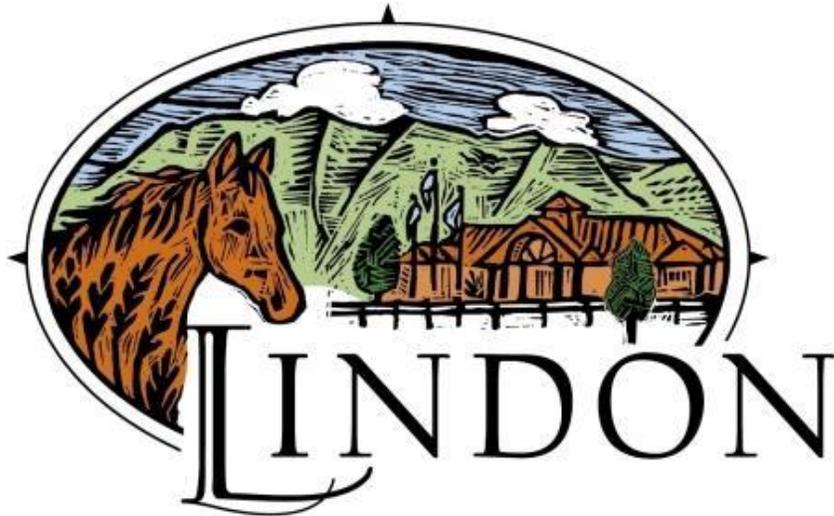


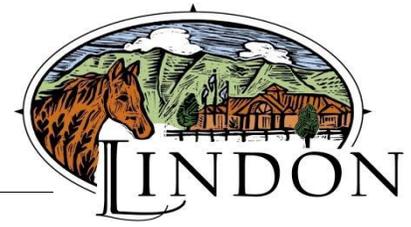
Lindon City Council Staff Report



Prepared by Lindon City
Administration

September 3, 2019

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting at **7:00 p.m.** on **Tuesday, September 3, 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: Carolyn Lundberg

1. Call to Order / Roll Call

(2 minutes)

2. Presentations and Announcements

(5 minutes)

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

3. Approval of minutes: The regular City Council meeting of August 20, 2019, will be reviewed.

(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)*

No Consent agenda items for approval.

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

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

(35 minutes)

7. Concept Plan — Ivory Homes.

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

(20 minutes)

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 30, 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: Carolyn Lundberg

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.

Item 3 – Approval of Minutes

- Review and approval of City Council minutes: August 20, 2019

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, August 20,**
4 **2019, beginning at 7:00 pm** in the Lindon City Center, City Council Chambers, 100
North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Jeff Acerson, Mayor
Pledge of Allegiance: Coleman Amdahl
10 Invocation: Jeff Acerson

12 **PRESENT**

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

EXCUSED

Mike Vanchiere, Councilmember

- 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 b) **Ceremonial Oath of Office** - New Police Officer, Jacob Honeycutt was given
the oath of office by the City Recorder. The Mayor and Council congratulated
and welcomed Officer Honeycutt to the city and thanked him for his service.
- 30 c) **Employee Recognition Award; 2019 2nd Quarter** - Spencer Foster, Lindon
City Court Clerk, was chosen for the quarterly Employee Recognition Award.
32 Adam Cowie, City Administrator, read comments submitted by employees
nominating Mr. Foster for this award. He then presented him with a plaque
34 and gift card in appreciation for his service. The Mayor and Council also
congratulated and thanked Mr. Foster for his exemplary example, service and
36 good works for the city.
- 38 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council
meeting of July 16, 2019 and the joint sessions minutes from May 18, 2019 and
40 July 16, 2019 were reviewed.

42 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES
OF THE REGULAR CITY COUNCIL MEETING OF JULY 16, 2019, AND THE
44 JOINT SESSIONS MINUTES FROM MAY 18, 2019 AND JULY 16, 2019 AS
PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE
46 VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER LUNDBERG AYE

2 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
4 THE MOTION CARRIED UNANIMOUSLY.

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

8
10 **5. Consent Agenda Items** – The following consent agenda items were presented for
approval.

12 a) Resolution #2019-20-R, appointing temporary justice court judges for the
Lindon City Justice Court.

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

16
18 COUNCILMEMBER HOYT MOVED TO APPROVE THE CONSENT
AGENDA ITEM AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

20 COUNCILMEMBER LUNDBERG AYE
COUNCILMEMBER BRODERICK AYE
22 COUNCILMEMBER HOYT AYE
24 THE MOTION CARRIED UNANIMOUSLY.

26 **CURRENT BUSINESS**

28 **6. Presentation and Discussion Item; Moderate Income Housing Plan.** Planning
Director, Mike Florence, will present an overview of the draft General Plan
30 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.

32
34 Mike Florence, Planning Director was in attendance to present an overview of the
draft General Plan update for Moderate Income Housing. Mr. Florence explained the
Lindon City Moderate Income Housing Plan provides a look into the current
36 demographic trends and also provides estimates into future housing needs.

38 Mr. Florence stated 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
40 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
42 housing report form and submit it to the State.

44 Mr. Florence went on to say 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
46 Transportation Funding (TF) and State Transportation Investment Funds (TIF) through
the Utah Department of Transportation.

