

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



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August 2, 2022

Minutes from the 7/27/2022 General Plan Committee Meeting  
Start time: 6:00 PM  
Prepared by: Mary Barnes, City Planner

**In attendance**

- Carolyn Lundberg, Mayor
- Daril Magleby, City Council
- Van Broderick, City Council
- Jake Hoyt, City Council
- Randi Powell, City Council
- Sharon Call, Planning Commission
- Jared Schauers, Planning Commission
- Steve Johnson, Planning Commission
- Scott Thompson, Planning Commission
- Mike Marchbanks, Planning Commission
- Adam Cowie, City Administrator
- Michael Florence, Community Development Director
- Kathy Moosman, City Recorder
- Mark Vlastic, Consultant
- Lisa Benson, Consultant
- Cole Hooley
- Craig Christiansen
- Karen Danielson
- Lincoln Jacobs
- Caralee Bailey
- Steve Stewart
- Dale Keep

**Not in attendance (from the committee)**

- Jeremy King
- Jack Young
- Jason Brown
- Charlie Keller
- Mike Vanchiere, City Council

**General Plan 2011**

First, the consultants presented the parts of the previous general plan vision that will be preserved in the upcoming general plan. This also introduced the inspiration behind the land use maps. The vision is as follows:

- Lindon is rural and family oriented, with tech/high quality business. Focused on smart growth with connected transportation and freight options, Lindon preserves historical, cultural, and natural resources. Additionally, high quality neighborhoods are important in Lindon, particularly the appearance, uses (including animal rights), and parks for all ages and economic status.

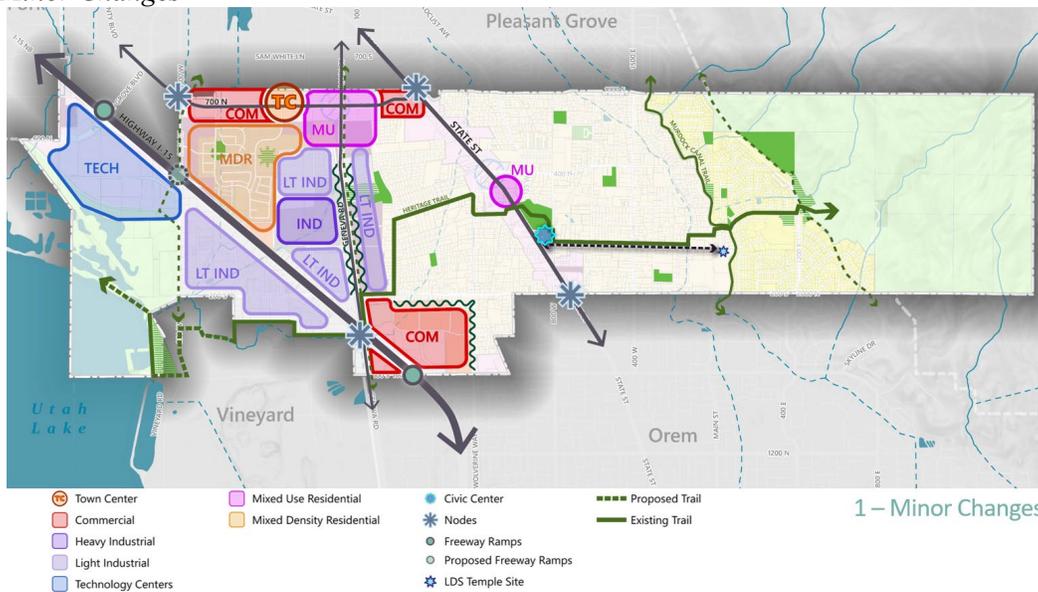
**Land Use and Community Character**

The consultants talked through the goals for Land Use that were refined at a previous meeting:

