

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



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www.lindoncity.org

June 23, 2022

Minutes from the 6/22/2022 General Plan Committee Meeting
Start time: 6:00 PM
Prepared by: Mary Barnes, City Planner

In attendance

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

Not in attendance

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

Moderate Income Housing

Presented by Michael Florence. All General Plan Committee members were sent the State's list of Moderate Income Housing (MIH) strategies and asked to send them to Mike F before the meeting. Mike F prepared a presentation based on the housing strategies that were sent to him.

Initial discussion

The state is requiring that all cities choose at least three of the MIH strategies, and at most 5. If a city chooses 5, they will get placed on a priority list for road funding.

- Craig Christiansen: No matter how well we plan, or what strategies we choose, every developer will want to make a profit, which does not mean low-income housing. How are we actually going to help moderate income housing unless we implement some sort of incentive? How can we control what a developer or owner of an accessory apartment charges for rent? How can we make sure MIH is actually provided?
- Mike F: The state only says we need to allow for the accessory apartment, the cities do not have to ensure a certain income level is in the accessory apartment. In regards to a development, a city would typically work with the developer, and ask the developer to do, for example, ten units of

affordable housing. To offset the costs there, the city would allow maybe a higher density. This is a great choice because then it can be mixed into their developments.

Strategies for MIH that were sent in/preliminarily picked by the committee

A. Rezone for densities to facilitate the production of MIH.

We would need to study this as a city to see what the cost, impact, and density would be. What is that density that would allow for a rezone for MIH? Are there areas of the city that you think may work??

- Craig: I think 700 N could be rezoned. If it's a nice looking building and close to the I-15, we could look into vertical development options?
- Mayor Lundberg: One area I have my eye on is just west of Walmart, the trailer park area. If there was a developer that we could work with to create a density project there, that would be great.
- Charlie Keller: I think there's nothing wrong with having just SFH dwellings when you have undeveloped areas. Something closer to the stacked or clustered small SFH developments/product. The Daybreak and Eagle Mountain type of SFH, that's an example of what I'm talking about.
- Mike F: The state does say that we need to be an inclusive community, but also, they don't define what type of density or the exact density that we need.
- Charlie: If there's a developer who wants to do small-lot single family, then I think that's great.
- Karen Danielson: Can we make sure that density isn't clustered? For example, maybe some near Walmart, some in 700 N, some scattered throughout the city. Not everything on 700 N, we can't put it all there.
- Mike F: Yes, we don't want to overwhelm anyone with clustered density developments. That's kind of what the R2 overlay is meant to address, it was meant to scatter density projects throughout the city. But now, the residential areas are almost completely built out, so there isn't room in those residential areas of the city to include more projects.

B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

We are already mostly built out with the traditional "investment" tools, such as roads, utility lines, sidewalks, trails, additional utility capacity. The city built 700 N as an incentive for developers, that's a good example of this strategy. But unfortunately, there isn't many other investments into infrastructure that Lindon could do to incentivize MIH.

- Adam Cowie: The difficult part is ensuring that investment/infrastructure translates to MIH.

C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing

The issue with this strategy is that Lindon does not have much inhabitable housing stock for MIH and this strategy.

- A question came up about this strategy. Could Lindon adopt this to fulfill the requirement, but not actually do anything because we don't have any inhabitable housing?
- Mike F: The issue with that idea is that we also need to come up with implementation strategies. Our implementation strategy would have to say that we are going to buy up the non-existent inhabitable housing.
- Mayor: Salt Lake converted an office building into housing. It was an existing urban development that they converted into MIH.

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- Mike F: One thing that Salt Lake has going for them is that their Redevelopment Agency (RDA) has a budget of about \$100 million. They use that budget to buy hotels and office buildings to provide affordable housing.

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

Lindon already allows for internal, detached, and substantially attached accessory apartments. However, currently we do not have any incentives related to accessory apartments. We could look into this as a strategy to implement.

F. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. Lindon could look into rezoning an area for higher density, possibly in the 700 N corridor?

G. Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

This would involve creating a zoning ordinance that would allow for that density. For example, if we created a "Lindon Multi-Family" zone, that would satisfy this requirement. Any property that wanted to be rezoned "Lindon Multi-Family" would still have to apply for a zoning map amendment.

H. Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

The only problem with this is that Lindon does not have any major transit investment corridors (MTIC) yet. They are planned for the future, so this is a strategy that we might need to look into further down the road.

- Mayor: Our existing Senior Housing Facility Overlay already provides a parking cushion, could that work?
- Mike F: It could work, but we would have to study the parking need to see if our parking cushion is working, or if it needs to change.
- Mayor: There's a possible bus stop being put in in front of Avalon, would that count towards this strategy?
- Mike F: MTIC only means light rail, BRT, front runner, etc. Putting a BRT stop outside of Avalon would qualify.
- Charlie: American Fork is a good example. They are doing 4-story apartments right next to the frontrunner station
- Dale Keep: It is a good idea to have multi-family near transit. Otherwise, they will park in the neighborhoods.
- Mike F: Right now, the state legislature is requiring station area plans around each transit station, with moderate income housing.
- Caralee Bailey: Does the city have a good handle on all the accessory apartments? Have we established benchmarks?
- Mike F: The mayor has been helping with this. Sometimes it's hard for people to come forward and declare their accessory apartment if they have had it for a while, or illegally. We need the help of residents feel comfortable coming forward so we know how many accessory units we actually have.

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- Dale: Are we able to set a rent limit with accessory apartments to meet our moderate-income housing goals?
- Mike F: The state has said that we cannot set rent limits on accessory apartments. Lindon did do that in the past, but we aren't permitted to do that anymore.

K. Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund

Lindon is doing well with preserving our existing moderate income and subsidized units. However, we don't have any avenues for *new* housing. We don't know what that would look like.

L. Reduce, waive, or eliminate impact fees related to moderate income housing

Lindon has done this for the parks impact fee, and right now, we do not currently charge any impact fees for internal accessory apartments.

- There was some discussion on possibly having a quota for moderate income housing. Mike F said that there used to be a system that told each city the number of units that they were lacking. However, there was a flaw in that system, so it was discontinued.

O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under [Title 11, Chapter 13, Interlocal Cooperation Act](#), an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

P. Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

The city creates RDA's where the city can set a budget, and 10% is set aside for MIH. You can take that funding and go anywhere in the county to help with MIH. Lindon's portion is little right now, but we can partner with the housing authority to look at those options

- Lincoln Jacobs: We need to set aside that money anyways?
- Mike F: Yes, we have to use it to fix up, redevelop, or develop housing.
- Cole Hooley: This is like chipping in somewhere within the county.
Dale: On 700 N, are we looking for a master developer to develop the whole thing? Or is it in chunks? Could we ask them to do 10% of their housing as affordable if we bump the density?

Q. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.

This would be a great strategy once we do have transit stations along State and 700 N. Right now, it doesn't quite apply.

- Dale: Could we plan for it? Use this strategy as a placeholder for the future?
- Mike F: That wouldn't work because we need to be able to implement this. We have no way to implement at this time.

R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

Because Lindon has already eliminated impact fees for internal accessory apartments, this would mean eliminating fees for detached apartments as well. This is one of those low hanging fruit, it would be fairly easy to implement this.

- Craig: This looks like a great idea.
- Mayor: Regarding the accessory apartments that have not been registered, maybe we could try to take away any possible barriers to entry?
- Mike F: We are actually looking into that, to see if there's anything that can be softened within the accessory apartment requirements.

U. Develop a moderate-income housing project for residents who are disabled or 55 years old or older
Lindon City is not a developer, we don't build. Therefore, to meet this strategy we would have to partner with someone. This type of housing is a need, but it could be complicated to develop a project.

- Dale: The only way this could happen is if it was in a mixed use area with a developer that would be okay with this type of product

W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

This is what Lindon tried to do with the Norton property. That had the commercial up front, townhomes, then small-lot SFH, then the transition into large-lot SFH. This strategy would require us to be proactive with reducing or eliminating restrictions to allow for more multi-family that is on scale with the surrounding neighborhoods.

X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

This is a catch-all strategy, it's asking for anything else we can think of to address housing needs. Any ideas?

- Dale: Is there is an incentive to make MIH? That way, we could get credit for MIH.
- Sharon Call: Maybe we could rezone for smaller homes on smaller lots?
- Mike V: What about senior housing? This would qualify for MIH, senior housing is beautifully done, maybe we could consider that? We could partner with the housing authority.
- Mike F: Strategy "U" would work for that.