- 2 Mr. Florence then presented information on the following bullet points:
- 4 • Utah Code Requirements – Planning for Moderate Income Housing
 - 6 • SB 34 – Affordable Housing Strategies
 - 8 • Utah County is Where Growth is Happening
 - 10 • Lindon’s Housing Stock
 - 12 • Support for Moderate-income Housing
 - 14 • Income Distribution
 - Land Use
 - Lindon Housing Cost Burdens
 - Utah Dept. of Workforce Services Gap Analysis and Housing Forecast
 - Regulatory Review
 - Moderate Income Strategies – SB 34
 - Lindon City Moderate Income Goals

16 Mr. Florence noted the State is asking cities to look at six criteria items in the plan as follows:

- 18 1. Plan for moderate income housing which means a written document adopted by the municipality legislative body that includes:
- 20 2. An estimate of the existing supply of moderate-income housing located within the municipality.
- 22 3. An estimate of the need for moderate income housing in the municipality for the next five years.
- 24 4. A survey of total residential land use.
- 26 5. And evaluation of how existing land uses and zones affect opportunities for moderate income housing and
- 28 6. A description of the municipality program to encourage an adequate e supply of moderate-income housing.

30 Mr. Florence then referenced the 23 Affordable Housing Strategies of which he picked five points as follows:

- 32 1. Create or allow for; and reduce regulations related to, accessory dwelling units residential zones.
- 34 2. Reduce impact fees related to low-and moderate-income housing.
- 36 3. Preserve existing moderate-income housing.
- 38 4. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.
- 40 5. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.

42 Mr. Florence then went over the moderate-income goals as follows:

- 44 • Evaluate the effectiveness of the R2 zone and if any regulations should be modified.
- 46 • 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.

- 2 • Discuss if impact fees reductions should apply to all affordable housing options, not
4 just accessory apartments, as an incentive to help reduce housing barriers and
6 promote affordable housing.
- 8 • Review the Standard Land Use Table to evaluate currently allowed housing options
10 if there are additional opportunities for housing within each land use district.
- 12 • Meet with the Housing Authority of Utah County and discuss housing needs and
14 partnership opportunities at an upcoming City Council work meeting. Also discuss
16 with the housing authority future opportunities for new affordable housing units.
- 18 • Further evaluate the inclusion of moderate-income housing as part of new
20 development for municipal employees or other qualifying individuals.
- 22 • Discuss opportunities in working with developers to provide mortgage assistance
24 programs for city employees and other qualifying individuals.
- 26 • Discuss opportunities to work with nonprofit housing groups to purchase homes as
28 they become available on the market for affordable housing.

28 Following the presentation there was some general discussion regarding the five
30 housing strategies, the listed bullet points, medium incomes, percent AMI breakdowns,
32 average housing cost burden, multi-family housing, transit, density, zoning, overlays,
34 accessory apartments, in-fill, land use, deed restrictions, and data and numbers points
36 included in the presentation.

36 Mayor Acerson commented if we get more data driven privacy may be invaded.
38 He also thanked Mr. Florence for his good work and in getting the city in compliance with
40 state regulations and for the good information provided. Councilmember Lundberg stated
42 she feels we strategically need to have mixed use throughout the city; she also thanked Mr.
44 Florence for his thorough job on the report and she would like this to be the “ammunition”
46 for the next report to show our progress. Mr. Florence stated there will be further
discussion regarding this issue. Councilmember Hoyt stated the he feels the council is open
and reasonable to new options and ideas and thanked him for highlighting them.
Councilmember Broderick asked as cities come up with other ideas can we monitor what
they are doing as far as suggestions and best practices. Mr. Florence stated he will monitor
other cities goals and ideas.

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

36 **7. Public Hearing — Noise Ordinance Amendment; Ordinance #2019-13-O.**

38 The City Council will review and consider Ordinance #2019-13-O and accept
40 public comment to consider approval of the recommended changes to Lindon City
42 Code Chapter 8.20.030.

42 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
44 HEARING. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
46 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

46 Mr. Florence led this discussion by giving a brief background stating over the
summer and fall of 2018, the city worked to update the city noise ordinance found in
LCC Chapter 8.20.030. He noted the planning commission recommended an ordinance

2 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
4 continued the item.

Mr. Florence stated Staff has made additional changes to the proposed ordinance
6 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
8 passed from the last public hearing in September.

10 Mr. Florence then referenced the proposed ordinance language as follows:

Proposed Ordinance Language

12 8.20.030(2)

cc. Inappropriate Noise. It shall be unlawful for any person or business to make, permit,
14 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
16 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
18 the hours of 10:30 p.m. and 7:00 a.m. it shall be unlawful for any person or business to:

- 20 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;
- 22 ii. Conduct construction or demolition activities within 600 feet of a residential zone
or use.
- 24 iii. Exceptions to these restrictions may be obtained upon approval from the City.

26 Mr. Florence then presented the proposed ordinance amendment, September 18,
2018 City Council staff report, and the September 18, 2018 meeting minutes followed by
28 discussion.

Mayor Acerson called for any public comments. There were several residents in
30 attendance who commented on how this will impact commercial areas, as they live
adjacent to a commercial zone and hear noise from equipment and trucks at all hours. It
32 would also be important to have it clearly stated in the code that businesses must comply
to all requirements in the ordinance.

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

38
40 Following some additional discussion including decibel levels and time limits, the
Council was in agreement to approve Ordinance #2019-13-O with the changes as
recommended by staff and the Planning Commission. Mayor Acerson stated this will not
42 be the last time this issue is discussion and the Council is open to explore further
amendments or solutions to mitigate the issues.

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

2 COUNCILMEMBER BRODERICK MOVED TO APPROVE ORDINANCE
2019-13-O AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE
4 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER LUNDBERG AYE
6 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
8 THE MOTION CARRIED UNANIMOUSLY.

10 **8. Discussion Item — Possible Meet the Candidate Night Questions.** The City
Council will discuss possible questions for the Meet the Candidate Night
12 scheduled for September 19, 2019.