- Protect community character
- Protect natural & community resources
- Locate appropriate uses in appropriate places with good transitions & buffers
- Promote & encourage high quality design & aesthetics
- Meet the needs of residents, increase tax revenue & provide high quality goods & services
- Move toward cleaner, more high-tech industries if/when uses transition in the future
- Preserve key open spaces & provide adequate parks & recreation opportunities
- Encourage a variety of housing options & opportunities

They also went through the approach to the Land Use chapter, which was to look through a range of land use concepts and refine feedback into a future land use map, while identify redevelopment opportunities and recommending strategies for preserving and enhancing community character. Additionally, to identify special districts, corridors, and nodes with the committee and members of the public. To help with this approach, the consultants had provided three possible land use maps with varying changes to help direct the committee.

Map 1: Minor Changes



This map shows the southwest side of I-15 with tech and light industrial, a town center, mixed use on State St to play up the connection between the temple and rest of the city, and the squiggly lines would signify some sort of transition. This transition could be as tame as elevated landscaping standards between the commercial/industrial areas and the residential zone.

Map 2: Corridor Improvements



**Discussion:**

At this time, the consultants opened up discussion on these three maps.

- Craig Christiansen: This is a future plan, you've made that clear, but a lot of the changes you show on these maps are occurring in zones that are already built out. We addressed this in the last meeting, but if the heavy industrial land use areas are changed to tech, how will the heavy industrial users feel? I can see the wisdom in zoning changes to empty space, like 700 N, but it doesn't make sense to re-zone areas with existing buildings and development
- Mark Vasic: A Land Use map is different to a zoning map; we aren't changing any zones here. This is meant to be a general overview of what you want for the future of your city. It could be that this vision is very far out, a general plan is usually up to about 20 years in the future. If you want something to start, you have to start somewhere. Existing uses have the right to stay there, but change can happen over time. This is a vision, not a zoning change. The general plan is about having the policy and vision tied together, and the public and property owners are welcome to introduce zoning changes.
- Jake Hoyt: Something that needs to be brought up is that the industrial property owners will feel threatened if we put in the tech campus on map 2 or the tech from map 3. Industrial uses seem to be going away in many cities as they grow, but Lindon has a great heritage of industrial uses. I think we will see frustrations, even if it is only a change in the land use map. These people are investing in Lindon, they may reconsider investing in Lindon if we change our general plan to seemingly push them out.
- Mark: This whole meeting is for testing out ideas, we could provide a map with only industrial use in that section of the city?
- Scott Thompson: I think, as far as tech, I think tech will stay in Lehi. We can't control that industry. For us to designate areas to tech, that might be hard to sell. Additionally, the tech on State St on map 3 would never work because it is too far from the freeway.
- Mayor: What does tech mean to you?
- Scott: When you see tech buildings, that's generally huge office buildings, like in Lehi. I think putting tech in the northwest corner of Lindon makes the most sense, but just not on State St. Doesn't make any sense there.
- Mark: We put the tech on State St on map 3 because there are other communities along the Wasatch Front that are wanting to convert their State St into more of a tech/urban area, to make it a destination. You need to ask yourselves what you want your segment of State St to be. Do you want it to merge with the other cities, or become a little different? Do we want to get rid of map 3 entirely, and forego showing that to the public?
- Dale: I think Lindon is a great place for tech. The prison site in Bluffdale is going to be a huge hub for tech as well. Tech won't go away; it will just continue to grow. We need to plan for it and attract it.
- Mark: Good point. There's a community in California where they recreated an industrial area into a tech area. It's where Pixar is based, and they were able to attract young people with high paying jobs and interesting housing options. In the process, they have transformed their community away from the industrial into a thriving tech area. It may be painful to hear this, but how long will heavy industrial stay in Lindon? It may stay here forever, but that's something to think about.
- Craig: We talked about this two meetings ago, but some of the more unattractive heavy industrial users on Geneva Rd bring in a whole lot of tax base. What would a tech campus bring, other than aesthetics? Would they have a sales tax?

