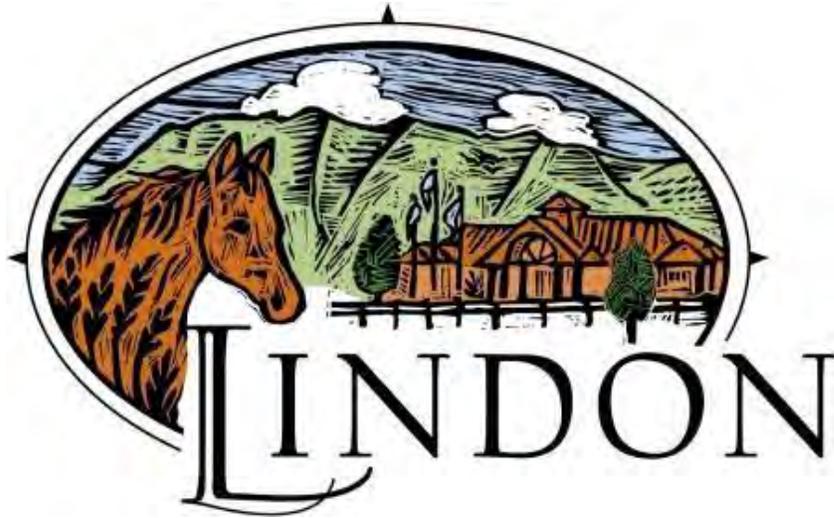


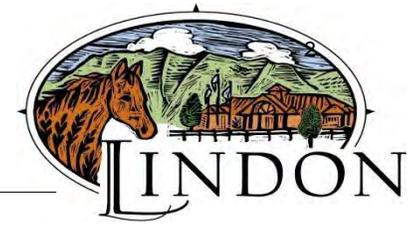
Lindon City Council Staff Report



Prepared by Lindon City
Administration

August 20, 2019

Notice of Meeting of the *Lindon City Council*



The Lindon City Council will hold a meeting at 7:00 p.m. on Tuesday, August 20, 2019 in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. The agenda will consist of the following:

Scan or click here for link to download agenda & staff report materials:



(Review times are estimates only)

REGULAR SESSION – 7:00 P.M. - Conducting: Jeff Acerson, Mayor

Pledge of Allegiance: By Invitation

Invocation: Mike Vanchiere

1. **Call to Order / Roll Call** *(2 minutes)*
2. **Presentations and Announcements** *(5 minutes)*
 - a) Comments / Announcements from Mayor and Council members.
 - b) Ceremonial Swearing-in: New Police Officer, Jacob Honeycutt will be given the oath of office by the City Recorder.
 - c) Employee Recognition Award; 2019 2nd Quarter: Spencer Foster, Lindon City Court Clerk, will be recognized.
3. **Approval of minutes:** Regular City Council meeting of July 16, 2019, City Council & Planning Commission Joint Session meetings from 5/18/19 and 7/16/19. *(5 minutes)*
4. **Open Session for Public Comment** *(For items not on the agenda)* *(10 minutes)*
5. **Consent Agenda –** *(Items do not require public comment or discussion and can all be approved by a single motion.)* *(5 minutes)*
 - a) Resolution #2019-20-R; Appointing temporary justice court judges for the Lindon City Justice Court.
6. **Presentation and Discussion Item; Moderate Income Housing Plan.** *(20 minutes)*

Planning Director, Mike Florence, will present an overview of the draft General Plan update for Moderate Income Housing and seek direction and feedback from the Council prior to taking the plan before the Planning Commission in a public hearing.
7. **Public Hearing — Noise Ordinance Amendment; Ordinance #2019-13-O.** *(20 minutes)*

The City Council will review and consider Ordinance #2019-13-O and accept public comment to consider approval of the recommended changes to Lindon City Code Chapter 8.20.030.
8. **Discussion Item — Possible Meet the Candidate Night Questions.** *(20 minutes)*

The City Council will discuss possible questions for the Meet the Candidate Night scheduled for September 19, 2019.
9. **Closed Session —** The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual. This session is closed to the public.
10. **Public Hearing — FY2020 Budget Amendment; Resolution #2019-19-R.** *(20 minutes)*

The City Council will review and consider Resolution 2019-19-R, amendments for salary range adjustment for specific positions.

Council Reports:

(20 minutes)

- | | |
|-------------------------------------------------------------------------------------|--------------------|
| A) MAG, COG, UIA, Utah Lake Commission, ULCT, NUVAS, IHC Outreach, Budget Committee | - Jeff Acerson |
| B) Public Works, Irrigation water/canal company boards, City Buildings | - Van Broderick |
| C) Planning Commission, Board of Adjustments, General Plan, Budget Committee | - Matt Bean |
| D) Public Safety, Emergency Management, Economic Development, Tree Board | - Carolyn Lundberg |
| E) Parks & Recreation, Lindon Days, Transfer Station/Solid Waste, Cemetery | - Mike Vanchiere |
| F) Admin., Historic Commission, PG/Lindon Chamber, Budget Committee | - Jake Hoyt |

Administrator's Report

(10 minutes)

Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Kathy Moosman at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within the Lindon City limits and on the State (<http://pmn.utah.gov>) and City (www.lindoncity.org) websites.

Posted by: /s/ Kathryn A. Moosman, City Recorder

Date: August 16, 2019; Time: 11:30 a.m.; Place: Lindon City Center, Lindon Police Dept., Lindon Community Center

REGULAR SESSION – 7:00 P.M. - Conducting: Jeff Acerson, Mayor

Pledge of Allegiance: By Invitation

Invocation: Mike Vanchiere

Item 1 – Call to Order / Roll Call

August 20, 2019 Lindon City Council meeting.

Jeff Acerson
Van Broderick
Jake Hoyt
Carolyn Lundberg
Mike Vanchiere

Staff present: _____

Item 2 – Presentations and Announcements

- a) Comments / Announcements from Mayor and Council members.
- b) Ceremonial Swearing-in of new police officer, Jacob Honeycutt.
- c) Employee Recognition Award; 2019 2nd Quarter: Spencer Foster, Lindon City Court Clerk, will be recognized.

Item 3 – Approval of Minutes

- Review and approval of City Council minutes: July 16, 2019 and City Council & Planning Commission Joint Session minutes from 5/28/19 and 7/16/19

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, July 16, 2019,**
 4 **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: Mike Vanchiere
 10 Invocation: Jeff Acerson

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
 Brian Haws, City Attorney
 20 Josh Adams, Chief of Police
 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
 30 meeting of June 18, 2019 were reviewed.

30

32 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE
 REGULAR CITY COUNCIL MEETING OF JUNE 18, 2019 AS PRESENTED.

34

COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
 RECORDED AS FOLLOWS:

36

COUNCILMEMBER LUNDBERG AYE

36

COUNCILMEMBER BRODERICK AYE

38

COUNCILMEMBER HOYT AYE

38

COUNCILMEMBER VANCHIERE AYE

40

THE MOTION CARRIED UNANIMOUSLY.

42

4. **Open Session for Public Comment** – Mayor Acerson called for any public
 comment not listed as an agenda item. There were several in attendance who
 44 addressed the council at this time as follows:

44

46

Greg Lupus: Mr. Lupus mentioned an issue at Hollow Park with the slide being so
 hot that it burned his nephew's back. He would suggest putting a cover or a canopy

2 over the slide that would help so other kids won't get hurt. Mayor Acerson said they
will have Heath Bateman, Parks & Recreation Director follow up on this issue.

4

Maggie Grant: Ms. Grant stated she is here tonight representing Senator Mitt
6 Romney's office. She noted if there is anything the office can do to help or support
the city in any way or can be of assistance to contact her. Ms. Grant stated she left her
8 business cards for the council to reach out. She noted Senator Romney is doing his
best to represent Utah. Ms. Grant then expressed her thanks for having her here
10 tonight and if there are any federal issues that come up to please let her know. She
noted Senator Romney will be in town the end of August for the summer recess. Mr.
12 Cowie informed Ms. Grant they are welcome to utilize the city council chambers for
a town hall meeting with Senator Romney if they so choose.

14

5. Consent Agenda Items – The following consent agenda items were presented for
16 approval.

a) "Declarations of Restrictions" for wetland mitigation site.

18

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

22 COUNCILMEMBER HOYT MOVED TO APPROVE THE CONSENT
AGENDA ITEM AS PRESENTED. COUNCILMEMBER LUNDBERG SECONDED
24 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

30

CURRENT BUSINESS

32

6. Public Hearing — Urban Deer Removal Program; Resolution #2019-17-R.
34 The City Council will review and consider Resolution #2019-17-R and accept
public comment on a proposed

36

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

40

Chief of Police, Josh Adams was in attendance to present the finalized documents
42 to submit to the state (COR) with the approval of the contractor and the agreed upon 3-year
license from the state. He noted the city council will review the agreement annually and
44 amend it if necessary. He pointed out in the agreement they will forward to the state there
are a few language amendments to the agreement as follows:

46

- 1. and/or archery and
- 2. present the success of the plan for recommendations in an annual review

2 3. amend the word “harvest”.

4 Chief Adams then went over the Urban Deer Management Plan along with the
6 outline of what the plan entails as previously discussed. He explained that Humphries will
8 be the program contractor and they will go through a background check and will be
10 identified and pre-approved. With the approval from the city council the agreement is to
rent from Humphries two traps at \$2,500 each that includes maintenance, baiting, and the
cameras to track the deer etc.; they are hopeful to harvest 50 animals a year. He noted a
Lindon City permit will be issued and the deer will be tagged.

12 Chief Adams further explained the process of the draft document including the
14 outlined assessment and removal process. The applicant (property owner) will fill out the
16 permit and submit it to the police department and pay the \$50 assessment fee and a deer
removal and processing fee of \$75 per animal harvested. This program can begin as soon as
August 1st and will end December 1st. They will have three days to approve and will then
forward it on to the harvest contractor for their approval. If there are issues it may be put on
hold or forwarded for a property assessment to find the best deer movement and activity.

18 Chief Adams went on to explain the assessment process. He noted the where the
traps are placed and the deer harvested will be a continual process. The applicant will also
provide a waiver to allow Humphries to occupy their property as circumstances dictate.
There was then some general discussion regarding the draft documents presented.

22 Mayor Acerson stated this will be a learning process for everyone and an effort to
24 try and address resident’s concerns based on the information presented. The council may
find there is a better or different way as the program will be assessed yearly. He pointed
out there has been a lot of discussion on this issue and there are many cities that have
implemented similar programs. The city will bear the brunt to get this process started and
where the deer are a real problem the neighborhoods will come together.

28
30 Mayor Acerson called for any public comment at this time.

32 **Greg Lupus:** Mr. Lupus stated he understands the concerns with this issue as he has had
34 his property damaged also, but he isn’t interested in paying out \$5,000 in taxpayer money.
He feels the underlying agenda is going back to the idea that 25 years ago Lindon was “a
36 little bit of country” that goes along with the wildlife. If there is an issue based on where
you are at that is one side, but we are in Lindon so it should not be an issue. He feels this
38 action is one step closer to urbanizing Lindon and becoming a city instead of a country
environment that people have grown to love. He also brought up PETA and they will be on
to the city when they find out these animals are being trapped and killed and they pack a lot
of power. He would like to see the city remove themselves from it and recommend
40 remedies to the property owners and let them afford the whole thing rather than the
taxpayer; his vote would be to be able to put the burden on the people.

42
44 **George Baker:** Mr. Baker expressed he knows what the foothills are as he grew up in
46 foothills of California. He moved to Lindon 13 years ago and didn’t consider this as being
in the country. Mr. Baker indicated he has spent more than \$300 repairing fencing on his
property. The deer jump in his yard in the middle of the night and cause a lot of damage.

2 He appreciates the concerns regarding the humanity of the animals, but where he lives it is
not country, and he is comfortable with this proposal.

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

6
8 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC
HEARING. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

10
12 Mayor Acerson called for any further comments or discussion from the Council.
Hearing none he called for a motion.

14 COUNCILMEMBER VANCHIERE MOVED TO APPROVE RESOLUTION
2019-17-R ADOPTING THE LINDON CITY URBAN DEER REMOVAL PROGRAM
16 AND AUTHORIZE THE MAYOR TO SIGN THE FINAL AGREEMENT WITH
HUMPHRIES AS THE CONTRACTOR ON BEHALF OF THE CITY.
18 COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

- 20 COUNCILMEMBER LUNDBERG AYE
- COUNCILMEMBER BRODERICK AYE
- 22 COUNCILMEMBER HOYT AYE
- COUNCILMEMBER VANCHIERE AYE

24 THE MOTION CARRIED UNANIMOUSLY.

26 7. **Public Hearing — Fee Schedule Change; Resolution #2019-18-R.** The City
Council will review and consider Resolution #2019-18-R and accept public
28 comment to adopt proposed fees for an Urban Deer Removal Permit.

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

34 Mr. Cowie stated this Resolution is to approve the proposed fees for the Urban
Deer Removal Permit in association with the adopted Urban Deer Management Plan
36 which provides that residents may submit a Residential Deer Assessment and Removal
Permit Application for the property to be evaluated and a deer trap or cage to potentially
38 be installed on the property. A fee for evaluating the property and for processing the
Residential Deer Assessment and Removal Permit Application is found to reasonable and
40 will amend the fee schedule to include the following changes to be paid by the applicant
(resident):

- 42 • Residential Deer Assessment & Removal Permit \$50.00
- Deer Removal and Processing (per animal) \$75.00

44
46 Mayor Acerson called for any public comments. Hearing none he called for a
motion to close the public hearing.

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

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

8
 10 COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION
 2019-18-R ADOPTING FEES FOR AN URBAN DEER REMOVAL PERMIT AS
 12 PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE
 VOTE WAS RECORDED AS FOLLOWS:

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

18 **COUNCIL REPORTS:**

20
 22 **Councilmember Hoyt** – Councilmember Hoyt reported the Pleasant Grove/Lindon
 Chamber of Commerce will be hosting the Tri-Chamber luncheon at Los Hermanos on
 24 Thursday, July 18th at noon. He noted this is a good way to network and promote Lindon
 City businesses.

26 **Councilmember Broderick** – Councilmember Broderick mentioned to Mr. Cowie an
 email from Boyd Stewart regarding the plans and access for piping the canal.
 28 Councilmember Broderick stated he is taking the approach that until the design is
 reviewed by staff and JUB they are in no position to determine the feasibility.

30
 32 **Councilmember Lundberg** – Councilmember Lundberg reported on the state
 announcement that will convert food into methane gas. They have had several ideas with
 waste management and it is interesting what may be coming down the pike. She attended
 34 an emergency preparedness meeting on active shooters with Kelly Johnson and Chief
 Adams where they brought together a lot of school individuals.