14 Mr. Cowie led this discussion by indicating the questions included in the staff
report are from the 2017 election. He then went over the questions with the Council.

16 Following discussion and review of the questions the Council was in agreement to
strike questions #1 and #6 but keep questions #2, #3, #7 and #9 as they are relevant issues.
18 Councilmember Hoyt suggested working in a density specific question that may include
something about if ½ acre lots is an outdated product and also if they are in favor or not of
20 the Anderson Farms product being in Lindon. They also discussed the possibility of
including a candidate choice question. Mr. Cowie then went through the candidate format
22 at this time.

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

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

30 COUNCILMEMBER HOYT MADE A MOTION TO ENTER INTO A
32 CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING THE
CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL
34 HEALTH OF AN INDIVIDUAL. THIS SESSION IS CLOSED TO THE GENERAL
PUBLIC PER UTAH CODE 52-4-205. COUNCILMEMBER LUNDBERG
36 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER LUNDBERG AYE
38 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
40 THE MOTION CARRIED UNANIMOUSLY.

42 COUNCILMEMBER BRODERICK MADE A MOTION TO CLOSE THE
EXECUTIVE SESSION AND MOVE INTO THE REGULAR CITY COUNCIL
44 SESSION. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

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

4

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

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10 Mr. Cowie stated the City Council has adopted specific wage ranges and
compensation policies for city employee positions, and because the Council passed
Resolution #2018-22-R, adopting the 2018 Benefit and Compensation Study evaluating
12 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
14 studied and reevaluated periodically.

16 Mr. Cowie explained it appears an adjustment in pay range is 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 because
18 adjustments in pay ranges can only be authorized by the Council and also requires the
pay ranges adopted in the Compensation section of the Lindon City Budget for Fiscal
20 Year 2019-2020 (FY2020) would need to be amended because the Council desires to
amend the Compensation section of the FY2020 Lindon City Budget for this needed
22 revision.

24 Mr. Cowie noted the Compensation section of the FY2020 Lindon City Budget
will need to be amended to adjust the pay range for the Chief of Police position from
Range 27 to Range 29 with some prior feedback and discussion the Council would like to
26 reconsider and reevaluate this item in a year for the full market study and with the pay
recommendations to be evaluated by the city administrator.

28 Following some general discussion regarding the proposed budget amendment the
Council was in agreement to approve Resolution #2019-19-R with recommended changes
30 to continue the market study to 2020 fiscal year and approve the salary adjustment as
recommended by staff effective August 26, 2019.

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

34

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

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

42 COUNCILMEMBER LUNDBERG MOVED TO APPROVE RESOLUTION
2019-19-R AS AMENDED TO CONTINUE THE MARKET STUDY TO 2020 FISCAL
44 YEAR AND APPROVE THE SALARY ADJUSTMENT AS RECOMMENDED BY
STAFF EFFECTIVE AUGUST 26TH AS PROPOSED IN THE RESOLUTION AND
46 GIVE STAFF DIRECTION TO MODIFY THE RESOLUTION WITH AMENDMENTS
AS DISCUSSED AND GIVE THE MAYOR THE AUTHORIZATION TO SIGN.

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

4 COUNCILMEMBER LUNDBERG AYE

COUNCILMEMBER BRODERICK AYE

6 COUNCILMEMBER HOYT AYE

THE MOTION CARRIED UNANIMOUSLY.

8

COUNCIL REPORTS:

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Councilmember Hoyt – Councilmember Hoyt reported Ron Hatfield has created a new process to turn dirt into asphalt (showed an example) noting it is good to look at any new technology for roads. He mentioned he will speak with the Public Works Director about it. He also mentioned that Lindon Days was great and very successful.

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Councilmember Broderick – Councilmember Broderick reported he will be attending an irrigation board meeting on Tuesday. He also attended the Engineering meeting with Mr. Cowie and Brad Jorgensen noting all the wells are chlorinated and certified. He reported the north union canal piping plans are going to bid in September and should be in place by the next water season.

Councilmember Lundberg – Councilmember Lundberg reported Lindon Days went well and was an awesome week of events. She would like to circle back and have a recap. Mr. Cowie said Mr. Bateman will give a report on Lindon Days to the Council soon. She also reported the Lindon Preparedness Fair will be held this Saturday at the Community Center from 12 noon to 6pm. She also mentioned the school board lunch meeting will be held on August 29th at noon.

Councilmember Vanchiere – Councilmember Vanchiere was absent.

Mayor Acerson – Mayor Acerson reported he attended the UIA and Utopia meeting last week and things are going well and trajectory looks positive. He noted other cities are funding their own growth within their cities and expanding the network. He also reported the Larry H. Miller group is looking at a piece of property at Hyundai and will bring a proposal forward the will include an office building. He also noted to be aware that there are some opposing voices on county government.

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

40

Misc. Updates:

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- 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)

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46

- 2 • Lindon Days Recap (good or bad)
3 • Misc. Items

4

Upcoming Meetings & Events:

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

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

16

Adjourn –

18

19 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
20 AT 10:35 PM. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
21 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – September 3, 2019

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor

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.*

No consent agenda items for approval.

6. **Presentation — Emergency Drill & Army National Guard Overview.** Kelly Johnson, Emergency Planning Coordinator with Lindon City, will review details regarding the city-wide emergency drill planned for Sept. 16th. Lt. Col. Reese Roberts, Director of Military Support with the Utah Army National Guard, will then present information about how the Army National Guard responds in a disaster. *(35 minutes)*

This item is for discussion only and no motion is needed.