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- Mike Florence: An example would be the DoTerra warehouse. Their office is in PG, but their warehouse is in Lindon. Because their warehouse is here, we get all the sales tax from the transactions.
- Craig: But is the only benefit that it would be prettier? There are cities that would love to bring in a truss plant, but do we want to get so “fancy” in Lindon that our taxes go up?
- Randi: I cannot envision the State St corridor as a tech corridor, that doesn’t make sense to me. We need the commercial, we need the brick and mortar, with sales and a tax base. I would hate to move the industrial, I agree that the tax base is too important. We would like to have big classy things, but we might also like something that is a little more different than our neighbors. We like to keep our taxes low and sales tax high.
- Cole Hooley: In regards to the mixed use on map 2 and 3, and the medium density residential on map 3 (around the southern commercial), there would be a lot of resistance. Folks have expressed that they do not appreciate change within their neighborhoods. The three mixed use nodes on map 2 along State St would not work.
- Jake: The thing is, as the City Council, we get so many requests for more density. We don’t want to open the door for more requests if we show higher density residential on our land use map. We don’t want to send the wrong message that we are actively looking for high density in certain areas.
- Craig: Tech will bring in more pressure for density. To put that on State St would put more pressure for density along that corridor.
- Dale: Are we meant to be narrowing these maps into one option?
- Mark: That’s up to the group. We generally prefer three maps to present to the public, for options. However, we could possibly pull back on the third map, and maybe just modify 1 and 2 a little bit. But would that circumvent the public from showing their opinions? If we present all three to the public and they all hate map 3, then we will know for sure that the public does not want to see much tech. If they like it, then maybe we can discuss incorporating tech a little more. But at the end of the day, we can only advise you on this.
- Craig: If I came up to a booth with three maps, I would be confused. Maybe 3 whole maps are more information than your average citizen needs. Maybe bring it down to only 1 map that shows the committee’s consensus?
- Scott: That would be a good idea. I think having only 1 map gives us an opportunity to see what the committee has chosen. People won’t understand the backstory of the heavy industrial, or the importance of the heavy industrial, what tech would mean, etc.
- Sharon Call: I think it’s true that too much information is so overwhelming.
- Dale: I think we need to make sure it’s online as well, and to allow for anonymous comments.
- Lisa: I can send the final product out to our email list to get some feedback, along with a description of what is happening on the map, some FAQ’s, etc.

At this time, there was some discussion on different ways to gather input from citizens, such as online maps, interactive maps, physical idea boards, and asking citizens “What’s missing? What do you want to see?”

- Lincoln: I don’t like map 3. How did the tech campus on map 2 come into play? Also, seeing some neighborhood oriented commercial centers on Center St scares me to death, with the traffic and everything. Do we have people asking us about developing tech in the tech campus area on map 2?
- Mayor: For the neighborhood oriented commercial centers, I’m thinking more of Walker Farms being seen in that light. It’s a low impact kind of commercial use. I have had residents wanting

boutique or something on the vacant lot just south of Lindon Elementary. If it fits in properly, it will work.

- Lisa: These neighborhood oriented commercial centers are not intended to be a high-density destination.
- Mark: I'm hearing that tech is out as far as a main thing.
- Craig: One of my friends has a powder coating company in the tech campus area on map 2. I do not think he would appreciate the heavy industrial area being re-labeled as tech.
- Lincoln: We wouldn't be pressuring heavy industrial property owners to leave; this map will show what we want this area in the city to eventually be.
- Adam: This is really what do we want to see happen in 20-30 years. Most commercial properties don't last more than 30 years. They get rebuilt and re-purposed. For example, right now there is an old steel plant in Lindon that wants to redevelop into high-end office space. With vacant property, we can zone that upfront. But with the built-out areas, they can be redevelopment opportunities.

At this time, the committee went through maps 1 by 1 to point out the details they liked, and what they didn't like.

