Lindon City Planning Commission Staff Report

August 27, 2019

Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, August 27, 2019, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 7:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following items:

AGENDA
Invocation: By Invitation
Pledge of Allegiance: By Invitation

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

1. Call to Order

2. Approval of minutes
   Planning Commission 6/25/2019

3. Public Comment

4. Blackhurst Minor Subdivision approval – Davies Design Build. 775 N Geneva rd.
   Application for two-lot minor subdivision approval at 775 N Geneva rd. in the Lindon Village Commercial zone. (parcel #14:053:0161) (10 minutes)

5. Concept Review – Ivory Homes. Anderson Farms Planned Development.
   Ivory Homes requests concept review 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. *A Concept Review allows applicants to receive Planning Commission feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.* (20 minutes)

6. Concept Review – Kirk Williamson. 114-122 N Main St.
   Kirk Williamson requests concept review to amend the Lindon City Development Manual to allow for an alternative street cross-section for the Sensitive Land Overlay Zone. *A Concept Review allows applicants to receive Planning Commission feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.* (15 minutes)

7. Concept Review – Dynamic City Capital. Approximately 550-570 N State St.
   Dynamic City Capital requests concept review to propose an amendment to decrease the setback requirements from a residential zone or use for storage units in the Commercial Storage Zone as well as modifications to landscaping requirements. *A Concept Review allows applicants to receive Planning Commission feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.* (20 minutes)

8. Public Hearing for a recommendation to the Lindon City Council to amend the Moderate-Income Housing Element of the Lindon City General Plan. Application is made by Lindon City. (45 minutes)

9. New Business from Commissioners

10. Planning Director Report
    - General City updates

Notice of Meeting
Lindon City Planning Commission

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. 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 785-5043, giving at least 24 hours notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State http://www.utah.gov/pmn/index.html and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Kathryn Moosman, City Recorder
Date: 8/23/2019
Time: 5:00 pm
Place: Lindon City Center, Lindon Police Station, Lindon Community Center

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 25, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

Conducting:	Sharon Call, Chairperson
Invocation:	Jared Schauers, Commissioner
Pledge of Allegiance:	Rob Kallas, Commissioner

PRESENT	**EXCUSED**
Sharon Call, Chairperson	Scott Thompson, Commissioner
Mike Marchbanks, Commissioner	Steven Johnson, Commissioner
Rob Kallas, Commissioner	
Jared Schauers, Commissioner	
Renee Tribe, Commissioner	
Mike Florence, Planning Director	
Brian Haws, City Attorney	
Anders Bake, Associate Planner	
Kathryn Moosman, Recorder	

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of June 11, 2019 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 11, 2019 AS AMENDED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Call called for comments from any audience member who wished to address any issue not listed as an agenda item. There were no public comments.

CURRENT BUSINESS –

4. **Conditional Use Permit —** Conditional Use Permit approval for outdoor construction material storage – Nicolson Construction. Application for conditional use permit located at 1550 W. 20 S. (Utah County Parcel # 14:061:0081), in the Lindon City Light Industrial (LI) zone.

Anders Bake, Associate Planner, led this discussion by giving a brief overview of this item explaining Nicolson Construction is requesting approval to use a portion of the property located at 12 South 1550 West for outdoor storage. Mr. Bake commented that this will primarily be used for a storage area for scaffolding and construction equipment on the lot. He noted Mr. William Osterberg was in attendance representing the applicant.

Mr. Bake stated city staff determined that this use relates most similarly to the trade of "Lumber & Construction Materials (outdoor storage is permitted)" in the Standard Land Use Table. This category is listed as a conditional use in the Light Industrial zone, requiring Nicolson Construction to apply for a Conditional Use Permit. He indicated there is an existing 12,500 sq. ft. warehouse building on the property that was constructed in 2015 and is being used by Woods Crane Service.

Mr. Bake explained the construction yard will be located in the west portion of the property behind the Woods Crane Service building and storage yard. The yard will be accessed on the south side from a private access that extends off of 20 South. He noted the applicant plans to install a chain link fence around the roughly 2-acre area they will be using for their outdoor storage yard and no other changes to the property or existing building are proposed at this time.

Mr. Bake stated the applicant is not required to install a masonry wall due to the fact that they are not adjacent to residential properties and the proposed chain link fence will meet Light Industrial zoning requirements. He stated notices were mailed on June 14th, 2019 to adjoining property owners in accordance with Lindon City Code and staff has received no public comments at this time. He indicated Woods Crane Service has 15 parking stalls on the property which meets current requirements. The proposed storage yard will only be used for the pickup and drop off of equipment and will not need any designated parking stalls.

Mr. Bake further explained the property currently meets the landscaping strip and tree requirements along 1550 West and the dedicated portion of 20 South. The proposed storage yard does not have frontage on a public street and therefore will not be required to install landscaping at this time. There is an existing concrete tilt-up office building on the site and the applicant does not propose any changes to the existing building at this time.

Mr. Bake went on to say the proposed use for this site will have a minimal impact on surrounding properties and is similar to other uses in the Light Industrial Zone. He then presented an aerial photo of the site and surrounding area, the street view photo and the site plan followed by discussion. Mr. Bake also referenced the listed conditions and motion.

Chairperson Call expressed her concern about the condition that states the equipment will be stored in an organized manner noting that is subjective.

Commissioner Kallas asked why Nicolson applied for the conditional use permit but the building and property is owned by Woods Crane, so why isn't the property owner the applicant. Mr. Florence explained the conditional use permit runs with the land and they signed the application knowingly letting Mr. Nicolson use part of the property and they have consented to the application as the property owner.

Commissioner Kallas also inquired what other storage items could be stored in that area. Mr. Florence stated the zoning use states construction equipment and materials can be stored (vehicle storage is a different use) and it must be equipment materials related. Brian Haws, City Attorney pointed out that is a defined term in the code. Commissioner Kallas expressed he has some concerns that we are not approving something different down the road. Mr. Florence replied if that is the case, the new applicant would have to come before the commission to amend the conditions. Commissioner Kallas also mentioned the chain-link fence requirement and if it should be included in the conditions. Mr. Bake stated the requirement is included on the site plan.

Following some additional discussion, Chairperson Call stated she has no other concerns because of the site location and due to the fact that staff will have to monitor the conditions so it will not be a public nuisance. She added if there are any complaints this will come back before the planning commission for evaluation if the conditions are being met as this is a conditional use permit. Mr. Osterberg stated they will keep the site clean and organized and adhere to all conditions and requirements.

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANTS REQUEST FOR A CONDITIONAL USE PERMIT TO USE A PORTION OF THE PROPERTY LOCATED AT 12 SOUTH 1550 WEST FOR OUTDOOR CONSTRUCTION MATERIAL STORAGE, WITH THE FOLLOWING CONDITIONS: 1. THE PROPERTY WILL BE MAINTAINED FREE OF WEEDS, GARBAGE AND DEBRIS AT ALL TIMES 2. THE PROPERTY WILL BE USED FOR STORAGE OF CONSTRUCTION EQUIPMENT ONLY 3. CONSTRUCTION EQUIPMENT WILL BE STORED IN AN ORGANIZED MANNER AND WILL NOT CREATE A PUBLIC NUISANCE 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **Public Meeting**: For consideration to remove condition of approval number three for the Mountain Tech South Lot 4 minor subdivision granted on April 9, 2019. The subdivision is located at approximately 400 N 2800 W. (Utah County Parcel # 67:056:0004), in the Lindon City Regional Commercial zone.

Mike Florence, Planning Director, led this discussion by giving an update stating with the recommendation from the planning commission, the city council adopted ordinance amendment 17.32.120. He noted this ordinance amendment allows arterial and major collectors to remain on the General Plan Street Master Plan Map when property is subdivided. He pointed out that Lindon City Code section 17.32.120 currently requires the street layout of all subdivisions to conform to the City's General Plan and the Lindon City Street Master Plan Map.

Mr. Florence explained that enforcing this requirement is generally in the best interest of the residents of Lindon City, as it provides predictability and applies sound planning and engineering to the development of City streets. However, there may be limited times where the street master plan map calls for an arterial or major collector, but circumstances and conditions related to an application for a development would not require a developer to construct an arterial or major collector roadway at the time of application.

Mr. Florence indicated UDOT has expressed that it is important for when they seek road funding that future streets be on the City's master plan. He noted it is important to give the Land Use Authority the ability to act in these limited circumstances and to approve a land use applications street layout that may vary from the street master plan map, if there is a compelling public purpose to do so.

Mr. Florence explained the Mountain Tech South Lot 4 Subdivision was approved with condition number three as stated below:

3. The applicant will file an application to amend the Lindon City Street Master Plan Map and Lindon City staff will recommend that the planning commission and city council approve the change application to move the master plan road to accommodate a 66 foot roadway matching the current road alignment and as set forth in the applicant's submitted plats 1, 2, 3, and 4. Lindon City staff also agrees to process the change application with a goal of having a final decision within 60 to 90 days and to process the application as expeditiously as possible

Mr. Florence went on to say upon a recommendation from the planning commission the City Council amended ordinance 17.32.120 to allow arterial and major collectors to remain on the General Plan Street Master Plan map when property is subdivided. A compelling public purpose exists to allow the Mountain Tech South Lot 4 subdivision to proceed without condition number three of amending the General Plan and the Lindon City Street Master Plan Map.

Mr. Florence stated 400 North and 2800 West are existing public rights-of-way that currently provides adequate traffic flow and street connectivity to and from the proposed subdivision. He also noted maintaining the street master plan map's current configuration serves the public purpose for identifying the future alignment of the Vineyard Connector arterial and major collector for the realignment of 400 North and 2800 West.

Brian Haws, City Attorney, stated this will allow Mr. Weldon to move forward with his project without meeting this condition because the code has been amended to allow that to go forward. It also allows the master planned road to be on there for future UDOT purposes.

Mr. Weldon stated his main concern has been that they have been to UDOT three times since the last planning commission meeting and they won't get back to him. He noted the good news is they have brought another 800 jobs to the area and the office building is filled with the second building to be filled soon. These high costs involved and issues with UDOT have been frustrating and the reality is there will never be a highway there unless UDOT builds a bridge. Mr. Weldon stated they need to keep moving forward (with a permit) as they have made commitments to other businesses and this action will be beneficial. Mr. Haws made note that the city has refunded Mr. Weldon the $650 application fee for the zone change. Mr. Weldon thanked Mr. Haws, Mr. Florence and the building/planning department and staff for their assistance in this matter.

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE REMOVAL OF CONDITION NUMBER THREE FROM THE MOUNTAIN TECH SOUTH LOT 4

MINOR SUBDIVISION APPROVAL AS GRANTED ON APRIL 9, 2019 AND TO ALLOW THE VINEYARD CONNECTOR FUTURE ARTERIAL ROAD TO REMAIN IDENTIFIED ON THE LINDON CITY STREET MASTER PLAN MAP WITH THE FINDINGS OF FACT AS SPECIFIED IN THE STAFF REPORT. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

4. **<u>New Business: Reports by Commissioners</u> –** Chairperson Call called for any new business or reports from the Commissioners.

Chairperson Call welcomed new Commissioner Renee Tribe to serve on the Commission and asked Ms. Tribe to introduce herself. Ms. Tribe gave a brief introduction stating she is excited to serve and learn new things noting she went through the orientation process. She is from the bay area and has lived in Lindon for the past 20 years with her husband and 5 children. She has been involved with Timpanogos Academy, Lindon Days, Pleasant Grove High School and started a Lacrosse League and helped build the Board and get it sanctioned. She has also worked in the financial services world.

Chairperson Call mentioned the Wild Oak Reception Center and asked for an update. Mr. Haws explained they are doing more study in regards to a connection south of Los Hermanos and what they can do to make the existing road as safe as possible. This is what the citizens were hoping to see, but some property owners are not willing to sell. Mr. Haws stated they are working with UDOT on this issue to address the safety concerns. Mr. Florence stated the applicants are doing general cleanup and the engineering plans are done and they are just finishing up a few things (4 items). Chairperson Call asked if they will be able to open the reception center prior to the improvements being made on the road. Mr. Haws confirmed other than the signs being put up they will be able to open.

Chairperson Call also asked how the City Council moved forward with the urban deer abatement program. Mr. Haws reviewed the steps being taken for the urban deer removal plan. He explained the meeting will need to be noticed and hold a public hearing and also get approval from the DWR. The City Council directed them to move forward with a plan with the "trap and kill" method to help maintain the deer population with the opportunity to place traps on private property. He noted they are drafting a plan to present to the DWR with waivers of liability and it will come back to the Council the first part of August and they plan to implement the plan the first part of September.

5. **<u>Planning Director Report</u> –**
   - General City updates
   - APA Training, he will send out an email reminder.

Chairperson Call called for any further comments or discussion. Hearing none she called for a motion to adjourn.

ADJOURN –

COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE MEETING AT 8:00 PM. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – August 27, 2019

_____
Sharon Call, Chairperson

_____
Michael Florence, Planning Director

Item: 4 Minor Subdivision Approval – Davies Design Build 775 N Geneva rd.

Date: August 27, 2019

Project Address: 775 N Geneva rd.
Applicant: Davies Design Build
Property Owner: AXLEY-WAY INVESTMENTS LLC

General Plan: Commercial, Transit Node
Current Zone: Lindon Village Commercial

Parcel ID: 14:053:0161
Size: 3.81 Acres

Type of Decision: Administrative
Council Action Required: No
Presenting Staff: Anders Bake

Summery of Key Issues

1. The applicant is seeking minor subdivision approval to split one lot into two.
2. The applicant recently purchased the property and will be returning to the planning commission for commercial site plan approval.

Overview

1. The proposed subdivision is located on a property that was formally used as a dairy farm and residence.

Motion

I move to (*approve, deny, continue*) the applicant's request for two lot minor subdivision approval with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. The plans and plat will meet relevant specifications as found in the Lindon City Development Manual;
3. All items of the staff report

Surrounding Zoning and Land Use

North: Pleasant Grove Manufacturing District – auto repair
South: Lindon Village Commercial (LVC) – vacant lot
East: Lindon Village Commercial (LVC) – equipment storage yard/office
West: Lindon Village Commercial (LVC) – office

Lot Requirements (Lindon Village Commercial - LVC)

Required	Lot 100	Lot 101	Compliant with City Standards
Minimum Lot Size: 20,000 sq/ft	~59,416 sq/ft	~92,000 sq/ft	Yes

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
Side lot lines shall be at right angles or radial to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public.	Yes – Individual Site Plans will show curb, gutter and sidewalk plans for the property along Geneva road and 700 N.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties.	Yes – Existing and future easements are shown including a drive easement from the Geneva rd. access on the North lot to the South lot.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes – Individual Site Plans will show the utility line locations.
No lot shall be created which is more than three times as long as it is wide.	Yes

Other Requirements

1. Staff has determined that the proposed subdivision complies, or will be able to comply before final plat approval, with all remaining subdivision and land use standards.
2. The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.

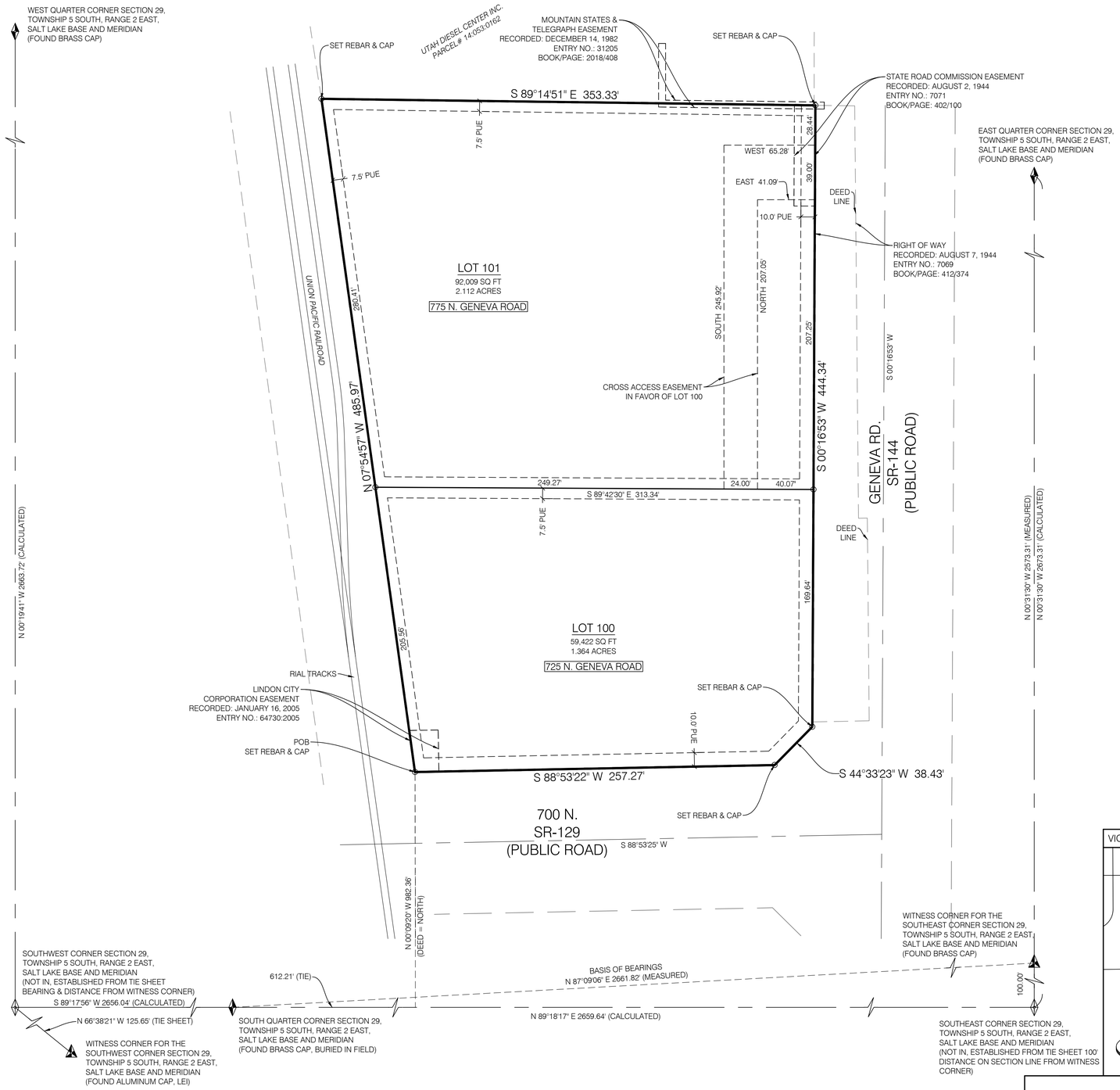
Exhibits

1. Aerial Photo
2. Subdivision Plat
3. Subdivision Plat Detail

Aerial Photo

BLACKHURST SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
LINDON, UTAH, UTAH COUNTY



NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

LEGEND

- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- WITNESS CORNER (FOUND)
- BOUNDARY CORNER SET 5/8"x24" REBAR AND CAP STAMPED "BENCHMARK ENG."OR NAIL & WASHER
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- RIGHT OF WAY LINE
- EASEMENT LINE

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

BLACKHURST SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM AREA, WIDTH AND FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING ORDINACE.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF 700 NORTH STREET, SAID POINT BEING NORTH 89°18'17" EAST (DEED = NORTH 89°27'37" EAST) ALONG THE SECTION LINE 612.21 FEET AND NORTH 00°09'20" WEST 982.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 87°09'06" EAST, BETWEEN SAID SOUTH QUARTER CORNER AND THE WITNESS CORNER FOR THE SOUTHEAST CORNER OF SAID SECTION 29) ; THENCE NORTH 07°54'57" WEST (DEED = NORTH 07°45'37" WEST) ALONG THE RAILROAD RIGHT OF WAY 485.97 FEET; THENCE SOUTH 89°14'51" EAST (DEED = SOUTH 89°05'31" EAST, SOUTH 89°05'31" EAST 29.05 FEET) 353.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GENEVA ROAD; ; THENCE SOUTH 00°16'53" WEST 444.34 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE (DEED = SOUTH 00°22'25" EAST 294.89 FEET, NORTH 88°56'44" EAST 6.60 FEET, SOUTH 00°22'25" EAST 144.97 FEET, SOUTH 89°02'42" WEST 40.28 FEET, SOUTH 00°22'25" EAST 3.04 FEET); THENCE SOUTH 44°33'23" WEST 38.43 FEET (DEED = SOUTH 44°42'43" WEST 39.04 FEET) TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 88°53'22" WEST 257.27 FEET (DEED = SOUTH 89°02'42" WEST) ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 151,431 SQ FT OR 3.476 ACRES MORE OR LESS

2 LOTS

OWNER'S ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS

BLACKHURST SUBDIVISION

IN WITNESS WHEREOF, I, _____, AS _____ OF AXLEY-WAY INVESTMENTS, LLC,HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2019.

SIGNATURE
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT

State of Utah
Utah County } S.S.

ON THE____DAY OF _____, A.D.20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, WHO BEING BY ME DULY SWORN, TESTIFIED TO ME THAT HE/SHE IS THE _____
OF AXLEY-WAY INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF UTAH; AND THAT SAID OWNERS DEDICATION WAS SIGNED BY HIM IN BEHALF OF AXLEY-WAY INVESTMENTS, LLC, AND THAT THE HE EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF SAID PUBLIC.
THIS _____ DAY OF _____, A.D. _____.

CITY MAYOR

CITY ATTORNEY

CITY ENGINEER

ATTEST: _____
CLERK-RECORDER (SEE SEAL BELOW)

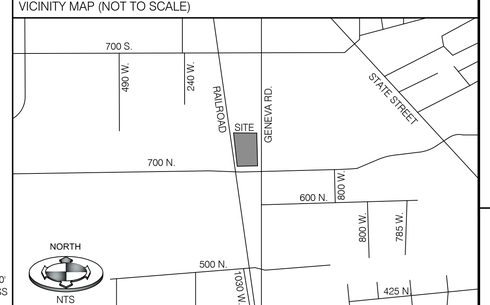
PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE LINDON PLANNING COMMISSION.