Summary of 2019 pre-Drill events:

On Saturday, August 24, 2019, Lindon City held a Drill Down for Safety training meeting and sponsored the Lindon City Preparedness Fair.

Lindon City Drill Training Meeting

Purpose: To train and share information about Lindon City's annual city drill to block captain, neighborhood captains, area captains, ham radio operators, emergency specialists. The meeting was open to the public and advertised through all available means

Total Attendance: 77

Representation: All 3 Areas; All 23 Neighborhoods; Many Block Captains; Interested Residents

Duration: 1100-1200

Distributed: 3 Area Packets, 23 Neighborhood Packets, Drill Fliers, Yard Signs

This year's annual Lindon City Drill will happen on September 16, 2019. In order to educate and train stakeholders and the public, a training meeting was held three weeks in advance of the drill. The training meeting covered a wide range of drill related subjects: the purpose, methodology, and organization of the Lindon City Drill, three new city goals for 2019, a new method to self-report, a new form for citizen volunteers to list special training or equipment, and suggestions for better citywide interoperability. Information was relayed for the ham radio net as well as the table-top exercise held at the city Emergency Operations Center on the night of the drill. Chain of communication procedures and proper form use were reviewed. Runners were told to travel in pairs. Instructional emphasis was put on sensitivity to people with functional and access needs, English as a second language, and general inclusion of all neighbors. Fliers, packets, and yard signs were distributed for community-wide dissemination.

Lindon City Preparedness Fair

Purpose: To help Lindon City residents and the local community prepare for personal/family emergencies and larger-scale disaster events

Total Attendance: 250+

Representation: Well Defended Women, Damsels in Defense, Food Storage Made Easy, Garden Inspire, Southern Baptist Disaster Relief, Gluten-Free Blends/Gluten-Free Preppers, Lindon Home Storage Center, Orem Fire, Be Ready Utah, Community Emergency Response Teams (CERT), Beyond Sports Tae Kwon Do, Lindon City Police, Walmart, Storage on Geneva, Inter Vivos, PARA, radKIDS, SKAntenna, Utah County Amateur Radio Emergency Services, Red Cross, Recreation Outlet, Lindon City Drill / Everbridge Mass Notification Registration, Safe Community USA - First Aid Kits, Utah County Beekeepers Association, Thrive Life

Duration: 1200-1800



The Lindon City Preparedness Fair gave attendees a chance to buy emergency supplies, learn new skills, and interact with a wide variety of volunteer agencies and independent vendors. Classes were offered throughout the day covering the following topics: how to identify and prepare wild edibles, preparing DIY freeze dried dinners in jars, personal protection using on-the-market protective devices and practicing situational awareness, personal self-defense (extrication and disarm) taught by a 6th degree black belt, estate planning and wills, the benefits and possibilities of gluten free food storage, Be Ready Utah family disaster planning, and proper water storage and treatment. In addition, a children's craft

and coloring table was provided, and for part of the day an ambulance and fire engine were parked outside for families to explore.

The Fair was also featured in a Daily Herald newspaper article: click [HERE](#) to read article.



MONDAY, SEPT 16TH @ 6:00PM – CITY WIDE EMERGENCY DRILL



For over 10 years, Lindon has practiced to be as resilient as possible in a large-scale emergency through an annual communications drill that involves every Lindon City resident. The city practices this drill every September. It is unique within the entire U.S. and will help us to more quickly assess and respond to a major disaster event, should one occur. We appreciate how willing our community is to work together to be well-prepared. By practicing this drill, we are learning how to account for all Lindon City residents and assess their safety and needs within 2 hours. This is a HUGE feat. By comparison, in most disaster situations, many hours are spent bringing in personnel to *begin* an assessment. In this time, we are finished with our initial assessment and have begun the response process. Your cooperation and participation are critical to this success, and we thank you for drilling with us annually. You can find more information at the Lindon City Drill webpage by clicking on this link www.LindonCityDrill.com

The Drill Down for Safety is held each year at 6:00pm on the Monday evening following 9/11. At that time we ask for everyone in the City to respond to their Block Captains to be identified as 'safe'. The information is forwarded to neighborhood captains, then area captains, then to the City. This chain of information on specific individuals enables the City to perform a count of residents and business employees during large scale emergencies. Along with the accounting of individuals, information regarding hazards or needed help is also obtained and forwarded to the City.

If you will be out of town or cannot attend that evening, please let a trusted neighbor know in advance so they can report that your family is away but accounted for. In an actual event, that little notification may save hours of unnecessary resources searching to determine your condition. Please use the opportunity to connect with your friends and neighbors and make it a fun evening!

Our goal is to work through problems and make our mistakes as we practice drill and not in the middle of an actual emergency. Lindon City will continue to lead in the effort of personal preparedness and as a city is dedicated to promoting safety and emergency preparedness efforts among its residents. Our efforts as a community are getting attention as each year more cities come to observe us to help develop their programs. Please participate in the drill and make this a fun event with neighbors as you practice together for that day which we all hope never comes!

7. Concept Plan — Ivory Homes.

The City Council will review and consider the Ivory Homes Concept Plan.

(20 minutes)

This item is for discussion only and no motion is needed.

Concept Review — Anderson Farms

Date: September 3, 2019
Applicant: Ivory Homes
Presenting Staff: Michael Florence

General Plan: Residential High
Current Zone: Anderson Farms
Planned Development (AFPD)

Type of Decision: None
Council Action Required: No



SUMMARY OF KEY ISSUES

- The City previously reached out to Ivory Development to discuss opportunities for affordable housing as part of their Anderson Farms development.
- Subsequently, Ivory Development held a joint meeting with the Planning Commission and City Council on May 28, 2019 to discuss adding additional housing units to the Anderson Farms development. Ivory Development desires to set aside a number of housing units as affordable units but will need a change in density and overall unit count for this to happen.
- The planning commission heard this item as a concept review at their August 27, 2019 meeting.