- Mike F: East of Geneva is light industrial in map 1, and mixed commercial in map 2. We could start transitioning.
  - b. The committee agreed that transitioning into mixed commercial in the east Geneva corridor would be good for the future.
- Sharon: What about the tech on map 2?
- Scott: I like the tech in the northern corner.
- Craig: My friend in the tech campus area on map 2 isn't moving any time soon. But a guy that has built up a powder coating business for 30 years will not move. He may move if he feels pressured.
- Mike Marchbanks: What entices long-time property owners to move is that they realize how much their land will sell for, and they want to expand, and they realize that will make a lot of money if they sell and they can expand in a different location.

The committee decided that they agreed with the northwest bubble of tech, across I-15. They also agreed on the light industrial on the west side of I-15. There was further discussion on town centers, and what they mean. Adam and the mayor explained the importance of a town center in creating identity, and how important 700 N will be for a regional draw and a town center.

- Mark: There's a good town center example in Millcreek. Its half built now, but there is an ice-skating area, and it's an identifiable place. It takes time, but a town center needs to be on the plan first.
- Mike M: There was a rail station just down the hill, it used to be the town center. When they did away with rail, all of that faded and now there are almost no remnants of the previous railway and town center.

The medium density residential near the highway already matches the current use, so the committee agreed to keep that bubble. However, the mixed-use bubble shown on map 1 and 2 on the 700 N/Geneva intersection was discussed.

- Jake: I'm not a huge fan of the mixed use on 700 N/Geneva. The "City of Fun" lot on the southeast corner of that intersection will eventually sell, but I think the eventual development there should be commercial. Maybe make sure the mixed use stays on the west side of Geneva.

There was more discussion on the tech around the southern commercial bubble, and the tech campus on map 2.

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- Scott: I like map 2 and the tech around Home Depot. I think the tech around Home Depot and the tech campus on the west side of Geneva are a good preface for the future.
- Jake: I worry about the tech campus on map 2, because of the existing uses there. There are some heavy industrial property owners that may not be happy with a land use map that shows something other than industrial.

The committee decided to alter the tech around the Home Depot commercial area, so that it is within the current commercial bubble on map 2. This will ensure that the existing residential does not feel as though they are being pressured to sell or leave. The committee then looked at the mixed-use nodes on State St.

- Mike F: One thing to consider is that if we do end up getting BRT on State St, the state requires us to study a quarter mile around each station for high density housing. These are called station area plans.
- Jake: One problem that I have is calling them mixed use nodes. I don't want to say that and then developers will come in and use that to justify developing high density residential in these areas.
- The committee decided to change the name from mixed use node to *gateway or transportation or transit nodes*. Instead of being mixed use, the pink bubbles on State St will simply be designated as places where we want good and effective development, but not specifically residential.
- Randi: I want it to be absolutely clear that these nodes along State St are not for high density residential.

The committee then discussed more in depth about the neighborhood oriented commercial centers along Center St. The consultants explained that these neighborhood-oriented centers would be something like a small sandwich shop, a specialty shop with food items, possibly a small corner store. They would *not* be actual commercial centers, like a Walmart or even a 7-11.

- Steve Johnson: The worry that I have is introducing commercial, it increases traffic, and the kids trying to get to school are in more danger.
- Mike Marchbanks: I would prefer to see something like this between Walker Farms and State St, but nothing more east than Walker Farms.
- Randi: I have lived on this street or adjacent to it for a long time, and I know that the residents on Center St are not going to be okay with a neighborhood store. Center St cannot take one more anything, there's already schools and the temple. Maybe leave a neighborhood store at Walker Farms, but eliminate the rest of the small red circles along Center St.
- Mayor: I think we need to put ourselves in the frame of mind that this is a visioning document. We need to base it on the realities of today, but what do we want tomorrow? Ultimately, we want to guide the growth, not have it happen to use. We need to keep the creativity.
- Sharon: I agree with Randi, we cannot add anything else to Center St.
- Mike M: Maybe we could put the neighborhood-oriented centers on our final land use map, but we can avoid implementing it for a few years. This is a vision.
- Adam: We could look at maybe converting small homes into a burger place, a corner store, an accountant's office. It would have to be compatible with the use.
- Mayor: Maybe a bed and breakfast? In fact, the Alpine School District is going to be evaluating Lindon Elementary. And the vacant lot to the south of Lindon Elementary has had many applications or concepts, such as senior housing, townhomes, sandwich shops. Maybe we can allow a neighborhood oriented commercial center in the Main St/Center St area.
- Craig: That vacant lot could be a small town-center
- Mayor: Maybe we could put a little density into that lot, maybe some neighborhood boutiques would be great.
- Lincon: Maybe we could add pickleball courts.