DIRECTOR

PLANNING COMMISSION

VICINITY MAP (NOT TO SCALE)



BLACKHURST SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
LINDON, UTAH, UTAH COUNTY

SHEET 1 OF 1

CITY UTILITIES APPROVAL		SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	RECORDING INFORMATION
CULINARY WATER / PRESSURE IRRIGATION	SEWER / STORM DRAIN	PROFESSIONAL LAND SURVEYOR 8-5-19 7240531 BRIAN A. LINAM STATE OF UTAH			
PUBLIC WORKS DIRECTOR DATE	PUBLIC WORKS DIRECTOR DATE				

PROJECT BENCHMARK
THE BRASS CAP MARKING THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.
NGVD 29 = 4518.25

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

1906155sp.dwg

BLACKHURST SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
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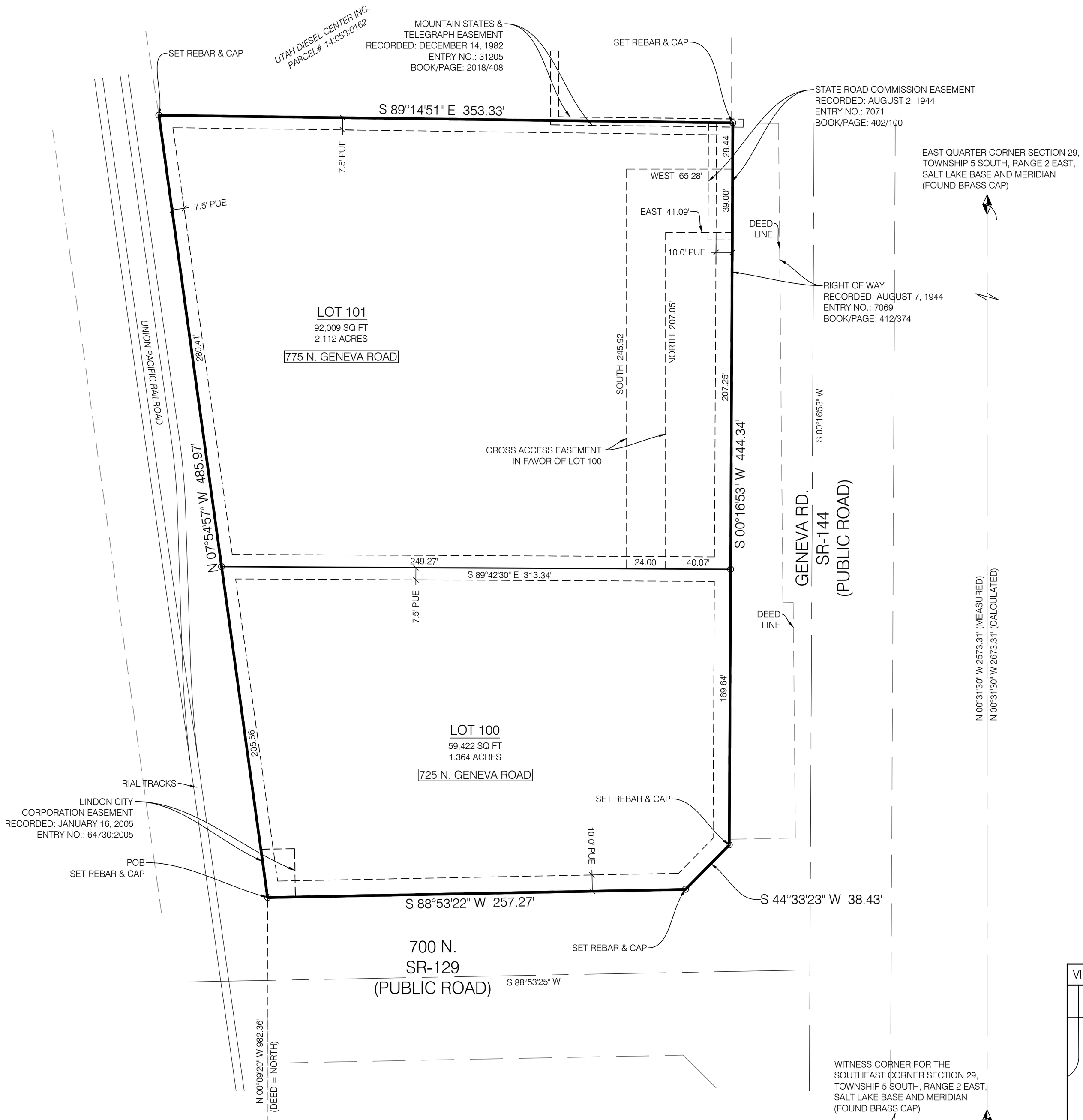
LINDON, UTAH, UTAH COUNTY



Item 5: Concept Review — Anderson Farms

Date: August 27, 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 Homes to discuss opportunities for affordable housing as part of their development.
- Subsequently, Ivory Homes 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 Homes 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.

OVERVIEW

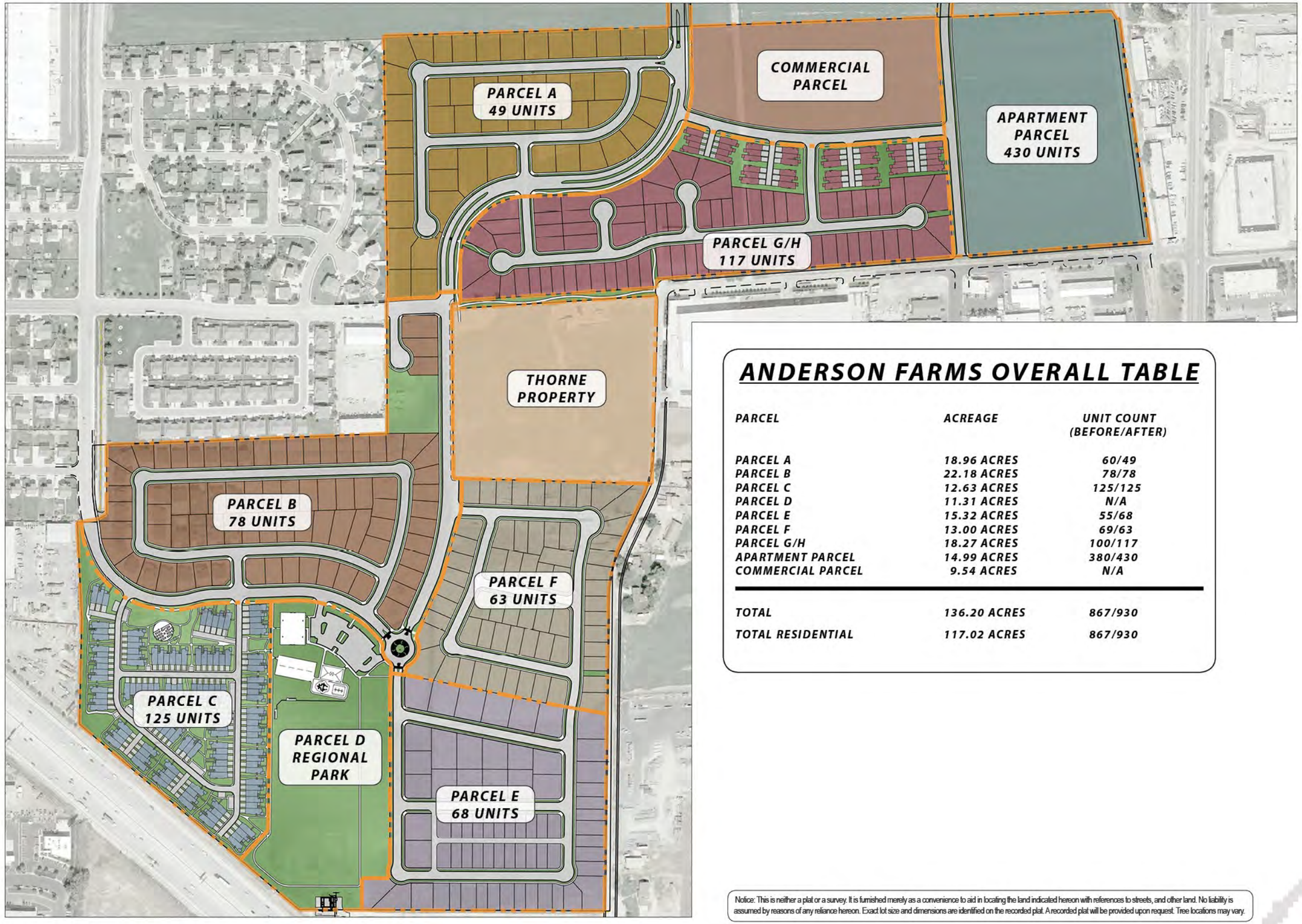
- The table on the following page provides a summary of the housing unit changes. With a majority of the units proposed for the apartment phase, the proposal adds an additional 13 single family units which are reconfigured from different phases. A couple changes to highlight:
  - The overall housing unit count is proposed to increase from 867 to 930.
  - 50 of the 63 additional housing unit 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 removed.
  - Parcels A and C receive 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
    - Lot sizes in Parcel A range from 7,500 to over 9,500 square feet. The smallest lot size called out in the development agreement for this phase was 6,720.
    - Lot sizes in Parcel E range from 3,700 square feet to over 8,000 square feet. The smallest lot size called out in the development agreement for this phase was 7,941.
    - Lot sizes in Parcel G/H range from 4,400 square feet to over 8,000 square feet. The smallest lot size called out in the development agreement for this phase was 6,651.
- Ivory 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.

ANDERSON FARMS OVERALL TABLE

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
TOTAL	136.20 ACRES	867/930
TOTAL RESIDENTIAL	117.02 ACRES	867/930

EXHIBITS

1. Concept Plan
2. Approved Site Plan
3. Product Imagery



ANDERSON FARMS OVERALL TABLE

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
TOTAL	136.20 ACRES	867/930
TOTAL RESIDENTIAL	117.02 ACRES	867/930

Notice: This is neither a plat or a survey. It is furnished merely as a convenience to aid in locating the land indicated hereon with references to streets, and other land. No liability is assumed by reasons of any reliance hereon. Exact lot size and dimensions are identified on the recorded plat. A recorded plat will be provided upon request. Tree locations may vary.

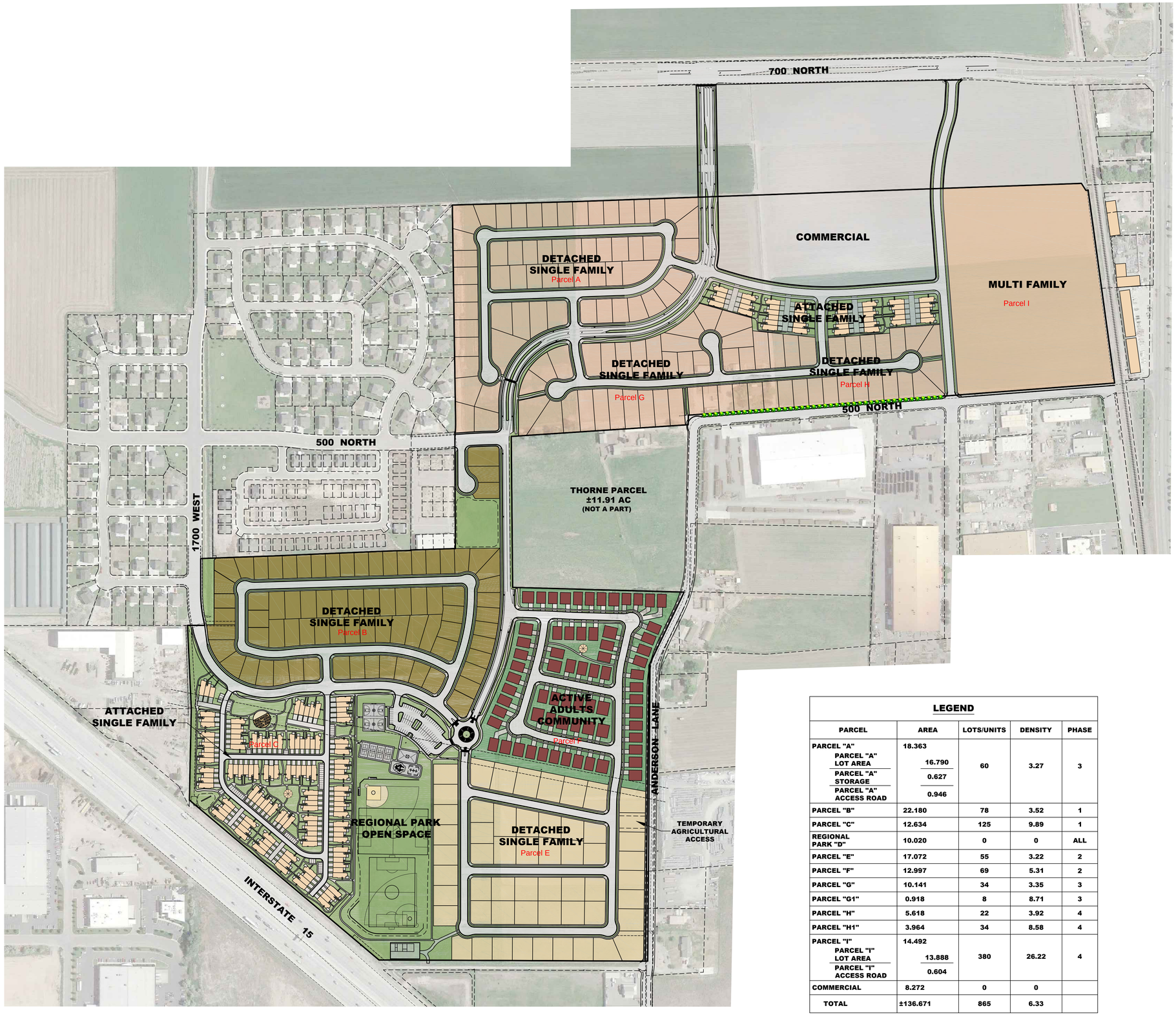
ANDERSON FARMS *overall plan*

LINDON CITY, UTAH COUNTY
07/12/19

19-0231

IVORYHOMES

FOCUS ENGINEERING AND SURVEYING, LLC



NORTH

SCALE: 1" = 200'

200 100 0 200

LEGEND

PARCEL	AREA	LOTS/UNITS	DENSITY	PHASE
PARCEL "A"	18.363	60	3.27	3
PARCEL "A" LOT AREA	16.790			
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	380	26.22	4
PARCEL "I" LOT AREA	13.888			
PARCEL "I" ACCESS ROAD	0.604			
COMMERCIAL	8.272	0	0	
TOTAL	±136.671	865	6.33	

IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UT. 84043
(801) 407-8800

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

ANDERSON FARMS

LINDON, 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

EXHIBIT

B

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT B-FOR DEV AGREE.DWG 4/25/2016 12:49 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

IVORY HOMES PRODUCT IMAGERY

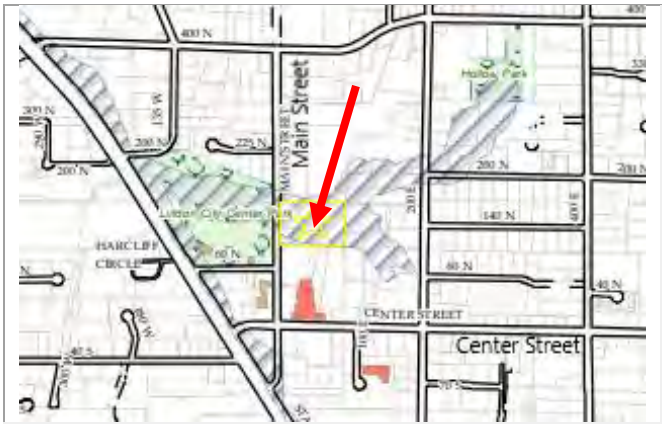
REVISED SITE PLAN
JUNE 18, 2019

Item: 6 Concept Review – Development Manual Amendments for the Sensitive Area District

Date: August 27, 2019

Applicant: Marc McCann and Kirk Williamson
Presenting Staff: Anders Bake

Type of Decision: None
Council Action Required: No



Summary of Key Issues

1. The applicant is requesting feedback before applying for an amendment to the Lindon City Development Manual. The Development Manual Amendment will include a new street cross section for property in the Sensitive Area District and an amendment to the Hammerhead Turn Around requirements.
2. The City does not allow for private streets so the developer and City worked on a proposed public road cross-section that reduces the right-of-way requirements of a typically public street. The proposed amendment will allow the applicant to build a public road that will serve three lots in a new subdivision and may be more compatible with the Sensitive Area.

Overview

1. The applicant would like to subdivide their property at approximately 122 N Main street to reconfigure four lots into six. Lindon City Code requires that residential lots in subdivisions front on a public street. In the proposed plans, three of the new lots will have frontage on Main Street and three will have frontage on a new public street. (see exhibit 1)
2. The applicant is proposing modifications to the city's public street requirements for property in the Sensitive Area District to better preserve their property. The property is located in the "Lindon Hollow" area.
3. The applicant is seeking concept review to discuss an amendment to the approved street cross sections in the Lindon City Development Manual. This amendment would add a new street cross section that can only be used in designated Sensitive Area Districts. It includes two fourteen-foot travel lanes with two feet of curb and gutter on both sides of the street. The curb to curb width of the street will be thirty-two feet. Sidewalks are not included and property lines will be two feet behind the curb. Parking will be permitted on one side of the street unless restricted by the City. (see exhibit 4)
4. The applicant is also seeking to discuss an amendment to the Hammerhead Turn Around regulations in the Lindon City Development Manual. Currently the use of a Hammerhead Turn Around must have a minimum length of 200 feet from the centerline of the intersection to the center of the hammerhead. The proposed amendment would increase the minimum length when used in the Sensitive Area District. The exact length will be determined when the applicant applies for an ordinance amendment to the Development Manual.
5. The city Fire Inspector has given approval for both of these concepts.

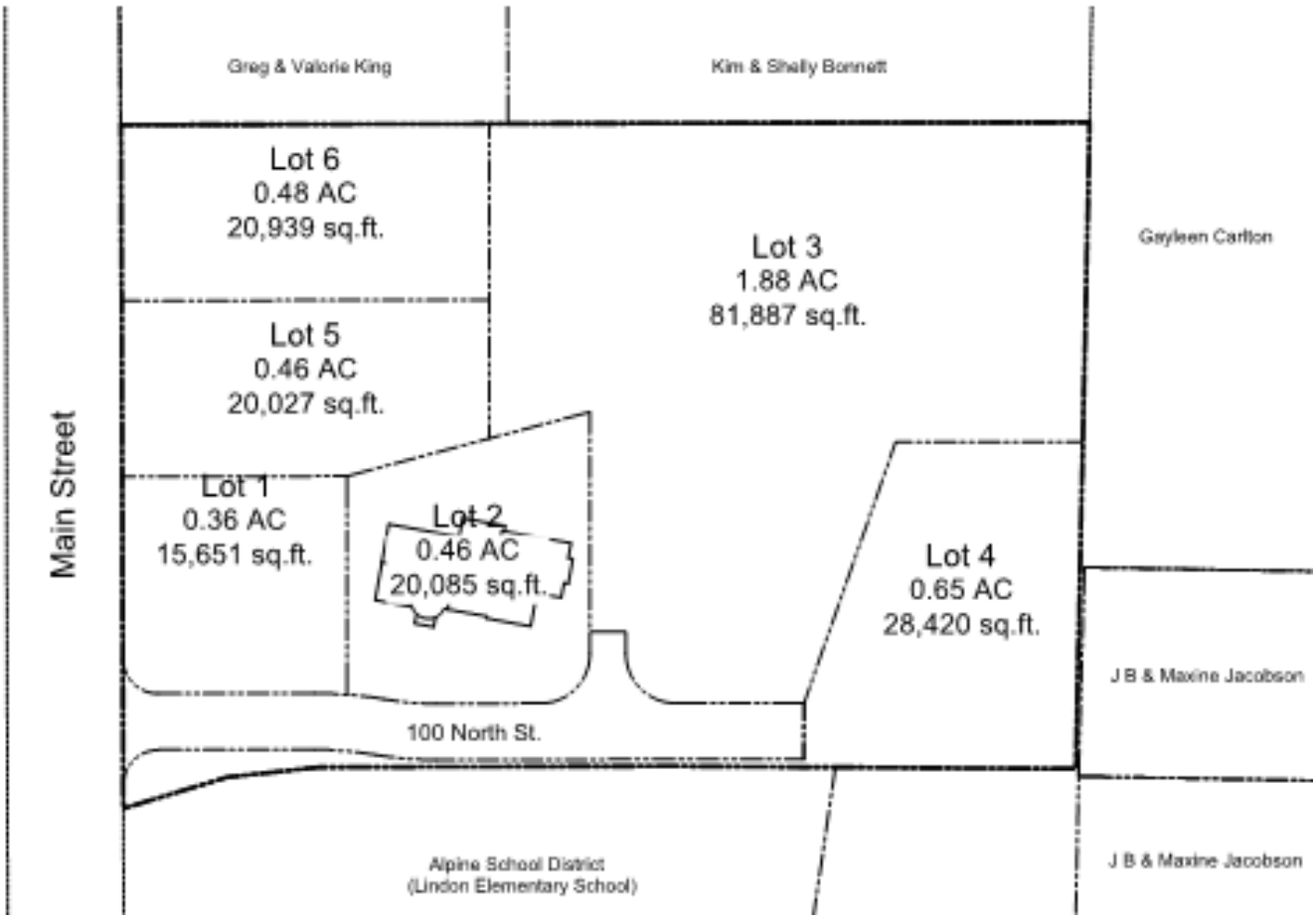
Sensitive Area District

1. The Sensitive Area District "designates and describes those areas within the city that possess physical or environmental characteristics that require special public consideration."
2. The Lindon City Code places regulations on properties in the Sensitive Area District that are intended to "permit a reasonable latitude in the use of property, while at the same time requiring design solutions which will avoid detrimental impacts on sensitive natural areas, as well as provide protection from adverse natural forces and hazards." One of the General Provisions for this district is to "encouraging retention of natural landmarks, prominent natural features, wildlife habitation, and open space."
3. Lindon City Code (17.56.050) establishes three Sensitive Area Districts in the city. Sensitive Area District 3 includes "all property in the area commonly referred to as 'the Hollow'." The applicant's property lies almost completely within the Sensitive Area District 3.