OVERVIEW

- The table on the following page and first exhibit provide a summary of the housing unit changes. The second exhibit is the currently adopted site plan.
- A majority of the increased number of units are proposed to be part of the apartment phase. The single-family phases add an additional 13 single family units and reconfigures the lot size and design of different single-family phases. A few changes to highlight:
 - The overall housing unit count is proposed to increase from 867 to 930.
 - 50 of the 63 additional housing units would be part of the future multi-family apartment phase.
 - The future regional park increases from 10 acres to 12 acres. The homes adjacent to the park were relocated to different parcel phases.
 - Parcels A receives a reduction in housing units and larger average lot size. Parcels E, G/H, and the Apartment phase increases in housing units and number of lots.
 - The proposed minimum lot size in Parcel A increases from 6,720 to over 7,500.
 - The lot sizes in Parcel E on the southern half of the phase are proposed to range from 3,700 square feet to over 8,000 square feet. The lot sizes for the north half of this phase do not change. See accompanying table and exhibit 3 for current lot size call outs under the development agreement.
 - Lot sizes in Parcels G/H are proposed to range from 4,400 square feet to over 8,000 square feet. See accompanying table and exhibit 3 for current lot size call outs under the development agreement.

- Ivory Development has not yet identified which units or how many units would be designated as affordable. This would need to be further evaluated and identified if there is support for the project.
- Any changes to the project will require an amendment to the master development agreement and subdivision amendments to those phases that that have previously been approved.

Proposed Changes

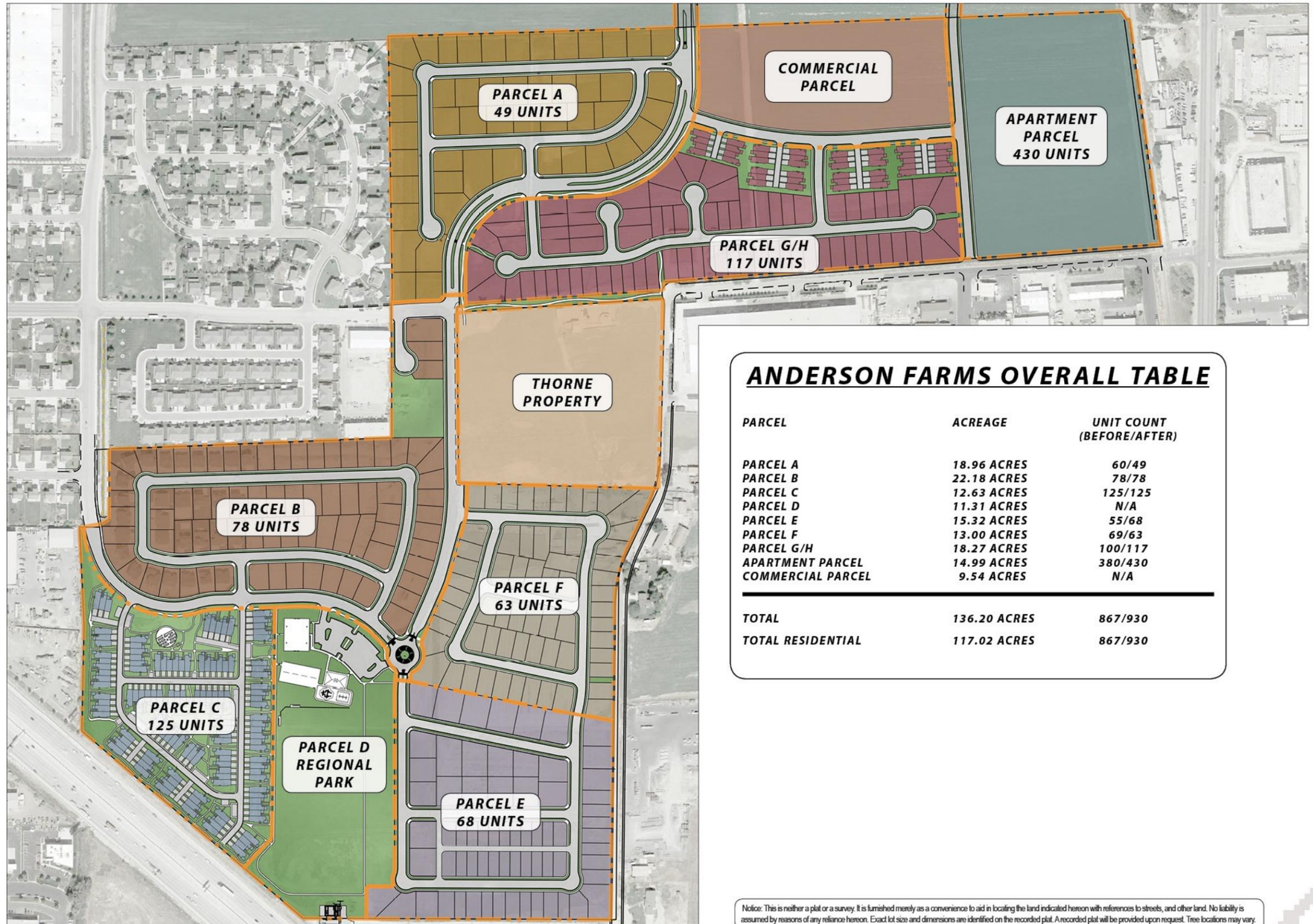
<u>ANDERSON FARMS OVERALL TABLE</u>		
PARCEL	ACREAGE	UNIT COUNT (BEFORE/AFTER)
PARCEL A	18.96 ACRES	60/49
PARCEL B	22.18 ACRES	78/78
PARCEL C	12.63 ACRES	125/125
PARCEL D	11.31 ACRES	N/A
PARCEL E	15.32 ACRES	55/68
PARCEL F	13.00 ACRES	69/63
PARCEL G/H	18.27 ACRES	100/117
APARTMENT PARCEL	14.99 ACRES	380/430
COMMERCIAL PARCEL	9.54 ACRES	N/A
<hr/>		
TOTAL	136.20 ACRES	867/930
TOTAL RESIDENTIAL	117.02 ACRES	867/930