36
 38 **Councilmember Vanchiere** – Councilmember Vanchiere reported he met with Cindy
 Hall and Heath Bateman on Lindon Days and the finalized plans are coming along well.
 He noted the Mayor has agreed to buy ingredients for the breakfast and to offer the use of
 40 his grills. He asked for confirmation from the council if they want to cook and serve
 breakfast or mix and mingle? The council confirmed they want to cook the breakfast
 42 along with support from volunteers; the breakfast will be held at Wadley Farms. He also
 confirmed that the city council and spouses will be riding in a car and will throw candy.
 44 He also encouraged the council to help locate donations of “swag” from local businesses
 for giveaways. He also reported the Worthington’s have accepted the invitation to be the
 46 Lindon Days 2019 Grand Marshals.

2 **Mayor Acerson** – Mayor Acerson mentioned the picture donated to the City from the
 4 Utah Lake Commission. He also reported the Utah League of Cities and Towns
 conference is coming up in September.

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

8

Misc. Updates:

- 10
- July City newsletter
 - August newsletter article: Heath Bateman - Article due to Kathy Moosman by end
 12 of July
 - Combined Council/Board lunch meeting with Alpine School District Board.
 14 Thursday, August 29th at noon
 - Foothill geo-hazard/landslide areas: there has not been any discernible movement
 16 in the surveyed points between October 2006 and May 2019. As such, City will
 discontinue monitoring areas. Forest Service watering 'guzzler' has also been
 18 relocated (see attached memo in staff report)
 - Set a date for Meet the Candidates night in September or October
 - Misc. Items
- 20

22 **Upcoming Meetings & Events:**

- July 29th - Combined Council's social at Pleasant Grove City
 - Lindon Days – August 5th – 10th
 - Primary Election – August 13th
- 26

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

30 **Adjourn** –

32 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
 AT 8:30 PM. COUNCILMEMBER VANCHIERE SECONDED THE MOTION. ALL
 34 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

36 Approved – August 20, 2019

38

40

Kathryn Moosman, City Recorder

42

44

Jeff Acerson, Mayor

46

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work
 4 Session on **Tuesday, May 28, 2019 at 6:00 p.m.** in the Lindon City Center, City Council
 Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Matt Bean, Mayor pro tem

10	<u>PRESENT</u>	<u>ABSENT</u>
	Matt Bean, Councilmember	Jeff Acerson, Mayor
12	Carolyn Lundberg, Councilmember	
	Van Broderick, Councilmember	
14	Jacob Hoyt, Councilmember	
	Mike Vanchiere, Councilmember	
16	Sharon Call, Chairperson	
	Mike Marchbanks, Commissioner	
18	Rob Kallas, Commissioner	
	Steven Johnson, Commissioner	
20	Scott Thompson, Commissioner	
	Jared Schauers, Commissioner	

22

Staff Present

24 Adam Cowie, City Administrator
 Mike Florence, Planning Director
 26 Brian Haws, City Attorney
 Anders Bake, Associate Planner
 28 Kathy Moosman, City Recorder

30 **Ivory Homes Representatives**

Chris Gamvroulas
 32 Ken Watson

34 1. **Call to Order** – The meeting was called to order at 6:00 p.m.

36 2. **Discussion Item:** Ivory Homes; Anderson Farms Development
 38 The City Council and the Planning Commission will discuss aspects of the Anderson Farms
 Development. Items of discussion will include the issue of moderate-income housing. As this
 40 is a discussion item only no public comment will be taken. No formal action will be taken at
 this time.

42 Adam Cowie, City Administrator, gave a brief background stating he and Mayor
 44 Acerson recently met with Clark Ivory (owner) and Chris Gamvroulas (President) and
 staff with Ivory Development. He noted the purpose of that meeting was to see what
 46 cities can do to help with moderate income housing in backing recent legislation. He
 indicated the broader scope seemed to be that there is some opportunity to explore
 moderate income housing within the Anderson Farms Development.

Mr. Cowie stated at that time, Mr. Gamvroulas presented a concept idea where there were some concerns and issues. He suggested getting a joint meeting together with the City Council and Planning Commission to pitch the new concept pointing out there may be some opportunities to make it worthwhile. He stated the point of the meeting tonight is to review the conceptual draft concept plan to see if there could be an opportunity for deed restricted moderate housing and workforce housing opportunities that would be within a certain price range. He noted Park City has implemented something similar for workforce housing where they have high costs for housing which is a challenge for moderate income workers to live within their jurisdiction. He mentioned if we can get 20 units down at the Ivory Farms Development then clearly Ivory would need more density/units.

At this time Mike Florence, Lindon City Planning Director, gave an overview of the moderate-income housing plan. He noted SB34 recently passed Legislature that requires cities to take steps to promote affordable housing in their communities. Every five years cities are required to update their moderate-income housing plan draft and bring it before the council. He noted with this bill there are requirements. December 1st every municipality plan must be update their moderate-income housing plan which is an amendment to the general plan, and every year starting in 2020 the cities must provide a report to the department of work force services to show how they are increasing affordable housing.

Affordable Housing Modifications are as follows:

- General Plan update by December 1, 2019
- Report to Department of Workforce Services –December 1, 2020
- Plan for Moderate Income Housing
- Shall consider the Legislature's determination that municipalities shall facilitate:
 1. A reasonable opportunity for a variety of housing, including moderate income housing
 2. Plan to meet the needs of people [desiring to live] of various income levels living, working, or desiring to live or work in the community; and
 3. Plan to allow [persons with moderate] people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
 4. An analysis of how the municipality will provide a realistic opportunity for the development of moderate-income housing (below 80% AMI (Area Medium Income) within the next five years

Affordable Housing Strategies are as follows:

- Participate in a community land trust program for low- or moderate-income housing
- Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
- 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
- Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity

- 2 • Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- 4 • Apply for or partner with an entity that applies for programs administered by an association of governments
- 6 • Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing
- 8 • Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- 10 • Utilize a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- 12 • Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
- 14

16 Mr. Florence explained when the report is given to DWS, they will review it and send the report to UDOT showing we are in compliance. He noted it is tied to UDOT funds if we are looking for transportation improvements for additional capacity for roadways etc.

18 Councilmember Broderick asked if the TIF funds (tax increment financing) are different than Class B & C road funds. Mr. Cowie explained the region participates through MAG (parent organization) that funnels federal and state road monies through UDOT. He mentioned a couple of the projects we were competing for with other cities this year was the completion of the heritage trail and money awarded for the Geneva Road and 200 South intersection road projects (though TIF funds).

20 Mr. Chris Gamvroulas presented the Ivory concept plan at this time. He commented that he serves on the housing commission and was appointed by the Governor so he actually helped draft SB34. The penalty that was written in is the soft approach (TIF approach) and the Class B & C road funds is the hard approach for non-compliant cities; so, there was a compromise. He pointed out with a moderate-income housing plan, you are always evolving so as a municipality this will be done annually.

22 Mr. Gamvroulas stated the city needs to be aware and proactive as this is something that is coming down the pipe and he is here to show how can they do something unique. They have a development agreement and they may be able to help by adding some housing units by shuffling some density around. Mr. Gamvroulas then presented his slides. He added to remember this is a draft/idea with some conceptual ideas and thoughts on how moving some density around may look. He also spoke on cottage units, the pocket park, deed restrictions, rental agreements, and the commercial portion in trying to attract a good user that adds a lot of value to the neighborhood.

30 Mr. Gamvroulas pointed out he doesn't want to take a lot of time on this, but he would like the group to know that they feel this is an important issue to move forward on. Ivory likes being a partner with the city and would do a good job as they have a lot of experience and will bring a very good product. There was then some general discussion by the group regarding price points, fixed costs, inventory, units/density, rentals and HOA's.

The Lindon City Council and Lindon City Planning Commission held a Joint Work Session on **Tuesday, July 16, 2019 at 6:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

WORK SESSION – 6:00 P.M.

Conducting: Mike Florence, Planning & Economic Development Director

PRESENT

ABSENT

Jeff Acerson, Mayor
 Carolyn Lundberg, Councilmember
 Van Broderick, Councilmember
 Jacob Hoyt, Councilmember
 Mike Vanchiere, Councilmember
 Sharon Call, Chairperson
 Mike Marchbanks, Commissioner
 Rob Kallas, Commissioner
 Steven Johnson, Commissioner
 Scott Thompson, Commissioner
 Jared Schauers, Commissioner
 Renee Tribe, Commissioner

Staff Present

Adam Cowie, City Administrator
 Mike Florence, Planning Director
 Brian Haws, City Attorney
 Anders Bake, Associate Planner
 Kathy Moosman, City Recorder

1. **Call to Order** – The meeting was called to order at 6:00 p.m.
2. **Discussion Item: Staff Report Research Project.** Bonnie Johnson, Associate Director and Professor of Urban Planning in the School of Public Affairs and Administration at the University of Kansas is conducting research on staff reports as a critical communication piece for decisions made by the planning commission and city council. Ms. Johnson will be presenting to the Lindon City council and planning commission.

Mike Florence, Planning Director, gave a brief background stating Bonnie Johnson is the Associate Director and Professor of Urban Planning in the School of Public Affairs and Administration at the University of Kansas. She has been conducting research on staff reports as a critical communication piece for decisions made by the planning commission and city council.

Mr. Florence then introduced Ms. Johnson and turned the time over to her for her presentation. Ms. Johnson mentioned an email she sent out with attached videos and if the group had a chance to review them. With that, she went on to give her presentation and slideshow. Her first question was what word comes to mind when staff report is

mentioned. The group mentioned information, educational, informative, boring among others. Ms. Johnson then asked the group the following questions regarding staff reports with the listed bullet point responses.

Good Points:

- Visual elements
- Tables
- Staff recommendations
- Consistent formatting
- Planning Commission vote
- All information – pros and cons
- History of agenda items

Concerns:

- Boring and repetitive
- Received in a timely manner

How a staff report could be different:

- Distracting
- Easily digestible
- Combining visual with the text
- Balance information with the audience - (on the same page and easily informed)
- Use of timelines
- Use of Color
- Concise – something that can affect the residents
- Starting point
- Professional
- Summary with bullet points of key issues (simplify)
- Use of Videos

Following the presentation, Ms. Johnson said she will be putting together a report and will send it out with the information and ideas presented and discussed tonight.

Mayor Acerson called for any further comments or discussion from the Council or Commission. Hearing none he adjourned the meeting.

Adjourn – The meeting was adjourned at 7:10

Approved – August 20, 2019

Kathryn Moosman, City Recorder

Jeff Acerson, Mayor

Sharon Call, Chairperson

Item 4 – Open Session for Public Comment *(For items not on the agenda - 10 minutes)*

Item 5 – Consent Agenda – *Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion, or may discuss individual items as needed and act on them separately.*

- a) Resolution #2019-20-R; Appointing temporary justice court judges for the Lindon City Justice Court.

Sample Motion: *I move to approve the Consent Agenda item (as presented, with changes).*

RESOLUTION No. 2019-20-R**A Resolution Appointing Temporary Judges for the Lindon City Justice Court in the Event of Recusal or Necessary Absence of the Regularly Appointed Justice Court Judge.**

WHEREAS, at times it is necessary that the regularly appointed Judge of the Lindon City Justice Court recues him/herself due to conflicts of interest, necessary absences, or for other legal reasons, and

WHEREAS, Utah Code Ann. §78A-7-208, and clearly established case law from the Utah Courts interpreting this provision, establish that any temporary judge acting in place of the regularly appointed justice court judge must be appointed by official action of the Lindon City Council; and

WHEREAS, it is further required by the Utah Code that any temporary judge acting in the Lindon City Justice Court be properly trained and qualified; and

Whereas, the Mayor and City Council believe that it is appropriate to rely on other justice court judges in or adjoining to Utah County; and

WHEREAS, the availability of any particular justice court judge is variable and depends upon the caseload and schedule of that judge; and

WHEREAS, the Mayor and City Council believes it is appropriate to appoint multiple individuals as judges to facilitate timely and efficient arrangements in securing a temporary judge to hear cases in the event of the recusal or necessary absence of the regularly appointed Lindon City Justice Court judge; and

WHEREAS, sitting justice court judges in the Fourth District and sitting justice court judges in counties adjoining Utah County are properly trained and qualified individuals who have been duly appointed as judges in justice courts and thereby appropriate to serve as temporary justice court judges.

THEREFORE, be it resolved by the Lindon City Council.

1. That all sitting and active Senior Justice Court Judges, all sitting and active Justice Court Judges in the Fourth District, and all Justice Court Judges in counties adjoining Utah County are appointed temporary judges for the Lindon City Justice Court.
2. That the clerk of the Lindon City Justice Court is authorized to make the necessary arrangements to secure a temporary judge from the available judges appointed above to hear and rule upon cases in which the regularly appointed Justice Court Judge has deemed it necessary to recues him/herself .
3. That the appointments contained herein are effective immediately upon passage.

PASSED, AND RESOLVED by the Council of Lindon City, Utah this 20th day of
August, 2019.

JEFF ACERSON
Mayor

ATTEST:

KATHRYN A. MOOSMAN
CITY RECORDER

6. **Discussion Item — Presentation; Moderate Income Housing Plan.** (20 minutes)
Planning Director, Mike Florence, will present an overview of the draft General Plan update for Moderate Income Housing and seek direction and feedback from the Council prior to taking the plan before the Planning Commission in a public hearing.

This item is for discussion only and no motion is needed. *D'YUg'fYUX'hY'YI YW'hj Y'g a a Ufm'b'hY'UHLWYX' fYdcfh'*

Lindon City Moderate Income Housing Plan

2019

AUGUST 14, 2019

Lindon City

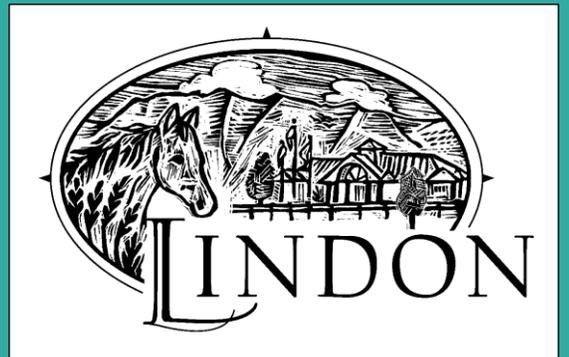


Table of Contents	
Executive Summary	3
Section 1	5
Introduction	5
Purpose of the Housing Plan	5
Vision	7
Regional Planning	7
Lindon City Background	8
Support of Moderate-Income Housing	8
Existing Supply of Moderate-Income Housing	8
Growth Patterns	9
Local Economy	11
Section II	12
Demographic Data and Analysis	12
Population History	12
5 and 10 Year Population Projections	16
Income Trends	16
Moderate Income Analysis	17
Housing Needs Assessment	20
Current Housing Stock	20
Housing Under Construction and Entitled but not Constructed	21
Current Housing Sales and Pricing	22
Available Land Percentages	22
Moderate Income Housing Analysis	23
Housing Cost Burdens	23
Utah Department of Workforce Services Gap Analysis and Housing Forecast	24
Section III	28
Regulatory Environment	28
Review of Current Zoning Districts	28
Regulatory Analysis of Potential Barriers to Moderate-Income Housing	28
Section IV	34
Compliance with Utah Code 10-9a-403	34
Section V	37
Housing Goals and Continued Support of Moderate-Income Housing	37
Works Cited	38
Appendix	39

Executive Summary

The Lindon City Moderate Income Housing Plan provides a snap-shot into current demographic trends and provides estimates into future housing needs. In 2019, the Utah Legislature passed Senate Bill 34 which made changes to Utah Code 10-9a. These changes required municipalities of the first, second, third and fourth classes to develop a “plan for moderate-income housing” to be adopted by December 1, 2019 as part of a general plan amendment. Beginning December 1, 2020 and annually thereafter, the City shall complete an annual moderate-income housing report form and submit it to the State. The State will then monitor the ongoing yearly progress of meeting affordable housing goals within the municipality. Housing progress will be evaluated by the State and tied to future State Road capacity projects with State Transportation Funding (TF) and State Transportation Investment Funds (TIF) through the Utah Department of Transportation.