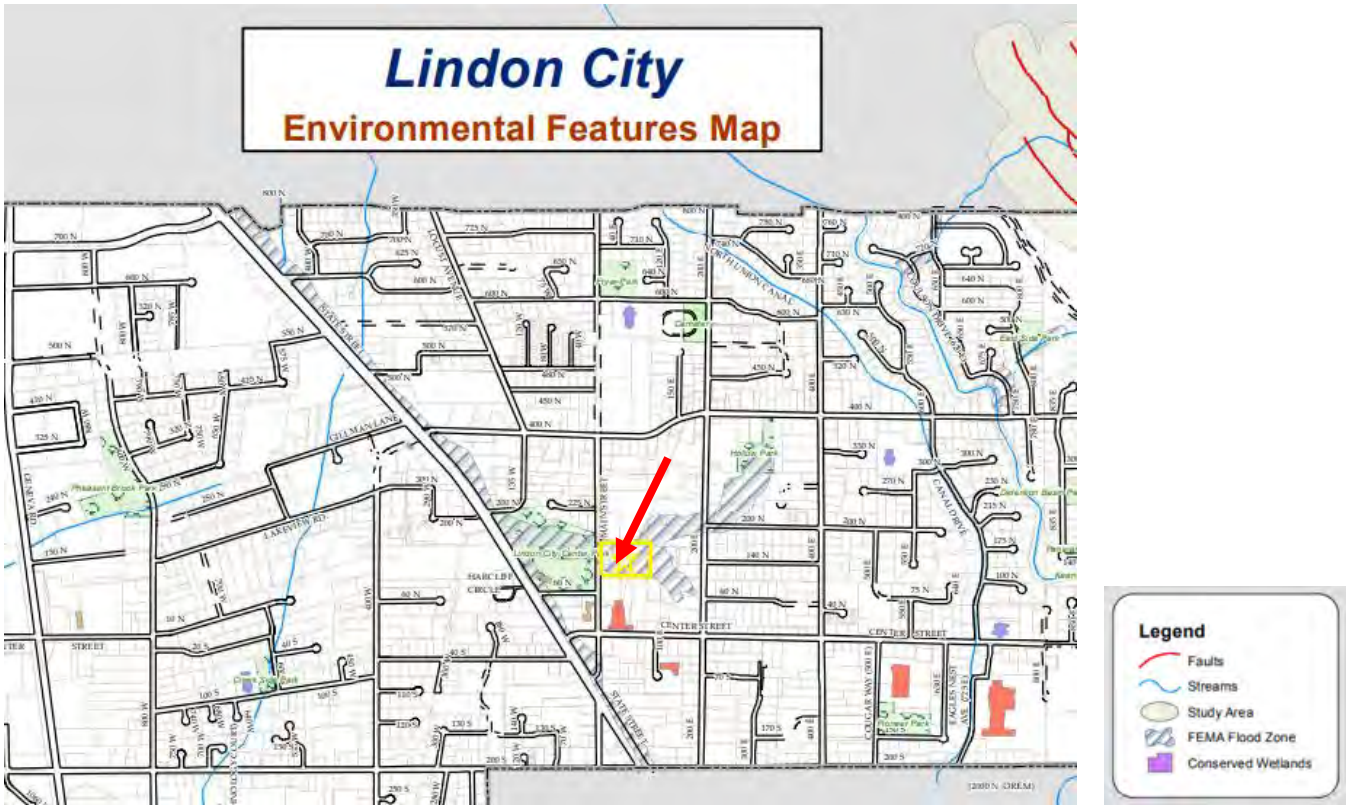
Exhibits

1. Proposed Lot configuration and street location
2. Lindon City Environmental Features Map
3. Proposed Sensitive Area District street cross section
4. Hammerhead Turn Around requirements with proposed changes

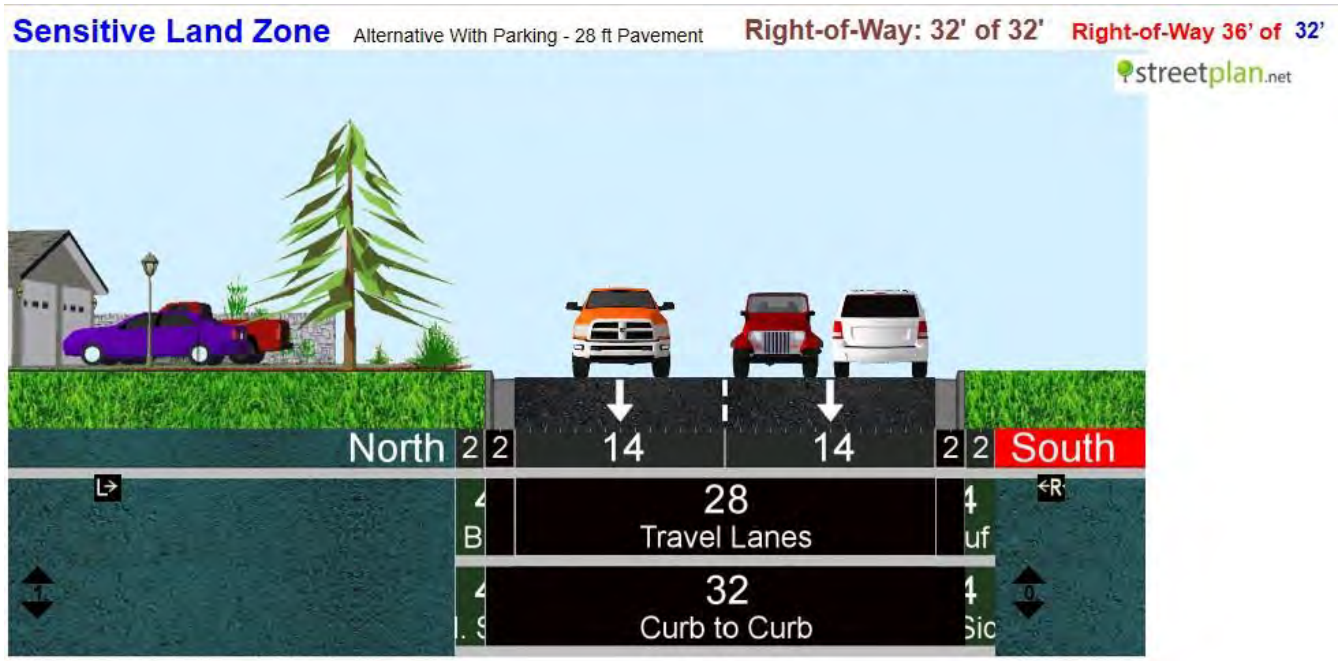
Proposed Lot configuration and street location

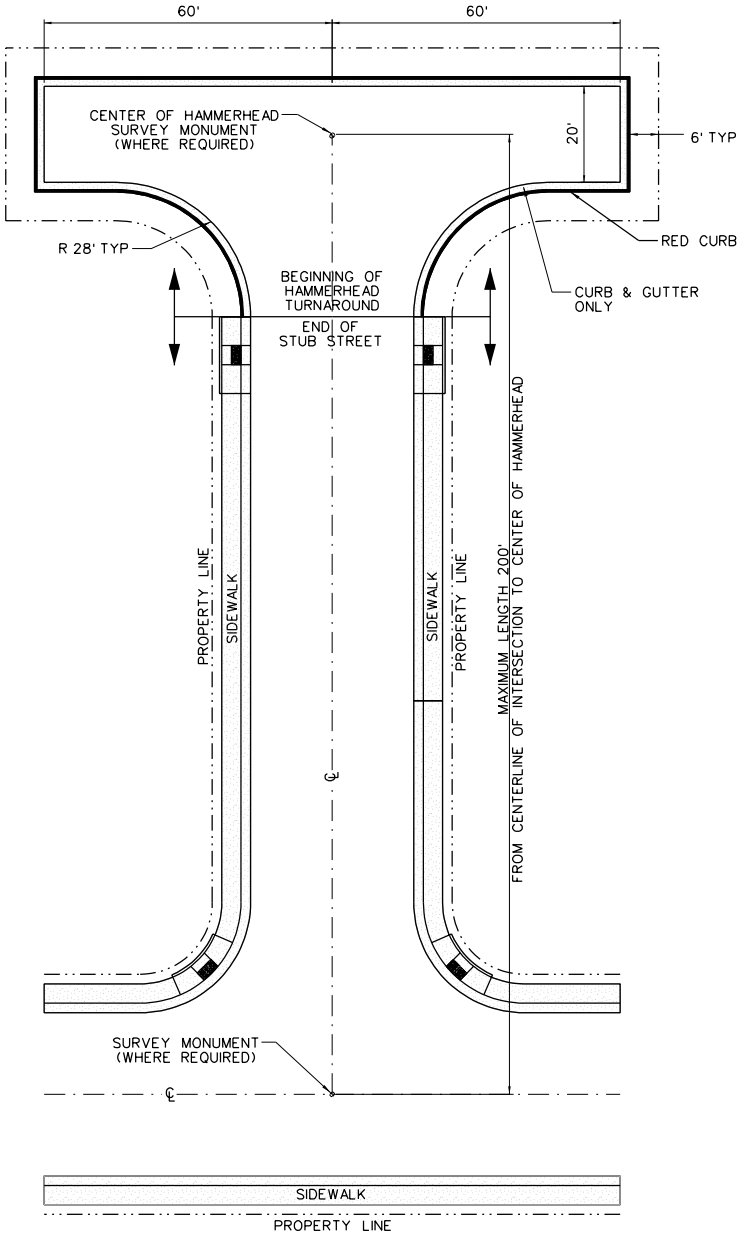


Lindon City Environmental Features Map

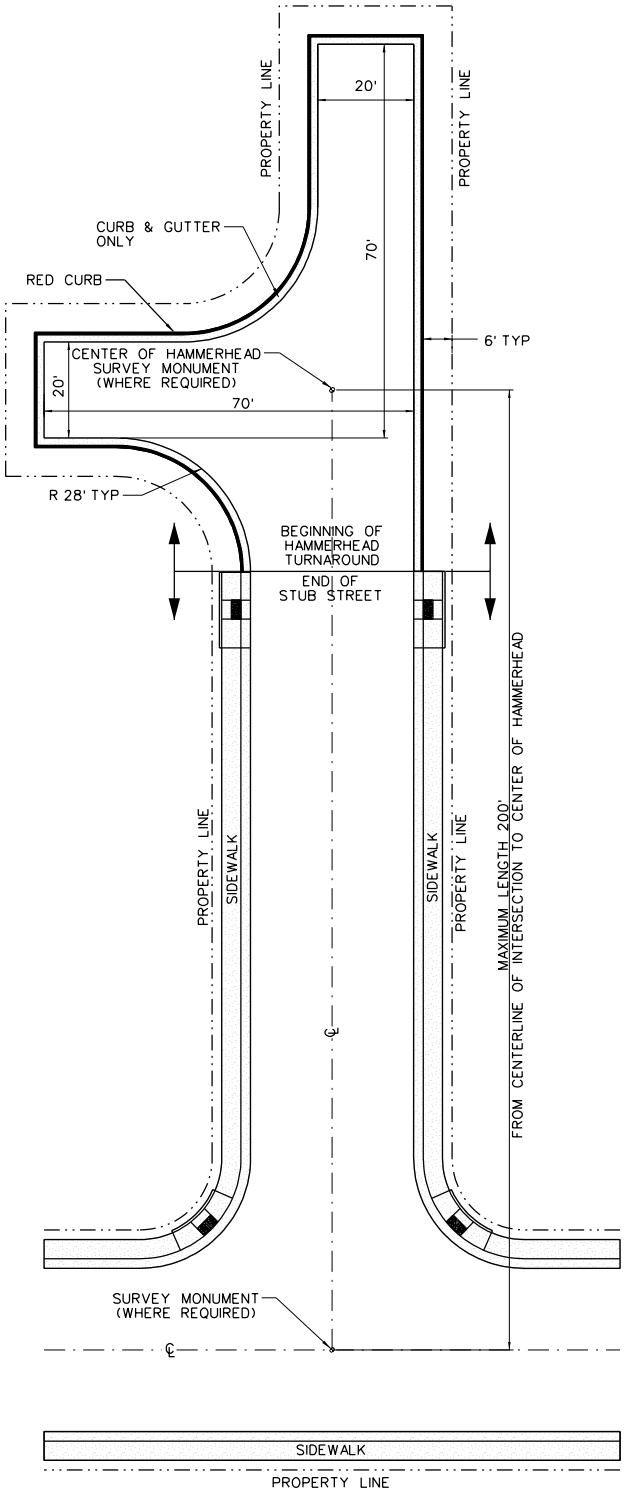


Proposed Sensitive Area District street cross section





120' HAMMERHEAD DETAIL



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD DETAIL

HAMMERHEAD TURNAROUNDS ARE INTENDED TO BE USED ONLY IN EXCEPTIONAL CIRCUMSTANCES AND ONLY IN RESIDENTIAL LAND USE ZONES.
THE FOLLOWING RESTRICTIONS APPLY TO THEIR USE:

1. HAMMERHEAD TURNAROUNDS MAY NOT BE USED IF A STANDARD CUL-DE-SAC IS FEASIBLE WHILE STILL PERMITTING CREATION OF AND ACCESS TO AT LEAST TWO LOTS THAT MEET ALL CODE CONDITIONS (LOT SIZE, FRONTAGE, ETC).
2. NO MORE THAN TWO LOTS MAY HAVE ACCESS FROM A HAMMERHEAD TURNAROUND (OR COUNT FRONTAGE FROM THE HAMMERHEAD TURNAROUND).
3. NO MORE THAN FOUR LOTS MAY ACCESS A STUB STREET WITH A HAMMERHEAD TURNAROUND (AS MEASURED FROM THE CENTER OF THE NEAREST INTERSECTION).
4. LOTS HAVING ACCESS TO THE HAMMERHEAD TURNAROUND MUST PROVIDE A MINIMUM OF 3 OFF-STREET PARKING SPACES PER DWELLING UNIT.
5. NO ON-STREET PARKING IS PERMITTED WITHIN A HAMMERHEAD TURNAROUND.
6. ONLY THOSE HAMMERHEAD TURNAROUNDS SHOWN IN THE LINDON STANDARD DETAILS MAY BE USED. THEY MUST ALSO MEET THE MINIMUM REQUIREMENTS OF THE A TURNAROUND IN APPENDIX A OF THE INTERNATIONAL FIRE CODE.
7. SIDEWALK IS OPTIONAL AROUND THE HAMMERHEAD TURNAROUND.

J·U·B

0 40'

STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN LINDON CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF LINDON CITY. LINDON CITY CORPORATION AND J-U-B ENGINEERS CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	DESCRIPTION	BY	APR.	DATE
1	ADDED CURB RAMPS AT END OF STUB ROAD & NOTE 7	SAC	MLC	09/18/08

LINDON

HAMMERHEAD TURN AROUNDS

LINDON CITY
100 NORTH STATE

STANDARD DRAWING NUMBER: 8b

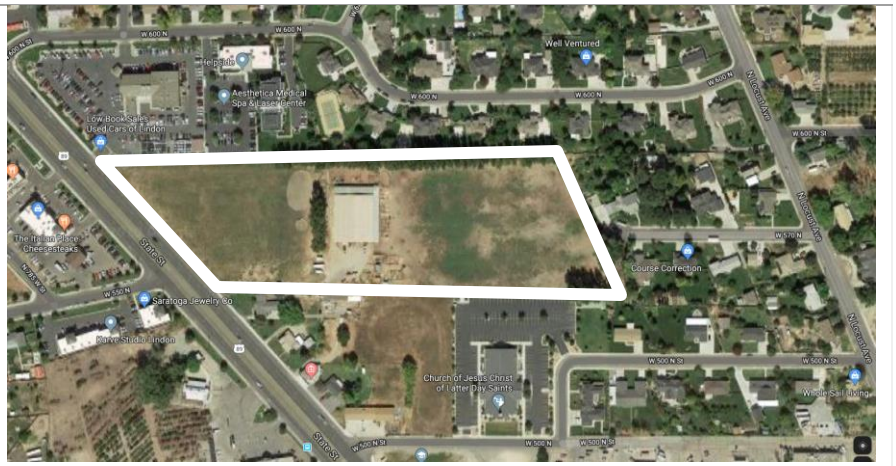
CAD DWG:	LC StdDwgs.dgn
PLOT SCALE:	1.000
DRAWN BY:	SAC
DESIGN BY:	MLC
CHECKED BY:	MLC
ADOPTED DATE:	07 OCT 08

Item 7: Concept Review — Dynamic City Capital

Date: August 27, 2019
Applicant: Dynamic City Capital
Presenting Staff: Michael Florence

Location: Approximately 570 N. State St.
General Plan: Residential Low and Commercial
Current Zone: Commercial General
Size: 10.3 acres

Type of Decision: None
Council Action Required: No



SUMMARY OF KEY ISSUES

- The applicant is requesting concept review feedback before applying to develop the property at 570 N. State as a mixed commercial site for retail, office and storage units.
- With the 2018 concept plan the real estate agents for the property held a neighborhood meeting regarding the proposed use of storage units.
- Specifically, the applicant is requesting concept feedback on the below bullet points regarding the zone change, development standards for the storage units and recreational vehicle parking:
    - Amending the back 6.8 acres to Commercial General Storage. The only other property zoned Commercial General Storage is the property on Gillman Lane that was recently purchased for the Wild Oak reception center. This would be the first development constructed under the Commercial General Storage zoning.
    - The applicant would like to amend the requirement that commercial buildings be setback 40' feet from any residential use or zone. (17.48.020). Specifically, for the storage units the applicant is looking at the area adjacent to the chapel owned by the Church of Jesus Christ of Latter Day Saints. The applicant is seeking feedback if the ordinance should be modified when the adjacent use is a church or other use located in a residential zone but is not a residential use. The applicant would like to position at least one storage unit building on or adjacent to the south property line. The building could take the place of the required wall.
    - The applicant would also like to construct carports to cover the recreational vehicle parking which would be subject to the same 40' setback requirement. However, the carports would be adjacent to both a residential zone and residential use. See concept plan. The applicant believes the recreational vehicle parking will be more attractive with covered parking.
    - The applicant would like feedback on the parking code that requires 10' of landscaping between parking areas and a residential use or zone. The ordinance requires landscaping between the recreational vehicle parking and the 7' screen wall. City Code 17.18.085 states:
        - (17.18.085). "Any off-street parking lot adjacent to a residential use or residential zone shall provide a minimum 10' landscaped buffer from the parking lot to the adjacent residential use or zone. Trees shall be planted at least every 10' along the landscaped strip adjacent to the residential use or residential zone. Trees must be a minimum of 2" caliper measured one foot off the ground and at least 6' tall

when planted. In addition to any required fencing, trees shall be of a variety that will mature to a height of at least 20' tall in order to provide a visual barrier between the non-residential use and the residential use. The Planning Commission has flexibility to grant exceptions to this landscape screening standard if existing vegetation or other existing screening is found to meet the intent of the screening requirements found in this section."

- While interior ground landscaping will not be viewed from the residence due to the 7' wall, the planning commission will need to provide feedback if trees are still appropriate as a visual barrier. Staff feels that there is some value to having the trees not only for screening but also to decrease light or noise spill over. If the commission's recommendation is to allow the removal of interior landscaping then staff recommends that there not be an overall net landscaping loss for the site.

- The Commercial General Storage Zone limits the amount of outdoor recreational vehicle parking to 15% of the total building storage area. The applicant would request that the ordinance be amended to allow 15% recreational vehicle parking based off of the overall site storage area. The planning commission should evaluate how much additional recreational vehicle parking this would allow to determine how to best plan the site and meet the intent of the ordinance to limit outdoor recreational vehicle storage in the zone.

Previous Concept Review

A similar concept review was considered by the planning commission in 2018. A number of questions were posed by staff at that time. It would be appropriate for the commission to review those questions as well as the meeting minutes from those meetings.