Current Lot Sizes Per Development Agreement

<u>SINGLE FAMILY LOT SIZES</u>			
PARCEL	SMALLEST LOT	AVERAGE LOT	LARGEST LOT
PARCEL A	6,720 SF	8,377 SF	16,569 SF
PARCEL B	5,580 SF	6,676 SF	11,232 SF
PARCEL E	7,941 SF	9,553 SF	16,317 SF
PARCEL G	6,651 SF	8,978 SF	15,997 SF
PARCEL H	6,651 SF	8,446 SF	11,287 SF

EXHIBITS

1. Concept Plan
2. Approved Site Plan
3. Approved minimum Lot Sizes and Lot Setbacks
4. Unit Product Imagery



ANDERSON FARMS overall plan

LINDON CITY, UTAH COUNTY

07/12/19

19-0231





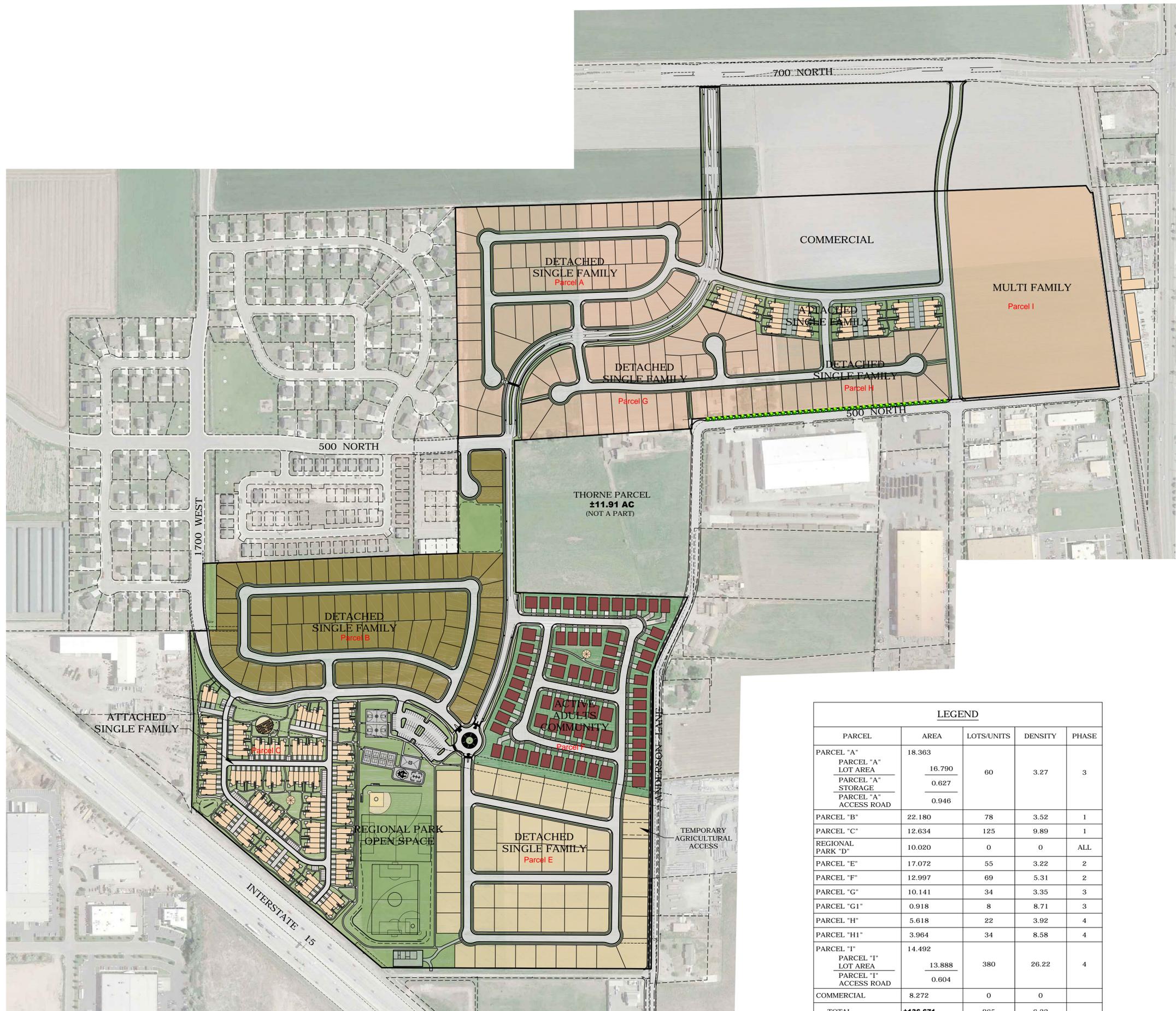
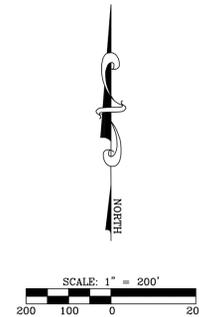
- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
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www.lei-eng.com



