

Lindon City
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May 11, 2022

Minutes from the 5/9/2022 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
- Mark Vlastic, Consultant
- Lisa Benson, Consultant
- Cole Hooley
- Craig Christiansen
- Karen Danielson
- Charlie Keller
- Lisa Anderson
- Lincoln Jacobs
- Caralee Bailey
- Steve Stewart

Not in attendance

- Dale Keep
- Jeremy King
- Jack Young
- Jason Brown
- Scott Thompson, Planning Commission

Introduction- Mark Vlastic

There will be additional meetings for the committee. Land use is the fundamental element of the plan. By about mid-August, our goal is to have a draft concept and to then start looking at the detail. In this meeting, we will be trying to establish a new vision for the future. We are starting with what the vision was previously, and what is intact now. Have certain things changed? New ideas? That vision will get translated into the plan itself. Eventually, it will affect zoning ordinances and codes.

2011 general plan community vision slide

“It is Lindon City’s community vision to provide for a strong, positive civic image and identity within a clean and attractive physical setting which seeks to preserve a high quality, open, rural living atmosphere which is also receptive to compatible services and amenities provided by some elements of urban living.”

- Craig Christiansen: This seems a little bit contradictory, especially with the rural and the urban words. The point is well taken, we have landowners with horses and acreage but ultimately, the vision needs to include something for new developments and the future, something a little clearer. The current vision is like someone talking from both sides of the mouth at the same time.

- Adam Cowie: At the time, it was the desire to hold onto Little Bit of Country (LBOC) while things were exploding in growth, there was a desire to hang onto some rural traditions.
- Mark: I have heard LBOC quite often, but it could be possible that LBOC is not as representative as it has been in the past?
- Lincoln Jacobs: In this meeting we are going over moderate-income housing. We all live in a different place, in different stages of life. But I need to know what type of growth is mandated by the state before I can answer this. I don't know what the state is requiring.
- Charlie Keller: Love the LBOC, but is that what is really going on?
- Mayor: It's almost like it needs to be swapped. Urban in the middle, rural at the end. We have wrestled with the LBOC, but as there is infill and growth, can we hang on to that? Maybe we could define what LBOC means, is it all pastures and orchards? It has to be the gracious lots and animal rights and trails and parks. The mayor likes the word connections to describe the vision. "It is Lindon City's community vision to provide for a strong, positive civic image and identity within a clean and attractive physical setting which seeks to preserve a high quality, open, *urban* living atmosphere which is also receptive to compatible services and amenities provided by some elements of *rural* living."

- Lincoln: Or do we need to find a different phrase entirely that encapsulates that better?
- Mayor: There is this idea in the county that having some level of farming and open space is critical. Not allowing it to become concrete jungle is important. Right now, county commissioners have passed a provision to allow less than 5 acres for the green belt tax because they want little mini urban farms with the inevitable infill. The green space won't disappear, it's going to be something special we will always have.
- Mark: You can keep the LBOC if you plan for it. A lot of it is about the form, maybe cluster developments or smaller lots? That could be one way you preserve the feel of the community as you build into the community.
- Lisa Anderson: I think we are looking for a small-town feel where you know your neighbors. Maybe that is what we are looking for, not country, but small-town feel. With the word "rural", there is often a connotation where it's old fashioned.
- Sharon Call: I don't think of rural or LBOC as everyone has a horse or farm, it's just a little more open space, a few more parks, not so crowded or clustered.
- Craig: I like the small-town thing. Country could be seen as negative, but not to me. I don't like "urban". I think the small-town ideal brings rural and urban together.
- Mayor: Adam puts together the state of the city report every year, and it shows that we aren't a small town in that we have the amenities of a big town. We have a bustling tech industry, roads, infrastructure, and our parks are top notch compared to the small towns. We do have small-town values.

"It is Lindon City's community vision to provide for a strong, positive civic image and identity within a clean and attractive physical setting which seeks to preserve a high quality, open, *urban* living atmosphere which is also receptive to compatible services and amenities provided by some elements of *small-town values*? living."

- Mayor: Some cities easily revoke animal rights and those types of freedoms that Lindon holds dear. How can we encapsulate all of that?
- Sharon: Also, we need to keep in mind that we are seeking for the commercial, we want that very much.
- Mark: What I'm hearing is that there are all of these great open spaces, Lindon is not about having cows in the open spaces, but having open spaces for the residents to enjoy.