Land Use Section

Existing Land Use Map

This map primarily shows a broad picture of what's on the ground, where there is vacant land, etc.

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COMMUNITY DEVELOPMENT

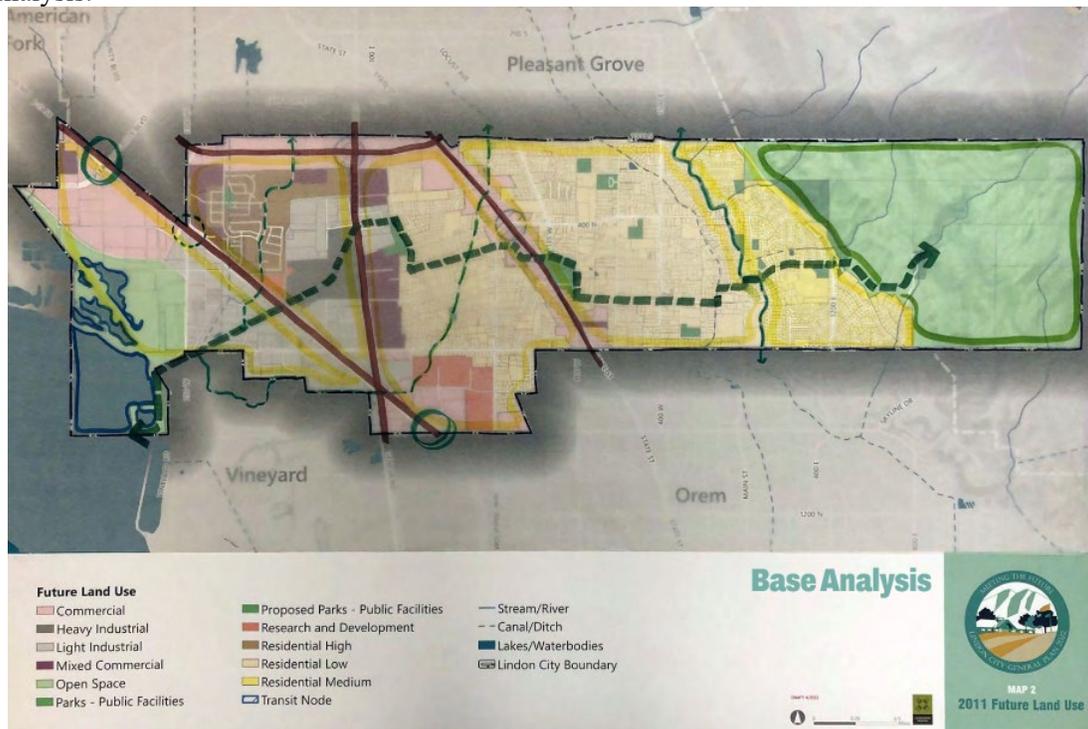
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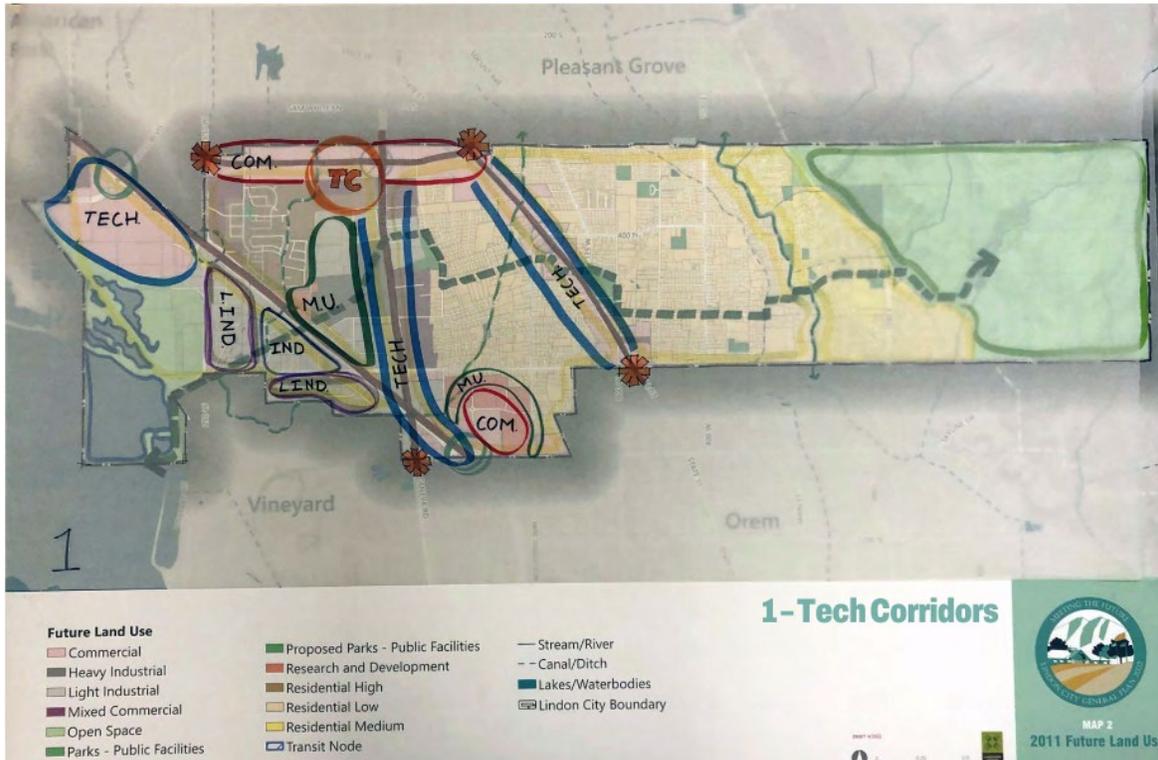
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The consultant then overlaid the existing land use map with a trails or possible trails overlay, showing a base analysis.