LEGEND				
PARCEL	AREA	LOTS/UNITS	DENSITY	PHASE
PARCEL "A"	18.363			
PARCEL "A" LOT AREA	16.790	60	3.27	3
PARCEL "A" STORAGE	0.627			
PARCEL "A" ACCESS ROAD	0.946			
PARCEL "B"	22.180	78	3.52	1
PARCEL "C"	12.634	125	9.89	1
REGIONAL PARK "D"	10.020	0	0	ALL
PARCEL "E"	17.072	55	3.22	2
PARCEL "F"	12.997	69	5.31	2
PARCEL "G"	10.141	34	3.35	3
PARCEL "G1"	0.918	8	8.71	3
PARCEL "H"	5.618	22	3.92	4
PARCEL "H1"	3.964	34	8.58	4
PARCEL "I"	14.492			
PARCEL "I" LOT AREA	13.888	380	26.22	4
PARCEL "I" ACCESS ROAD	0.604			
COMMERCIAL	8.272	0	0	
TOTAL	±136.671	865	6.33	

ANDERSON FARMS
LONDON, UTAH

EXHIBIT B - PROPERTY CONCEPT PLAN

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2013-1845

DRAWN BY:
BLS

CHECKED BY:
GDM

SCALE:
1" = 200'

DATE:
5/2/2016



3340 NORTH CENTER STREET
LEHI, UT. 84043
(801) 407-6800

B

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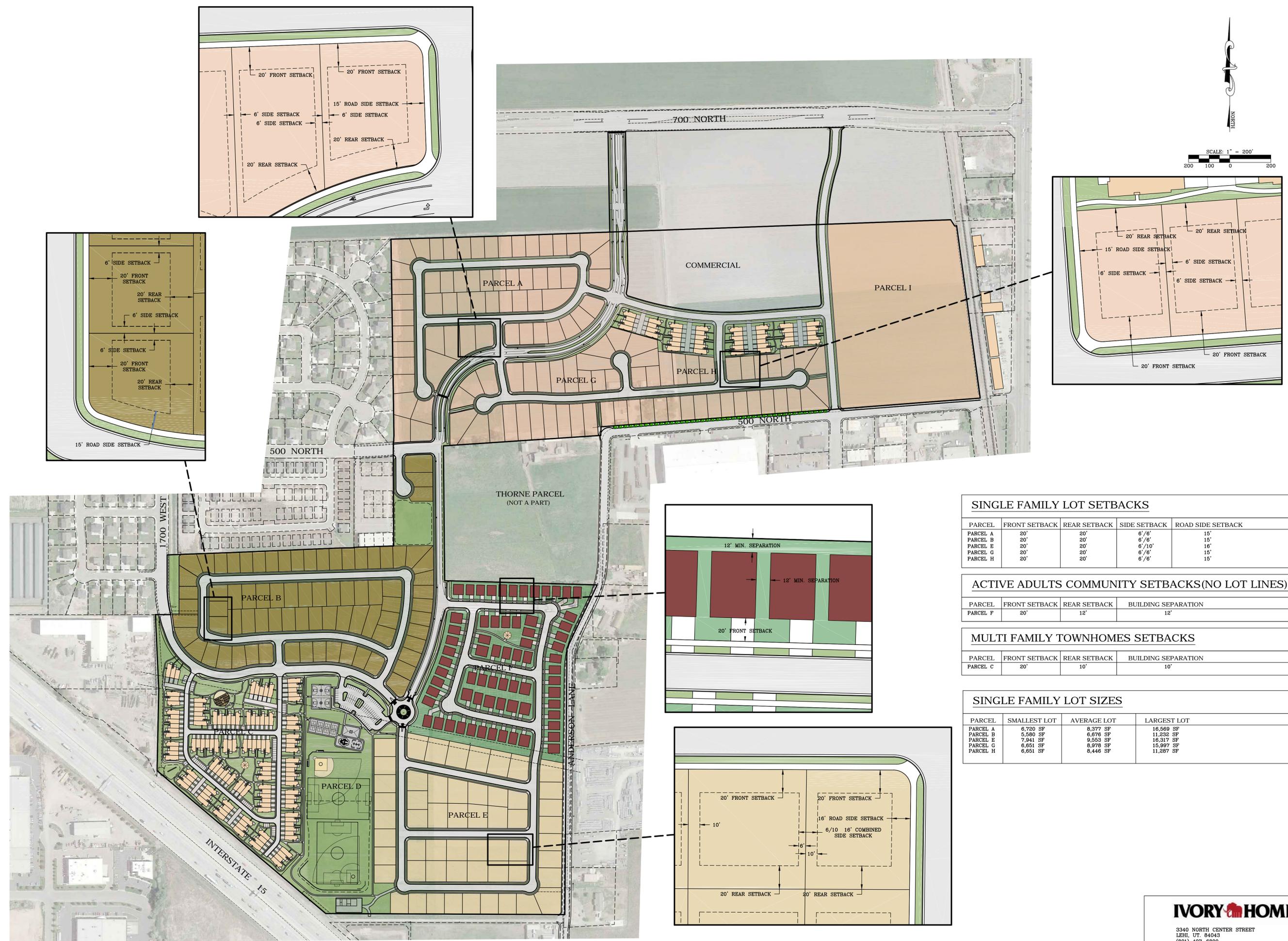


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 office@lei-eng.com
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SCALE: 1" = 200'
 200 100 0 200