Future Project Entitlement

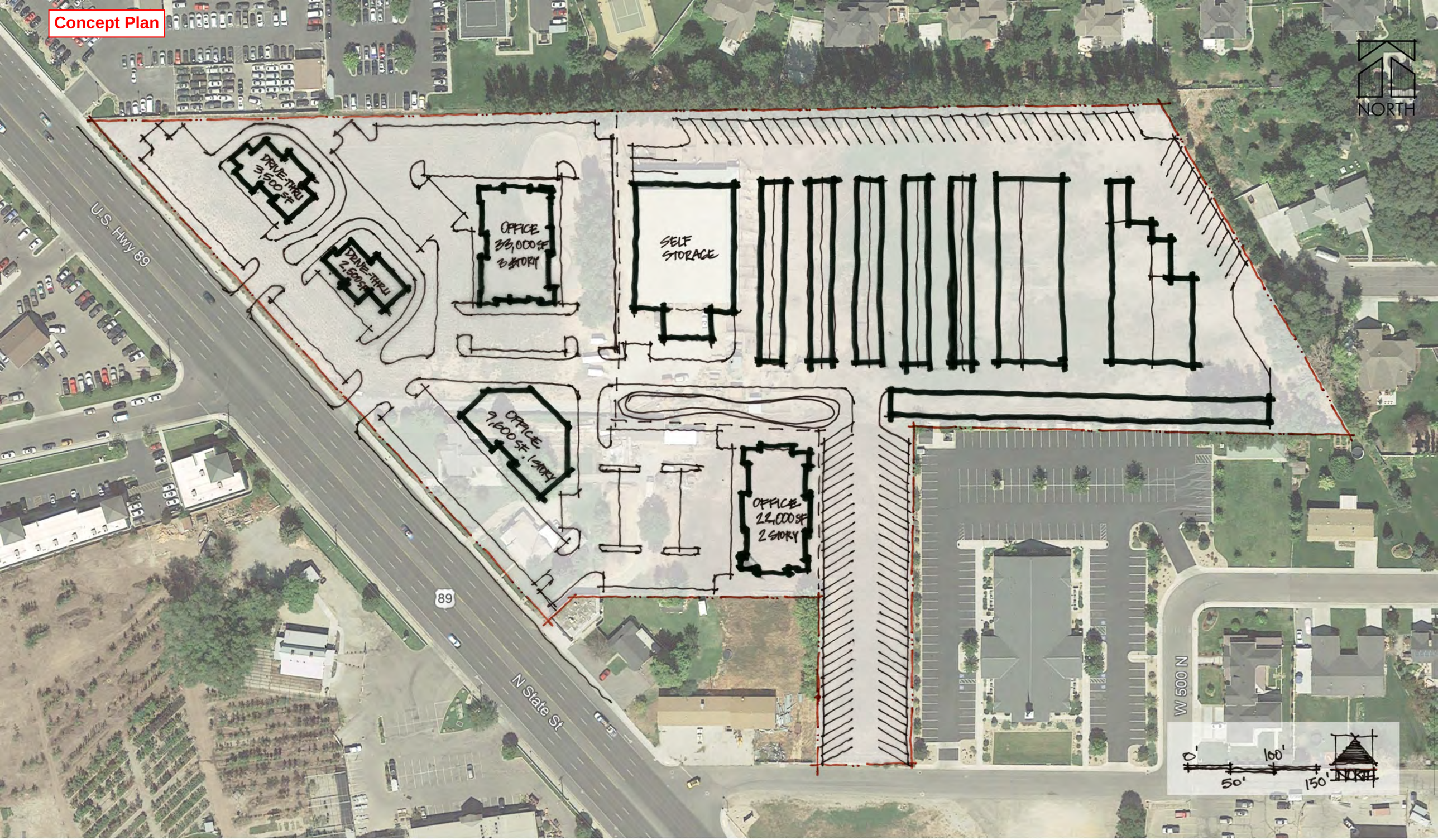
There are a number of entitlement processes that the applicant will need to go through as part of the development review process. They include the following and some may be reviewed in conjunction with other applications:

- Zone change for the back property from Commercial General to Commercial General Storage
- An amendment to the General Plan Streets Master Plan Map. The map shows a future alignment going through the property to connect to 570 N. The applicant proposes to terminate 570 in proximity to where it is currently ends. The applicant is asking for changes to the cul-de-sac regarding curb, gutter and sidewalk. Those will be addressed by the city engineer.
- Conditional use permit for outdoor recreational vehicle storage.
- Possible subdivision approval depending on how the lot is divided.
- Ordinance amendments depending on feedback from the planning commission and city council.

EXHIBITS

1. Concept Plan
2. Key points of discussion by applicant
3. 2018 city concept staff report
4. 2018 Planning Commission meeting minutes for previous concept review
5. 2018 City Council meeting minutes for previous concept review
6. Street Master Plan Map section

Concept Plan



MIXED COMMERCIAL & SELF-STORAGE DEVELOPMENT, LINDON, UT

CONCEPTUAL SITE PLAN

07.30.2019

THE RICHARDSON
DESIGN PARTNERSHIP
TEL: 801.355.6868
WWW.TRDP.COM

Applicant Discussion Points

Planning & Zoning Concept Plan Meeting
Tuesday August 27, 2019

- Key points of discussion:
  Neighborhood buy-in of rezone to self –storage

- Site Plan review: **Setbacks Storage:** 40' north & east; Building against property line for south property line against Church- different users in same residential zone. Code Amendment regarding building location; Ordinance Amendment – Parking structure different than building; 15% outdoor parking variance based on total sq. ft. of storage vs. % of area

  Photos of what other projects have done with these issues and what the alternatives look like

  Street Masterplan & Culdesac: Proposing terminating 570 North and creating a formal city culdesac. We have addressed engineering's concerns of sewer and storm drain of the adjacent residential subdivision. Grade issues therefore requesting variance of no sidewalk around culdesac

  Office Building Height- 3 story

LINDON PLANNING & DEVELOPMENT Land Use Application

100 North State St.
Lindon, UT 84042
Phone: 801.785.7687
Website: www.lindoncity.org
Email: planningdept@lindoncity.org
Fax: 801.785.7645

(Please Print)
Applicant: Keller Williams Salt Lake City - KW Commercial
Steve Tobias & Patrea Marolf
Mailing Address: 2121 S. McClelland Street #201
City: Salt Lake City State: UT Zip: 84106
Contact Name: Steve Tobias / Patrea Marolf
Phone: (801) 381 9103 801 885 5997
**Email address: steve tobias@kwcommercial.com
Patrea.realestate@gmail.com
**(Agendas, Staff Reports, and Engineering Review Comments will be sent to this email address.)

PROJECT NAME:
Norton Retail and Self Storage PROJECT
LOCATION: Approximately 525 N. State, Lindon
PROPERTY TAX ID / SERIAL NUMBER: 14:067:0123 6.58 Acres
14:068:0001 3.76 Acres
NATURE OF REQUEST:
Zone change from C-G to C-G-S for development of retail shops along State Street frontage and self Storage including climatized and RV Parking in rear portion of property

Indicate total number of lots if subdividing: _____

I (we), the undersigned, certify that I (we) have read and understand all information outlined on the reverse side of this application and am (are) qualified to initiate this application. To the best of my knowledge, the information attached is true and correct.

Keller Williams Salt Lake City - KW Commercial
Applicant's Signature:
Gavin D Tobias

*Property Owner's Signature:

*Property Owner's Information (if different from Applicant):
Name (print): _____ Phone: (____) _____
Address: _____ Fax: (____) _____
City: _____ State: _____ Zip: _____

(PLEASE READ AND SIGN PAGE 2)

Date Received:
Case File # _____
Date Paid: _____
Receipt # _____

LAND USE APPLICATION FEES†

General Plan Amendment (text or map).....$650.00
Zoning Map Amendment (zone change).....$650.00
Ordinance Amendment.....$650.00
Minor Subdivision.....$1,200.00
(Subdivisions from 1 to 3 lots)
Major Subdivisions.....$2,500.00 + $150.00/lot
(Subdivisions of 4 lots or more)
Phase Subdivision Fee .....$500.00+ actual engineering cost incurred by City.
(Second Phase and beyond)
Site Plan
Up to 2 acres $2,000.00
Over 2 acres. .....$2,000.00+$250.00/acre (rounding up to next whole acre; i.e. 3 acres would be $2,750.00).
Temporary Site Plan.....$115.00
Amended Site Plan (staff approved)..... $500.00+ actual engineering cost incurred by City.
Concept Review.....$100.00
Conditional Use Permit (CUP).....$500.00
Temporary CUP.....$250.00
Conditional Use Permit (Animals).....$50.00
Alteration of Non-Conforming Use.....$500.00
Reimbursement Agreement.....$600.00+ actual engineering cost incurred by City.
Variance.....$500.00
Application Cancellation.....$25.00
Plat Amendment.....$950.00
Lot Line Adjustment.....$350.00
Recording Fees:.....As charged by Utah County, plus $25.00 city fee.
Miscellaneous Application.....$150.00+ actual engineering cost incurred by City
Planned Residential Development.....$3,500

PLEASE NOTE:

Developments that disturb 1 acre or more require a UPDES System Drainage Permit from the State of Utah. The State may take as long as 90 days to process the permit. Online applications and permit form in pdf format are available on the internet at http://www.waterquality.utah.gov/UPDES/stormwatercon.htm

On the evening of April 24, 2018, Patrea and I presented to the Planning Commission, a concept plan for the mixed use Norton Retail and Self -Storage Project at approximately 570 N. State Street in Lindon. The project entails 10.34 acres with a very deep trapezoid shape that comprises two parcels: (1) a 3.76 acre parcel with frontage along State street with tax ID # 14-068-0001 and (2) a 6.58 acre parcel immediately in the back and to the east of the 3.76 acre parcel with tax ID # 14-067-0123. Both parcels are currently zoned CG.

About The LandOwners

The property is owned by several members of the Norton family who have held title for many years. The existing use of the property has a large equestrian riding barn where lessons for horse riding are conducted and the balance of the property is in hay.

ABOUT ME:

I have been involved in developing subdivisions, apartments, and self storage projects for many years. In 2009 I received final approval from North Ogden City for the construction of approximately 96,000 sq. ft. of self-storage on 5.2 acres and my partner Bach Corporation, build out the project over a 18 month time period. Since that time we have also added 2.7 acres of RV parking (see attached aerial photo). The address for the project is 2195 N. 400 E. in North Ogden and here is the link to the website https://www.bachselfstorage.com/self-storage-north-ogden-ut-f2756. The project has been very successful and the mayor of North Ogden City told us this was the nicest self storage project he has ever seen and was so glad to have it in the city. The project is 95% occupied. The city neighborhoods and HOA's in the area have also loved the RV Storage portion of the project.

Concept Plan

Commercial Retail & Office Concept:

We have taken the feedback received from the Planning Commission and Boyd Preece of Finish Grade Engineering has helped us revise the concept plan to reduce the amount of self -storage and enlarge the commercial use to nearly 3.25 acres to now include a 5,000 sq. ft. drive-thru restaurant pad, a 10,000 sq. ft. retail building with drive-thru capability on both end caps, and a two story office building comprising 20,000 sq. ft., similar to the office complex immediately north of the subject property (See Attachment- Lindon Concept Site Plan 2)

Self Storage: The proposed self-storage portion of the project would have an office with full time resident managers; a controlled access gate with hours from 7:00 a.m. to 10:00 p.m.; RV Storage; climatized storage, and regular storage. The existing steel equestrian building would remain as part of the development and be incorporated as pod storage, which uses these large ocean type containers. U-Haul acquired a former 80,000 sq. ft. Home Depot site in Ogden to this very use.

Landscaping

We have incorporated landscaping along the frontage of State Street and in the parking lot areas of the retail and office portion of the project and have planned for a landscaping buffer around the perimeter of the self storage project. In my North Ogden Self Storage project, we abutted to a 2-story townhome community. We placed a 6' cement wall along all the boundaries and planted Hackberry trees in the landscape buffer. These trees at full maturity give a 40' tall X 30' wide coverage but their root system goes straight down to not interfere with the wall. So we would propose doing a similar concept along the residential north and east boundary of the project.

Roadways

State Street: The roadway entries/exits proposed along State Street meet the spacing requirements of UDOT, based on our initial conversation with them.

570 North: 570 North currently dead ends into the east side of the subject property and the neighbors have developed it into a culdesac. Our plan has this road remain "as is" thus protecting the privacy of the residential homes.

Parking

The proposed concept plan shows 219 parking stalls for the 15,000 sq. ft. of retail and 20,000 sq. ft. of office space and 4 parks for the self-storage office netting 6.25 parks / 1000 sq. ft. of building.

Project Development Valuation

This development would have a construction cost of approximately $2,100,000 for the retail buildings, $4,000,000 for the office building, and $6,000,000 for the self- storage project, totaling **$12,100,000.**

Proposed Zoning

Proposed Zoning

The concept plan would suggest still having the original two separate parcels, but there would be a simple lot line adjustment on the south end of parcel # 14-067-0123, adding about .25 acres so that the self- storage office could have good visibility to State Street and be included in the proposed self –storage project. The zoning would remain **CG** on the approximately 3.25 acre adjusted parcel of #14-068-0001 comprising the retail and office development and a request of a zone change to **CG-S** to the approximate adjusted 6.83 acre parcel with tax Id# of 14-067-0123 for the self-storage project.

Why Does This Concept Plan have Merit

This concept plan creates a $12,000,0000 mixed use project. It maximizes the 3.5 acres of State Street frontage into 35,000 sq. ft. of commercial office and retail space and maintains the existing CG zone.
The tough odd shaped back parcel of 6.5 acres is being requested to do a zone change to CG-S to allow self storage.

Why Self Storage?

This concept maintains the commercial zone use of the property but introduces and allows a very low impact to neighboring properties. It is a very residential friendly use. There is no smell, no noise , There is controlled access; controlled hours of operation are 7 a.m. to 10 p.m.. and it has very minimal impact to city resources of police and fire departments.

Other Cities Using Storage in their Commercial Zoning for conversion of commercial retail space that has gone dark. The development of climatized Storage is sophisticated with buildings looking like office buildings. The RV Storage area gets RV's out of neighborhoods and into a controlled environment.

Many cities are approving self-storage projects in commercial zoned areas, including prime frontages on heavy used roads similar to State Street in Lindon. I have provided attached photos of two new projects where I live in South Jordan: (1) Extra Space Storage- climatized three- story building located at 1380 W. 10400 S. (being widened to 5 lanes) and (2) Towne Storage-climatized two- story building located at 11297 S. Redwood Road. I've also included an example of a retail building with drive-thru capability as the new Tide Dry Cleaners who are setting up locations all over the west. This one is located in the District in Day Break at South Jordan at 11514 S. 4000 W.

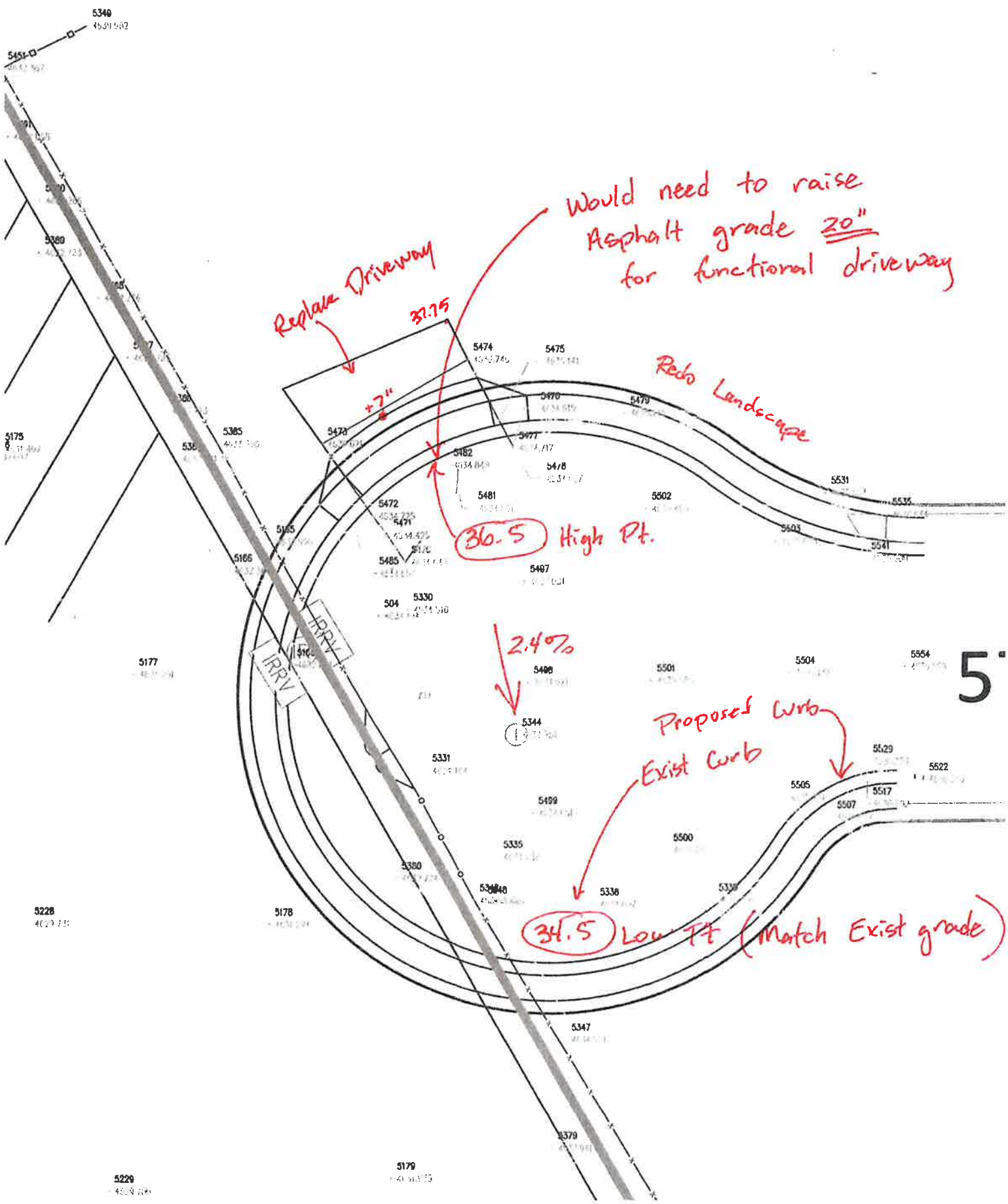
Demand

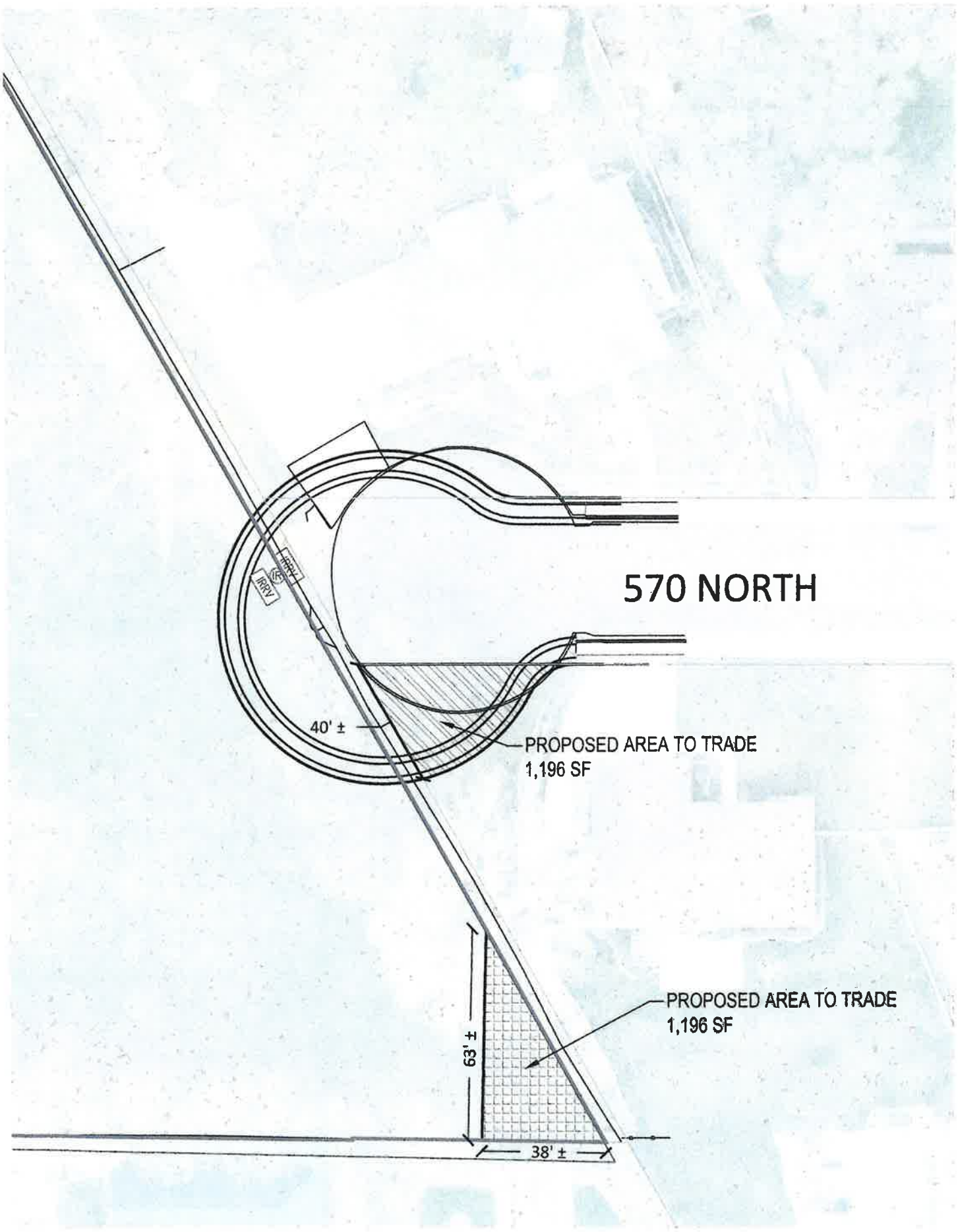
According to the Self –Storage Almanac the rentable sq. foot per person in Utah is 9.57 sq. ft.. I've attached a demographic study from CoStar that indicates a 3 mile radius of the subject property in 2017 has a population of 75,539 and the estimate for 2022 is 82,962 based on a average growth of 3% per year. Thus in 2017, the population of 75,539 at a demand of 9.57 sq. ft. per person is **722,908 sq. ft.** and in 2022 the storage demand will be 82,962 X 9.57 = **793,946 sq.ft. of self storage demand.**

The Norton Retail & Self Storage proposed project 6 acre project would thus bring on an estimated additional 109,815 sq. ft. of self storage based on the existing 3 mile project average. (6 acres X 43,560 sq. ft./ acre = 261,360 sq. ft. / 2.38 ratio = 109,815 sq. ft. of storage). Thus this new proposed project of 109,815 to the existing stock of self storage of 585,499 is **695,314 sq. ft. which is still under the total demand of 722,908 but if you also factor it takes about 18 months to build and bring the project on to a 85%-90% occupancy the demand by then with the growth of population will be 766,933 sq. ft. of storage, so the project is very feasible to meet the demand.**

The second email contains photos of the Bach Self Storage Project in North Ogden including the office.