The State of Utah defines Moderate-Income Housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.” The Federal Department of Housing and Urban Development defines affordable housing as “any housing unit whose costs are less than or equal to 30% of a prospective occupant’s household income.”

Lindon City has a 2019 population estimate of approximately 11,447 residents and just over 3,000 housing units. Mountainland Association of Governments estimates that by 2029 Lindon City will have a population of 12,491 residents.

The following study shows that Lindon City has made significant progress in reducing the housing cost burden for 100%, 80%, 50% and 30% Area Median Income (AMI) ratios. The City has put in place past housing programs that have been successful. However, as Utah County continues to increase in population it will be important for the city to evaluate future housing opportunities.

As has been widely reported over the past few years, Utah in general is in need of additional affordable housing units. To help determine the moderate-income housing shortage for each municipality, the Utah Department of Workforce Services calculated the current need of available housing. Those housing shortage numbers for Lindon are provided in this report on pages 25-26.

During the 2019 Legislative Session, Utah Code 10-9a-403 was updated which requires most municipalities to select three strategic affordable housing development policies out of a list of twenty-three to incorporate. Lindon City currently incorporates some of these strategies as well selected others to work towards. The following five strategies have been selected:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- Reduce Impact Fees, as defined in Section 11-36a-102, related to low- and moderate-income housing
- Preserve existing moderate-income housing
- Utilize strategies that preserve subsidized low to moderate income units on a long-term basis

- Allow for alternative housing types or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers

With the changes in State code and the requirement for yearly reporting, it is the expectation of the legislature that each municipality will make continued progress towards additional moderate-income housing. Below is a list of goals from Page 38 of the report that outlines opportunities for discussion and possible improvement to direct Lindon Housing policies:

- Evaluate the effectiveness of the R2 zone and if any regulations should be modified. In 2016 at a “kick-off” meeting to update the general plan, the city council and planning commission held a joint meeting where one of the topics of discussion was putting together a committee to research responsible options for infill development as well as strategic areas and criteria for possible higher density development. Discuss again the opportunities and need for such a committee.
- Evaluate whether the City would allow moderately higher density developments as part of a mixed commercial development that would be located in strategic commercial areas or centers to help with development potential.
- Discuss if impact fees reductions should apply to all affordable housing options, not just accessory apartments, as an incentive to help reduce housing barriers and promote affordable housing.
- Review the Standard Land Use Table to evaluate currently allowed housing options if there are additional opportunities for housing within each land use district.
- Meet with the Housing Authority of Utah County and discuss housing needs and partnership opportunities at an upcoming City Council work meeting. Also discuss with the housing authority future opportunities for new affordable housing units.
- Further evaluate the inclusion of moderate-income housing as part of new development for municipal employees or other qualifying individuals.
- Discuss opportunities in working with developers to provide mortgage assistance programs for city employees and other qualifying individuals.
- Discuss opportunities to work with non-profit housing groups to purchase homes as they become available on the market for affordable housing.

Section 1

Introduction

Purpose of the Housing Plan

The purpose of the Lindon City Moderate Income Housing Plan is to comply with Utah State Code 10-9a-Part 4 and to plan for moderate income housing growth within Lindon City. This plan is adopted as an update to the Lindon City General Plan and will examine the current Lindon population, income, employment and housing trends and needs. In the past, Lindon City has come up with unique and pro-active ways of supporting affordable housing within the community either through the use of accessory apartments, creating new zoning districts for housing or modifying lot sizes and infrastructure standards. The study will also analyze the demographics and development patterns to create realistic goals to provide moderate income housing in the community. Utah Code 10-9a-103 requires that municipalities plan for moderate-income housing as a written document adopted by the municipalities legislative body that includes the following:

- an estimate of the existing supply of moderate-income housing located within the city;
- an estimate of the need for moderate income housing in the city for the next five years as revised biennially;
- a survey of total residential land use;
- an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- a description of the city's program to encourage an adequate supply of moderate-income housing.

The terms moderate income housing and affordable housing are frequently used interchangeably in Utah, but they do not mean the same thing. Affordable housing is defined by U.S. Department of Housing and Urban Development as “any housing unit whose costs are less than or equal to 30 percent of a prospective occupant’s household income.” Under Utah Law, moderate-income housing has a precise definition found in Title 10, Chapter 9a, Part 1 of the Utah Code which states:

“housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located”

During the 2019 legislative session, the Utah legislature passed Senate Bill 34 which requires communities to facilitate moderate income housing by updating their general plan by December 1, 2019. In drafting the moderate-income housing element, the City in its General Plan shall consider the Utah Legislature’s determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing (Utah Code 10-9a-403):

- to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
- to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life

The Utah Legislature also required municipalities to include an analysis of how the municipality will provide a realistic opportunity for the development of moderate-income housing within the next five years. The Legislature provided in State code twenty-three housing strategies by which a municipality of the population size of Lindon must make a recommendation to implement three. Starting in December 2020, each municipality will be required to annually review the general plan moderate-income housing element and submit a report to the Utah Department of Workforce Services describing the progress made in providing moderate-income housing.

Vision

To encourage a range of quality housing types and opportunities for individuals and families through all stages of life and incomes while continuing to maintain the City's unique rural character.

Regional Planning

Through the efforts of Envision Utah, Utah County municipalities, local universities, chambers of commerce and other local stake holder groups have kicked off a Utah Valley Visioning process to coordinate and plan for Utah County's future growth. In the coming decades, Utah County is expected to increase its population by one million residents with eighty-five percent of that growth coming internally from Utah County residents.¹ Lindon City understands that it will see the pressures of future population growth. Lindon City, elected and appointed officials, and residents are actively participating in this regional visioning process to ensure that Utah County continues to develop in a strategic manner that will benefit current and future residents. As a community that will be nearly built out in the next fifteen to twenty years, the City is committed to continuing to provide affordable housing while still maintaining the unique characteristics that have made Lindon the community that it is today.

The Gardner Policy Institute has reported "Utahns have always been inclined toward homeownership. No other state has a history of homeownership comparable to Utah. Since 1900, Utah is the only state where the homeownership rate has never fallen below 60 percent of households. But over the following seven years ownership rates declined steadily dropping to 70 percent in 2015. The rate continued to decline even in years of very low interest rates, strong economic growth, and favorable affordability. Finally, in 2016, there was a slight uptick in the homeownership rate to 71 percent. But the persistent decline from 2009 to 2015 caused many observers to wonder if housing preferences were shifting from homeownership to renting. Most of the attention focused on the millennial generation, the 25-34 year age cohort, a prime home buying age group."

"Nationally the homeownership rate for the 25-34 year age group has dropped from 45.6 percent in 2000 to 37 percent in 2016. Every state has experienced a decline and for some states it is clearly a result of lack of affordability. In California, only one in four households in the 25-34 age group were homeowners. Utah has fared much better. The rate has dropped from 56.3 percent in 2000 to 50.4 percent (see Table 20). Half of the millennial households in Utah are homeowners. Only two states have higher rates of homeownership for millennials than Utah: Iowa (53.2 percent), and Minnesota (52.1percent). The comparatively high homeownership rate for Utah's millennial generation suggests that affordability hasn't been a serious impediment to ownership. Although for some households, the burden of student debt has prevented homeownership. This debt burden is likely responsible for some of the decline in homeownership for the group as well as a slight shift in preferences toward apartment living."²

¹ Utah County Valley Visioning (<https://utahvalleyvisioning.org/project>)

² Wood, Eskic, and D.J. Benway."Gardner Business Review." (2018): 26.

Lindon City Background

Lindon City was established in 1850 and originally known as Stringtown because of the homes built along State Street. An old Linden tree growing in the town in 1901 inspired the current name. The City incorporated in 1924 for the purpose of providing a culinary water system.

Lindon City consists of approximately 8.56 square miles or 5,479 acres. As of 2019, the area zoned for residential is 2,060 acres which encompasses approximately 50% of the developable land area. Since 1924, when Lindon was incorporated, residential development was primarily single-family homes with average detached single-family lot sizes between 12,000 and 20,000 square feet. Lindon has always prided itself on maintaining its rural character even as it develops into a major city within Utah County.

Support of Moderate-Income Housing

Existing Supply of Moderate-Income Housing

As Lindon City has grown and developed it has strategically implemented moderate-income housing policies for residents with varying incomes. Just building density or more units will not satisfy the need for moderate-income housing. However, the City has pro-actively strived to implement moderate-income housing policies to help meet the need for moderate-income housing. Twenty years ago, the City amended its zoning code to allow for two new types of housing and to foster additional housing options. First, Lindon adopted a Residential R2 Overlay zone which allows up to four multi-family units within the R1-20 and R1-12 zones. Second, Lindon City has long supported the use of accessory apartments. Currently, all R1-20 and R1-12 single family property owners are allowed to have an accessory apartment by right. To help support moderate income, all property owners are required to sign an agreement with the City prior to the approval of an accessory apartment. The agreement caps the rental rates to comply with moderate income housing incomes. The City has approximately 192 legal accessory apartments.

Lindon City also has one trailer park with 25 mobile homes which help to provide affordable housing options. The City works with the property owner to make sure that the pad sites and trailers remain in a habitable condition.

In 2000, Lindon City and the Housing Authority of Utah County, partnered to provide housing for individuals with disabilities as part of the Housing and Urban Development (HUD) Section 8 voucher. The City provided the land for this development and the Olene Walker Housing Trust Fund provided the original funding, as did the Utah Division of Services for People with Disabilities (DSPD), the Utah County Home Program and the Housing Authority of Utah County. The home is located at 306 E. 400 N. and provides housing for three disabled individuals and is on land leased by the City for 99 years. The residents pay 30% of their income towards rent and a typical rent is \$473 per month.

The Housing Authority of Utah County also owns two duplexes in Lindon located at 50 S. 725 E. and 781 N. 400 W. which are rented to qualified income individuals. In 2018, they also provided rental subsidies of \$97,146 to twenty-one clients through the Section 8 Voucher program.

In 2006, Lindon City entered into a development agreement with Fieldstone homes, as part of the Creekside Meadows development. The agreement required 20% of the 120 single family homes in the development to be sold to individuals and families within moderate-income level and 30% of fifty-four units in the Creekside senior retirement community.

In 2013, the City has also adopted a Senior Housing Facility Overlay zone to support multi-family senior housing. Within this zone, approximately 272 units have been constructed and another 103 units have been entitled. While units at these facilities are not specifically targeted to an Area Median Income ratio they do take Utah County Section 8 housing vouchers.

In 2016, Lindon City signed a Master Development Agreement with Ivory Homes for an 880 residential unit development. This development provides a mix and variety of housing types (single family, townhomes, senior housing and multi-family apartments), lot sizes, and infrastructure modifications from typical standards.

Recently, the City has reduced both impact and utility rate fees for accessory apartments.

April 2019, the Lindon City Council amended its accessory apartment ordinance to allow for larger and taller detached apartments, up to 1,500 square feet and 30 feet in height, to help support additional accessory apartments in the community.

The Utah Department of Workforce Services Five-year Housing Calculator shows that Lindon currently shows the following affordable rental units (see Section II table 12):

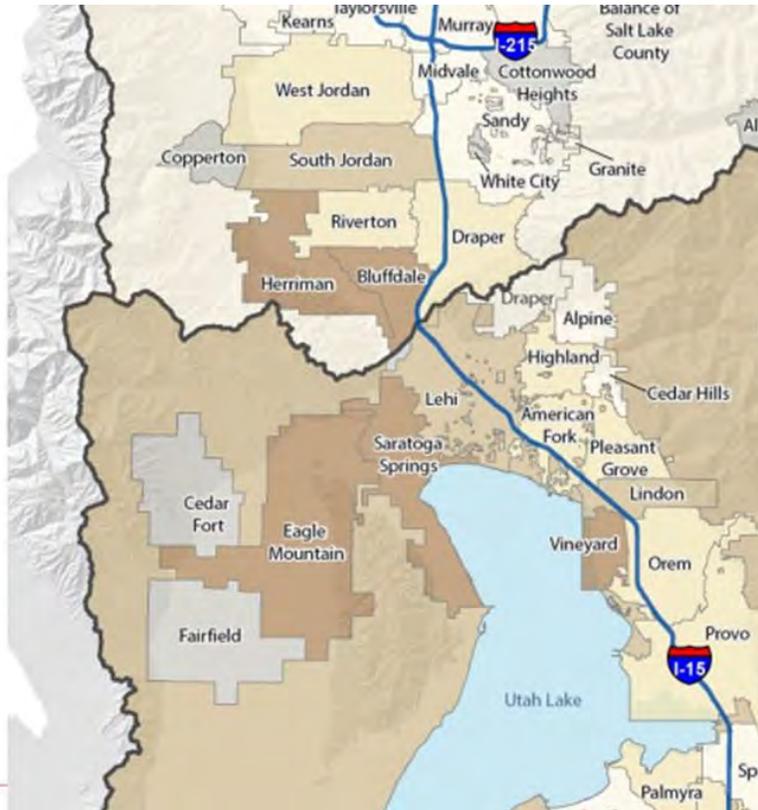
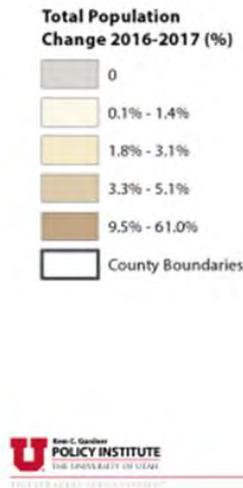
- 400 units at 80% AMI
- 115 units at 50% AMI
- 30 units at 30% AMI

Growth Patterns

Similar to other communities along the Wasatch Front, Lindon City has seen significant growth in residential, commercial, and industrial construction over the past 10 years. As of 2019, many of the larger tracts of land in the commercial and residential area have been developed or are entitled for development. Much of the new residential development will occur to the west between State Street and Interstate 15 with the Anderson Farms development adding an additional 880 residential units. The City will continue to see residential development east of State Street as more infill development but not on the scale that has been seen in the past. The remaining commercial areas for development are located along the 700 N. corridor. The City expects this area to develop commercially as a gateway corridor to the community.

Figure 1

Population Change: 2010 to 2017



Kem C. Gardner Policy Institute

Figure 2

Over 50 percent of growth in 4 cities

Distribution of Population Growth in Utah County 2010 - 2017

Lehi city	16.6%	Mapleton city	1.9%
Saratoga Springs city	13.1%	Payson city	1.5%
Eagle Mountain city	11.4%	Elk Ridge city	1.5%
Orem city	10.6%	Lindon city	1.0%
Vineyard town	6.8%	Alpine city	0.9%
Pleasant Grove city	5.9%	Cedar Hills city	0.6%
Provo city	5.4%	Unincorporated	0.5%
Spanish Fork city	5.2%	Draper city (pt.)	0.4%
Springville city	4.1%	Woodland Hills city	0.2%
Highland city	3.8%	Genola town	0.2%
American Fork city	3.3%	Goshen town	0.0%
Santaquin city (pt.)	2.8%	Cedar Fort town	0.0%
Salem city	2.0%	Fairfield town	0.0%

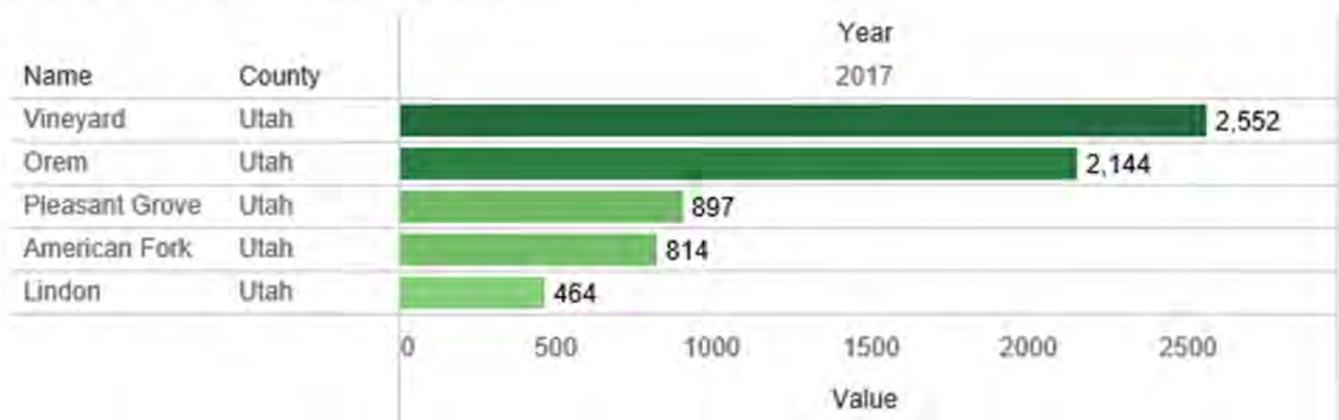
Source: Gardner Policy Institute analysis of U.S. Census Bureau data

Figure 3

City Populations and Changes, Salt Lake and Utah Counties

Annual estimates reference July 1 of the estimate year.

Source: Kem C. Gardner Policy Institute



Local Economy

Lindon City has a strong commercial, industrial and employment base within the community. The commercial and industrial sectors are located between State Street and Utah Lake and encompass approximately 1,687 acres or 43% of the City. Residentially zoned properties encompass approximately 2,060 acres or 50% of the City. According to the American Community Survey, in 2016 Lindon City had 514 businesses within its boundaries. Mountainland Association of Governments (MAG) estimates that these businesses employ approximately 13,725 employees in Lindon in the following sectors:

- Industrial: 3,346
- Office: 7,537
- Retail: 2,291
- Other: 554

A decade prior in 2006, the U.S Census reported that Lindon City had 390 businesses which employed 7,336 individuals. By 2029 MAG estimates that businesses with the boundaries of Lindon City will employ approximately 16,8423 individuals.

Section II

Demographic Data and Analysis

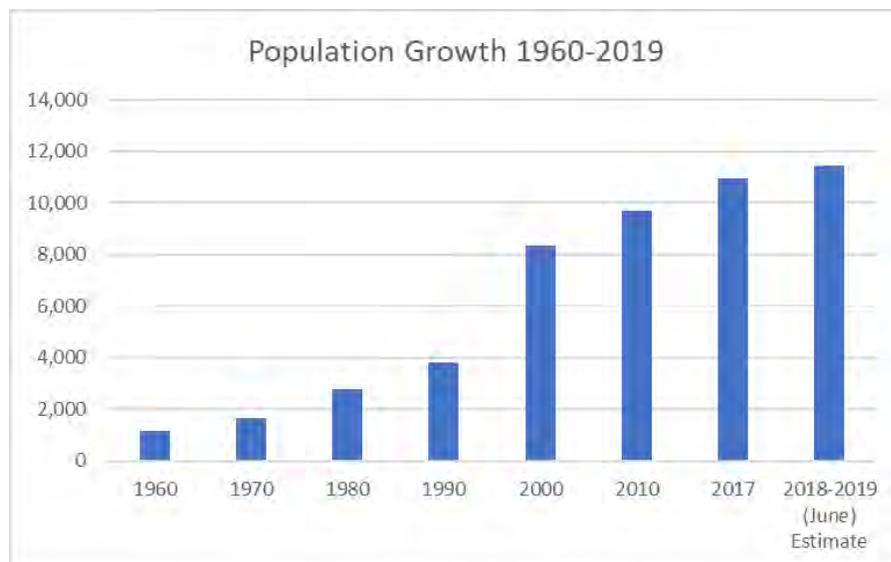
Population History

As Lindon incorporated into a community in 1924, the articles of incorporation listed a population of 450 residents. By 1950, the population increased to 801 persons. By 2000, the population had reached 8,300 residents. The 2010 Census records show the population increased by this census to 10,094. The most recent 2017 population numbers, according to the American Community Survey, show Lindon's population at 10,968. By calculating the number of residential housing permits and household sizes for 2018 and the first half of 2019, city staff estimate Lindon's current population to be approximately 11,447. According to the Lindon General Plan, at build out, the City will have an estimated population between 15,000 and 17,000 residents.

The Kem C Gardner Policy Institute reports the following³:

- Utah County is projected to have the largest numeric increase in population, adding over one million new residents to reach 1.6 million by 2065. The Utah County population nearly approaches the population of Salt Lake County by 2065.
- The Utah County population is projected to increase by 177 percent from 2015 to 2065, ranking it as the third fastest growing county in the United States over the projection period.
- By 2065, 28% of the state's population will reside in Utah County.
- Cumulatively, over the next fifty years, 37 percent of the state's population growth is projected to be in Utah County. This means nearly 4 of every 10 new Utah residents will live in Utah County.
- Utah County is projected to add 382,000 new households, the most of any county.

Chart 1



The largest population increase for Lindon, according to U.S. Census data, was between 1990 to 2000 where the City saw a 119% population gain and 1,089 residential housing units were constructed. The population that decade increased from 3,815 residents to 8,367 residents. The Average Annual Growth Rate between 1960 and 2018 was 38%.

Chart 2

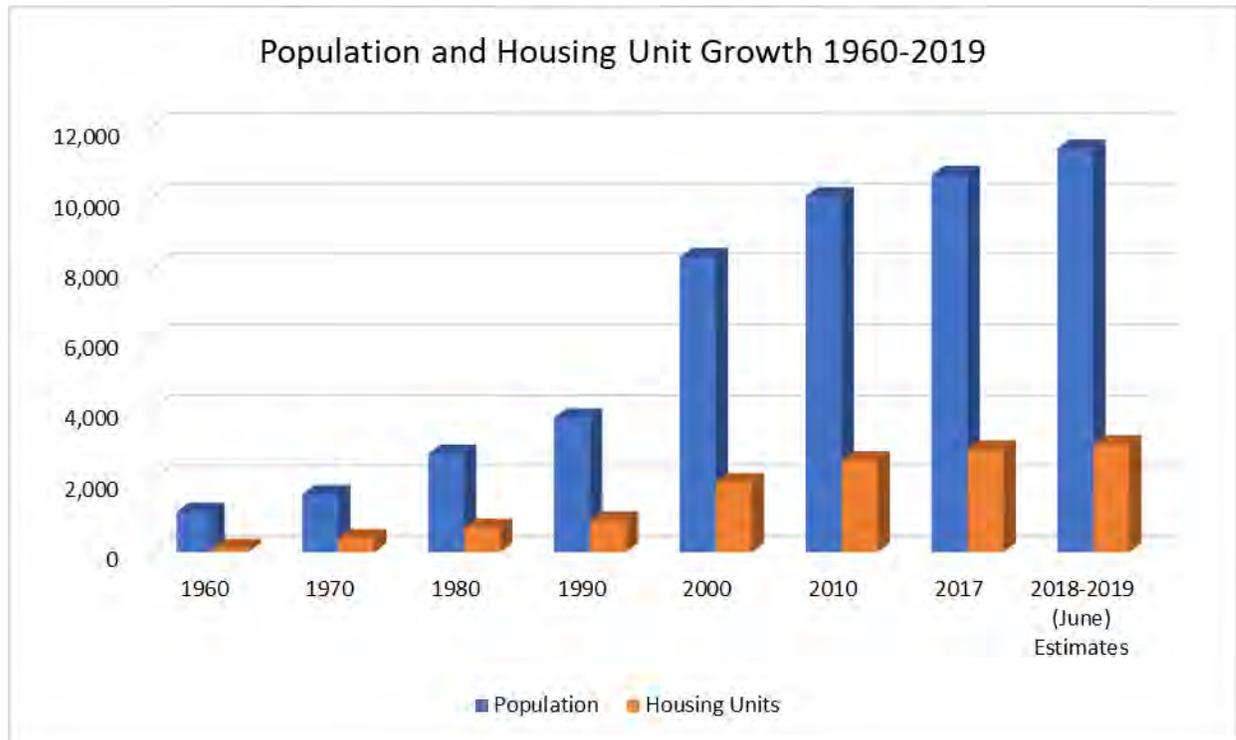


Table 1

	1960	1970	1980	1990	2000	2010	2017	2018-2019 (June) estimate
Population	1,150	1,644	2,794	3,815	8,367	10,094	10,968	11,447
Housing Units	127	399	700	900	1,989	2,608	2,914	3,064

U.S. Census Bureau through 2017. Staff estimate for 2018-2019

The following chart shows the Lindon City population and age breakdown from the 2010 Census and 2017 American Community Survey. The breakdown also compares Lindon City to Utah County to evaluate changes to population averages. A few items of note, it appears that the percentage of children under the age of five has decreased moderately. In reviewing the change from the 2000 Census to the 2010 Census, the under-five population decreased from 976 to 883 which is 10.5% decrease in population. However, with the addition of the Anderson Farm development, which will add an additional 880 residential units of townhomes, single family homes and multi-family apartments, the population age of under-five should increase over the next 3-5 years as that development is completed. Two other significant decreases are the population from ages 25-34 and then those over the age of 85. One assumption that could be made is that the 25-34 age population is priced out of the Lindon housing market but

³ Kem C Gardner Policy Institute. "Utah's Long-Term Demographic and Economic Projections Summary." (2017): 2.

as those individuals age and progress in their employment, their incomes increase, and they purchase homes in Lindon at the 45 to 54 age. One assumption for the 85 and older age classification is that those residents are looking at alternative housing choices where they may not have maintenance obligations.

Table 2

Population by age	Lindon			Utah County		
	2010	2017	Change	2010	2017	Change
Total Population	10,094	10,698	6.0%	516,654	576,496	11.6%
Under 5	883	630	-28.7%	58,362	57,798	-1.0%
5 to 9 years	1,058	1,064	0.6%	52,582	57,112	8.6%
10 to 14 years	1,184	1,229	3.8%	46,048	54,101	17.5%
15 to 19 years	1,099	1,363	24.02%	48,158	53,287	10.7%
20 to 24 years	693	856	23.52%	58,410	73,401	25.7%
25 to 34 years	1,075	941	-12.47%	88,102	82,562	-6.3%
35 to 44 years	1,264	1,303	3.09%	56,401	70,923	25.7%
45 to 54 years	1,269	1,505	18.60%	43,278	47,595	10.0%
55 to 59 years	452	469	3.76%	17,486	20,260	15.9%
60 to 64 years	372	462	24.19%	14,280	17,680	23.8%
65 to 74 years	441	533	20.86%	18,487	24,524	32.7%
75 to 84 years	223	331	48.43%	10,856	13,034	20.1%
85 years and over	81	63	-22.22%	4,114	4,219	2.6%
Median Age	26.2	26.9		25	24.5	

The following table compares the above population percentages by age from Lindon City, Utah County, the State of Utah and the United States. Interestingly, Lindon City's population exceeds the comparable averages in children 10 to 14 years old and teenagers from 15 to 19 years old. The numbers again show that Lindon City has a well below average of young adults from 25-34 years old. However, from the ages of 35-44 Lindon is comparable to the State and National averages and above average for those 45 to 54 years old.

Chart 3

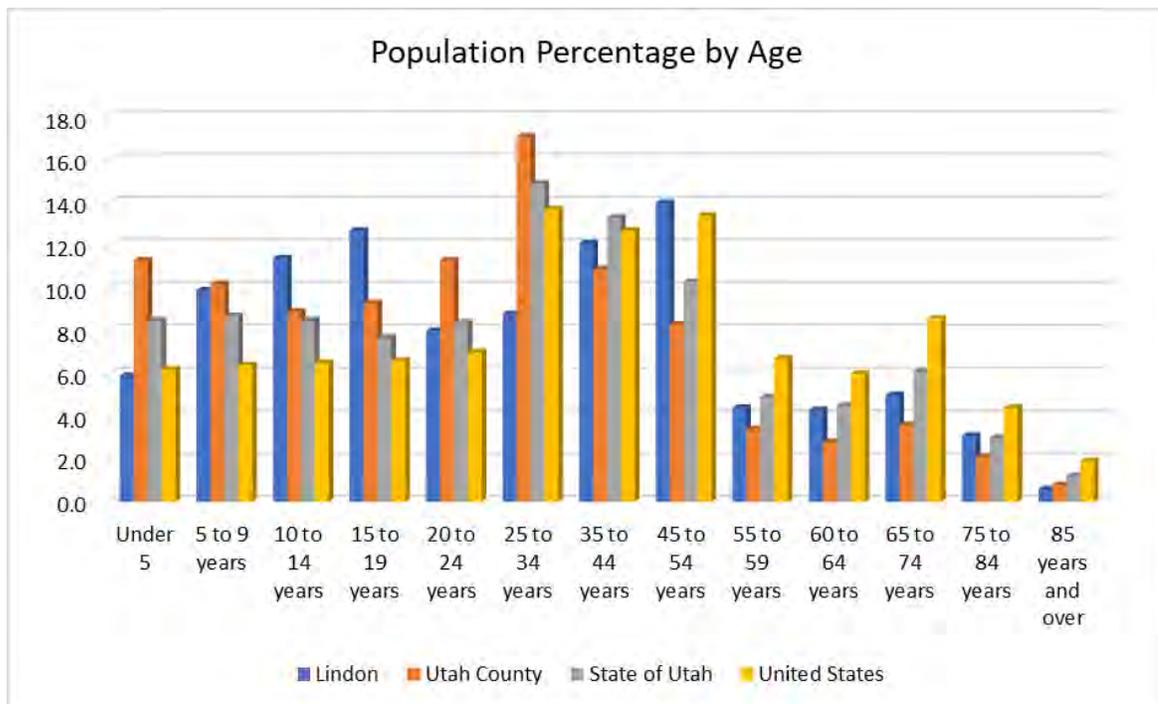


Table 3

Population by Percentage		
	2010	2017 Estimate
Under 5 years	8.7%	5.9%
5 to 9 years	10.5%	9.9%
10 to 14 years	11.7%	11.4%
15 to 19 years	10.9%	12.7%
20 to 24 years	6.9%	8.0%
25-34 years	5.2%	8.8%
35-44 years	12.5%	12.1%
45 to 54 years	12.6%	14.0%
55 to 59 years	4.5%	4.4%
60 to 64 years	3.7%	4.3%
65 to 74 years	4.4%	5.0%
75 to 84 years	2.3%	3.1%
85 years and over	0.8%	0.6%

While Lindon City continues to increase in population and new residential construction, the median household size has slowly decreased over the last twenty years. The Census defines a household as “all people who occupy a housing unit” regardless of relationship. The Census also measures family size. Family is defined by the Census as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” In 2000, the median household size was 4.28 individuals per household and has decreased to 3.97 in 2010 to a 2017 estimate of 3.88 in 2017. The average family size has also decreased from 4.20 in 2010 to 4.11 in the 2017 estimate. However, the decrease in median household size is typical to most of the surrounding communities of Lindon.

Table 4

	2013-2017 Average	2010 Census	2000 Census
Lindon	3.88	3.97	4.28
Pleasant Grove	3.57	3.68	3.90
American Fork	3.56	3.83	3.84
Orem – 84057 zip code	3.35	3.36	3.51
Utah County	3.61	3.57	3.59
State of Utah	3.14	3.10	3.01

5 and 10 Year Population Projections

The Utah Department of Workforce Services (DWS) has provided this information through their five-year housing projection calculator. DWS precalculated the 2024 estimated population of Lindon at 11,527 with an annual growth rate of 1.6%. According to Mountainland Association of Governments, Lindon’s population estimate in 2029 will be 12,491 residents.

Income Trends

The Bureau of Labor Statistics’ annual Consumer Expenditure Survey confirmed that housing was the single largest expense for the average American household.⁴ The following chart shows the 2017 estimated distribution of income for the 2,914 housing units in Lindon City. The median household income for Lindon is \$81,789

Chart 4



⁴ U.S. Bureau of Labor Statistics. (2016, Aug. 30). News release: Consumer expenditures – 2015 [USDL-16-1768]. Washington, DC: Government Printing Office. Retrieved on 12/21/16 from <https://www.bls.gov/news.release/pdf/cesan.pdf>

According to the Census Bureau, income measurements are based off of the income received in the preceding calendar year for each person in the household that is fifteen years and older. The following table identifies the changes in median income and compares those to Utah County, the State of Utah and the United States.

Table 5

Comparable Median Incomes			
	2000	Change	2017 Estimate
Lindon	\$62,321	31%	\$81,789
Utah County	\$45,833	46%	\$67,042
State of Utah	\$45,726	43%	\$65,325
United States	\$50,046	15%	\$57,652

U.S. Census Bureau *2010 income data not available

Moderate Income Analysis

According to the U.S. Department of Housing and Urban Development: “families who pay more than 30% of their income for housing, including utilities, are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.” Moderate Income Housing is defined by the State of Utah as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.” This means that only housing units affordable at each interval between zero and 80 percent of the AMI are identified as moderate-income housing. The 2016 median Utah County household gross income, according to the United States Census and Utah Department of Workforce Services, is \$64,321. Below is a breakdown of the Utah County income levels related to household size.

“Affordability of Rental Housing takes \$47,000 in income to rent the typical two-bedroom apartment unit in Salt Lake and Utah counties. This assumes 30 percent of the household income goes to rent. In 2017, the median rent for the typical two-bedroom apartment was \$1,195 in Salt Lake County and \$1,183 in Utah County.”⁵

The American Planning Association reports that “wages have not increased proportionally to housing costs. After adjusting for inflation, wages are only 10 percent higher in 2017 than they were in 1973 (with annual wage growth just below 2.0 percent). During that same period, the cost of housing increased almost 30 percent nationally.”⁶

Regarding residential construction costs, the American Planning Association reports “As the cost per square foot to build housing continues to increase, a greater number of units built by the private market have moved to higher rent or for-sale units while losing lower rent or for sale units. With the average cost per square foot for new construction in the \$150 to \$300 range (geography dependent), it is impossible to build a new 1,500-square-foot single-family house that is affordable to households earning the U.S. median income of \$57,652 (in 2017) without a public subsidy in the form of land, money, or both. Unfortunately, many of the state and federal programs are limited to assisting only those households at 60 percent area median income (AMI) or less. The reality is that housing is often unaffordable to households earning up to 120 percent AMI (and higher in many markets). A tiered

⁵ Wood, Eskic, and D.J. Benway. “Gardner Business Review.” (2018): 27.

⁶ American Planning Association. “Housing Policy Guide.” (2019): 4-5.

approach to the provision of subsidies and economic incentives, especially at the local level, is necessary to ensure the construction and preservation of a wide range of affordable housing types in our nation's communities. Scaling back the size of newly constructed housing offers some cost savings provided the minimum buildable lot size is reduced accordingly to realize a savings on land acquisition. Homes in the 900- to 1,200-square-foot range are becoming more commonplace, but the trend in America is still toward larger houses. According to the U.S. Census, the size of the average single-family house increased from 1,535 square feet in 1975 to 2,169 square feet in 2010—an increase of 41 percent.”⁷

Table 6

Household Size	Percent AMI – Utah County 2017 American Community Survey Estimates			
	100%	80%	50%	30%
1	\$29,369	\$23,495	\$14,819	\$8,810
2	\$55,321	\$44,256	\$27,660	\$16,596
3	\$64,713	\$51,770	\$32,356	\$19,413
4	\$72,283	\$57,826	\$36,141	\$21,684

Using the average Lindon household size of 3.88 and data from the above table, the average 80% moderate household of four earns \$57,826. Taking the HUD recommendation of spending no more than 30% of income on housing costs (mortgage, utilities, insurance) the recommended monthly maximum mortgage or rent payment for a four-person household would \$1,445. Using the median Utah County Income, the below table breaks down the recommended maximum mortgage or rent payments for each AMI ratio.

Table 7

AMI Breakdown for a 4-person household			
AMI Breakdown	AMI Median Utah County Household Income	30% Yearly Housing Cost	30% Monthly Mortgage/Rent
100% AMI	\$72,283	\$21,684	\$1,973
80% AMI	\$57,826	\$17,347	\$1,445
50% AMI	\$36,141	\$10,842	\$903
30% AMI	\$21,684	\$6,505	\$542

The following tables were published by UtahRealEstate.com and the Kem C. Gardner Policy Institute and outlines important index information in the number of homes sold as well as the price threshold for qualifying for an affordable home in Utah County.

⁷ American Planning Association. “Housing Policy Guide.” (2019): 5.

Figure 3

Housing Affordability Index, Utah County
(single family, condominiums, and townhomes)

Year	Median Income	Mortgage Rate	Price Threshold for Affordable Home	Number Affordable Homes Sales	Total Homes Sales	Percent of Sales Affordable (HOI)
2000	\$45,770	8.05%	\$122,726	1,095	3,751	29.2%
2005	\$47,428	5.87%	\$158,368	2,993	6,770	44.2%
2012	\$58,425	3.66%	\$251,498	4,577	5,984	76.5%
2016	\$69,799	3.65%	\$300,368	6,839	8,817	77.6%

Source: UtahRealEstate.com.

Wood, Eskic, and D.J. Benway."Gardner Business Review." (2018): 20.

Figure 4

Affordable Housing Thresholds for Median Income Household

	2005	2012	2016
Davis	\$189,691	\$296,684	\$331,026
Salt Lake	\$162,592	\$253,342	\$295,526
Utah	\$158,368	\$251,498	\$300,368
Washington	\$165,220	\$211,208	\$266,343
Weber	\$164,105	\$232,570	\$271,789

Source: U.S. Census Bureau and Kem Gardner Policy Institute.

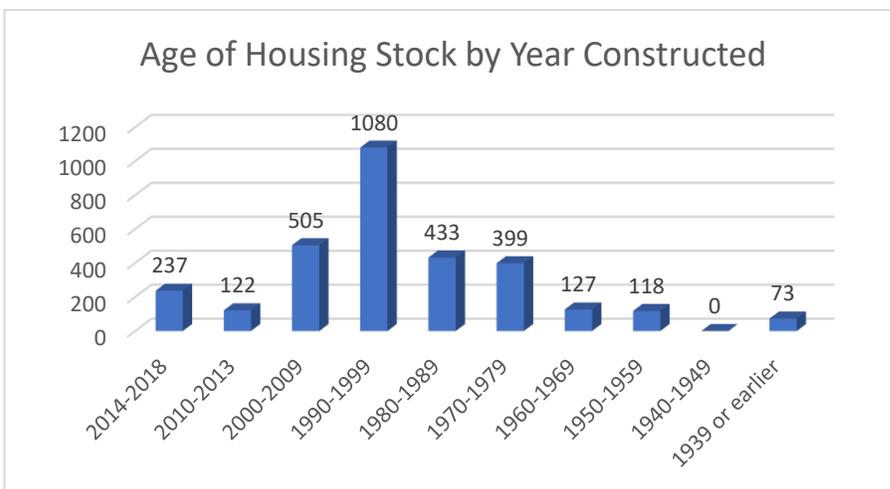
Wood, Eskic, and D.J. Benway."Gardner Business Review." (2018): 22.

Housing Needs Assessment

Current Housing Stock

The American Community Survey estimates that in 2017, Lindon City had an estimate of 2,914 housing units and of those 2,747 were occupied. The ACS also reports in 2017 that the City has approximately 459 rentals units. The total number of rental units is often difficult to determine since, at any time, someone may rent their home or condominium unit. However, for a rental breakdown, as of Spring 2019, the City has on record 192 accessory apartments, 326 senior housing units and a number of rental properties located in the R2 Overlay zones. The below charts show the number of units by year constructed as well as the owner-occupied housing values

Chart 5



American Community Survey 2017 and Lindon City Residential Permit Numbers

Chart 6

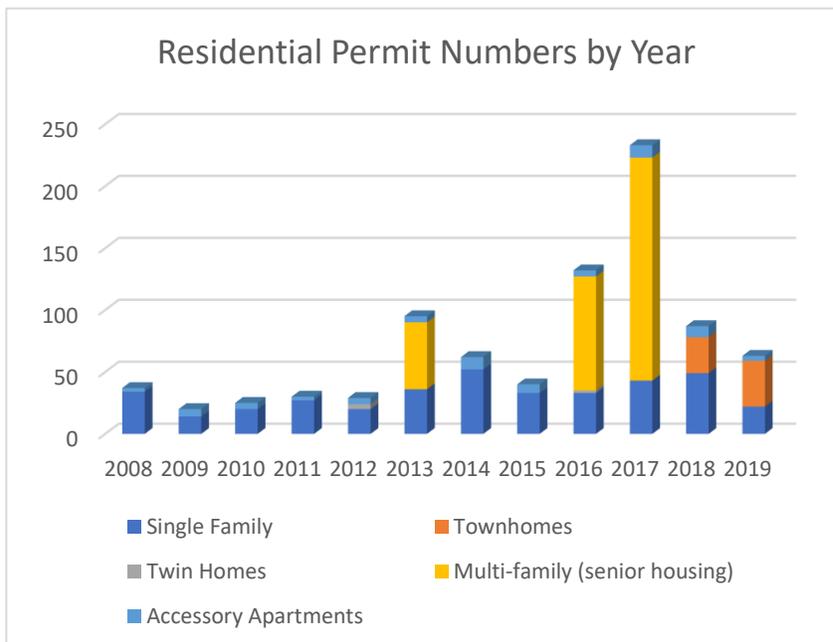


Chart 7



American Community Survey 2017

Housing Under Construction and Entitled but not Constructed

Table 8

Under Construction	Number of Units	Type
Anderson Farms		
Plat A	30	Single Family
Plat B	48	Single Family
Parkview Towns	125	Townhomes
Gardens	62	Senior Housing
Estates	56	Single Family
Emery View	3	Single Family
Fryer Lane	2	Single Family
Williamson Farms	10	Single Family
Ken's Cove Plat A	7	Single Family
Entitled		
Maxfield Meadows	2	Single Family
Maxfield Hallow	7	Single Family
Ray's Circle	5	Single Family
Remaining Lots at Anderson Farms	559	Single Family, Townhomes, Multi-Family
Lindon Ridge Senior Apartments	103	Senior Housing
Total	1,019	

Current Housing Sales and Pricing

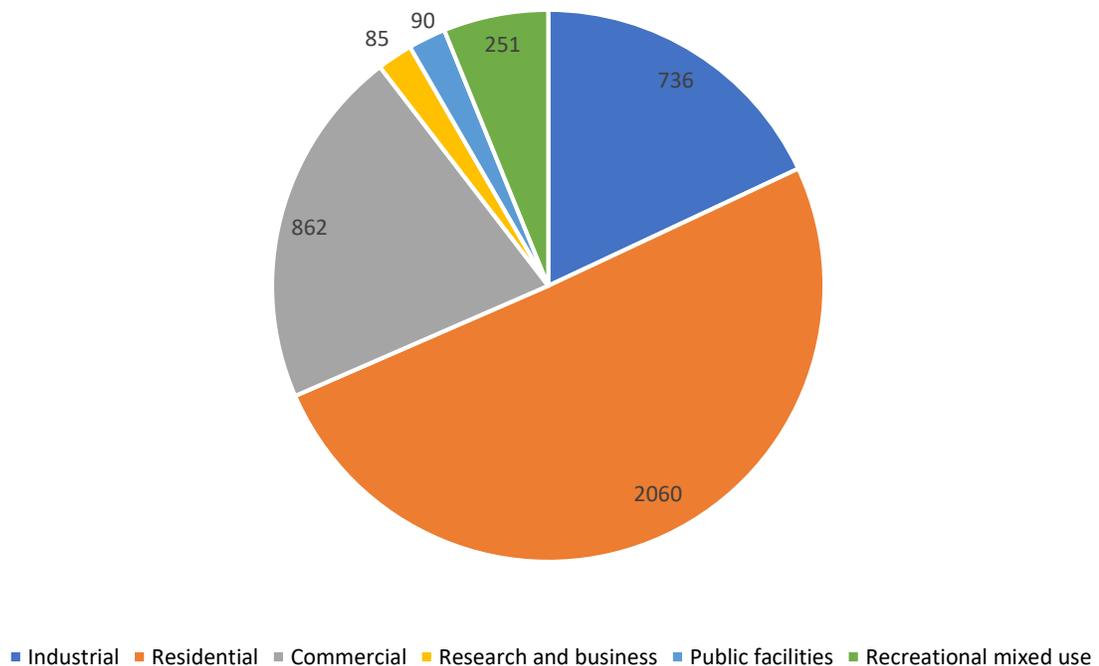
The Daily Herald published an article in August 2019 with data from the Utah Association of Realtor that showed the median home price in Utah County was \$335,000. In June 2018, the median home price in was \$315,000 and in June 2017, it was \$273,000. In June 2010, the median price of \$197,000.⁸ According to the American Community Survey, the 2017 median owner-occupied value of a home in Lindon was \$361,800 with a median monthly owner cost of \$1,903. An August 2019 review of currently listed properties for sale from zillow.com and utahrealestate.com show the average listing price of a home currently is between \$613,000 and \$634,000. The data was averaged from 34 homes on the market with Zillow.com and 27 homes on the market with utahrealestate.com.

Available Land Percentages

Lindon City consists of approximately 5,479 acres of which 3,744 are developable parcels. The percentage of land developed in Lindon City is approximately 89%. The below Table breaks down the various zoning districts and developable land by acres.

Chart 8

Lindon City Land Use



⁸ Johnson, Stacy. "What is Utah County's Median Home Price and What Will it Buy?" [Daily Herald](#) 7 Aug. 2019

Table 9

Zoning Districts	Area (in acres)	Developable Acres	Overall Zone Percentage
*Residential	2060	146	50%
Industrial	736	82	18%
Commercial	862	176	21%
Research and Business	85	12	2%
Public Facilities	90		2%
Recreational Mixed Use - West	251		6%
Total	4085	417	

*The residential district does not calculate residential located in commercial zones

Moderate Income Housing Analysis

Housing Cost Burdens

City staff used Census data to compile the monthly housing costs as a percentage of household income over a twelve-month period provided in Chart 4. This chart reveals that approximately 20% of Lindon households use more than 30% of their monthly income on housing. In chart 5, the Department of Workforce Services broke down this data further showing housing cost burdens for both renters and homeowners. DWS's analysis shows slightly higher percentage rates than calculated by city staff, but in both scenarios the housing cost burdens are less than 30% and show a decrease over time.

Chart 9

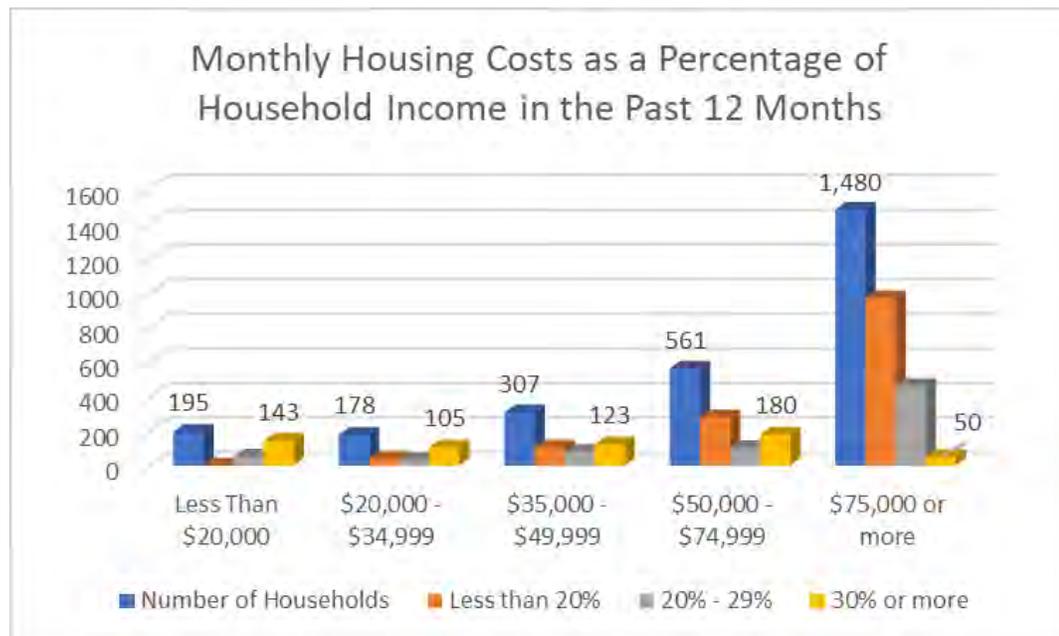


Table 10

Average Housing Cost Burden			
Table B25064 Table B25088 Table B25119	2009 American Community Survey	2017 American Community Survey	2024 Projection
Ratio of the municipality's median rent to the median RENTER household income in the municipality	34.0%	29.4%	27.5%
Ratio of the municipality's median mortgage to the median OWNER household income in the municipality	25.2%	24.5%	23.1%

Table 11

Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits Based			
Table B25088 Table B19019	2009 American Community Survey	2017 American Community Survey	2024 Projection
Ratio of median rent in the municipality to 100% of the median income of a family of 4 in the county	20.9%	15.6%	13.0%
Ratio of median rent in the municipality to 80% of the median income of a family of 4 in the county	26.1%	19.5%	16.2%
Ratio of median rent in the municipality to 50% of the median income of a family of 4 in the county	41.8%	31.2%	26.0%
Ratio of median rent in the municipality to 30% of the median income of a family of 4 in the county	69.6%	52.0%	43.3%

Utah Department of Workforce Services Gap Analysis and Housing Forecast

The following tables were provided by the Utah Department of Work Force Services as part of their five-year housing calculator specific to each municipality. The data analyzes Lindon's housing shortage for population level ratios. The State did not calculate or provide information on the shortage of affordable owner-occupied housing units needed at any income level. Instead they provided information on the rental housing cost burdened population levels. According to the Utah Department of Workforce Services, it is up to the local municipality to decide how they are going to help reduce the cost burden ratio either through owner occupied or rental housing.

The above numbers in table 11 show that the City has seen significant progress in reducing the rental housing cost burden and barriers to affordable housing. If projections hold true only the 30% income ratio will be above 30% by 2024.

Housing in general for a 50% and 30% AMI are typically not provided by the development community. These types of housing models typically require significant government assistance, particularly HUD and State agencies, in providing incentives. New housing at the 80% ratio is often easier for smaller communities to achieve through the use of density bonuses, fee waivers or other local incentives.

The following tables, provided by the Utah Department of Workforce Services, calculate Lindon's rental housing shortage for the current biennium. From 2016 to 2018 the City has made progress in providing affordable rental units. The following conclusions were made in evaluating the tables:

80% AMI Progress

- The number of affordable units at the 80% AMI level increased but not sufficient to meet the demand of new renter households

50% AMI Progress

- While the population of rental households at this level stayed the same, the number of units increased but the availability of those units decreased

30% AMI Progress

- The number of rental households decreased at this level but so did the number of available rental units

As previously discussed, Lindon's population is expected to increase to 11,527 by 2024 and to 12,491 by 2029. Using the 2018 estimated population of 11,447, Lindon is expected to add an additional 942 residents by 2029. Taking the median household size of 3.88 and dividing that into the ten-year increase in population, Lindon will need to provide 242 new housing units over this time period. As indicated in the section on Available and Future Housing stock, Lindon has under construction or has entitled 1,019 housing units. However, none of these newly constructed or entitled units are not targeted to moderate-income levels.

The following tables, provided by Utah Department of Workforce Services, indicate the shortage of moderate-income rental units for Lindon City.

As indicated in table 13, the City currently has a shortage of 265 available affordable rental units compared to the number of renter households seeking affordable rental housing.

Table 12

2018 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	340	400	310	60	-30
≤ 50% HAMFI	170	115	45	-55	-125
≤ 30% HAMFI	120	30	10	-90	-110

Table 13

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	290	375	250	85	-40
≤ 50% HAMFI	170	90	50	-80	-120
≤ 30% HAMFI	130	65	35	-65	-95

Table 14

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	50	25	60	-25	10
≤ 50% HAMFI	0	25	-5	25	-5
≤ 30% HAMFI	-10	-35	-25	-25	-15

The figures in the below two tables, by the Gardner Institutes Gardner Business Review, identify the number of affordable homes constructed within Utah County cities between 2005-2016 and the number of apartments by percentage of income.

Figure 5

Number of Affordable New Homes In Utah County by Zip Code

Zip Code	2005		2012		2016		Change In Affordable New Homes 2005-2016	City
	Affordable New Homes	Total New Homes	Affordable New Homes	Total New Homes	Affordable New Homes	Total New Homes		
84003	39	354	45	116	76	260	37	American Fork/Highland
84004	7	112	0	8	1	6	-6	Alpine
84005	116	460	58	124	211	458	95	Eagle Mountain
84013	3	83	7	17	9	18	6	Cedar Fort/Fairfield
84020	3	107	2	19	1	8	-2	Draper
84042	5	30	2	8	1	12	-4	Lindon
84043	152	1201	269	592	64	472	-88	Lehi
84045	105	560	106	263	190	527	-85	Saratoga Springs
84057	6	89	8	17	51	84	-45	Orem
84058	5	42	77	170	114	325	109	Orem/Vineyard/Pleasant Grove
84062	131	724	13	42	45	109	-86	Cedar Hills
84097	2	77	0	2	0	5	-2	Orem
84601	4	76	11	16	6	43	2	Provo
84604	4	126	19	35	1	12	-3	Provo
84606	32	249	3	12	13	37	-19	Provo
84651	25	149	30	52	25	85	0	Payson/Elk Ridge
84653	13	78	4	21	28	90	15	Woodland Hills
84655	7	58	19	22	69	123	62	Santaquin
84660	100	398	76	117	58	171	-42	Spanish Fork
84663	98	272	67	104	73	102	-25	Springville
84664	4	26	11	49	9	42	5	Mapleton
Total	869	5,404	830	1818	1,046	2,995	177	
	16.1%		45.7%		34.9%			

Source: Metrostudy.

Figure 6
**Percent Share of Rental Units by Rent in Provo-Orem
 Metropolitan Area**
 (gross rent in 2015 dollars)

	2005	2015
Less than \$400	5.7%	8.0%
\$400 to \$599	8.5%	4.2%
\$600 to \$799	30.8%	22.0%
\$800 to \$999	19.3%	18.5%
\$1,000 to \$1,199	10.8%	19.0%
\$1,200 to \$1,399	11.1%	9.4%
\$1,400 to \$1,599	7.0%	8.3%
\$1,600 to \$1,799	2.3%	6.7%W
\$1,800 to \$1,999	0.3%	0.6%
\$2,000 to \$2,199	1.4%	1.9%
\$2,200 to \$2,399	1.0%	0.3%
\$2,400 or more	1.8%	1.1%
Total	100.0%	100.0%
Median Rent	\$852	\$971

Note: Gross rent includes utilities.

Source: JCHS, Harvard, American Community Survey.

Section III

Regulatory Environment

Review of Current Zoning Districts

Lindon City has nine zoning districts which allow for varying residential uses, types, and densities. These districts make up approximately 53% of the land within Lindon City. Below is a list of the zoning districts:

- R1-12,000
- R1-20,000
- R3
- Anderson Farms Planned Development Zone
- Residential/Business District Overlay Zone
- Planned Residential Development
- Care Center Facilities Overlay
- Senior Housing Facility Overlay
- Multiple Use District

In analyzing how the current regulations impact the availability of affordable housing and potential barriers below is a discussion of those themes:

Lindon City has developed ordinances that allow for a variety of housing types including single family homes, townhomes, accessory apartments, senior housing, and rental housing. As part of this report, the City has reviewed its regulations to determine what barriers have already been reduced as well as those that may exist that affect the availability of affordable housing. Below is a summary of regulations where the City may improve:

Regulatory Analysis of Potential Barriers to Moderate-Income Housing

R2 Overlay Zone

Within the R2 Overlay zone, Lindon City allows for accessory apartments and multiple units per lot for twin homes, tri-plex's, townhomes and condominiums. While accessory apartments are allowed by right, multiple unit developments in the R2 zone require a 750-foot buffer between developments as well as each district limits the number of units per district. A majority of the districts have reached either the density or spacing cap and don't allow further development other than accessory apartments. The City should evaluate the current effectiveness of the R2 zone and whether development regulations should be modified. See R2 map on the next page.

Impact Fees and Utilities

In 2011 the City reduced the park impact fee for accessory apartments from \$4,500 to \$1,500. In 2019, the City also eliminated the monthly utility base rate fee for accessory apartments. Accessory apartments are only required to pay the parks (\$1,500), fire (\$152) and police (\$162) impact fees. The City specifically reduced the park fee to help promote the use of accessory apartments. The City should evaluate if impact fees for all affordable housing options should be reduced to help fund and promote affordable housing by the end of 2020.

Standard Land Use Table and Ordinance Review

The Lindon City Standard Land Use Table describes the types of housing allowed in each zone. Over the next year the City should perform a review of the Standard Land Use table and its zoning ordinances to evaluate if there are additional opportunities to allow for housing within each land use district.

Development Standards

In 2016, Lindon City and Ivory Homes entered into a development agreement for an 880-unit housing development that allowed for a mix of housing types that includes single family, townhomes, senior housing, and apartments. For this development, the City amended its lot size and infrastructure development standards to include smaller and varying lots sizes and more narrow right-of-way widths in order to reduce development costs and promote a mix of housing types and options. Where appropriate, the City may evaluate on a case by case basis modifications to its infrastructure development standards in order to promote affordability and reduce costs.

Multi-family Development

Currently, other than the R2 Overlay zone, Senior Overlay zone, and the Anderson Farms Planning Development zone traditional multi-family housing is not allowed. The Anderson Farms PD zone, requires a minimum 100 acres of land to development and the R2 Overlay zone is nearly built out. The only residential uses allowed in commercial zones are care taker facilities, residential care facility, transitional victim home, assisted living center, rest home, nursing home, convalescent facility, and retirement centers. The City may want to develop a zoning district or modify existing zoning that allows for moderate residential densities in strategically targeted areas and which are context sensitive to the surrounding uses and areas. These areas would typically be located near commercial zones and mass transit stops and may be infill type development. As the City studies bus rapid transit opportunities with other northern Utah County cities there could be some potential opportunities for housing along State Street. Salt Lake and South Salt Lake are currently master planning for an initiative called “Life on State” to bring residential back to State Street in specifically targeted areas. Orem is also seeing an increase in constructing new mixed-use development along State Street. If residential were allowed in Commercial General zones, residential uses should have a commercial component to any development to keep in harmony with the intent of the commercial zone.

There is a planning concept called the “Missing Middle” which allows building types such as duplexes, fourplexes and bungalow courts to provide diverse housing options and also supports walkable communities. Below is a model of the types of “Missing Middle” housing as well as pictures of such housing types.

Figure 7



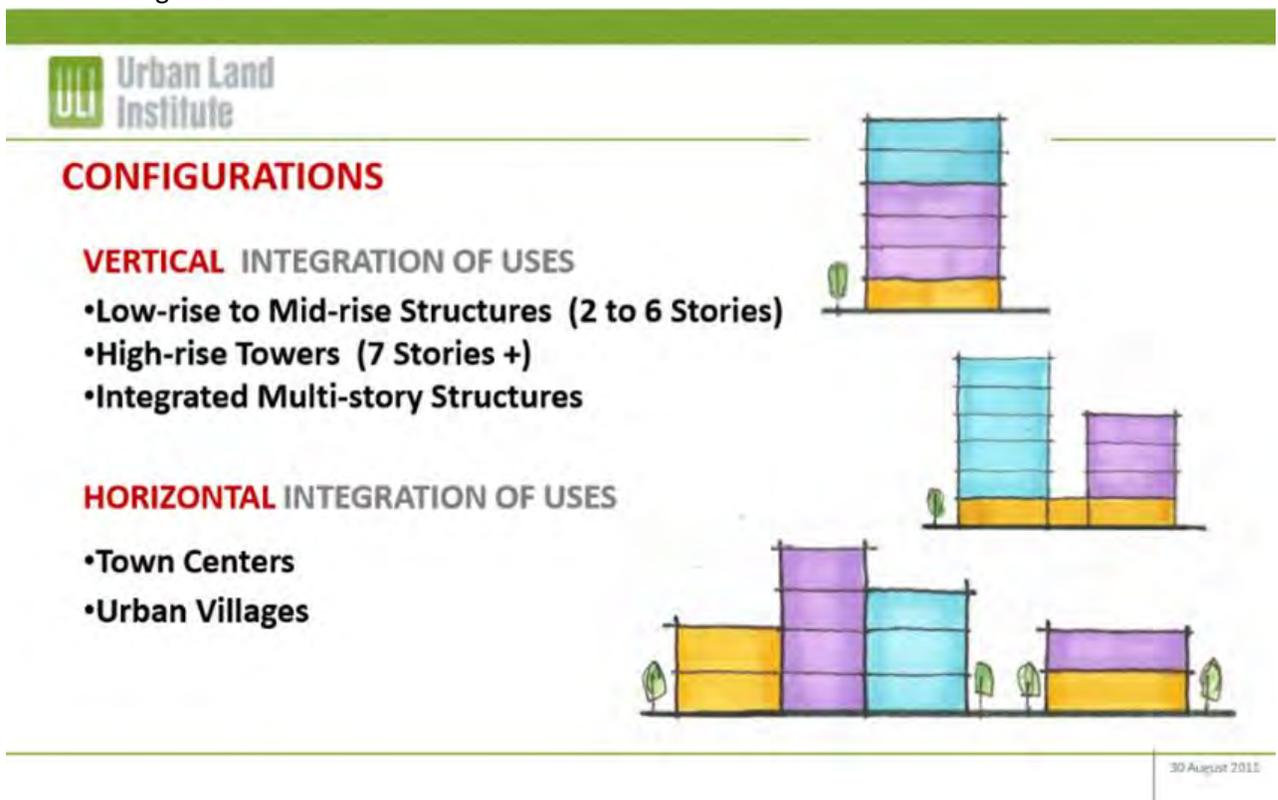
Figure 8



Mixed Use Developments

For commercial centers, there has been a recent push by the development community to include a housing component as part of commercial development. Mixed-use development is an effort to strengthen the commercial component while providing residents with more inclusive neighborhood living.⁹ In essence, the housing helps to ensure long term viability of the development as well as establishes a built-in clientele and employment centers. Lindon City has begun to develop such a plan with the Anderson Farms development by Ivory Homes and the future Lindon Village zoning. The City may see interest from developers to include some additional residential mixed with new commercial along 700 N. and State Street. The commercial component could be either horizontal or vertical mixed use. Examples of horizontal mixed use are the Riverstone Development in Couer D'Alene, Idaho and Orange County, California.

Figure 9



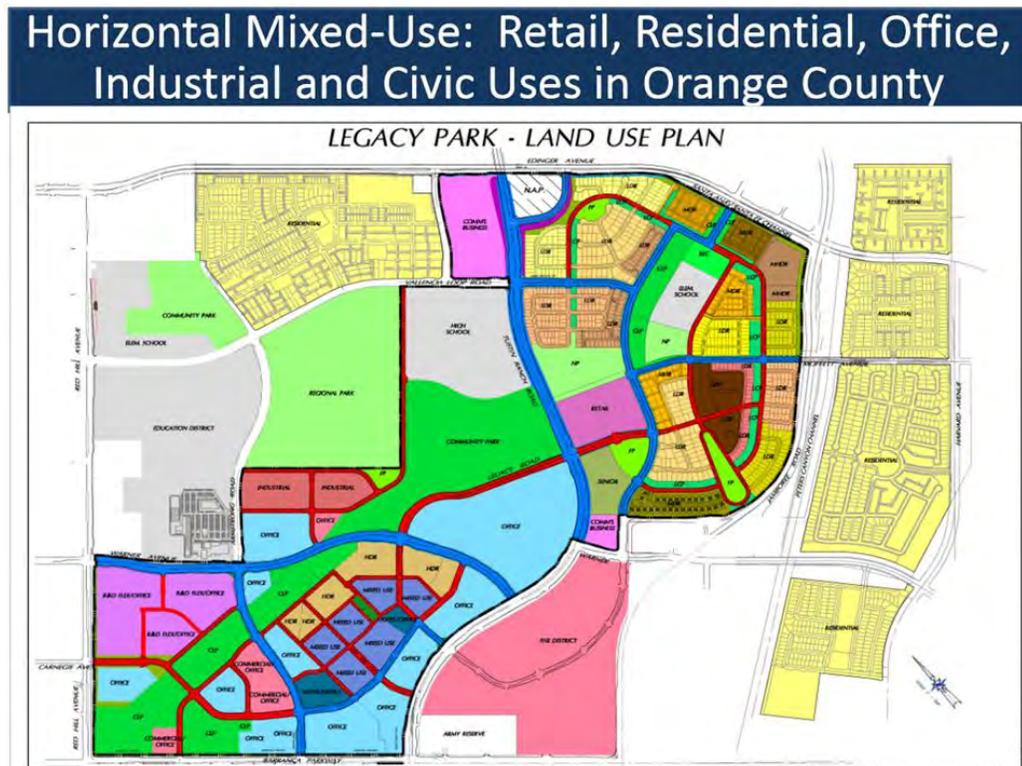
⁹ Blackwell, Tim. "How Multifamily is Blending Retail with Residential." 14 June 2016, [Property Management Insider](https://www.propertymanagementinsider.com/how-multifamily-is-blending-retail-with-residential). <https://www.propertymanagementinsider.com/how-multifamily-is-blending-retail-with-residential>

Figure 10



Strafford Publishing 2014

Figure 11



Section IV

Compliance with Utah Code 10-9a-403

The Utah Legislature passed Senate Bill 34 during the 2019 legislative session which required municipalities to update their moderate-income housing plans as well as select three housing affordability strategies from a list of 23 to implement in their community. Lindon City has selected the following five strategies for implementing affordable housing in the community:

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

Lindon City has allowed for accessory apartments since approximately 1998. The City has promoted the use of accessory apartments to help increase the affordability housing options within Lindon City. Accessory apartments are allowed by right in each residential zone and are encouraged and promoted by the City. Lindon City allows for three types of accessory apartments: attached, substantially attached and detached.

Specific outcomes the goal intends to accomplish: Records show that the City has approximately 192 approved accessory apartments but the number probably far exceeds this with the total amount of apartments currently not permitted by the City. The City continues to encourage additional legal accessory apartments.

A description of how the entity will monitor its annual progress toward achieving the goal: The City continually monitors the effectiveness of accessory apartments and tracks the total number of apartments on a yearly basis.

A description of the resources the entity must allocate to complete this goal: The City advertises and actively promotes the use of accessory apartments. The City provides a handout to help homeowners navigate planning and building improvements. Since this is a well-established housing policy and goal in Lindon no further resources should need to be allocated.

A description of the barriers, if any, the entity is encountering in working towards the goal: The City provides three types of accessory apartments which are attached, substantially attached (with a walkway, breezeway or covered porch) and detached. In April of 2019, Lindon City amended its accessory apartment ordinance to allow for two story detached accessory apartments and as well increased the allowable square footage to 1,500 square feet or 30% of the primary structure. The City has not encountered any recent barriers.

2. Reduce Impact Fees, as defined in Section 11-36a-102, related to low- and moderate-income housing

Lindon City actively promotes accessory apartments to meet the low- and moderate-income housing requirements of the State of Utah. Owners who desire to have an accessory apartment sign an agreement with the City that they will not charge in excess of the 80% Utah County Area Median Income. In 2011, Lindon City reduced park impact fees for all accessory apartments from \$4,500 to \$1,500. Other impact fees for police (\$162) and fire (\$152) are nominal and do not seem to be a barrier to encouraging additional affordable housing units.

Specific outcomes the goal intends to accomplish: The City hopes to increase the number of accessory apartments and keep them affordable to renters.

A description of how the entity will monitor its annual progress toward achieving the goal: The City regularly updates impact fee studies and evaluates utility rates.

A description of the resources the entity must allocate to complete this goal: Since this is a well-established housing policy and goal in Lindon no further resources should need to be allocated.

A description of the barriers, if any, the entity is encountering in working towards the goal: The City has not encountered any recent barriers.

3. Preserve existing moderate-income housing

Between 2002-2004, Lindon City purchased three homes adjacent to the Lindon City Center complex. The rents for those three homes range \$1,250-\$1,300 per month. The homes were constructed between 1961 and 1973 and are at least four bedrooms and 1,200 square feet. The rents that the City charges are below the 80% Area Median Income. The City has no current plans to demolish these homes and will continue to use them for affordable housing.

Specific outcomes the goal intends to accomplish: The City intends to continue to provide moderate-income housing opportunities through moderate-income rents using the three homes purchased by the City.

A description of how the entity will monitor its annual progress toward achieving the goal: The city will ensure that the rents continue to stay at or below the 80% moderate-income level

A description of the resources the entity must allocate to complete this goal: The City budgets yearly for the maintenance and upkeep of the homes to ensure that they are safe and habitable.

A description of the barriers, if any, the entity is encountering in working towards the goal: The City has not encountered any recent barriers.

4. Utilize strategies that preserve subsidized low to moderate income units on a long-term Basis

In addition, Lindon City and the Housing Authority of Utah County, in 2000, partnered to provide housing for individuals with disabilities as part of the Section 8 voucher. The City provided the land for this development and the Olene Walker Housing Trust Fund provided the original funding, as did DSPD, the Home Program and the Housing Authority of Utah County. The home is located at 365 E. 400 N. and provides housing for three disabled individuals and is on a land lease with the City for 99 years. The residents pay 30% of their income towards rent and a typical rent is \$150 per month including utilities.

The Housing Authority also owns two duplexes in Lindon, and provided rental subsidies of \$97,146 to twenty-one clients through the Section 8 Voucher program in 2018.

Specific outcomes the goal intends to accomplish: Continue to provide housing for individuals with special needs as well as income restrictions

A description of how the entity will monitor its annual progress toward achieving the goal: The City will continue to actively work with the Housing Authority of Utah County to support their affordable housing program in Lindon City.

A description of the resources the entity must allocate to complete this goal: The City provided the land and entered into a long-term 99-year lease for the housing for people with disabilities. The Housing Authority of Utah County provides the maintenance of the home.

A description of the barriers, if any, the entity is encountering in working towards the goal: The City has not encountered any recent barriers. Additional housing is needed but the City will continue to work with the Housing Authority of Utah County as opportunities arise.

5. Allow for alternative housing types or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers

In 2013, Lindon City created the Senior Housing Facility Overlay zone that allowed for senior housing (55+) with the General Commercial and Mixed Commercial zones. This allows seniors to remain and age in the community. The ordinance allows multi-family senior housing at a density of 30 units per acre and a parking reduction to 1.10 stalls per unit. Under this overlay zone, developers have constructed 326 senior housing units in commercial zones with another 103 units entitled.

Specific outcomes the goal intends to accomplish: To provide housing opportunities for senior residents of the city to age in place in the community. To provide housing that is located in commercial zones that are in proximity to the State Street bus route as well as commercial businesses, medical facilities, and the Lindon Senior Center.

A description of how the entity will monitor its annual progress toward achieving the goal: The City will continue to support alternative housing types such a multi-family senior housing in commercial zones and centers.

A description of the resources the entity must allocate to complete this goal: The City has provided the zoning mechanism for senior housing opportunities in commercial zones.

A description of the barriers, if any, the entity is encountering in working towards the goal: Developers may run into barriers when petitioning to rezone property for the Senior Housing Overlay if the use is incompatible with surrounding uses. This is why the City has preferred to see such housing facilities be developed in or adjacent to commercial centers.

Section V

Housing Goals and Continued Support of Moderate-Income Housing

Over the next five years Lindon City will continue to help support goals of reducing the housing cost burden for current and future residents through sound housing policies as listed in this report and research future opportunities as listed below. The City will also work to increase the availability of moderate-income housing and closing the housing gap as identified in the Five-year Housing Projection Calculator in Section II.

As discussed in Section III, the City should review the below items by the end of 2020 to evaluate if regulatory barriers can be reduced to support affordable housing in Lindon City.

- Evaluate the effectiveness of the R2 zone and if any regulations should be modified. In 2016 at a “kick-off” meeting to update the general plan, the city council and planning commission held a joint meeting where one of the topics of discussion was putting together a committee to research responsible options for infill development as well as strategic areas and criteria for possible higher density development. Discuss again the opportunities and need for such a committee.
- Evaluate whether the City will allow moderately higher density developments as part of a mixed commercial development that will be located in strategic commercial areas or centers to help with development potential.
- Discuss if impact fees reductions should apply to all affordable housing options, not just accessory apartments, as an incentive to help reduce housing barriers and promote affordable housing.
- Review the Standard Land Use Table to evaluate currently allowed housing options if there are additional opportunities for housing within each land use district.
- Meet with the Housing Authority of Utah County and discuss housing needs and partnership opportunities at an upcoming City Council work meeting. Also discuss with the housing authority future opportunities for new affordable housing units.
- Further evaluate the inclusion of moderate-income housing as part of new development for municipal employees or other qualifying individuals.
- Discuss opportunities in working with developers to provide mortgage assistance programs for city employees and other qualifying individuals.
- Discuss opportunities to work with non-profit housing groups to purchase homes as they become available on the market for affordable housing.

Works Cited

American Planning Association. "Housing Policy Guide." (2019): 4-5.

Blackwell, Tim. "How Multifamily is Blending Retail with Residential." 14 June 2016, Property Management Insider. <https://www.propertymanagementinsider.com/how-multifamily-is-blending-retail-with-residential>

Gardner Business Review. "What Rapidly Rising Prices Mean for Housing Affordability." (2018).

Kem C. Gardner Policy Institute. "Utah's Long-Term Demographic and Economic Projections Summary." (2017): 2.

Johnson, Stacy. "What is Utah County's Median Home Price and What Will it Buy?" Daily Herald 7 Aug. 2019

U.S. Bureau of Labor Statistics. (2016, Aug. 30). News release: Consumer expenditures – 2015 [USDL-16-1768]. Washington, DC: Government Printing Office. Retrieved on 12/21/16 from <https://www.bls.gov/news.release/pdf/cesan.pdf>

Utah County Valley Visioning (<https://utahvalleyvisioning.org/project>)

Wood, Eskic, and D.J. Benway. "Gardner Business Review." (2018): 26-27.

Appendix

- Utah Department of Workforce Services five-year housing calculator – Lindon City

Section 1: Population by tenure in Lindon city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total Population: (ACS Table B01003)	10,215	10,761	112	11,527	766
Total Population in occupied housing units (ACS Table B25008)	10,088	10,646	114	11,438	792
Total Population in owner- occupied housing (ACS Table B25008)	9,102	8,916	20	8,846	-70
Total Population in renter- occupied housing (ACS Table B25008)	986	1,730	94	2,592	862

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Lindon city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
TOTAL HOUSING UNITS (ACS Table B25001)	2,349	2,914	76	3,423	509
Total occupied units (ACS Table B25032)	2,268	2,747	57	3,118	371
Owner-occupied structures (ACS Table B25032)	2,046	2,288	34	2,450	162
1 unit, detached	1,891	2,088	25	2,213	125
1 unit, attached	111	147	5	165	18
2 units	0	21	4	49	28
3 or 4 units	35	0	-2	-22	-22
5 to 9 units	0	0	0	0	0
10 to 19 units	0	0	0	0	0
20 to 49 units	0	0	0	0	0
50 or more units	9	0	-2	-12	-12
Mobile homes	0	32	4	57	25
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	222	459	23	668	209
1 unit, detached	143	248	15	386	138
1 unit, attached	55	37	-8	-3	-40
2 units	16	125	13	229	104
3 or 4 units	8	18	-1	3	-15
5 to 9 units	0	0	0	0	0
10 to 19 units	0	0	-1	-5	-5
20 to 49 units	0	7	0	6	-1
50 or more units	0	0	0	0	0
Mobile homes	0	24	4	52	28

Boat, RV, van, etc.	0	0	0	0	63	0
---------------------	---	---	---	---	----	---

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Lindon city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total households in occupied housing units (ACS Table B25003)	2,268	2,747	57	3,118	371
Total households in owner-occupied housing (ACS Table B25003)	2,046	2,288	34	2,450	162
With a Mortgage (ACS Table B25081)	1,570	1,500	1	1,532	32
Without a Mortgage (ACS Table B25081)	476	788	33	918	130
Total households in renter-occupied housing (ACS Table B25003)	222	459	23	668	209

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Lindon city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total vacant units (ACS Table B25004)	81	167	18	305	138
For rent (ACS Table B25004)	0	6	1	13	7
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	0	73	12	175	102
Sold, not occupied (ACS Table B25004)	81	17	-3	-14	-31
For seasonal, recreational, or occasional use (ACS Table B25004)	0	48	4	62	14
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	0	23	4	69	46

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in Lindon

Table B25010	2009 American Community Survey	2017 American Community Survey	2024 Projection
Average Household Size (ACS Table B25010)	4.45	3.88	3.67
Average Owner Household Size (ACS Table B25010)	4.45	3.9	3.61
Average Renter Household Size (ACS Table B25010)	4.44	3.77	3.88

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Lindon city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,473	\$1,521	\$5	\$1,623	\$ 102
Units with a mortgage (ACS Table B25088)	\$1,867	\$1,903	-\$6	\$1,898	\$ (5)
Units without a mortgage (ACS Table B25088)	\$445	\$509	\$5	\$529	\$ 20
Median gross rent (ACS Table B25064)	\$1,217	\$1,052	-\$17	\$912	\$ (140)

Source 1: U.S. Census Bureau. Table B25088: Median monthly owner costs (renters), by mortgage status. American Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Lindon city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median household income (ACS Table B25119)	\$84,485	\$81,789	-\$61	\$84,655	\$ 2,866
Owner-occupied income (ACS Table B25119)	\$89,044	\$93,125	\$234	\$98,709	\$ 5,584
Renter-occupied income (ACS Table B25119)	\$42,976	\$42,896	\$102	\$39,790	\$ (3,106)

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Section 8: Utah County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
------------------------------	-----------------------------------------	-----------------------------------------	----------------------------------	--------------------	----------------------------------------

Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,042	\$4,950	\$108,972	\$ 41,930
1-person household	\$27,923	\$30,846	\$262	\$31,581	\$ 735
2-person household	\$49,796	\$56,697	\$811	\$61,817	\$ 5,120
3-person household	\$53,462	\$66,940	\$1,579	\$76,861	\$ 9,921
4-person household	\$63,469	\$78,937	\$1,453	\$83,981	\$ 5,044
5-person household	\$70,657	\$83,880	\$1,489	\$92,553	\$ 8,673
6-person household	\$75,407	\$88,642	\$1,465	\$96,881	\$ 8,239
≥ 7-person household	\$80,546	\$102,132	\$2,389	\$115,554	\$ 13,422
Median FAMILY income (ACS Table B19119)	\$63,310	\$73,543	\$1,175	\$79,481	\$ 5,938
2-person family	\$47,865	\$56,153	\$949	\$62,245	\$ 6,092
3-person family	\$59,984	\$69,217	\$1,221	\$75,713	\$ 6,496
4-person family	\$69,900	\$80,998	\$1,210	\$84,275	\$ 3,277
5-person family	\$75,311	\$84,583	\$1,178	\$90,205	\$ 5,622
6-person family	\$78,293	\$90,425	\$1,260	\$97,505	\$ 7,080
≥ 7-person family	\$80,854	\$101,546	\$2,302	\$114,580	\$ 13,034

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community

Survey.

*NOTE: AMI is calculated at the COUNTY level.

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2018 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	340	400	310	60	-30
≤ 50% HAMFI	170	115	45	-55	-125
≤ 30% HAMFI	120	30	10	-90	-110

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	290	375	250	85	-40
≤ 50% HAMFI	170	90	50	-80	-120
≤ 30% HAMFI	130	65	35	-65	-95

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	50	25	60	-25	10
≤ 50% HAMFI	0	25	-5	25	-5
≤ 30% HAMFI	-10	-35	-25	-25	-15

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	3	Subsidized by municipal housing programs
State Government:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	0	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

3

7. **Public Hearing — Noise Ordinance Amendment; Ordinance #2019-13-O** (20 minutes)
The City Council will review and consider Ordinance #2019-13-O and accept public comment to consider approval of the recommended changes to Lindon City Code Chapter 8.20.030.

Sample Motion: *I move to (approve, deny, continue) Ordinance #2019-13-O approving amendments to the noise ordinance Lindon City Code Chapter 8.20.030. (as presented or with changes).*

Ordinance Amendment – Noise Regulations

Lindon City Code 8.20.030

Date: August 20, 2019
 Applicant: Lindon City
 Presenting Staff: Michael Florence

Type of Decision: Legislative

Council Action Required: Yes, the planning commission gave a unanimous recommendation of the change

MOTION

I move to (*approve, deny, continue*) ordinance amendment 2019-13-O (or *as presented, with changes*).

Overview:

Over the Summer and Fall of 2018, the city worked to update the city noise ordinance found in chapter 8.20.030. The planning commission recommended an ordinance that established allowable day and night decibel levels for each zoning district. The city council reviewed the proposed ordinance at the September 18, 2018 meeting and continued the item. Staff has made additional changes to the proposed ordinance and is recommending an ordinance that modifies the existing code and removes decibel levels requirements. The item was re-noticed as a public hearing since sufficient time has passed from the last public hearing in September.

Proposed Ordinance Language

8.20.030(2)

cc. ~~Inappropriate~~ Noise. It shall be unlawful for any person or business to make, permit, continue, or cause to be made, or to create any unreasonable loud and disturbing noise in the City. Any noise which is substantially incompatible with the time and location where created to the extent that it creates an actual or imminent interference with peace and good order of persons of ordinary sensitivities ~~sensibilities~~ shall be prohibited. Between the hours of 10:30 p.m. and 7:00 a.m. it shall be unlawful for any person or business to:

- i. Operate, play, cause, allow, permit, or fail to control the operation or playing of any noise emitting device which disturbs, injures or endangers the comfort, repose, health, hearing, peace and safety of persons with ordinary sensitivity;
- ii. Conduct construction or demolition activities within 600 feet of a residential zone or use.
- iii. Exceptions to these restrictions may be obtained upon approval from the City.

Exhibits

- Proposed ordinance amendment
- September 18, 2018 City Council staff report
- September 18, 2018 meeting minutes

ORDINANCE NO. 2019-9-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 8.20.030 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the Lindon City General Plan goal carefully limit any negative impact of commercial facilities on neighboring land use areas, particularly residential development; and

WHEREAS, on June 12, 2018, August 14, 2018, August 28, 2018 the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance and recommended that the Council adopt changes to ordinance 8.20.030;

WHEREAS, the Council held a public hearing on September 11, 2018 and August 20, 2019 to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Amendment. Amend Lindon City Code Section 8.20.030(2)(CC) as follows:

cc. ~~Inappropriate~~ Noise. It shall be unlawful for any person or business to make, permit, continue, or cause to be made, or to create any unreasonable loud and disturbing noise in the City. Any noise which is substantially incompatible with the time and location where created to the extent that it creates an actual or imminent interference with peace and good order of persons of ordinary sensitivities ~~sensibilities~~ shall be prohibited. Between the hours of 10:30 p.m. and 7:00 a.m. it shall be unlawful for any person or business to:

- iv. Operate, play, cause, allow, permit, or fail to control the operation or playing of any noise emitting device which disturbs, injures or endangers the comfort, repose, health, hearing, peace and safety of persons with ordinary sensitivity;
- v. Conduct construction or demolition activities within 600 feet of a residential zone or use.
- vi. Exceptions to these restrictions may be obtained upon approval from the City.

SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2019.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

8. **Discussion Item — Possible Meet the Candidate Night Questions.** (20 minutes)

The City Council will discuss possible questions for the Meet the Candidate Night scheduled for September 19, 2019.

This item is for discussion only and no motion is needed. H\Y`Zc`ck]b[`ei Yg]cbg]b`h`jgfYdcfhUFY`Zca`H\Y`&\$%+`Y`W]cb`UbX`UFY`YI`Ua`d`Ygcb`m!

Meet the Candidates 201 outline

1. Welcome
2. Pledge
3. Thank candidates, Council, staff, and Student Council Reps from Pleasant Grove High School
 - a. Video of responses will be posted on-line asap. Please share!
 - b. Format
 - i. Questions & Answers only – NOT a debate
 - ii. Candidate introductions
 - iii. 3 randomly selected questions from prepared list
 - iv. 1 question on Proposition #1
 - v. 2 questions selected from audience
 - vi. Closing statements
 - vii. All responses limited to 2-minutes
 - viii. About 60 minutes total time
 - ix. No open mic questions from audience
 1. ask questions of candidates in lobby after meeting
 - x. Candidate bio's and contact info on City Web site (www.lindoncity.org)
4. Randomly selected question #'s
5. Provide a few minutes for citizen questions to be submitted
6. Response rotations
7. **2-minute introduction by each candidate. First responder is _____**
8. **2-minute response to each question**
 - a. **Read question one time for first responder.**
 - i. Question #_____, First responder _____
 - ii. Question #_____, First responder _____
 - iii. Question #_____, First responder _____
 - iv. Question # 1, First responder _____
9. **2-minute response to audience questions**
 - a. Question, First responder _____
 - b. Question, First responder _____
10. **2-minute closing statement. First responder _____**
11. Thank candidates
 - a. Excuse candidates to lobby
12. Voting dates & location
13. More info at www.lindoncity.org, or city facebook page. Watch for videos to be posted.
 - a. Mention the Voter Service Center that will be located at the Community Center on Election day from 7 am to 8 pm
14. Thank audience for attendance. Excuse.

9. **Closed Session** — The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual. This session is closed to the public.

The Council may vote to enter into this closed session by motion.

Sample Motion: *I move to enter into a closed session to discuss the character, professional competence, or physical or mental health of an individual. (Roll-Call vote needed)*

10. **Public Hearing — FY2020 Budget Amendment; Resolution #2019-19-R.**

The City Council will review and consider Resolution 2019-19-R, amendments and policy updates to the weekly on-call compensation, parks department “call-out” compensation, and salary range adjustment for specific positions.

Sample Motion: *I move to (approve, deny, continue) Resolution #2019-19-R approving amendments to the FY2020 Budget 'g VYMHc UZ hi fY Xi`rbch]WX di V]WYUf]b[`VY]b[`YX" (as presented or with changes).*

RESOLUTION NO. 2019-19-R

A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE EMPLOYEE COMPENSATION SECTION OF THE LINDON CITY BUDGET FOR FISCAL YEAR 2019-2020 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City (the Council) has adopted specific wage ranges and compensation policies for city employee positions, and

WHEREAS, the Council passed Resolution #2018-22-R adopting the 2018 Benefit and Compensation Study evaluating fiscal year 2017-18 employee wages and benefits which identified that the Chief of Police position was nearing the established threshold for adjustment and should be studied and reevaluated periodically; and

WHEREAS, the an adjustment in pay range appears needed to keep the position within reasonable pay range in order to stay competitive with comparable positions in the job market of Utah County and the State of Utah; and

WHEREAS, adjustments in pay ranges can only be authorized by the Council and requires the pay ranges adopted in the Compensation section of the Lindon City Budget for Fiscal Year 2019-2020 (FY2020) be amended; and

WHEREAS, the Municipal Council desires to amend the Compensation section of the FY2020 Lindon City Budget for the needed revision.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lindon City, Utah County, State of Utah, as follows:

SECTION I. The Compensation section of the FY2020 Lindon City Budget is amended to adjust the pay range for the Chief of Police position from Range 27 to Range 29.

SECTION II. This resolution shall take effect immediately upon passage, with the stipulation that a future duly advertised budget amendment is held and will include this amendment prior to the end of the fiscal year.

PASSED AND ADOPTED by the Lindon City Council on this the 20th day of August, 2019.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman, City Recorder

SEAL:

Council Reports:

- A) MAG, COG, UIA, Utah Lake Commission, ULCT, NUVAS, IHC Outreach, Budget Committee
- B) Public Works, Irrigation water/canal company boards, City Buildings
- C) Planning Commission, Board of Adjustments, General Plan, Budget Committee
- D) Public Safety, Emergency Management, Economic Development, Tree Board
- E) Parks & Recreation, Lindon Days, Transfer Station/Solid Waste, Cemetery
- F) Admin., Historic Commission, PG/Lindon Chamber, Budget Committee

(20 minutes)

- Jeff Acerson
- Van Broderick
- Matt Bean
- Carolyn Lundberg
- Mike Vanchiere
- Jake Hoyt

Administrator's Report*(10 minutes)***Misc. Updates:**

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

Upcoming Meetings & Events:

- Thursday, August 29th at noon Combined Council/Board lunch meeting with Alpine School District Board.
- Thursday, September 19th Meet the Candidate Night – City Council Chambers
- ULCT – Salt Lake City; September 11-13th
- Wednesday, September 18th; Immunization Clinic – 2:30 - 5:00 pm; City Council Chambers
- September 2, 2019; Labor Day Holiday – City Offices Closed

ADJOURN