SINGLE FAMILY LOT SETBACKS

PARCEL	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	ROAD SIDE SETBACK
PARCEL A	20'	20'	6'/6'	15'
PARCEL B	20'	20'	6'/6'	15'
PARCEL E	20'	20'	6'/10'	16'
PARCEL G	20'	20'	6'/6'	15'
PARCEL H	20'	20'	6'/6'	15'

ACTIVE ADULTS COMMUNITY SETBACKS(NO LOT LINES)

PARCEL	FRONT SETBACK	REAR SETBACK	BUILDING SEPARATION
PARCEL F	20'	12'	12'

MULTI FAMILY TOWNHOMES SETBACKS

PARCEL	FRONT SETBACK	REAR SETBACK	BUILDING SEPARATION
PARCEL C	20'	10'	10'

SINGLE FAMILY LOT SIZES

PARCEL	SMALLEST LOT	AVERAGE LOT	LARGEST LOT
PARCEL A	6,720 SF	8,377 SF	16,569 SF
PARCEL B	5,580 SF	6,976 SF	11,232 SF
PARCEL E	7,941 SF	9,553 SF	18,317 SF
PARCEL G	6,651 SF	8,978 SF	15,997 SF
PARCEL H	6,651 SF	8,446 SF	11,287 SF

ANDERSON FARMS
 LINDON, UTAH

EXHIBIT K
 MINIMUM LOT SIZES AND LOT SETBACKS

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #:
2013-1845
 DRAWN BY:
BLS
 CHECKED BY:
GDM
 SCALE:
1" = 200'
 DATE:
5/2/2016

EXHIBIT
K



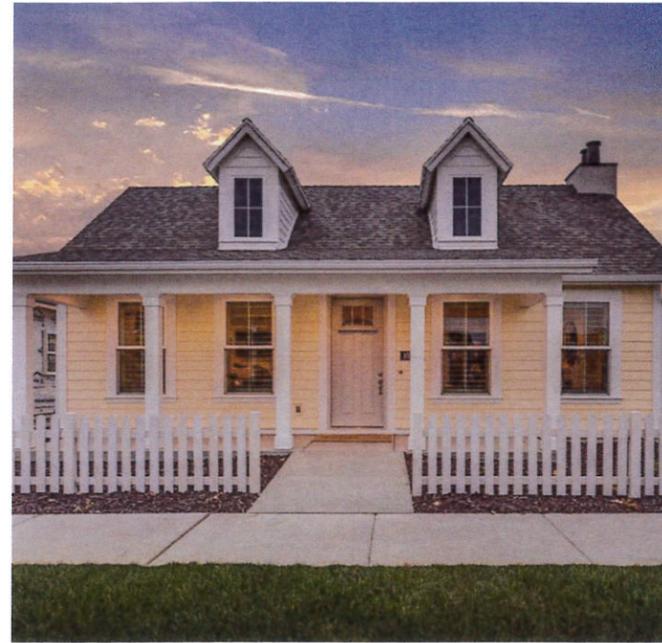
3340 NORTH CENTER STREET
 LEHI, UT 84043
 (801) 407-6800

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT K-FOR DEV AGREEMENTS 4/22/2016 1:08 PM

40' x 95' Alley - Loaded



40' x 95' Alley - Loaded



Single Family Detached



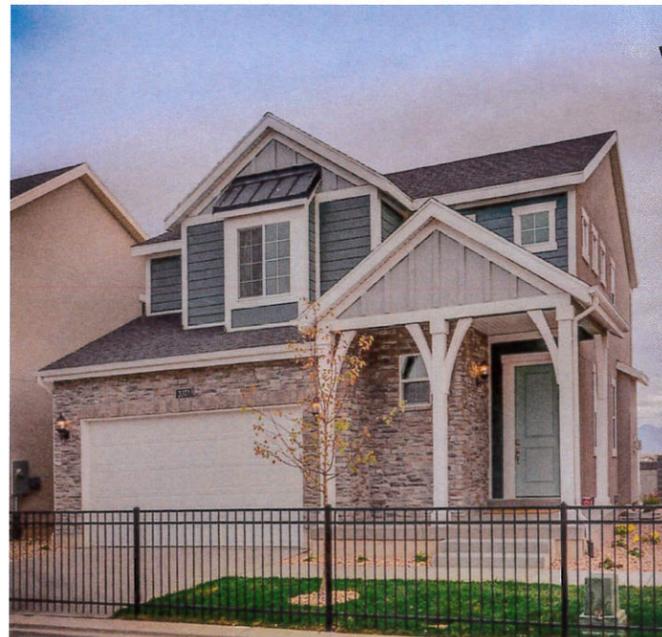
Single Family Detached



48' x 105' Lot



54' x 105' Lot



42' x 105' Lot



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)

Misc. Updates:

- August City newsletter: <https://media.rainpos.com/442/august19final.pdf>
- October newsletter article: **Adam Cowie** - Article due to Kathy Moosman by end of Sept
- Next steps with Alpine School District; future meeting dates?
- Sales tax update; on-line sales taxes required to be collected in Oct (will show up in Dec report)
- Misc. Items

Upcoming Meetings & Events:

- September 2, 2019; Labor Day Holiday – City Offices Closed
- ULCT – Salt Lake City; September 11-13th
- Monday, September 16th @ 6:00pm – City wide Emergency Drill
- Wednesday, September 18th; Immunization Clinic – 2:30 - 5:00 pm; City Council Chambers
- Thursday, September 19th Meet the Candidate Night 7pm – City Council Chambers
- November 8-18th – fall clean-up w/dumpsters available to public

ADJOURN