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- Mike F: We will only put a neighborhood oriented commercial center at Walker Farms and at the Main St/Center St connection.
- Dale: Try to call it a neighborhood-oriented center instead, it doesn't have to be commercial, it could be a gathering place.

The committee decided to show only one map, specifically map 2 with some changes, to the public on Saturday, August 5<sup>th</sup> at the mayor's breakfast. Here are the changes that must be made to map 2:

- Tech campus must be taken out, and changed to light industrial
- Make the Home Depot commercial bubble (southern commercial) a bit smaller, and add a tech border to the existing commercial bubble.
- Re-label the mixed-use nodes on State St into a "transit node", and keep the gateways.
- Only allow neighborhood oriented commercial centers at Walker Farms and Main St/Center St intersection.
- Replace the mixed use on the west side of 700 N/Geneva with commercial.

Caralee Bailey brought up the point that she has neighbors that may like to see more than one map at the mayor's breakfast. Maybe showing more ideas will trigger more ideas, and showing options would trigger valuable input.

### **Transportation**

The consultants went through the goals for transportation, and the approach that needs to be taken with the transportation chapter. One of the goals was to develop a strategy for potential delay in BRT implementation.

- Noah Gordon: Due to some unforeseen problems with Orem City, the State St BRT has been delayed and we don't know when it will get greenlit. But with the transit nodes that you have designated on State St, one thing to keep in mind is that land use and transportation are intertwined. If you decide that there will be no mixed-use within the transit nodes, then there will be less demand for a BRT station because there will be less ridership, etc. But if you do allow some type of residential around a station, the station may occur faster because the ridership is there.

The committee decided to keep the transit nodes for the time being. The consultants also presented the bicycle and pedestrian maps. Due to the time of the meeting, it was decided that the planning department would send out the bike and ped master plan for further review.

### **Parks and Recreation**

The consultants went through the goals for parks and rec, and the approach that needs to be taken with the parks and rec chapter. Lisa mentioned that she will be doing a little more analysis on the level of service, because the parks and trails plan included parks AND trails within their level of service. Generally, it's just parks. The parks and rec chapter will be emphasizing the Lindon heritage trail and the regional trails, along with some optional additional connections as well.

- Scott Thompson noted that the trail connection from Main St/Fryer Park to Main St/400 N may not happen, because of Wadley Farms.

The committee was asked if there are any park or trail ideas that they wanted to mention at this time.

- Lincoln Jacobs asked for more pickleball courts, and what the evolution of parks would look like. As there are less and less young children in Lindon City, wouldn't the playgrounds phase out and pickleball phase in? The consultants confirmed this, generally as the demographic fluctuates, the parks change. Mark Vlastic said that the key is to make sure we update our master plans regularly. Mike Florence asked if a goal could be added to address that phenomenon.

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- Scott Thompson asked about a possible mountain bike park on the mountain bench. Adam Cowie and Mike Florence confirmed that the forest service has been working with the mountain bike groups to create actual trails, etc. Caralee Bailey also mentioned that the forest service is also working on signage.

The planning department will send out the general plan presentation to see if the general plan committee has any further input on the transportation, parks and recreation, or the land use.

**Next meeting (With general plan committee):**

**TBD**