- Lincoln: The vision is a big sentence. Is there a desire to slim it down a little?
- Consensus from the room: Yes there is
- Daril Magleby: Maybe we could take out the part about the identity and a clean and attractive setting?

“It is Lindon City’s community vision to provide for a strong, positive civic image which seeks to preserve a high quality, open, *urban* living atmosphere which is also receptive to compatible services and amenities provided by some elements of *small-town values?* living.”

- Cole Hooley: With the LBOC, I think that there are still a lot of people that the phrase a LBOC resonates in a big way. I don’t think people would be excited to get rid of it, I think they would be hesitant.
- Craig: Maybe with our vision statement we need something that would be more of a modern vision. Like, Lindon City has a little something for everybody. There are 5 acre farms here and the small lot single family in Ivory, I mean, we do offer a little something for everybody.
- Karen Danielson: Love that idea.
- Craig: Lindon is a hip and cool city, we have a little bit of something for everybody.
- Charlie: After only looking at community vision, this is what we perceive the vision to be. It may be different after we go through the whole process, we may be able to state it better. We need to include what we want Lindon to look like moving forward.
- Craig: We should take that “urban: word out though, I don’t like it, not looking for skyscrapers.

Community vision objectives

1. Recognize and promote Lindon as a dynamic Utah County community with a distinctive rural environment consistent with its ~~traditional~~, family-oriented values.
 - a) Lisa A: “Traditional” doesn’t work. “Traditional” excludes people. Take out traditional and leave family oriented, everyone has a family but it may not be traditional. This way, it includes more people.
2. Promote Lindon as a regional center for technology, commercial, and industrial facilities with excellent accessibility and a high-quality business environment.
3. Organize and develop land use areas to take full advantage of Lindon's strategic location in regard to the major rail, highway, and air amenities
4. Preserve, protect and enhance the historical, cultural, and natural resources of the community.
5. Maintain the quality of existing and future neighborhoods and land use areas within the City through preservation of animal rights (*as appropriate for lot size*), community beautification, improved parks & trails, *open space, recreation*, and other pursuits relating to provident living, recognizing all segments of our community (age, economic status, etc.).
 - a) This mentions animal rights, the idea was thrown around to keep this objective and take out 9 completely? Simply add in (as appropriate for lot size) after “animal rights”
 - b) Put in improved parks, trails, open space, and recreation.
6. Channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.
7. Ensure that new development is of high quality and reflects quality architectural and site design standards consistent with its particular use and location.
8. Promote intergovernmental cooperation and communication regarding issues of future development within and around Lindon City.
 - a) Adam: We could take this objective out, not anything we aren’t striving for anyways. I don’t know if there was any purpose there
 - b) Lincoln: What was the purpose?

- c) Mike Florence: Maybe focusing more on regional planning? Trails, roads, etc.
9. Protect and maintain the rights of Lindon City residents to own and possess on their property, as is appropriate for property size, farm animals such as horses, cows, chickens, pigs, goats, sheep, etc., as well as cats and dogs; and provide these same rights to new residential developments.
 - a) Daril and Adam are saying that this could probably go. Seems to be the general consensus.
10. Consider and provide for efficient public safety services either through a Lindon City Public Safety Department and/or contracting services from neighboring municipalities.
 - a) Adam: This was a holdover from when we switched over to our own public safety programs (Lindon PD, Orem Fire). Probably doesn't need to be one of the goals anymore because the public safety is no longer a hot button topic.
 - b) Seems to be the general consensus that this can be taken out.

-General discussion on the general plan objectives-

- Mike F: Maybe we could add an objective about inclusive options for housing, or more variety in housing. There is a goal in the housing portion of the general plan that talks about mixed housing types.
- Mark: If we do come up with a new objective, we will get everyone to review it. What are some things that have changed in the decade since the last plan that doesn't fit with these objectives?
- Adam: BRT has already received some level of approval, that's a huge change. How do we plan to accommodate that?
- Charlie: I don't know if we really want all this mixed use and multifamily residential. What's required, and what do we really want?
- Lincoln: In conjunction with that, I have kids in Eagle Mountain in tiny apartments, in Saratoga Springs that live on tight lots in small houses. They told me that nobody out here intends to stay, just out here because we have to be here. What is it we want in Lindon? Do we want an area that is starter transient, or a destination?
- Craig: I think we all want Lindon to stay nice. Eagle Mountain will become a whole bunch of low-income people. Neighborhoods there will deteriorate over time. Unless forced by the state to have that type of housing, we should do the absolute minimum needed to meet state requirements.
- Mike V: lot of residents have that opinion, but if we are determined that we keep those people out, that speaks volumes to me.
- Lincoln: There's not a "those people" in mind to me, but we do need to make intentional decisions on how growth evolves and what that means. I'm bringing this up because I'm thinking of things to make an intentional decision.
- Mike V: I think 10 objectives is too many, a lot of platitudes in there that we don't know what they mean. We need to define what that means, what all the objectives mean. We could consolidate some objectives.
- Charlie: These are statements of what we are dealing with at the moment. What are the future visions and goals of we want to achieve?
- Mike F: Each chapter has objectives that are more specific to that chapter
- Mayor: Would like to put in a little more thought and incorporate more images into the objectives.

General Plan map

Maybe look into mixed use on State St, the 5 BRT stations, and the proposed town center.

Related plans

Recent plans that we are incorporating in, including the central corridor area plan. These BRT stations will trigger station area plans. The reason is that the state wants want density housing.

-Additional discussion on this slide-

- Mike F showed the zones on the map to the committee
- Mark: We really try to document what we have available for development. We start out with vacant or underutilized land. We overlay that with the land use map and see if we want all zones to stay the same, specifically on the outskirts of a zone.
- Adam: The two transit zones in the old map was the 400 N and 700 N intersections. There was a vision of some sort of housing clustering in that area. Off Geneva and 700 N, there was the expectation of some type of rail transit.
- Mike F: State legislature is requiring a station area plan, you need to plan for housing a quarter mile around that station. BRT is ten years out.

Lincoln expressed confusion at the general nature of the future land use map, asking why the Norton property and Lindon Nursery are not shown as high density. Adam explained that the land use map does not have the same type of intricacy as the zoning map. The land use map shows what we hope would happen in these areas. Mark said that some communities bubble the hard lines on the land use map to allow for some flexibility. Cole asked about the mixed commercial section surrounded by high residential. Mike F said that this is a holdover from the old map, it will be changed to high density.

- Mike V: I feel like I wouldn't feel good about doing the absolute minimum the state has required with multi family. We can talk about small area development plans, there is room in the city to accommodate moderate income housing. We have the opportunity to not go overboard, there are opportunities in other areas of the city that are not adjacent to SFH where we could have a special area for moderate income housing. Not trying to minimize what Craig and Lincoln said.

Land use guidelines

1. The identity of Lindon should be strengthened by land uses which contribute to the uniqueness ~~character~~ of the community.
 - a) Cole said that there are some terms that are ubiquitous or general, specifically the word "character". Mark said that talking about a sense of place might be better. The sense of place here is LBOC, the small-town feel, among other things.
2. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
 - a) Cole: Is this just a good day to day practice? Or does it really need to be said that when you develop it should be intentional. I don't know if that needs to be called out or if that is what city planning can do without adding a whole objective.
3. Developed areas should be protected and revitalized by promoting new development and the adaptive reuse of existing community resources.
 - a) Cole: protect and revitalize areas by promoting new development seems a little counter intuitive.
 - b) Mark: maybe change a little, existing stuff shouldn't be threatened by new stuff.
4. The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, industrial, and special use areas.
5. A variety of housing types should be provided where appropriate, and innovative development patterns and building methods that will result in more affordable housing should be encouraged.
 - a) Planning and zoning have always struggled with this goal, our current zoning really only allows 20,000 or 12,000 lots. The goal says provide a variety, but our zoning only provides two similar options.

- b) Mark: Maybe this objective needs to remain and be facilitated more fully
 - c) Caralee: What does appropriate mean? To me, appropriate means that it is appropriately aesthetic, the appropriate density. Not sure what the intent is behind this.
 - d) Mark: Possibly the context. In a lower density area, it should be appropriate for that area, higher density area, etc. Transitions are important.
6. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available
 - a) This was the intent with the Norton and Lindon Nursery properties.
7. Growth should be guided to locations contiguous to existing development to provide city services and transportation in a cost-effective and efficient manner.
8. Development approval should be tied to the construction of primary culinary and secondary water, sewer, storm drainage, circulation systems, and other utility systems and should be in general conformance with the Utility Master Plans.
 - a) There was some discussion about taking this out and allowing it to be addressed somewhere else in the plan. There was no general consensus.
9. Density increases should be considered only upon demonstration of adequate infrastructure and resource availability.
10. An interconnecting trail system which is accessible to the public should be provided between city facilities, pedestrian centers, commercial areas, recreational areas, natural areas, and drainage ways.
 - a) Mark: I would add in, this is where it's important to have regional connections.
 - b) Mike F: Does this belong in the land use section? Or should it be moved to the parks and recreation chapter?
 - c) Lisa Benson: Will move it to parks and rec. Maybe put in more walkability language, more bike and ped infrastructure then a trail network.
11. Commercial and industrial uses should be highly accessible and developed compatibly with the uses and character of surrounding districts.
 - a) State St is a long corridor, is there a specific node on state street where we should focus commercial? Where is it best to create commercial nodes along State St?
12. Land use patterns should be encouraged that provide adequate off-street parking, reduce travel distances for employment and essential services, limit pollution, allow for alternative modes of transportation, and conserve energy.
 - a) Cole: More off-street parking equals more cars, adding in limiting pollution is at odds a bit. This objective seems like it's trying too hard. It's a game of which of these items makes sense.
 - b) Karen: We have problems in Ivory that they park on our streets. Makes sense to have adequate parking.
 - c) Mark: But that is in conflict with limiting pollution. Maybe we could tie this into open space?
13. Open space preservation should be a primary consideration when evaluating land use developments. The city should consider reasonable efforts, in line with the character of the community, to preserve and protect priority open space lands
14. Beautification efforts (decorative street lighting, tree and planter installations, etc.) should be encouraged as part of new developments and as part of city re-development efforts of existing public properties and streetscapes.
 - a) Mark: We call this community design and place making. Want to create places regardless of the downtown area or a neighborhood.

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-General discussion on land use objectives-

- There were questions about hyperlinking the other plans into the general plan, or leaving a reference to where in the plan it could be. Hyperlinking is handy, but it needs to be constantly watched. We can weigh that option later.
- Lisa A: We should have community vision objectives about land use and transportation, an objective for each. Community vision objective 5 does not need to be so specific, with animals rights and open space, etc. The 14 land use objectives we have here should be encapsulated in the community vision part
- Mayor: When talking about an overall value, a word that is really powerful is connection. Makes you feel like you're a part of something that really matters, how you experience life, your neighbors, infrastructure. Amenities, experiences, how we feel about one another. It's a wholeness to what we want to accomplish.
- Craig: I don't see anything about what is ultimately better for the city fiscally, what benefits us most? The industrial or commercial actually a burden? What brings most money? For example, if we bring in high density housing, do more residents benefit the city because of a bigger tax base?
- Mark: We will have a chapter on economic development so that decisions are well made.
- Craig: Maybe add something to the land use objectives to maximize economic benefit?
- Charlie: The objectives are little wordy as well, maybe we could simplify some of them.
- Mike V: Density. Somewhere along the line, we need to agree on what density is. If we want to use a standardized definition, if we want to create a Lindon definition of density. It's a challenge when I hear high density but it's not. We need to be kept from debating so much over this, we waste so much time. That way, if we define low, medium, and high density in the general plan, then we can use that as our benchmark.
- Mark: Maybe we could learn to turn discussions away from density. We could talk about the form, how things are related to each other, how the open space relates to that. To expand the discussion from 20 units per acre or 5 units per acre, turn away from the numbers, and discuss what it will look like instead.

MODERATE INCOME HOUSING

Michael Florence introduced the Moderate-Income Housing section of the plan by going over the state requirements for a moderate-income housing plan. Lindon needs to look at two more moderate-income housing strategies to adopt, figure out an implementation plan, and a timeline for when we will implement the strategies. To be "high-priority" for regional trail, highway, UDOT funding, Lindon must choose 5 strategies.

The next meeting will be in March, and it will be on moderate-income housing. In the meantime, the committee must review a few strategies that could work for Lindon. Mike F would prefer a total of 5 or 6 strategies to present to the planning commission, who will then recommend the strategies to the council. The deadline for the plan is now October 1st.