tremendous. She pointed out there are opportunities to collaborate with
what can happen commercially. Initially with the master development agreement, and
22 knowing this is flexible, she assumed Ivory would ask for tweaks and she is open to that.
She would like to have further discussion with the council and consider the tradeoffs. She
24 does agree that we value that Lindon doesn’t chase the high density that other cities do.
She is keenly interested in attracting a Trax at that location to get the business district to
26 thrive but we need the rooftops. She is open but not 100 percent comfortable at this point,
but if adjusted she could be open; there are advantages to what is being presented if
28 carefully thought out.

30 Councilmember Vanchiere expressed that he is the opposite, indicating he would
be in support with some considerations. Firstly, the number of units we are talking about
is small enough that it won’t have far reaching ramifications. He wants to hear what the
32 citizens say, but he would also like to see younger people be able to live in Lindon. In his
opinion the perception of what may or may not happen is far worse than the reality; he is
34 open to opportunities to tweak it within the suggested timeline. He is leaning towards yes
with more discussion.

36 Mr. Gamvroulas commented that now is the time to receive any new ideas and
suggestions and they will come back with an adjusted concept plan.

38 Mayor Acerson concluded that there is a two-month timeframe to see if there is
some flexibility to come to a conclusion that gives Ivory the marching orders so they feel
40 comfortable and it would also give the council the comfort level as well.

42 Mr. Gamvroulas thanked the mayor and council for their time and expressed their
appreciation for the partnership. He also thanked the great Lindon City staff for their
expertise and willingness to assist in all developmental areas, commercially and
44 residentially.

46

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

4 **COUNCIL REPORTS:**

6 **Councilmember Hoyt** – Councilmember Hoyt reported the PG/Lindon Chamber of
8 Commerce Annual Golf Tournament will be held on September 11th and should be a fun
10 event. Lindon City will have a team representing the city. Planning Director, Mike
Florence will be on the team; he also encouraged any other councilmembers or staff to
sign up for the tournament.

12 **Councilmember Broderick** – Councilmember Broderick reported he attended the Provo
14 Bench Canal Board of Directors Board meeting. Neal Winterton is in as president and
Jack Jones has stepped down; there are some concerns with the process. He noted the
16 assessment has gone from \$66 to \$86 a share and the irrigation company has concerns
that the funds have not been budgeted for replacement. He noted there are other issues
18 with laterals as the canal company has helped with lateral work. We want Lindon to be a
team player but to not help other cities with laterals. He noted there are decent reserves in
20 the bank and hopefully we won't need to use them. He reported the individual water user
is going away and Lindon and Orem will be the bigger shareholders noting this is
22 something to look at and consider.

24 **Councilmember Lundberg** – Councilmember Lundberg reported the first joint meeting
with the Alpine School District went well. It was a nice meeting and good start for better
26 communication moving forward and understanding the needs on both sides; its important
to keep the dialogue going. Mr. Cowie stated he has been working with Rob Smith in
28 trying to explore his intent if we go to another committee meeting; he will keep the
council updated. Councilmember Lundberg also gave an update on CenterCal followed
30 by discussion.

32 **Councilmember Vanchiere** – Councilmember Vanchiere reported Heath Bateman
reached out to him and Councilmember Hoyt indicating because there are matching funds
34 at Creekside Park so they will be constructing pickle ball courts, a new pavilion, and play
area in the late fall or early spring; the park will be closed during construction. He also
36 mentioned Mike Jorgensen with Walker Farms informed him they will be able to save the
historic trees at Walker Farms. He also mentioned a resident contacted him about traffic
38 calming devices in her neighborhood and inquired how to go about that. Mr. Cowie stated
there is a formal adopted process including a neighborhood petition. He stated to forward
40 the information and he will walk the resident through the process.

42 **Mayor Acerson** – Mayor Acerson had nothing further to report.

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

46 **Misc. Updates:**

- 2 • August City newsletter <https://media.rainpos.com/442/august19final.pdf>
- 4 • September newsletter article: Josh Adams - Article due to Kathy Moosman by end of August
- 6 • Update on road projects
- 8 • Topics for meeting with the Alpine School District Board (700 N. CDA; School Resource Officer financial participation; Investments in Lindon schools)
- 8 • Lindon Days Recap (good or bad)
- 10 • Misc. Items

10 **Upcoming Meetings & Events:**

- 12 • Thursday, August 29th at noon Combined Council/Board lunch meeting with Alpine School District Board.
- 14 • Thursday, September 19th Meet the Candidate Night – City Council Chambers
- 16 • ULCT – Salt Lake City; September 11-13th
- 18 • Wednesday, September 18th; Immunization Clinic – 2:30 - 5:00 pm; City Council Chambers
- 18 • September 2, 2019; Labor Day Holiday – City Offices Closed
- 20 • Next meeting will start at 6pm to discuss employee compensation

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

24 **Adjourn** –

26 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
28 AT 9:50 PM. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 Approved – September 17, 2019

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor