

Lindon City
100 North State Street
Lindon, UT 84042-1808



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October 4, 2022

Minutes from the 9/28/22 General Plan Committee Meeting
Start time: 6:00 PM
Prepared by: Mary Barnes, City Planner

In attendance

- Carolyn Lundberg, Mayor
- Mike Vanchiere, City Council
- Daril Magleby, City Council
- Jared Schauers, Planning Commission
- Sharon Call, Planning Commission
- Adam Cowie, City Administrator
- Michael Florence, Community Development Director
- Noah Gordon, City Engineer
- Mark Vlastic, Consultant
- Lisa Benson, Consultant
- Survier Castillo, Consultant
- Cole Hooley
- Craig Christiansen
- Karen Danielson
- Charlie Keller
- Lisa Anderson
- Caralee Bailey
- Steve Stewart
- Dale Keep

Not in attendance

- Lincoln Jacobs
- Jeremy King
- Jack Young
- Jason Brown
- Scott Thompson, Planning Commission

Update from the consultants

At the Lindon Days Mayor's Breakfast, the consultants had a table that presented the land use map. They were looking for comments from the public on the land use table. Additionally, they were passing out surveys to get Lindon residents involved in the general plan process. Lisa Benson used the first few minutes of the meeting to go over the results from the survey.

- There were positive reactions to the town center and preserving residential neighborhoods
- Residents were not favorable towards residential areas on State St as shown on the boards however they were supportive of a mixed-use concept as part of a town center or small focused area.
- The most popular commercial use that people wanted to see was sit-down restaurants.
- There were many positive responses towards highlighting smaller businesses, or local businesses
- A more walkable environment along State and 700 N was popular
- Would prefer the more typical housing options (single family homes)
- The most requested amenity was splash pads, then more pedestrian trails.

Other survey results can be seen in the 9/28/2022 general plan committee presentation.

Water Use and Preservation

Noah Gordon, Lindon City's engineer, presented on water use and preservation within Lindon. The water use and preservation section of the general plan has been mandated by the state legislature, and according to the state, it must address the following problems:

- The effect of permitted development,
- The reduction of water demand per capita,
- Identify opportunities to modify water use in municipal functions

The water use section within the Lindon City General Plan will consider the existing water conservation goals and plans and principles of sustainable landscaping, etc. It will include recommendations for water conservation policies, possibly landscaping options for public streets, and changes to ordinances to promote efficient use of water.

Noah's presentation:

Lindon's drinking water or culinary water comes from 4 wells and a small spring in Dry Canyon.

- There is a need for additional sources in the drinking water system to meet future growth
- The wells are pumping ground water. It's going through different layers of aquifers. This water is technically coming from the mountains, but it takes a while to get here. It filters through all the strata underground, and then it is chlorinated by Lindon City. These pump to takes

Lindon's secondary water comes primarily from the North Union Canal and the Alpine Aqueduct or Murdock Canal

- The NU canal receives its water from the Provo Bench Canal in Orem, which receives its water from the Provo River
 - In the future, Orem may get to the point where they want to give up the PB canal, because it's a liability. If that occurs, Lindon would have to maintain the canal through Orem at immense cost to the city.
- The NU canal and Alpine Aqueduct were meant to be drinking water lines, but there was not enough demand. It was transferred over to a secondary water line.
- We have piped a portion of the NU canal along 600 N in front of Oak Canyon Middle School
- To combat the uncertainty of the future of the NU canal, Public Works has been working on alternative methods, such as constructing a tie in the system from the Alpine/Murdock Canal to the NU canal. If this occurs, the open ditch through Orem can be abandoned.
- The origins of all secondary water in Lindon are the Uinta's, or the Provo River system
- There is a regional emphasis on making sure we can still use our wells. If water isn't used, making sure that the water is put back into the ground.

This brings the discussion to water shares. We accept water shares from a few different companies, but the primary company is the North Union Irrigation Company.

- In 1992, people turned in water shares to connect to the secondary water system. Some people paid a fee in lieu.
- Water shares are based on the Provo River. The share is a right to a portion of the flow that is going through the river at one time.
- Craig Christensen: Why is there no secondary water system on the west side?
 - The line was drawn because in the early 90's, the residential stopped after 800 W. However, since then the Anderson Farms development has been put in. To help with secondary water, the City has a sewer lift station in Anderson Farms that distributes secondary water from the high ground water levels.