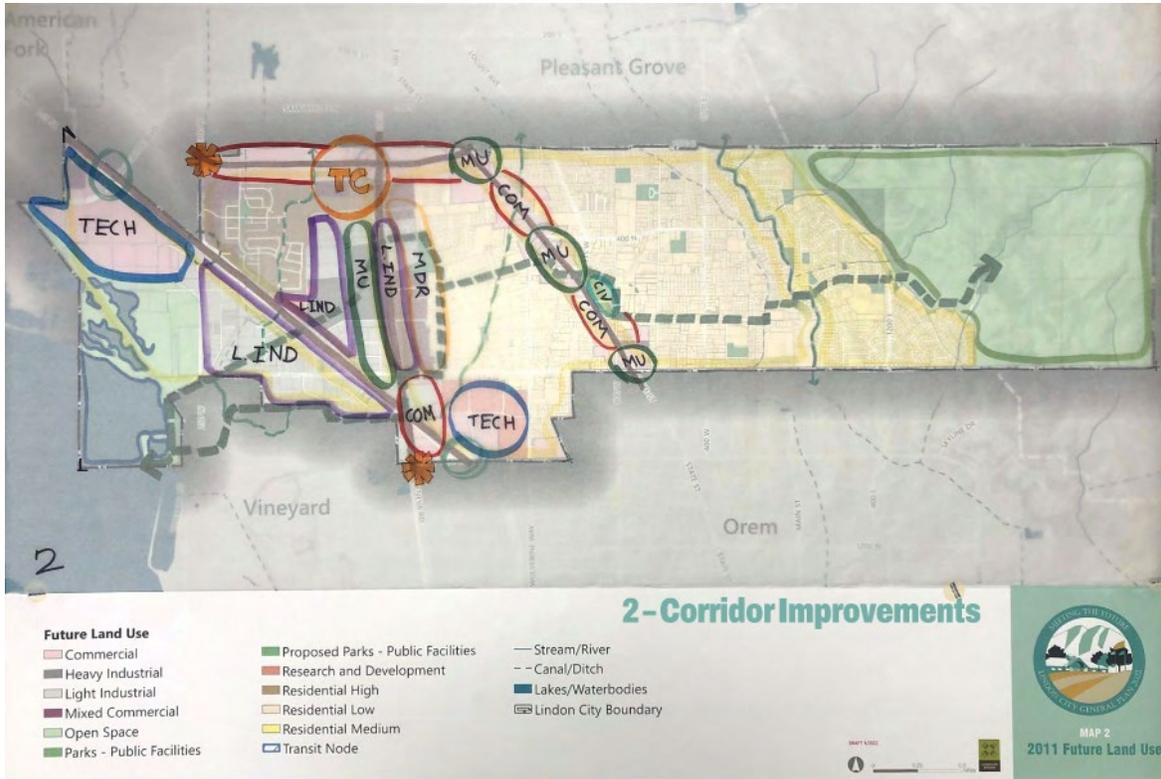
Map 1: Most “aggressive” in terms of how different it is from what is on the ground