? Existing 585,000
New project
Add 100,000 685,000


Would need to raise
Asphalt grade 20"
for functional driveway
Replace Driveway
37.75
+7"
Redo Landscape
36.5 High Pt.
2.4%
Proposed Curb
Exist Curb
34.5 Low Pt (Match Exist grade)
IRRV
IRRV
5


570 NORTH
IRR-L
IRR-V
40' ±
PROPOSED AREA TO TRADE
1,196 SF
PROPOSED AREA TO TRADE
1,196 SF
63' ±
38' ±

Item 6: Concept Review — Norton Retail and Self-Storage ~570 N. State Street

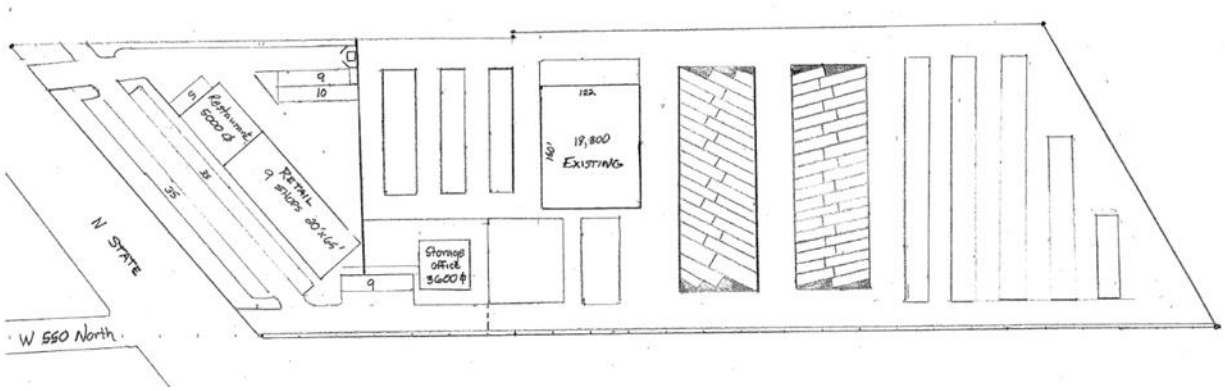
Steve Tobias and Patrea Marolf request concept review of the proposed Norton Retail and Self-Storage and associated rezoning, to be located at ~570 N. State St. (identified by Utah County Parcel ID #'s 14-067-0123 and 14-068-0001), currently in the General Commercial (CG) zone.

Applicant: Steve Tobias and Patrea Marolf Presenting Staff: Brandon Snyder Type of Decision: None Council Action Required: No	SUMMARY OF KEY ITEMS 1. This is a concept review to receive feedback from the Planning Commission and City Council regarding the applicant's proposal. MOTION No motion necessary.

OVERVIEW

A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

The property is located at approximately 570 N. State Street and is currently in the General Commercial (CG) zone. (The General Plan Land Use Map identifies this area as Commercial.) The property is currently used for agricultural purposes and the keeping of animals and livestock. The applicants request feedback on a proposal to rezone the property from the CG to the General Commercial Storage (CG-S) zone for storage units. The Lindon City Land Use Table indicates that storage units (*Vault Security Storage – Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)*) are only permitted in the Light Industrial (LI), Mixed Commercial (MC), and General Commercial Storage (CG-S) zones. The concept and request also indicate the potential for retail/restaurant along State Street.



Currently 570 North dead ends into the east side of the property. According to the Lindon City Street Master Plan Map, 570 North is planned to continue out to State Street. The applicant's proposal would prohibit 570 North directly connecting to State Street. The City Council and Planning Commission previously heard a request for residential units on this property in 2016. Minutes from the meetings are attached. At that time, it was recognized that this property is important as it is zoned commercially and has State St. frontage. It is also very deep.

Zoning

STAFF REVIEW

A. Is there a desire for storage units at this location?

B. Public Works has previously indicated that there is currently a temporary storm water basin at the end of 570 North (street).

C. Should 570 North continue to either State Street or to 500 North? Another option would be to develop 570 North into a cul-de-sac with an improved turnaround. Additional residential lots may or may not be appropriate to plan for at the end of the cul-de-sac. Regardless, the temporary storm basin will need to be addressed.

D. How to best reserve or restrict the area along State St. for more desirable commercial uses such as the proposed retail/restaurant? Considerations may include:
    1. retaining the present CG zone along State St.
    2. entering into a development agreement if the entire property, including along State St., is rezoned to CG-S.

E. If the proposal and associated rezoning/master plan changes are looked upon favorably, the following Lindon City Codes (17.48 Commercial Zones) are important for future design consideration. Landscaping and setbacks in the commercial zones will need to be addressed. Setbacks required from residential: Side or rear yard setback when adjacent

to a residential use or a residential zone = 40'. The site would also be required to have a minimum of twenty percent (20%) of each lot maintained in permanent landscaped open space (in addition to the landscaping strip along State St.). A masonry or concrete fence, seven feet (7') high shall also be constructed and maintained along any property line between a nonresidential development and a residential use or a residential zone. Architectural design standards would also apply. Those codes would help in addressing how to be good neighbors to and transition into the existing residential.

The Lindon City General Plan indicates the following:

- "Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses such as research and development office uses." (Commercial Land Uses, Page 9)
- Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. (Guideline #6, Land Use Guidelines, Page 14)

MOTION

No motion necessary.

ATTACHMENTS

1. Additional information from the applicant
2. North Ogden Example
3. 570 N. Storm Drain
4. 2016 concept review minutes

Hugh Van Wagenen

From: Steve Tobias <stevetobias@kwcommercial.com>
Sent: Wednesday, April 18, 2018 3:46 PM
To: Hugh Van Wagenen
Cc: patrea.realestate@gmail.com
Subject: Tobias- Norton Retail and Self-Storage 525 N. State St., Lindon- Email #1
Attachments: Demographic Report 3 mile radius.pdf; Copy of Lindon Area Storage Units R.xlsx; RS- Norton- Looking east from State St. Lindon.jpg; RS-Aerial- Bach Self Storage 2197 N. 400 E..jpg

HI Hugh,
Patrea is sending you the Lindon Land Use Application separately, that has been signed by Ron Norton, her father who is one of the property owners of the family. In this application we are requesting the zoning of 10.3 acres located at approximately 525 N. State Street in Lindon be changed from C-G to C-G-S so that we can develop about 3.76 acres into retail along the frontage of State Street and the remaining back portion of the property to be developed into self – storage including climate controlled and RV parking. The existing use of the property has a large equestrian riding barn where lessons for horse riding are conducted. This structure would remain as part of the development and be incorporated as pod storage in the self storage project.

I am sending you two emails to provide additional material to show the City Council. I have been involved in developing subdivisions, apartments, and self storage projects for many years. In 2009 I received final approval from North Ogden City for the construction of approximately 96,000 sq. ft. of self-storage on 5.2 acres and my partner Bach Corporation, build out the project over a 18 month time period. Since that time we have also added 2.7 acres of RV parking (see attached aerial photo). The address for the project is 2195 N. 400 E. in North Ogden and here is the link to the website https://www.bachselfstorage.com/self-storage-north-ogden-ut-f2756. The project has been very successful and the mayor of North Ogden City told us this was the nicest self storage project he has ever seen and was so glad to have it in the city. The project is 95% occupied. The city neighborhoods and HOA's in the area have also loved the RV Storage portion of the project.

Supply
One of the concerns the City Council may raise is based on the existing self –storage projects in the city, will adding an additional project be viable. The Self Storage Industry uses a 3 mile radius for the market draw of the project. I've attached an Excel Worksheet that indicates our initial research of existing or under construction projects within that 3 mile radius. It indicates the 7 existing projects comprise 401,474 sq. ft. of storage on 22 acres of land or 958,320 sq. ft. of land. Thus this 3 mile radius ratio of land to self storage developed square footage is 958,320 sq. ft. of land / 401,474 sq.f t. of storage is a ratio of **2.38.** The newest Lindon project under construction with 10 acres of land is 435,600 sq. ft. of land / 2.38 ratio = estimated 183,025 sq. ft. of additional self storage for a total of **584,499 sq. ft. of total available storage as supply within the 3 mile radius.**

Demand
According to the Self –Storage Almanac the rentable sq. foot per person in Utah is 9.57 sq. ft.. I've attached a demographic study from CoStar that indicates a 3 mile radius of the subject property in 2017 has a population of 75,539 and the estimate for 2022 is 82,962 based on a average growth of 3% per year. Thus in 2017, the population of 75,539 at a demand of 9.57 sq. ft. per person is **722,908 sq. ft.** and in 2022 the storage demand will be 82,962 X 9.57 = **793,946 sq.ft. of self storage demand.**

The Norton Retail & Self Storage proposed project 6 acre project would thus bring on an estimated additional 109,815 sq. ft. of self storage based on the existing 3 mile project average. (6 acres X 43,560 sq. ft./ acre = 261,360 sq. ft. / 2.38 ratio = 109,815 sq. ft. of storage). Thus this new proposed project of 109,815 to the existing stock of self storage of 585,499 is **695,314 sq. ft. which is still under the total demand of 722,908 but if you also factor it takes about 18 months to build and bring the project on to a 85%-90% occupancy the demand by then with the growth of population will be 766,933 sq. ft. of storage, so the project is very feasible to meet the demand.**

The second email contains photos of the Bach Self Storage Project in North Ogden including the office.

Thanks,
Steve Tobias

Steve Tobias – Director
2121 S McClelland St #201
Salt Lake City, UT 84106
Office: 801.326.8883
Cell: 801.381.9103

Lindon City and Surrounding area Storage Developments

Name	Address	Phone	Storage Sq Ft	Off/Res Sq Ft	RV Parking	Serial Number	Parcel Size	Year Built	Website
Lindon Storage Center	98 South State Street Lindon, UT 84042	(801)785-0520	30505		No	140690014	1.45	1972	Www.lindonstorage.com
Pleasant Grove Self Storage	582 W 220 S St Pleasant Grove, UT 84062	**(855) 861-5979**	74594			468630003	3.29	2014	https://www.extraspace.com/Storage/Fa
Timp Storage	415 S Geneva Rd, Lindon, UT 84042	(801) 874-1471	44795		No	170210052	3.25	2016	https://www.timpstorage.com/
Blue Ribbon Storage	502 W 700 S, Pleasant Grove, UT 84062	(801) 785-1243	85141	3672		140510009	3.82	2002	https://www.blueribbonstorage.com/
Big RV Storage	335 S 1250 W, Lindon, UT 84042	(801) 796-3596	22202		Indoor RV Stc	452410009	2.526	2004	http://www.bigrvstorage.com/
Desert Storage	135 S Pleasant Grove Blvd, Pleasant Grove, UT 8406	(801) 785-1363	58211	9603	Yes	140250181	3.28	1985	http://deseretstorage.com/
Washburn Farms Storage	965 W 600 N Lindon, UT		86026		No	140640148	4.38	UC	https://siterepository.s3.amazonaws.cor
			401474				21.996		
Silverado Self Storage	100 N 1800 W, Lindon Ut (Managed by Extra Space)		Est. 183,025		No	140610113	9.95	UC	https://siterepository.s3.amazonaws.cor
Conceptual	250 W 600 S, Lindon UT						9	Conceptual	
			584,499 Ft. of Market Storage						
*Timp Storage Site Plan	http://siterepository.s3.amazonaws.com/442/sr_12616.pdf								

Demographic Summary Report

530-532 N State Rd, Lindon, UT 84042

Building Type:	Class B Office	Total Available:	0 SF
Class:	B	% Leased:	100%
RBA:	2,030 SF	Rent/SF/Yr:	-
Typical Floor:	2,030 SF		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	10,181		82,962		172,546	
2017 Estimate	9,235		75,539		156,892	
2010 Census	7,983		67,069		137,975	
Growth 2017 - 2022	10.24%		9.83%		9.98%	
Growth 2010 - 2017	15.68%		12.63%		13.71%	
2017 Population by Hispanic Origin	865		9,385		20,386	
2017 Population	9,235		75,539		156,892	
White	8,675	93.94%	70,318	93.09%	145,794	92.93%
Black	60	0.65%	598	0.79%	1,284	0.82%
Am. Indian & Alaskan	75	0.81%	692	0.92%	1,518	0.97%
Asian	154	1.67%	1,386	1.83%	2,810	1.79%
Hawaiian & Pacific Island	54	0.58%	621	0.82%	1,462	0.93%
Other	218	2.36%	1,923	2.55%	4,025	2.57%
U.S. Armed Forces	0		76		131	
Households						
2022 Projection	2,742		23,207		48,603	
2017 Estimate	2,483		21,116		44,178	
2010 Census	2,130		18,725		38,877	
Growth 2017 - 2022	10.43%		9.90%		10.02%	
Growth 2010 - 2017	16.57%		12.77%		13.64%	
Owner Occupied	1,943	78.25%	15,017	71.12%	31,134	70.47%
Renter Occupied	540	21.75%	6,100	28.89%	13,044	29.53%
2017 Households by HH Income	2,482		21,114		44,178	
Income: <$25,000	282	11.36%	3,030	14.35%	6,702	15.17%
Income: $25,000 - $50,000	487	19.62%	4,399	20.83%	8,973	20.31%
Income: $50,000 - $75,000	414	16.68%	4,249	20.12%	8,956	20.27%
Income: $75,000 - $100,000	419	16.88%	3,481	16.49%	7,247	16.40%
Income: $100,000 - $125,000	392	15.79%	2,547	12.06%	5,081	11.50%
Income: $125,000 - $150,000	138	5.56%	1,174	5.56%	2,373	5.37%
Income: $150,000 - $200,000	202	8.14%	1,377	6.52%	2,800	6.34%
Income: $200,000+	148	5.96%	857	4.06%	2,046	4.63%
2017 Avg Household Income	$92,436		$82,310		$82,750	
2017 Med Household Income	$78,460		$68,452		$67,781	

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Consumer Spending Report

530-532 N State Rd, Lindon, UT 84042

Building Type:	Class B Office
Class:	B
RBA:	2,030 SF
Typical Floor:	2,030 SF
Total Available:	0 SF
% Leased:	100%
Rent/SF/Yr:	-

2017 Annual Spending ($000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	$85,070	$666,594	$1,382,888
Total Apparel	$5,168	$41,367	$85,409
Women's Apparel	1,890	14,977	31,104
Men's Apparel	1,046	8,261	17,136
Girl's Apparel	505	4,028	8,216
Boy's Apparel	359	2,891	5,854
Infant Apparel	269	2,283	4,708
Footwear	1,099	8,927	18,391
Total Entertainment & Hobbies	$6,966	$55,167	$114,574
Entertainment	1,747	13,704	28,444
Audio & Visual Equipment/Service	2,664	21,486	44,653
Reading Materials	341	2,669	5,619
Pets, Toys, & Hobbies	2,215	17,307	35,858
Personal Items	5,781	44,864	93,460
Total Food and Alcohol	$22,778	$183,533	$380,608
Food At Home	12,849	103,958	215,449
Food Away From Home	8,563	68,573	142,201
Alcoholic Beverages	1,366	11,002	22,959
Total Household	$11,598	$89,038	$185,190
House Maintenance & Repair	2,160	16,325	33,849
Household Equip & Furnishings	4,714	36,721	76,183
Household Operations	3,579	27,698	57,832
Housing Costs	1,146	8,295	17,326

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530-532 N State Rd, Lindon, UT 84042

2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	$22,724	$174,944	$361,976
Vehicle Purchases	10,751	79,838	164,563
Gasoline	7,132	57,414	118,773
Vehicle Expenses	537	4,107	8,570
Transportation	1,645	12,590	26,250
Automotive Repair & Maintenance	2,659	20,995	43,819
Total Health Care	$4,266	$33,415	$70,022
Medical Services	2,541	19,969	41,613
Prescription Drugs	1,361	10,598	22,406
Medical Supplies	365	2,849	6,004
Total Education/Day Care	$5,789	$44,266	$91,648
Education	3,655	28,250	58,425
Fees & Admissions	2,134	16,016	33,223

Bach Self Storage
2197 N. 400 E., North Ogden
Legend
2197 N 400 E St
2197 N 400 E St
E 2150 N
235
N Washington
400 ft
2150 N
Google Earth

SELF STORAGE

PAY HERE
RENT HERE

5

355
347
341
333
321
315
595
581
288
278
266
570 NORTH
279
271
263

Planning Commission Meeting Minutes

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, April 24, 2018 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

Conducting:	Rob Kallas, Vice Chair
Invocation:	Mike Vanchiere, Commissioner
Pledge of Allegiance:	Mike Marchbanks, Commissioner

PRESENT	**EXCUSED**
Rob Kallas, Vice Chair	Sharon Call, Chairperson
Mike Marchbanks, Commissioner	
Charlie Keller, Commissioner	
Steven Johnson, Commissioner	
Mike Vanchiere, Commissioner	
Hugh Van Wagenen, Planning Director	
Brandon Snyder, Associate Planner	
Kathy Moosman, Recorder	

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of April 10, 2018 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF APRIL 10, 2018 AS PRESENTED. COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Vice Chair Kallas called for comments from any audience member who wished to address any issue not listed as an agenda item. There were no public comments.

CURRENT BUSINESS –

4. **Site Plan — Elite Energy Solutions (EES) Addition, 162 South 1900 (1800) West.** Elite Energy Solutions (EES) requests site plan approval for a 7,000 sq. ft. building addition to the existing facility. The property at 162 South 1900 (1800) West, is in the Light Industrial (LI) zone.

Vice Chair Kallas invited the applicants, Chet Stevens and Brandon Robbins forward. Brandon Snyder, Associate Planner, gave a brief background of this item stating the applicant is proposing to construct an addition to the south of their existing warehouse. The addition will include office/warehouse space, which is permitted subject to site plan review. He noted that amended site plans with over a 30% increase in

Mr. Van Wagenen further explained the submittal that the landscape plan meets the requirements is a recommended condition of approval. He pointed out that 2000 West does have a unique landscaping requirement due to the ditch along the roadway.

Mr. Van Wagenen reminded the Commission that City Code requires that all buildings in the Light Industrial Zone must be "aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures." He stated Mr. McCoy is proposing to use a split-faced block wainscoting of four feet with stucco finishes for the remainder of the walls; elevations meet the code requirement. He also pointed out that twenty-five percent (25%) minimum of the exterior of all buildings shall be covered with brick decorative block, stucco, wood, or other similar materials as approved by the Planning Commission.

Mr. Van Wagenen stated the Code also requires buildings in the LI zone to be earth-tone colors. The new building with be a light gray stucco with metallic blue banding with the split faced block being grey. The proposed structure also satisfies setback (20 feet front and 0 feet all others) and height requirements (48 feet) in the LI zone. Mr. Van Wagenen noted the City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

Mr. Van Wagenen then referenced an aerial photo of the site and surrounding area, Site Plan, Landscape Plan, Elevations of the Proposed Building Addition, and the 2000 West profile (with ditch) followed by discussion. He then turned the time over to the applicant for comment.

Mr. McCoy addressed the Commission at this time. He noted they have currently outgrown their one-acre parcel in Lindon and need to expand to a bigger building. He also explained their business noting they cater to problem stucco and roofing repair (mostly residential). Mr. McCoy commented they will ensure that all requirements are met and that the building looks very nice. He added they plan to break ground as soon as the permits are approved.

Vice Chair Kallas asked if there were any further comments or discussion. Hearing none he called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITION THAT THE APPLICANT PROVIDE REQUIRED STREET TREES AND LANDSCAPE STRIP ALONG 2000 WEST AS DIRECTED BY STAFF. COMMISSIONER VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

VICE CHAIR KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. **Concept Review — Norton Retail and Self-Storage, 570 N. State Street -**

Steve Tobias and Patrea Marolf request concept review of the proposed Norton

Retail and Self- Storage and associated rezoning, to be located at 570 N. State St. (identified by Utah County Parcel ID #'s 14-067-0123 and 14-068-0001), currently in the General Commercial (CG) zone.

Mr. Snyder opened this agenda item by giving an overview noting this property is located at approximately 570 North State Street and is currently in the General Commercial (CG) zone (the General Plan Land Use Map identifies this area as Commercial). He noted the property is currently used for agricultural purposes and the keeping of animals and livestock.

The applicants, Steve Tobias and Patrea Marolf (who are in attendance) are requesting feedback on a proposal to rezone the property from the CG to the General Commercial Storage (CG-S) zone for storage units. He noted the Lindon City Land Use Table indicates that storage units (Vault Security Storage – Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles) are only permitted in the Light Industrial (LI), Mixed Commercial (MC), and General Commercial Storage (CG-S) zones. This concept also indicates the potential for retail/restaurant along State Street.

Mr. Snyder further explained that 570 North currently dead ends into the east side of the property and according to the Street Master Plan Map, 570 North is planned to continue out to State Street and this proposal would prohibit 570 North directly connecting to State Street. He noted the City Council and Planning Commission previously heard a request for residential units on this property in 2016 (DR Horton). At that time, it was recognized that this property is important as it is zoned commercially and has State Street frontage and also has a very deep lot.

Mr. Snyder stated the public works department has previously indicated that there is currently a temporary storm water basin at the end of 570 North (street). He also questioned if 570 North should continue to either State Street or to 500 North. He noted another option would be to develop 570 North into a cul-de-sac with an improved turnaround. He added that additional residential lots may or may not be appropriate to plan for at the end of the cul-de-sac and regardless, the temporary storm basin will need to be addressed. He pointed out an item to consider is how to best reserve or restrict the area along State Street for more desirable commercial uses such as the proposed retail/restaurant. If the proposal and associated rezoning/master plan changes are considered, the following City Codes (17.48 Commercial Zones) are important for future design consideration.

- Landscaping and setbacks in the commercial zones will need to be addressed. Setbacks required from residential: Side or rear yard setback when adjacent to a residential use or a residential zone = 40'.
- The site would also be required to have a minimum of twenty percent (20%) of each lot maintained in permanent landscaped open space (in addition to the landscaping strip along State St.).
- A masonry or concrete fence, seven feet (7') high shall also be constructed and maintained along any property line between a nonresidential development and a residential use or a residential zone.
- Architectural design standards would also apply. Those codes would help in addressing how to be good neighbors to and transition into the existing residential.

Mr. Snyder then referenced the Lindon City General Plan that indicates the following:

- Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses such as research and development office uses.
- Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.

Mr. Snyder then turned the time over to the applicants for comment. Mr. Tobias addressed the Commission at this time noting he represents the Norton family who has owned the property for many years. The current use is an equestrian center with part agricultural use. Mr. Tobias explained essentially, with this concept plan they are proposing that the road (570 N.) would remain as is and the private roadway would be used for the self-storage facility; he noted it would also meet the required setbacks. Mr. Tobias also spoke on the proposed landscaping and trees they would use every 30 ft. (Hackberry trees) that would provide a lot of coverage and they would also have a masonry fence to provide a good buffer. He noted this would be all around the perimeter and would be very neighborhood friendly.

Mr. Tobias pointed out this proposed concept would also lend itself to not taxing Police and Fire resources and would allow frontal commercial use on State Street. He then gave a background of the changing evolution/nature of self-storage units (including two-stories, climate control, elevators, gated entry, 24 hr. security etc.). He noted there would be approximately 600 units (100,000 sq. ft. of storage).

At this time Vice Chair Kallas asked the Commissioners to give their thoughts on the presented concept review as follows:

Commissioner Johnson commented that the city is struggling with what to do with the small parcels left on State Street. He noted he has a particular interest with this concept as this is in his neighborhood. He stated the concept looks nice but is this where we want it. He pointed out this is a very difficult piece of land and zoned commercially. He is not sure what will happen there but he doesn't have strong feelings either way. The question is how to mitigate the concerns as there are some really nice homes in the area and the neighbors may be impacted.

Commissioner Marchbanks stated he doesn't think it's a stretch to compare this to the applicant's existing Ogden facility with the residential component next to it and the street frontage. He thinks this proposed project will look nice with pads for potential other retail on the front. He would also suggest that the applicants do their due diligence with a feasibility study etc. His only concern is with the street drainage issue and the need for a proper turnaround for emergency.

Commissioner Keller commented that he personally agrees with a lot of what has been said but pointed out a lot of storage units have been recently approved in the city and questioned if another storage complex located on State Street is warranted. He also has concerns with a two-story building at that location. He does agree it appears to be a

nice project but he would hope for commercial use on State Street; he would not be opposed but feels there are a lot of storage units in the city as well.

Commissioner Vanchiere commented he has mixed feelings about this concept but added he looks at projects on their merit. He believes there are two council members that may resist storage units in this particular area on State Street; the harder sell is the rezone. He has concerns about screening and outdoor RV storage. He would rather see other uses there, but he does like the retail in front concept and feels it would push it more to favorability; he would consider this proposal after seeing some good concept plans and renderings and hearing the advice of staff.

Commissioner Kallas pointed out this is just a rough layout. He also likes Commissioner Johnson's comment that this is a difficult piece of property because it is deep and narrow and regardless it would need a mixed use to make it work; he also has concerns with a rezone. He also feels it should be a finished cul-de-sac. He does not like the design of this and feels it should be deeper for him to feel good about it. He pointed out that Lindon doesn't have much commercial property available and to put storage units on this piece is unsettling and he would suggest reducing the size. He also has concerns about the west end and what type of commercial development could locate there. He suggested a redesign would be conducive for him to consider this concept.

Vice Chair Kallas suggested that the applicant take this concept to the City Council. Mr. Tobias stated they will make some changes and bring it before the Council. They also thanked the Commission for their time and valuable input.

Vice Chair Kallas asked if there were any further comments or discussion. Hearing none he moved on to the next agenda item.

7. **Discussion Item — Lindon City General Plan, Parks and Trails.** Heath Bateman, Parks & Recreation Director, and Hugh Van Wagenen, Planning & Economic Development Director, will review the Parks and Trails section with the Planning Commission. This is an informative discussion item only. No motions will be made.

Mr. Van Wagenen led this discussion by explaining Heath Bateman, Parks & Recreation Director, is in attendance to present information regarding the Lindon City General Plan update by reviewing the Parks and Trails section. He noted no formal action will be taken as this is an informational discussion only. He went on to explain that parks should be provided to allow for a variety of recreational opportunities to meet the needs of all areas of the community. He pointed out that the planned park locations shown on the Lindon City Parks & Trails Master Plan Map (provided in the staff report) are generalized and will require additional consideration for final site determination. He then turned the time over to Mr. Bateman for comment.

Mr. Bateman then gave his presentation to the Commission. He noted the parks in the community are separated into three mains classifications as follows:

Community Parks: Concentrate a broad range of recreational activities for

City Council 2018 Concept Plan Meeting Minutes

The Lindon City Council held a regularly scheduled meeting on **Tuesday, June 5, 2018, beginning at 7:00 p.m.** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

Conducting:	Jeff Acerson, Mayor
Pledge of Allegiance:	Josh Walker
Invocation:	Daril Magleby, Councilmember

PRESENT	**EXCUSED**
Jeff Acerson, Mayor	Matt Bean, Councilmember
Carolyn Lundberg, Councilmember	
Jacob Hoyt, Councilmember	
Van Broderick, Councilmember	
Daril Magleby, Councilmember	
Adam Cowie, City Administrator	
Kathryn Moosman, City Recorder	

1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.

2. **Presentations/Announcements** –
   a) **Comments/Announcements from Mayor and Council** – There were no announcements at this time.
   b) **Presentation:** Hugh Van Wagenen, Planning & Economic Development Director, was in attendance to give a brief overview of his recent attendance at the International Council of Shopping Centers (ICSC) convention in Las Vegas. Following the presentation, the Council agreed Mr. Van Wagenen's attendance provided the dynamics and mechanics of what people and businesses are doing and may provide some good contacts for development on the 700 North Corridor. Mr. Van Wagenen would suggest attending future conventions would be very beneficial.
   c) **Presentation:** Josh Walker, President/Director of the Pleasant Grove-Lindon Chamber of Commerce, was in attendance to give a brief overview of the past years Chamber events and membership. Mr. Walker noted membership is currently at 24 members with 9 new members this year which shows they are gaining momentum (total of 109 members). He added the meetings and events are well attended. He noted they are working with Heath Bateman on Lindon Days and they have a good lineup of vendors and food trucks for the fair. Following discussion, the Council agreed there is more energy and momentum with the Chamber and things are moving in the right direction and the city appreciates the partnership with the Chamber.

3. **Approval of Minutes** – The minutes of the regular meeting of the City Council meeting of May 15, 2018 were reviewed.

Pieter Faasen stated he is a recent resident to Lindon noting his home was initially sold to him as a multifamily home back in March. He explained he got a letter from the city indicating he is breaking the second kitchen ordinance. He stated he honored his basement tenant lease and the tenant has moved out which changes the practicality and use of the home. Mr. Faasen stated he is asking the city for review to make it legal so he can rent out the basement apartment. Mr. Van Wagenen addressed this issue at this time. He stated due to the history of these units being rented as a duplex, they sent letters out to those who were non-compliant with occupancy restrictions due to the second kitchen, which is essentially not an apartment for rent. City code states you cannot have accessory apartments in the R2 zone requirements. He pointed out this has been a difficult situation, but the Council has the option to change it with an ordinance change. He pointed out the entire home could be rented out. Following the discussion, the Council was in agreement to have some further discussion on this issue.

CURRENT BUSINESS

6. **Concept Review — Norton Retail and Self-Storage, 570 N. State St.** Steve Tobias and Patrea Marolf request concept review of the proposed Norton Retail and Self-Storage and associated rezoning, to be located at 570 N. State St. (identified by Utah County Parcel ID #'s 14-067-0123 and 14-068-0001), currently in the General Commercial (CG) zone. A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.

Brandon Snyder, Associate Planner, gave a brief overview of this agenda item noting a Concept Review allows applicants to quickly receive Planning Commission and City Council feedback on proposed projects. He noted no formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects. The property in question is located at approximately 570 N. State Street and is currently in the General Commercial (CG) zone and the General Plan Land Use Map identifies this area as Commercial.

Mr. Snyder stated the applicants, Steve Tobias and Patrea Marolf (who are in attendance) are requesting feedback on a proposal to rezone the property from the CG to the General Commercial Storage (CG-S) zone for storage units. The property is currently used for agricultural purposes and the keeping of animals and livestock. He noted the Lindon City Land Use Table indicates storage units (Vault Security Storage – Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)) are only permitted in the Light Industrial (LI), Mixed Commercial (MC), and General Commercial Storage (CG-S) zones. Mr. Snyder stated this concept also indicates the potential for retail/restaurants along State Street.

Mr. Snyder explained the Planning Commission reviewed this concept on April 24, 2018 and general feedback from the Planning Commission included the following:

- Financing, is there need for additional storage units in Lindon

- Best use of the property
- Timing of front commercial
- Address the 570 N. drainage and the temporary cul-de-sac
- Recognize the challenge that property is narrow and deep
- The impact it may have on adjacent residential.

Mr. Snyder commented after Planning Commission review the applicant (Steve Tobias) provided the following information and revisions:

"On the evening of April 24, 2018, Patrea and I presented to the Planning Commission, a concept plan for the mixed-use Norton Retail and Self -Storage Project at approximately 570 N. State Street in Lindon. The project entails 10.34 acres with a very deep trapezoid shape that comprises two parcels: (1) a 3.76-acre parcel with frontage along State street with tax ID# 14-068-0001 and (2) a 6.58-acre parcel immediately in the back and to the east of the 3.76-acre parcel with tax ID# 14-067-0123. Both parcels are currently zoned CG. We have taken the feedback received from the Planning Commission and Boyd Preece of Finish Grade Engineering has helped us revise the concept plan to reduce the amount of self -storage and enlarge the commercial use to nearly 3.25 acres to now include a 5,000 sq. ft. drive-thru restaurant pad, a 10,000 sq. ft. retail building with drive-thru capability on both end caps, and a two story office building comprising 20,000 sq. ft., similar to the office complex immediately north of the subject property (See attachment- Lindon Concept Site Plan 2).

The concept plan would suggest still having the original two separate parcels, but there would be a simple lot line adjustment on the south end of parcel #14-067-0123, adding about .25 acres so that the self- storage office could have good visibility to State Street and be included in the proposed self –storage project. The zoning would remain CG on the approximately 3.25 acre adjusted parcel of #14-068-0001 comprising the retail and office development and a request of a zone change to CG-S to the approximate adjusted 6.83-acre parcel with tax ID# of 14-067- 0123 for the self-storage project.

This development would have a construction cost of approximately $2,100,000 for the retail buildings, $4,000,000 for the office building, and $6,000,000 for the self-storage project, totaling $12,100,000. The proposed concept plan shows 219 parking stalls for the 15,000 sq. ft. of retail and 20,000 sq. ft. of office space and 4 parks for the self-storage office netting 6.25 parks / 1000 sq. ft. of building. The roadway entries/exits proposed along State Street meet the spacing requirements of UDOT, based on our initial conversation with them.

Many cities are approving self-storage projects in commercial zoned areas, including prime frontages on heavy used roads similar to State Street in Lindon. I have provided attached photos of two new projects where I live in South Jordan: (1) Extra Space Storage- climatized three- story building located at 1380 W. 10400 S. (being widened to 5 lanes) and (2) Towne Storage-climatized two- story building located at 11297 S. Redwood Road. I've also included an example of a retail building with drive-thru capability as the new Tide Dry Cleaners who are setting up locations all over the west. This one is located in the District in Day Break at South Jordan at 11514 South. 4000 West."

Mr. Snyder further explained that currently 570 North dead ends into the east side of the property and according to the Lindon City Street Master Plan Map, 570 North is planned to continue out to State Street. The applicant's proposal would prohibit 570 North directly connecting to State Street. He also pointed out the City Council and Planning Commission previously heard a request for residential units on this property in 2016 (DR Horton). At that time, it was recognized that this property is important as it is zoned commercially and has State Street frontage but also has a very deep lot.

Mr. Snyder went on to say that architectural design standards would also apply and these codes would help in addressing how to be good neighbors and to transition into the existing residential; the concept plans do not appear to allow for or address the required landscaping and buffers. Mr. Snyder re-iterated the commissioners had questions on financing, the deep narrow parcel, the drainage and cul-de-sac being addressed, timing of the rezone and if it is the best use of the property along state street.

Mr. Snyder then presented the additional information from the applicant, the North Ogden Example, 570 N. Storm Drain, 2016 concept review minutes, 2018 concept review PC minutes followed by discussion. Mr. Snyder then turned the time over to the applicants for comment.

Mr. Tobias addressed the Council at this time noting he represents the Norton family who has owned the property for many years (10 ½ acres). He stated the current use is an equestrian center with part agricultural use. Mr. Tobias explained essentially, with this concept plan they are proposing that the road (570 N.) would remain as is and the private roadway would be used for the self-storage facility; he noted it would also meet the required setbacks. Mr. Tobias stated he did a 600 unit self-storage facility similar to this proposed facility in Ogden.

Mr. Tobias stated they took the feedback received from the Planning Commission and revised the site plan, with 5,000 sq. ft. of restaurant with drive through capabilities, and 10,000 sq. ft. of retail with two endcaps and drive through capabilities. They added a 20,000 sq. ft. office building to the plan that would be complementary to the office park to the north. He also presented a landscaping plan with proposed landscaping and trees they would use every 30 ft. (Hackberry trees) that would provide a lot of coverage and buffer and they would also have a 6 ft. masonry wall to provide a good buffer. He noted this would be all around the perimeter and would be very neighborhood friendly. This would be a low impact use next to residential areas. There will be 219 parking stalls to handle the commercial development. The access points of State Street will meet UDOT requirements. They plan to leave 570 North as is (dead end) with no exchange of traffic between commercial and residential. He stated the Project valuation breakdown is as follows: 2.1 million (retail), 4 million (office), 6 million (self-storage), for a total project valuation of 12 million that would be brought to the city. They will zone the lot line adjustment to accommodate the onsite management for the self-storage (the gates are locked after 10 pm.)

Mr. Tobias pointed out this proposed concept would also lend itself to not taxing Police and Fire resources and would allow frontal commercial use on State Street. He then gave a background of the changing evolution/nature of self-storage units (including two-stories, climate control, elevators, gated entry, 24 hr. security etc.). He noted there would be approximately 600 units (100,000 sq. ft. of storage). He also explained there is a demand for this type of self-storage facility.

Mr. Tobias summarized by stating this proposal would allow them to take a tough shaped piece of property but would also allow them to take advantage of the visibility and frontage with commercial office and retail and in the back yet still maintain commercial use with a very low impact to residents.

Following some general discussion, the Council agreed that overall, they like the concept plan with the commercial retail space on the street side but feel further discussion is warranted to gather more information from staff and feedback from residents as there are some concerns. They would also like to consider negotiating a development agreement if approved.

Mayor Acerson pointed out this is not a public hearing but took public comment at this time.

Mike Travis stated he is vehemently opposed to storage units and would prefer to see the concept he proposed last year at this location; he looks at it from an aesthetic view and doesn't see it working on state street and would be better suited in an industrial zone.

Scott Norton, owner of the property, spoke that the residential will be shielded with a high masonry wall and trees, so it will be quiet and will not have bright lights; he feels it would be one of the best uses of the commercial zone. It will also be a good alternative to protect the neighborhood and be less impactful.

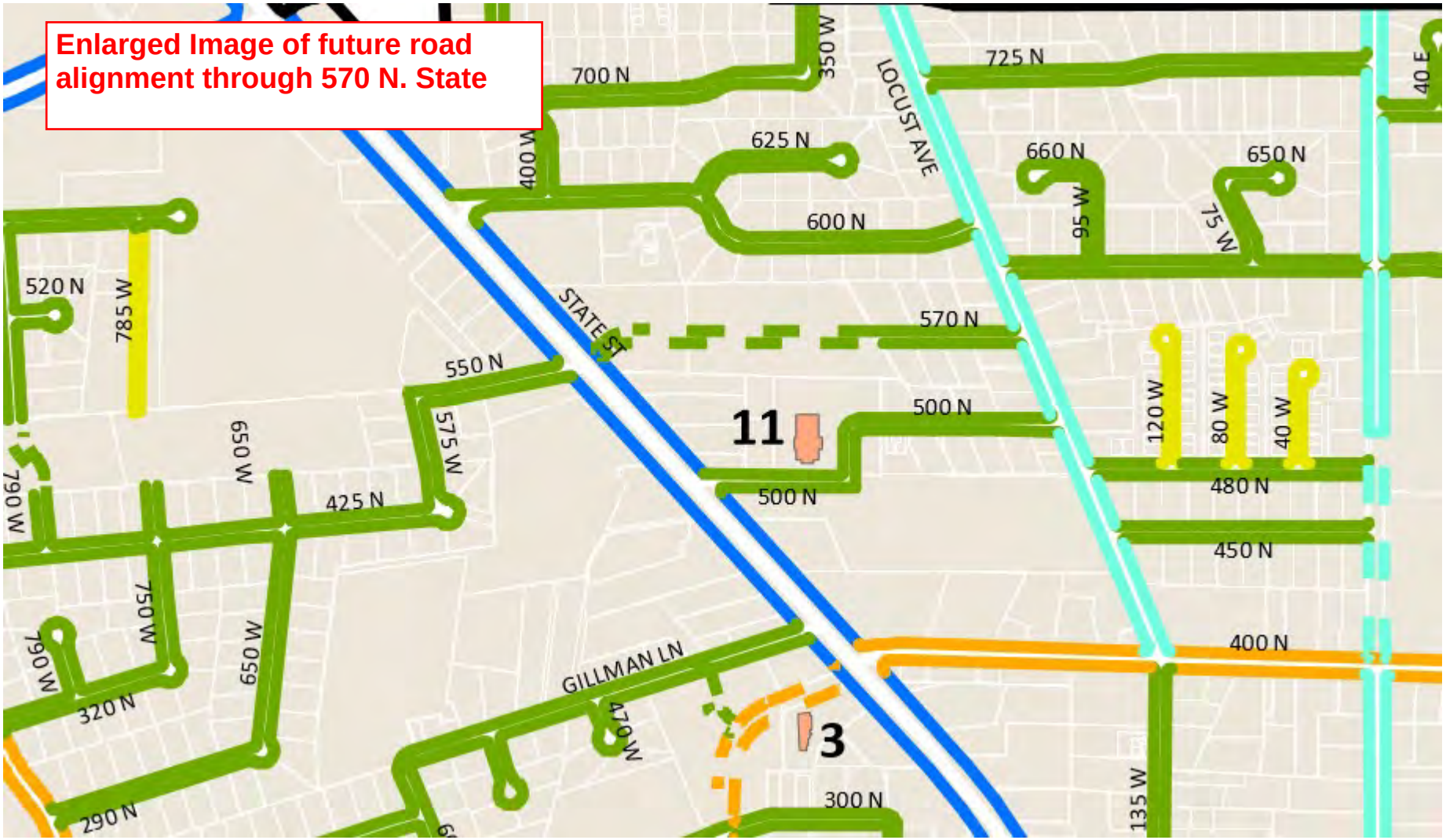
Dennis Norton, owner of the property, spoke on the development of the front versus the back of the property noting if the back is developed/deferred first the alfalfa fields will still be in the front until the back is developed.

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

7. **Discussion Item — Possible Uses of Property Sale Proceeds.** Kristen Colson, Lindon City Finance Director, will present alternatives for use of surplus property proceeds. The City has accepted an offer on surplus property and is anticipating approximately $1.8 million in revenues from the sale. Staff recommends fully paying off the 700 North road construction bond and partial payment of the Public Safety Building bond to save approx. $337,666 in interest and fees, which then frees up encumbered General Fund revenues of approx. $266,400 annually to be used for other purposes. Recommended alternatives will be discussed with the Council, then refined and brought back to the Council for a public hearing/budget amendment after closing on the property.

Lindon City Finance Director, Kristen Colson, was in attendance to provide an overview of options recommended for use of a one-time revenue from the potential sale of surplus real property. She gave a brief history of the property noting the City Council approved the sale of surplus property by Utah Lake and there is currently an offer on this property which could generate approximately $1.8 million in revenue. Ms. Colson stated the best option for saving money and freeing up future cash flow is to use these proceeds to pay off the 2005 Series Bonds for 700 North or pay down the last 5 years of the 2016 Series Bonds for the Public Safety Building.