- Adam Cowie: To be clear, we have about 3200 residential drinking water connections. 370 of those connections do not have access to the secondary system.
- Mayor Carolyn Lundberg: Some residents feel that they were left out of the secondary water system hookup that occurred in 1992. Additionally, the legislature has required secondary water meters, which could result in more fees for secondary water in the future, as our state continues to dry out.
 - Mike Vanchiere: I think something important to remember is that if you aren't an abuser of the secondary water, the fee will never be exorbitant.
 - Adam: The state has required that all secondary water connections need a meter by 2032. We have been able to get grants for these meters that will help with the installation, without having to increase rates. We hope to have everyone connected before next April. We want to monitor everyone for at least 3 years before we implement any type of rates. Our hope is to lower the culinary rates and maybe add a small fee to the secondary water system, balancing out the rates.
 - Mayor: The meter at my house has a corresponding app. I was able to realize that I have had a major leak in one of my lines, which was leaking gallons of water every day. Because of the meter, I was able to remedy this situation. Having information is a great way to show us that we need to reduce water.

The existing water conservation plan assess alternatives, sets goals, and identifies methods to reach the goals. Most water connections into the city water system are residential (88%). The measurement tool is gallons of water per person (capita) per day (GPCD)

- In 2018, Lindon was at 137 GPCD for culinary
- Today, total use is about 475 GPCD
- Statewide average is 240 GPCD
- One reason for our average being so high is that there are so many half acres in Lindon. These half acres are using a lot of water, possibly over watering.

The city has been working towards finding un-metered water, and billing the owners. Additionally, contractors are now paying for the water for construction. The goals in the Water Conservation plan include continuing to install meter on all city-owned facilities, work on the pricing structure to promote conservation, and measure the amount of water that is getting used. Slow the flow.

- Daril Magleby: If we conserve, where will the saved water go?
 - It will end up in the lake and recharge the aquifers. It goes from Utah Lake, down Jordan River, then to the Salt Lake.
 - Lisa Anderson: If it isn't used, it will stay in the reservoirs.
 - Mayor: The Great Salt Lake is in peril; it needs more water. Right now, the receding water line is causing toxic chemicals to be blown into the air, which affects air quality. We need to be conserving.
 - Adam: When in a drought, we get less flow to our reservoirs. If we are conserving now, we can use more water later.
 - Noah: There also is a dollar amount that can be assigned to conservation. If we choose not to conserve, we will not be able to keep up with the water use needed for increased growth. We would have to build larger reservoirs and pipelines, which requires more land and new lines under the new roads. That's very, very expensive. Our current water plan is expecting a 20% reduction in water use only due to the meter and re-education
- Caralee Bailey: What can be done about the sprinklers that are on while it's raining?
 - Noah: Central Utah Water Conservancy District (CUWCD) has smart water sprinklers that it provides to home owners.

- Adam: All city properties are going to be updated with the smart water sprinklers. It's up to the individual home owner to switch out.
- Lisa A: If you go to Utah Water Savers website, there is a list of rebate programs that can help you get smart water sprinklers. Also, as a side note, Deer Creek will be very low for the next few weeks because they are doing an intake project with divers. The water is just going to stay in Jordanelle.
- Cole Hooley: This may feed into the next discussion, but how can we meet the need for housing development and the need for water conservation? According to the legislature, we need to plan to increase density but also decrease water use.
 - Noah: There are a few things we can do as properties and farms develop. We could flip the strip, which is take out the park strip and put in water side landscaping. We could also adopt water wise landscaping ordinances that says, essentially, does everyone's half-acre have to be grass? Not saying that we should rip out all the grass, just that grass needs to be in more usable areas.
 - Lisa A: If the only time you're walking on your grass is to mow it, it's ornamental grass. You need to find the balance of ripping out all the grass and putting in other things.
 - Mayor: There are some fantastic grass imitation materials out there as well
 - Mark Vlastic: Our firm has been inundated with requests for coming up with new waterwise landscaping ordinances, that may be something that Lindon needs to start thinking about.
 - Mike Florence: Currently, we do not have residential landscaping requirements. In commercial, we have a 70% vegetation requirement. We will be updating the commercial landscape ordinance to have more water wise landscaping.
 - Noah: As agricultural land gets developed, we would be using less water.

Potential strategies for Water Use and Preservation were presented by Lisa B. The consultants will be sending out the presentation to gather additional input from the committee. What strategies are completely off the table? What would work? We need ways to increase the flow of water back into the aquifer.

- Lisa A: Maybe a local-scapes project that encourages homeowners to focus the lawn where it needs to be? Increase water-wise incentives for residents?
- Mike V: Permeable pavement?
- Noah: That is difficult to maintain.
- Lisa B: We need to find a balance. We don't want to have a heat island effect like in Las Vegas, but we do need to reduce watering.
- Noah: The idea is not to get rid of landscaping, it's to minimize turf grass.

Economic Development

Mike Florence, community and economic development director, presented to the committee about economic development within Lindon City. He started by showing the trade area stats in the area, which include population, household growth, average income, percent of college degrees, total employees, etc. When retailers look at Lindon City, they look at the trade area stats.

- Top sales tax producers include Murdoch Hyundai, Home Depot, and Walmart.
- Lindon city is the highest per capita sales tax producer in Utah County

Zions Bank did a leakage study for our 700 N master plan, which essentially shows what commercial uses are missing in Lindon, why are our residents leaving to go buy things elsewhere?

- We are doing well at providing motor vehicle dealers, building material supplies, general merchandise, etc.

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- We are not doing well at providing restaurants, accommodations, retail, etc.
- Compared to other cities, we are low on our food and beverage stores (grocery stores)
- We do have quite a bit of office and warehouse in the city. Our 700 N plan will ensure good uses and commercial retail along 700 N.

The existing goals for economic development are as follows:

- Promote Lindon as a regional center for technology, commercial, and industrial facilities with excellent accessibility and a high-quality business environment
- Organize and develop land use areas to take full advantage of Lindon's strategic location in regards to the major rail, highway and air amenities
- Ensure that new development is of high quality and reflects quality architectural and site design standards consistent with particular use and location
 - We are currently updating the commercial design standards
- Encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the city's sales and property tax revenues, and provide the highest quality goods and services for area residents
- Promote employment opportunities, quality businesses, and environmentally clean industrial and technology development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall country image and identity.

Is there anything we are missing in the community? Are there any other aspects that we should be focusing on?

- Cole: Maybe more diversity of offerings? This goes along with the last goal. I know that car dealerships are good for sales tax, but on State St, they are all in a row. It would be nice to break that up a bit, and put in some diversity in business offerings.
- Mike V: I also think it's important to look at the quality of the businesses that are coming in. For example, extended stay hotels vs. limited stay hotels, what kind of quality is sacrificed? We need to be communicating with other cities on how certain businesses function within their community. We want to learn from the mistakes of others.
- Mark: One thing that I have noticed is that you have a robust economy, but you are missing things that are experiential. You're missing experience destinations, places. Maybe we put in a goal about destinations, culture, entertainment? The town center is a place where that happens. A goal about destinations will help the town center and the nodes along State St.
- Cole: There's something about people who live in Lindon having business in Lindon. Maybe incentivizing local businesses? Connection from the residents and economic development?

Are there any comments from your community? Things you would like to see promoted for economic development? There are just over 800 businesses in Lindon, including home occupations.

- Home Occupations are already very easy to obtain within Lindon
- Craig Christiansen: It looks like, due to the amount of businesses, we have tremendous sales tax.
 - Mayor: We do not get to keep all the sales tax we generate. It's based off of a point of sale and population.
 - Adam: We had 4.3 million in sales tax this year.
 - Mayor: Every business that we have that generates sales tax gives us a benefit, but it doesn't maximize that benefit
- Craig: What about those corporate headquarters? Do they generate sales tax?
 - Adam: They do when they spend money on supplies. There is an Alpine School District tax that is 65% of the property tax right now. In the grand scheme of things, offices are

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- not great sales tax producers, dealerships are probably the best. We cannot rely just on property tax; we need the retail and commercial base.
- Mayor: Sales tax is allowing us to keep our property taxes low. Our strategy is good economic development.
 - Karen Danielson: How does this influence 700 N? Are you honing in on what brings the most sales tax for that corridor?
 - Mayor: No, we are focusing on a gathering place, and area to have concerts and small, local shops.
 - Mike F: We have banned car sales lots from that corridor.
 - Mark: Gathering places have spin odd effects, people want to stay the night or eat dinner. They want to spend their time and money in this one place. There is a Salt Lake County movement towards destination parks. A developer will negotiate with a city and place big water or skate parks in close proximity to destinations so that people will come from out of state to stay in the area. The community gets the tax benefit. The diversified economic base will significantly help with this.
 - Adam: Often we hear that the city isn't building more retail or restaurants. There's this conception that we are in charge of building these things. What we can do is come up with a land use table, and we depend on the market economy so those developers will bring in a project that fits. We want to see all those experience uses.
 - Mike F: We have met with movie theatre groups, restaurant companies, and other assorted retail partners. Our trade area stats have been a problem. We hope to shift more experiential uses to Lindon in the future.

This economic development presentation will be sent to the committee. Is there anything we are missing? What goals work? What objectives work? What doesn't work?
The next meeting may not be until the beginning of December.