Consultant’s presentation: This concept transforms Geneva and State St. Right now, the vision on State St is that it’s commercial. After hearing the last two meetings, it seems like Lindon is ready to grow. What if these major roadways were transformed into tech corridors that can compete with the north end of the valley. It would be an urban equivalent. For example, Salt Lake City is looking at State St becoming a tech corridor, so they are planning to transform it over time. The big picture item would be moving away from commercial and mixed use and creating a vision for the community that will still preserve neighborhoods.

- Lincoln: How do you transition State St from commercial to tech?
- Mark Vlasic: It would be a gradual transition, it takes time over the years to transition. The idea is to make a transition from industrial to tech or mixed use, making the uses friendlier with residential. We would need to dive into what tech actually is, in order to make this decision.
- Dale: What about the existing developments in industrial areas?
- Mark: The transition would come over time. As things age out, you would replace it with a new use.

Map 2: Mid “aggressive”



Consultant’s presentation: This is a more moderate map. We still have the town center and commercial, but we are transitioning out of heavy industrial to the cleaner light industrial. This proposes mixed use and commercial connections to the trails. Medium density residential or MDR would buffer the light industrial from the existing neighborhoods. Mixed use would be along the future light rail line. This is about going to one place, serving a lot of needs, and creating a center base development concept. Also, focusing on enhancing the entrances into the city, using signage and streetscape. The challenge with State St is that you cannot recognize when you leave one city for another. This idea for State St would help residents focus on how their city is configured, what they can show about their city, etc.

- Dale: So far, my preference is this map.
- Sharon: Back when we were putting together the last general plan, a few heavy industrial users were very concerned with changes to the land use map. They wanted to make sure the long term plan included their uses.
- Adam: There was a sense that changing the general plan would run them out of town.
- Lisa Benson: We would be testing the waters with this type of land use plan, to see if we can change that long term vision.
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Map 3: Least “aggressive”

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- Cole: From my experience talking with Lindon residents, there seems to be a lot of support for the mixed use in developed areas. A chief complaint with State St is that there is so many car lots. Maybe mixing it up would be great. I thought the language you used about preserving and protecting community would resonate well. I think people get defensive if you propose too many changes in a neighborhood.
- Mark: The goal is to distinguish neighborhoods and improve them over time. It's the transitional stuff with the gray areas that we need to figure out.
- Adam: Our industrial uses in Lindon carry a huge amount of investment in the community as sales and property taxes. 10 of our top 25% sales tax producers are in the industrial zones. That's your economic base. We would be making a conscious decision to forego dollars in favor of aesthetics.
- Mark: A solution to that would be to keep what you have and just make it more palatable. You can create better buffers, streetscapes, or maybe an industrial clean up over time. Then there would be less of a negative connotation.
- Caralee: It's good to have a diversity of uses, including technology. About the heavy industrial, I want Lindon to be welcoming and inviting to industrial uses. Regulations to improve aesthetics could become too much for them, they could choose to leave.
- Karen: Another way to look at it could be that they have been in a really good location in a city that has protected them for so long. It's good to protect them, but I just want to say that they are lucky to be here.
- Mark: From your comments, it's clear that we need to incorporate elements from all three options.
- Lincoln: I like the tech evolution beyond Geneva, or maybe a combination of 3 and 2. I don't think tech should be on State St, and we may need more tech than what map 2 shows.
- Survier Castillo: It seems like people are really on board with the mixed use and commercial corridors, protecting neighborhoods, and providing an area for industrial.
- Lisa A: We should include MIH somewhere in the map, or make sure that corresponds with the MDR.
- Dale: Once the prison site is planned and constructed, there will be a need for the BRT and light rail in Utah County.
- Mayor: Housing and flex spaces are something that everyone needs right now.
- Lisa B: We could introduce live/work options?
- Mark: Maybe blend industrial with tech, housing, and great parks?
- Dale: I work for a construction company, we can't build distribution centers or medium density residential fast enough. There are less office spaces being built.

**Next meeting (joint Planning Commission and City Council, with general plan committee):
July 27th**