Ms. Colson indicated the Sales Tax Revenue Bonds, Series 2005 were used to construct 700 North and install water and storm drainage lines and are scheduled to mature June 1, 2025 with an interest rate of 3.75%. She noted they are subject to a pre-


Enlarged Image of future road alignment through 570 N. State
700 N
350 W
LOCUST AVE
725 N
40 E
625 N
400 W
660 N
650 N
600 N
95 W
75 W
520 N
785 W
STATE ST
570 N
550 N
575 W
11
500 N
120 W
80 W
40 W
650 W
790 W
425 N
500 N
480 N
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750 W
790 W
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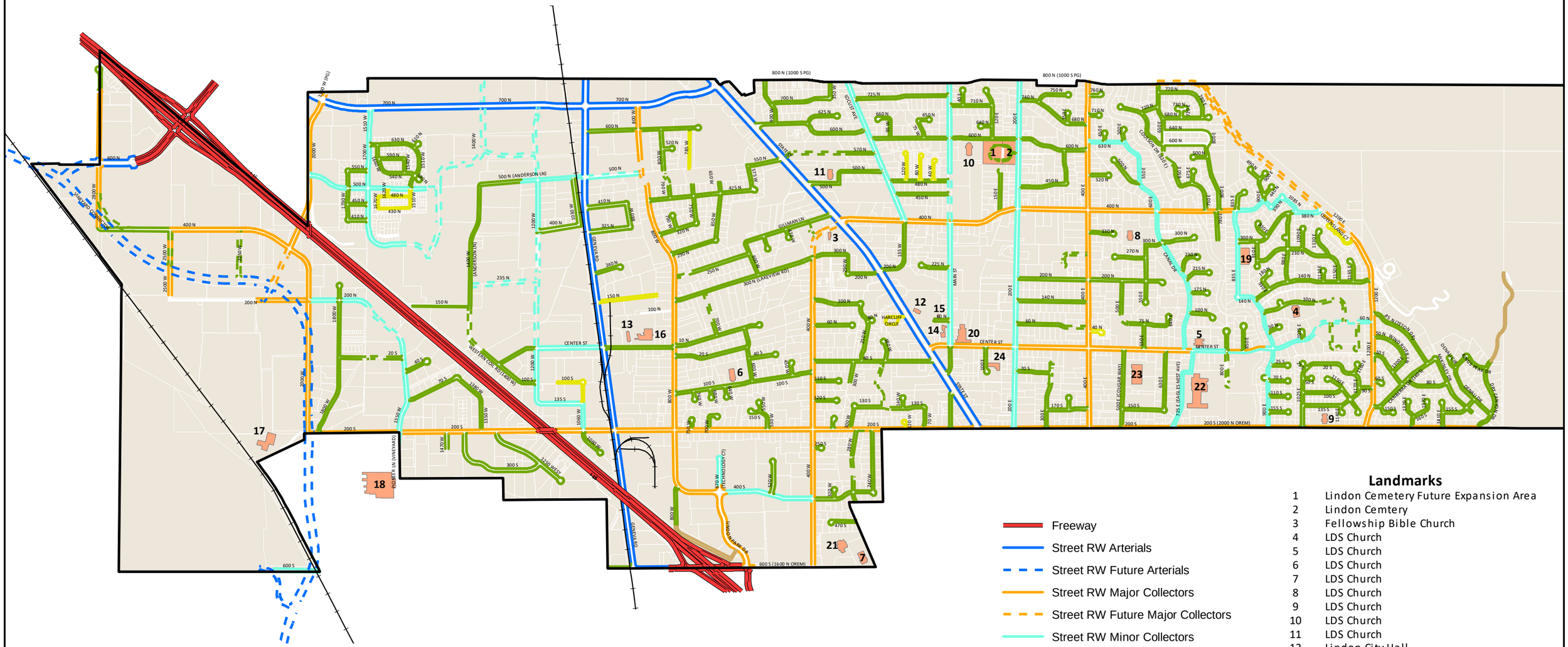
GILLMAN LN
320 N
470 W
3
300 N
135 W
290 N

Lindon City Street Master Plan

March 2018



Freeway
Street RW Arterials
Street RW Future Arterials
Street RW Major Collectors
Street RW Future Major Collectors
Street RW Minor Collectors
Street RW Future Minor Collectors
Street RW Local
Street RW Future Local
Street RW Private
Street RW Public Other
Landmarks

Landmarks

1	Lindon Cemetery Future Expansion Area
2	Lindon Cemtery
3	Fellowship Bible Church
4	LDS Church
5	LDS Church
6	LDS Church
7	LDS Church
8	LDS Church
9	LDS Church
10	LDS Church
11	LDS Church
12	Lindon City Hall
13	Lindon City Public Works
14	Lindon Community Center
15	Lindon Firestation #1
16	LDS Church Cannery
17	North Point Waste Transfer Station
18	Power Plant
19	Water Tanks
20	Lindon Elementary School
21	Maeser Academy
22	Oak Canyon Jr. High School
23	Rocky Mountain Elementary School
24	Timpanogos Academy

LINDON

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JUB
THE LANGDON GROUP
GATEWAY MAPPING, INC.
OTHER J-U-B COMPANIES

Item 8: General Plan Amendment – Moderate-income Housing Plan

OVERVIEW

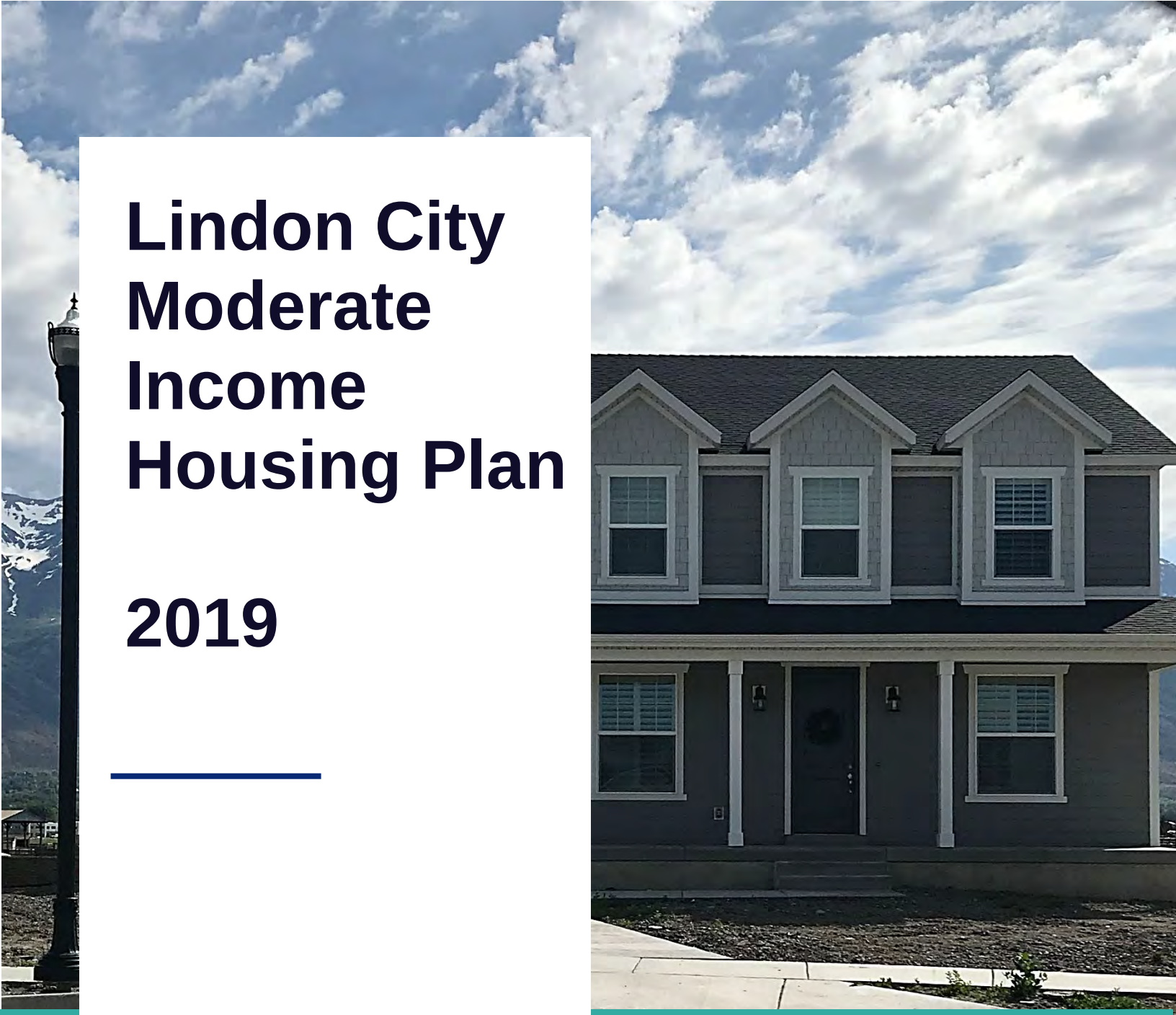
- The Lindon City Moderate Income Housing Plan provides a snap-shot into current demographic trends and provides estimates into future housing needs. In 2019, the Utah Legislature passed Senate Bill 34 which made changes to Utah Code 10-9a. These changes required municipalities of the first, second, 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 and to select 3 strategies to develop moderate-income housing.
- Since the draft that was sent to the commission on August 21st, staff made the following changes to the document:
    - Staff added the following goal to section 5
        - Evaluate needed re-investment into Lindon's older neighborhoods through infrastructure improvements, neighborhood clean-up, additional code enforcement.
    - Other Northern Utah County cities median income was added to page 17
    - Staff rephrased some of the analysis on page 25 regarding the 80%, 50% and 30% AMI progress
        - 80% AMI Progress
            - The number of affordable units at the 80% AMI level increased and there is sufficient to meet the demand, however those units are not available for this income ratio.
        - 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 affordable and available rental units
    - The update to Utah Code 10-9a-403 also requires that municipalities coordinate their General Plan Land Use and Transportation sections with expected growth outlined in the Moderate-income housing element. Staff will be working to update these two sections of the Lindon General Plan next.

EXHIBITS

1. Draft Moderate-Income Housing Plan

Lindon City Moderate Income Housing Plan

2019



AUGUST 23, 2019

Lindon City

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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 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

The update to Utah Code 10-9a-403 also requires that municipalities update their General Plan Land Use and Transportation sections to coordinate growth with the Moderate-income housing element. Staff will be working to update these two sections of the Lindon General Plan next.

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.
- Knowing that Light Rail may still be in the future many years, study whether the City should help preserve property for Transit Oriented Development.
- Discuss how to help homeowners bring unapproved accessory apartments into compliance.
- Evaluate needed re-investment into Lindon's older neighborhoods through infrastructure improvements, neighborhood clean-up, additional code enforcement,

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. 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.

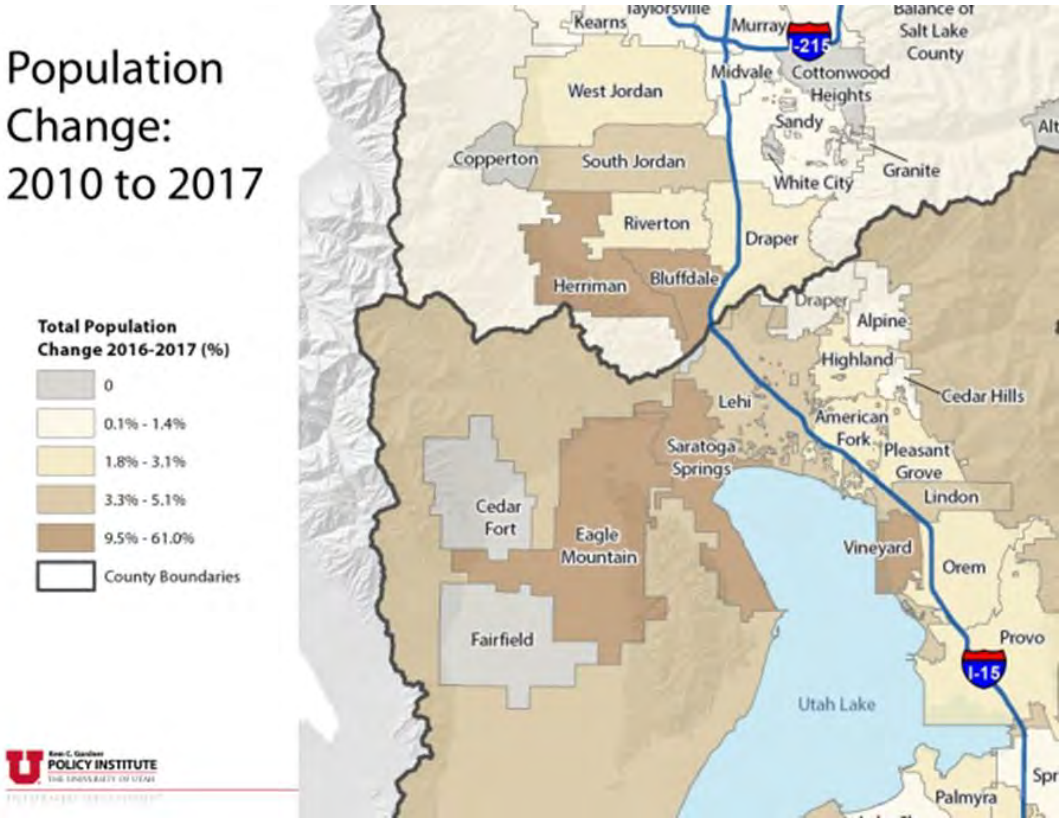
The Utah Department of Workforce Services Five-year Housing Calculator shows that Lindon currently shows the following affordable rental units (see Section II table 13):

- 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



Kem C. Gardner Policy Institute

Figure 2

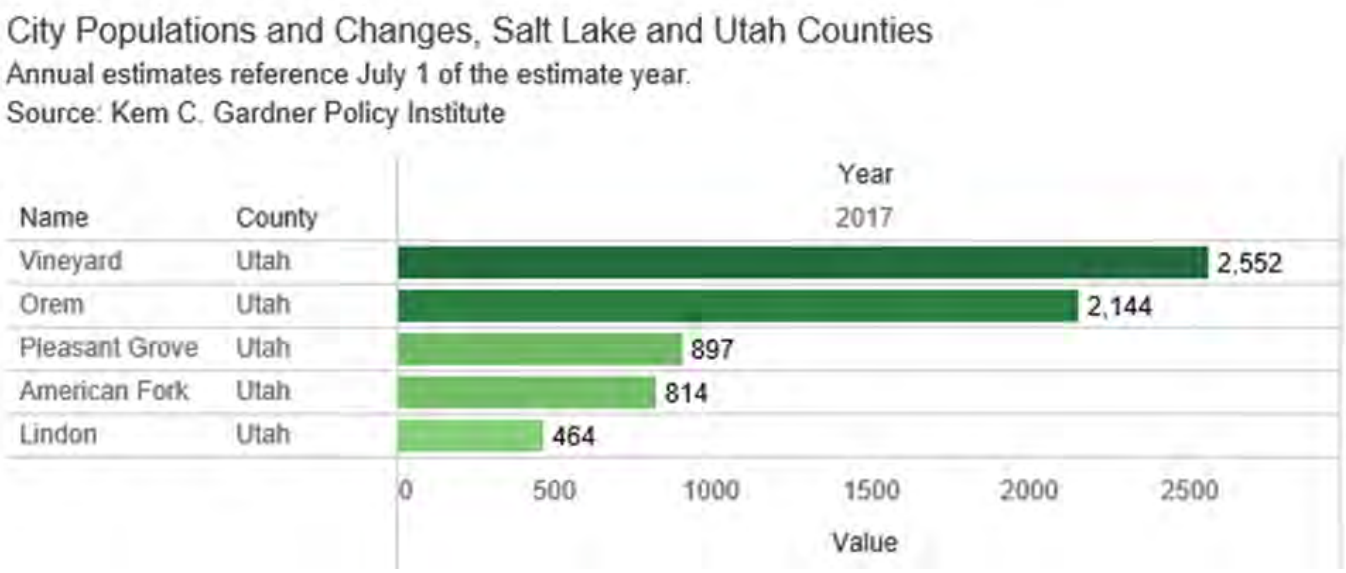
Over 50 percent of growth in 4 cities

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



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

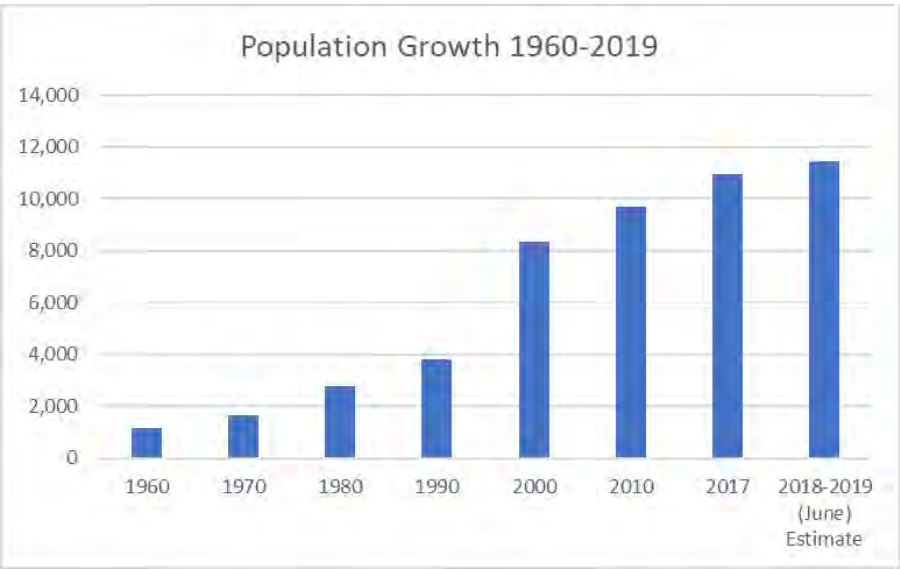
Population History

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 following[3]:

- 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

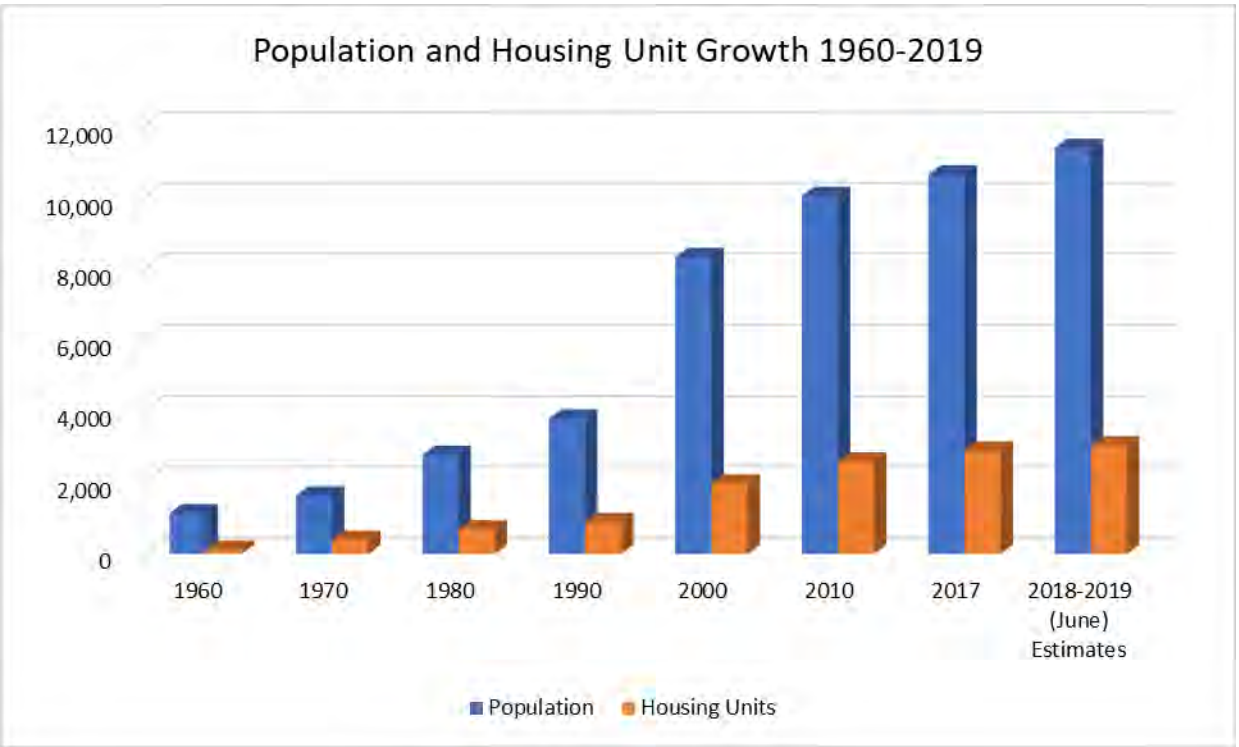


Table 1

	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

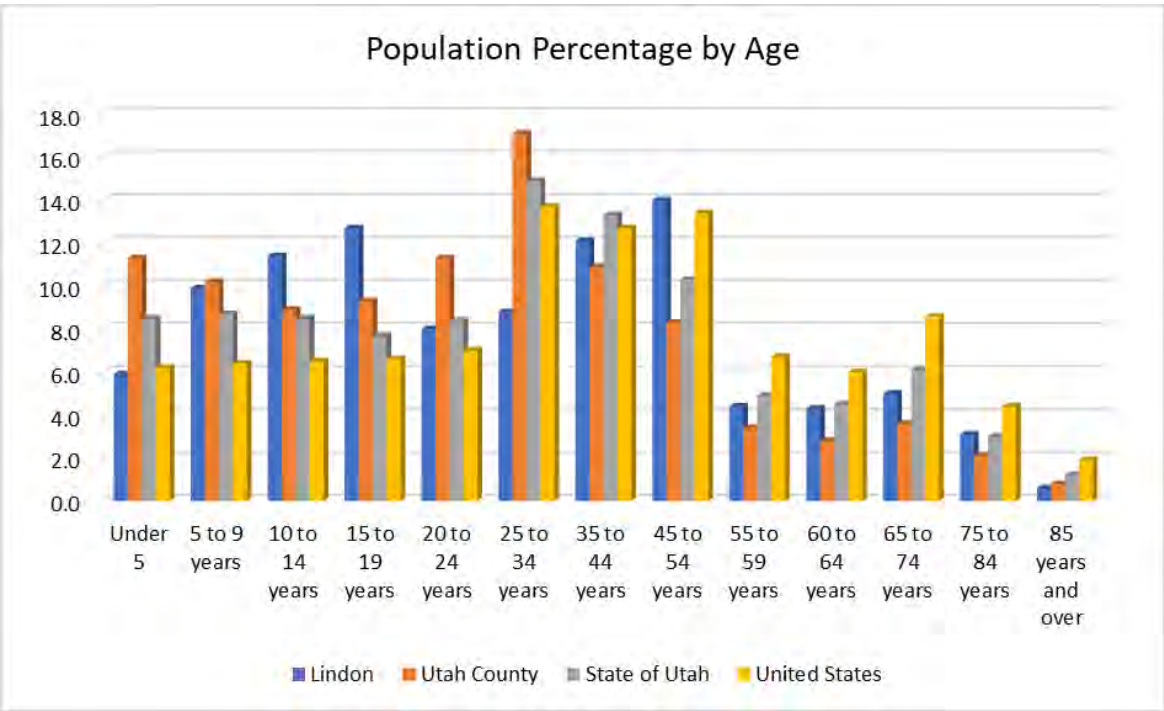


Table 3

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

Table 6

Comparable Income Analysis – North Utah County	Median Household Income
Orem	$58,077
Pleasant Grove	$66,881
American Fork	$70,926
Eagle Mountain	$74,885
Vineyard	$79,543
Lindon	$81,789
Lehi	$85,794
Cedar Hills	$97,039
Alpine	$112,727
Highland	$128,938

U.S. Census Bureau 2017

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]

[5] Wood, Eskic, and D.J. Benway."Gardner Business Review." (2018): 27.

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 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 7

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 8

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

[6] American Planning Association. "Housing Policy Guide." (2019): 4-5.
[7] American Planning Association. "Housing Policy Guide." (2019): 5.

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.

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.

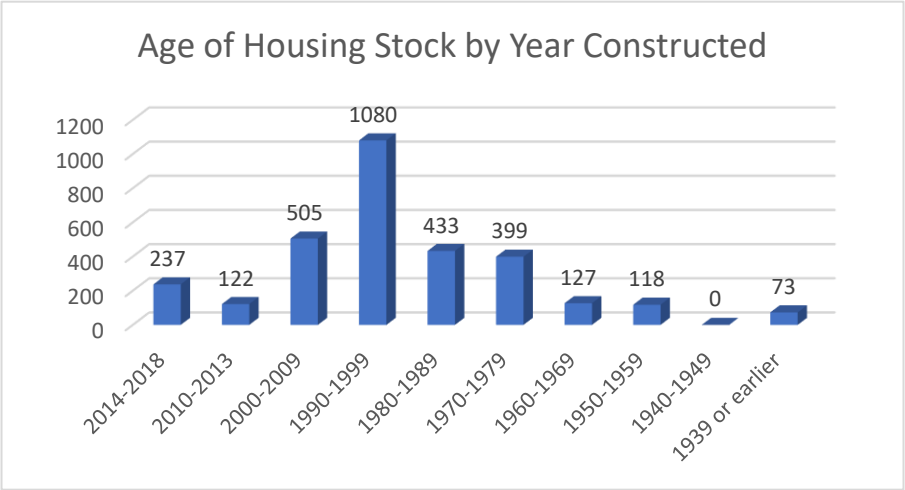
Wood, Eskic, and D.J. Benway."Gardner Business Review." (2018): 22.

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

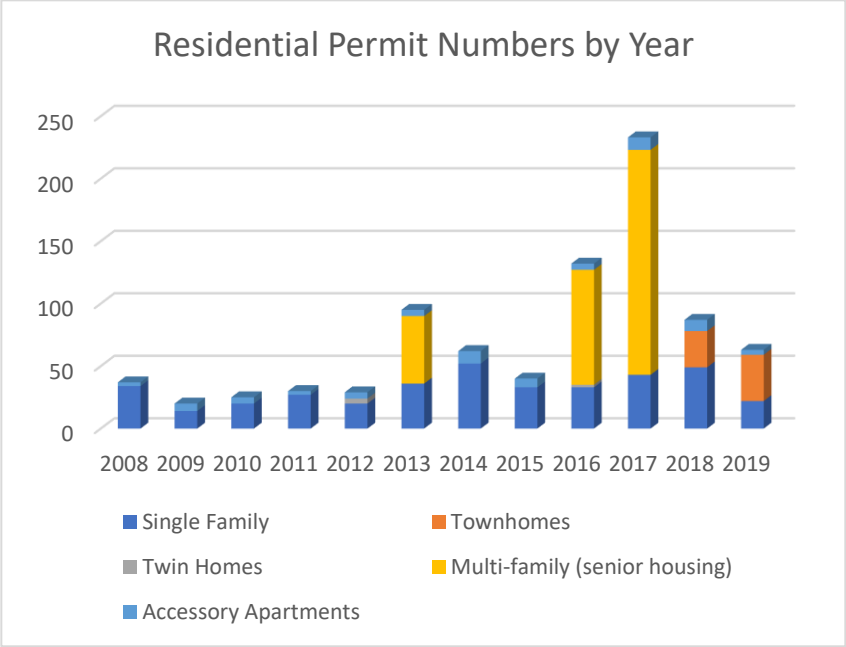


Chart 7

American Community Survey 2017

Housing Under Construction and Entitled but not Constructed

Table 9

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	

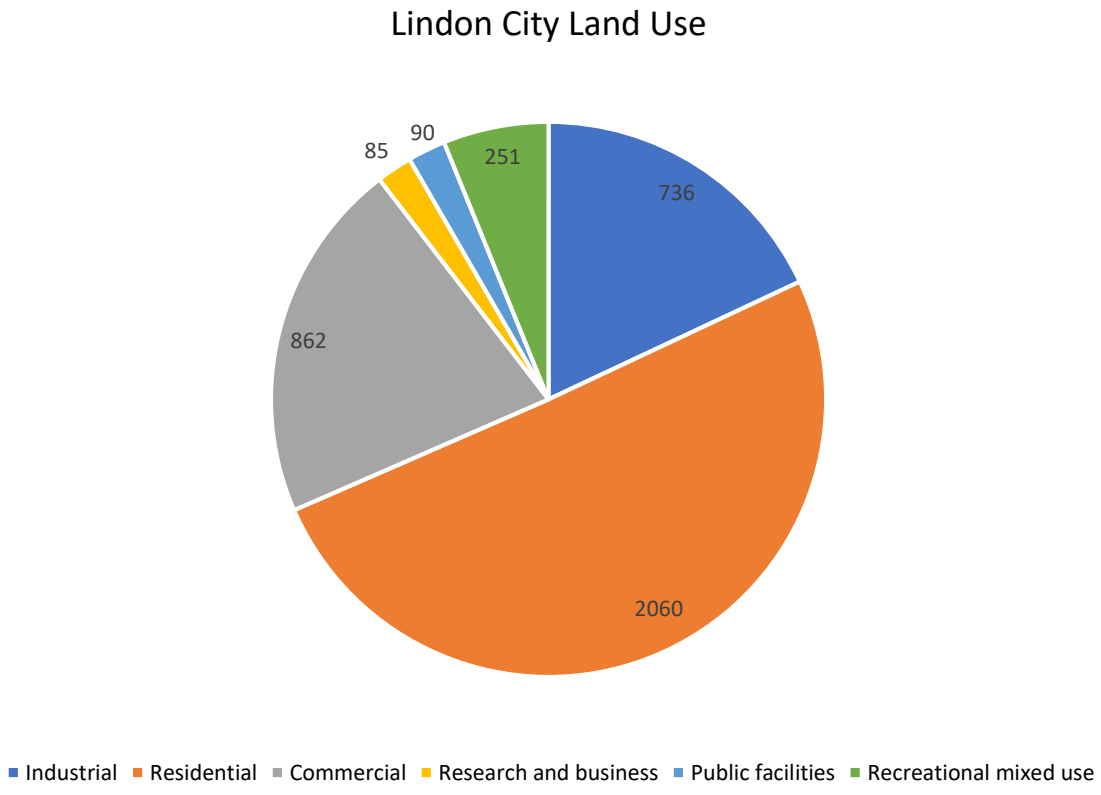
Current Housing Sales and Pricing

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 chart and table break down the various zoning districts and developable land by acres.

Chart 8



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

Table 10

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 9. This chart reveals that approximately 20% of Lindon households use more than 30% of their monthly income on housing. In tables 11, 12 and 13 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 then calculated by city staff, but in both scenarios the housing cost burdens are less than 30% and show a decrease over time.

Chart 9

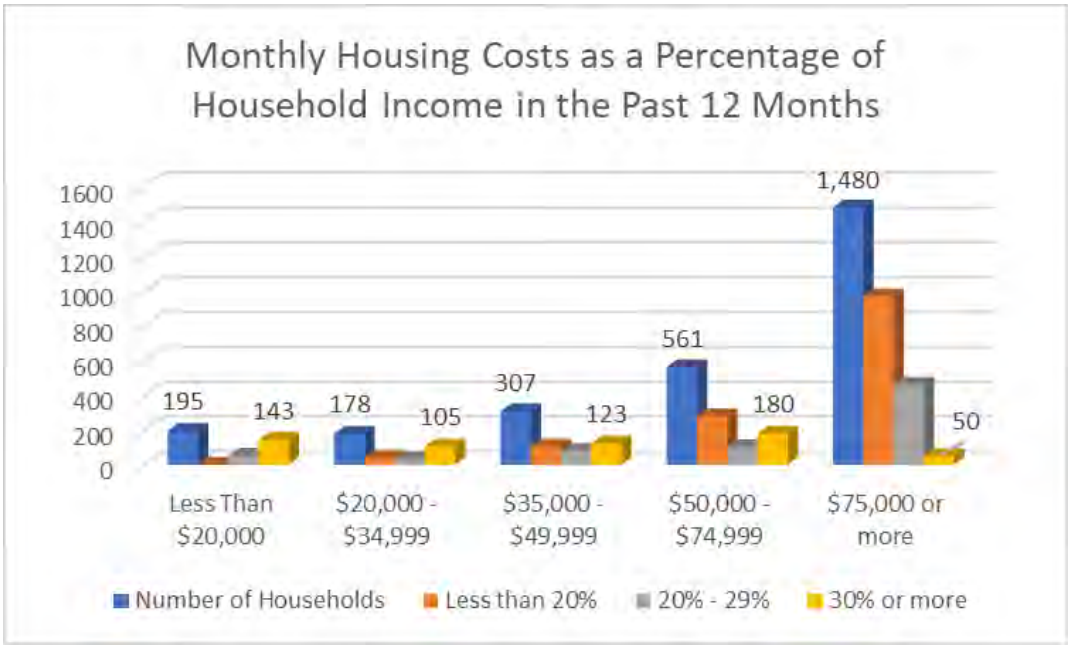


Table 11

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 12

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 12 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 and there is sufficient to meet the demand, however those units are not available for this income ratio.

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 affordable and 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 13

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 14

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 15

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 figures, 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
- R2
- 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

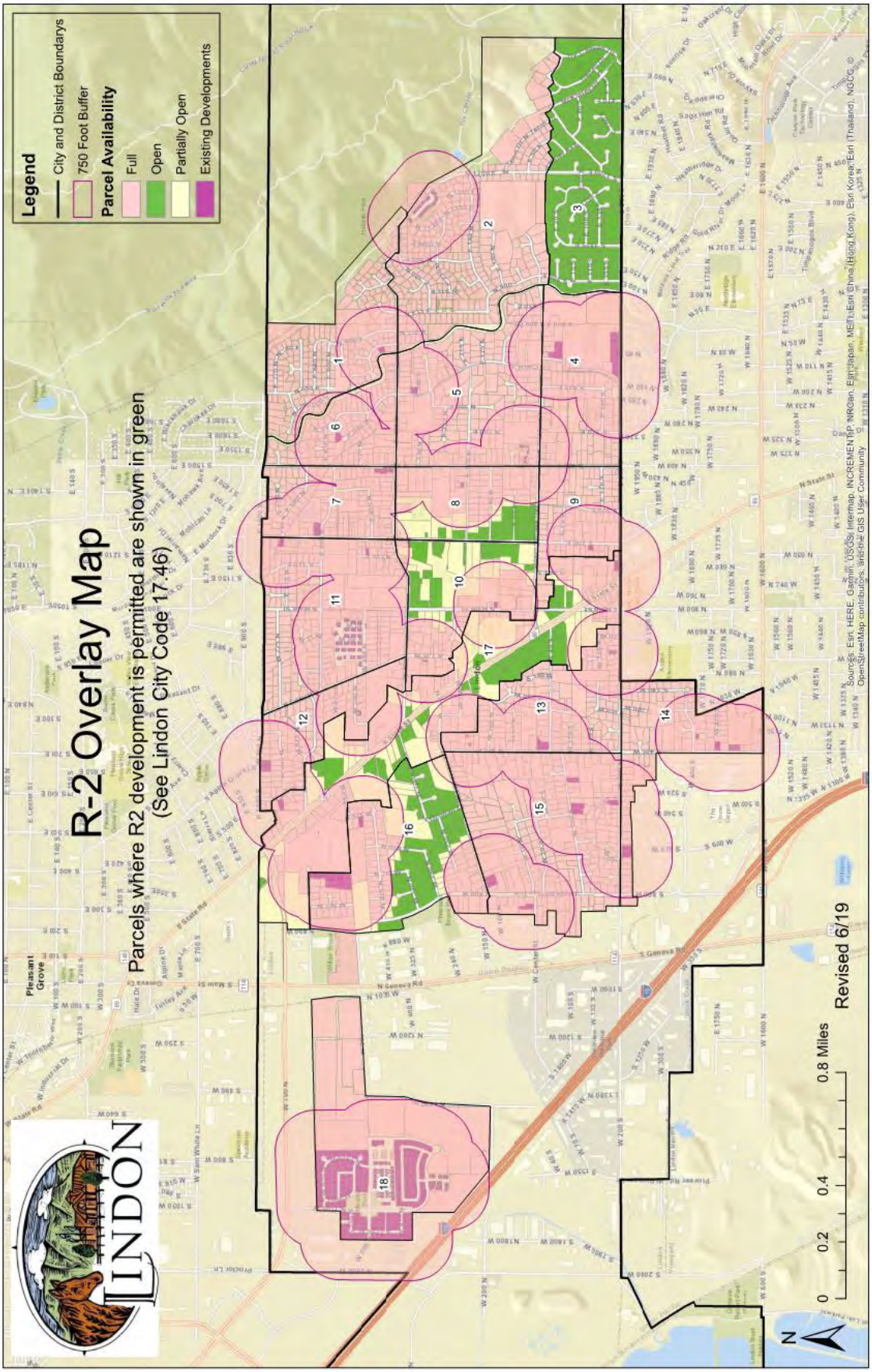
In analyzing how the current regulations impact the availability of affordable housing and potential barriers below is a discussion of those themes:

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.


R-2 Overlay Map
Parcels where R2 development is permitted are shown in green
(See Lindon City Code 17.46)
Legend
City and District Boundarys
750 Foot Buffer
Parcel Availability
Full
Open
Partially Open
Existing Developments
LINDON
0
0.2
0.4
0.8 Miles
N
Revised 6/19

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 accessary 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.

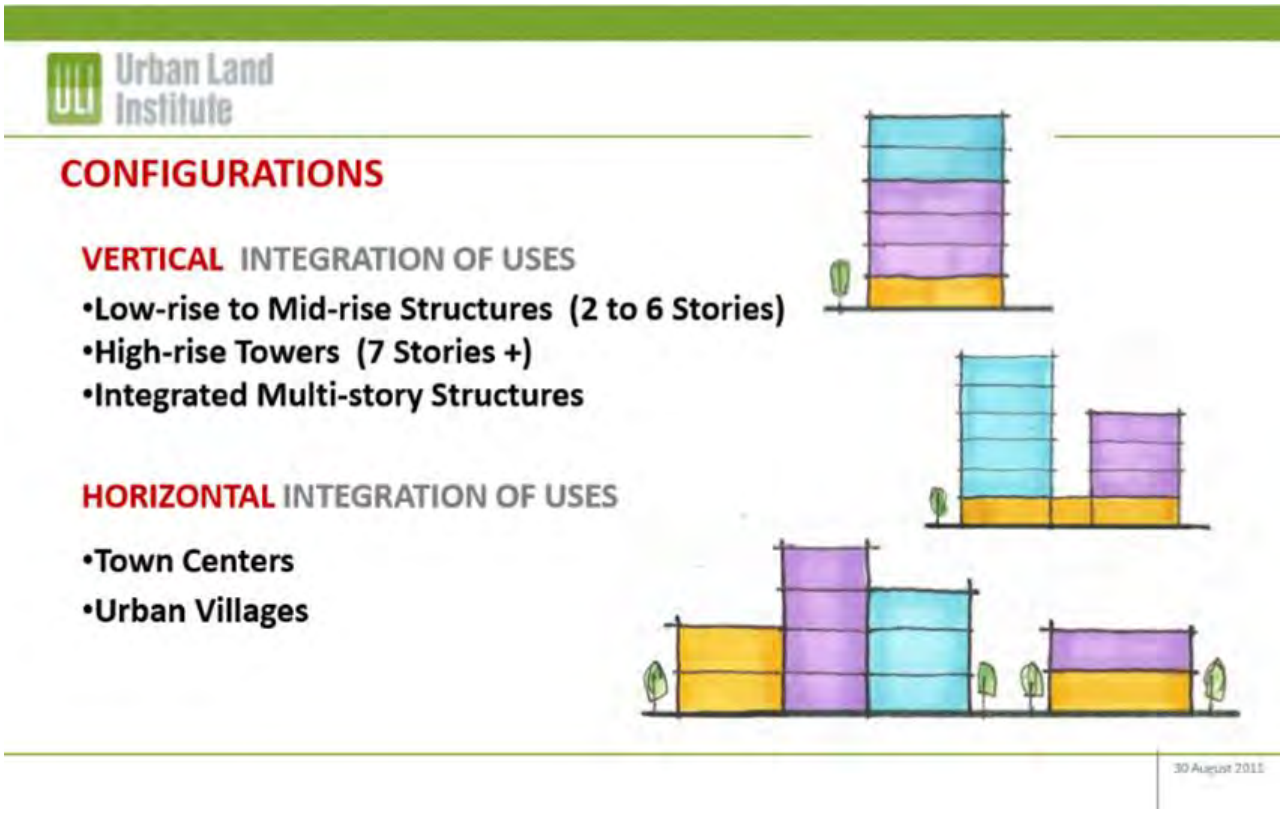
Figure 7

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

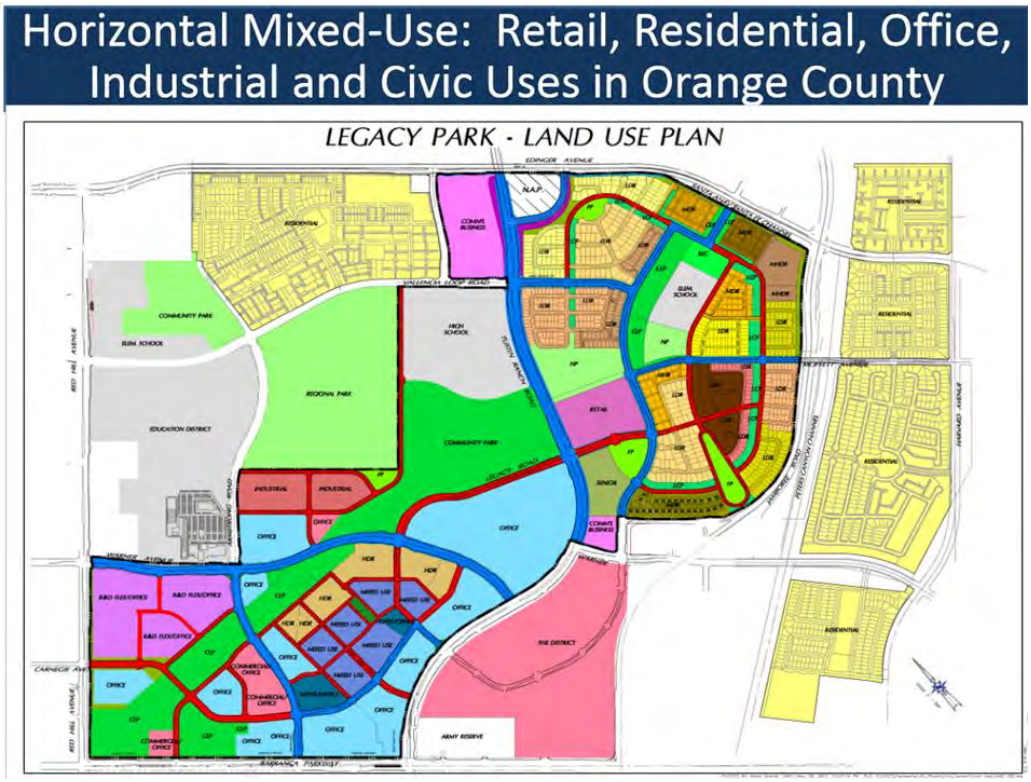


[9] Blackwell, Tim. "How Multifamily is Blending Retail with Residential." 14 June 2016, Property Management Insider. https://www.propertymanagementinsider.com/how-multifamily-is-blending-retail-with-residential

Figure 10

Strafford Publishing 2014

Figure 11



Strafford Publishing 2014

Section IV

Compliance with Utah Code 10-9a-403 – Senate Bill 34 (2019)

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.
- Knowing that Light Rail may still be in the future many years, study whether the City should help preserve property for Transit Oriented Development.
- Discuss how to help homeowners bring unapproved accessory apartments into compliance.
- Evaluate needed re-investment into Lindon's older neighborhoods through infrastructure improvements, neighborhood clean-up, additional code enforcement.

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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	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 selected monthly owner costs (Dollars) 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:

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