

2 The Lindon City Council held a Special Meeting on **Wednesday, September 9, 2009**  
3 beginning at 5:30 p.m. in the Lindon City Center, City Council Chambers, 100 North  
4 State Street, Lindon, Utah.

5 Conducting: James A. Dain, Mayor  
6 Pledge of Allegiance: Toby Bath  
7 Invocation: Jim Dain

8 **PRESENT**

**ABSENT**

9 James A. Dain, Mayor  
10 Eric Anthony, Councilmember  
11 H. Toby Bath, Councilmember  
12 Lindsey Bayless, Councilmember  
13 Bruce Carpenter, Councilmember  
14 Ott H. Dameron, City Administrator  
15 Adam Cowie, Planning Director  
16 Debra Cullimore, City Recorder

Jerald I. Hatch, Councilmember

17 The meeting was called to order at 5:30 p.m.

18 **MINUTES** – No minutes were reviewed at this meeting.

19 **OPEN SESSION** –

20 Mayor Dain called for comments from any resident present who wished to  
21 address an issue not listed as an agenda item. There was no public comment.

22 **MAYOR'S COMMENTS/REPORT** –

23 Mayor Dain gave no report at this meeting.

24 **CONSENT AGENDA** –

25 No items.

26 **CURRENT BUSINESS** –

- 27 1. **Public Hearing** – *Plat Amendment – Miller Auto Lots of Lindon, Plat A.* The  
28 City Council will hear public comment and possibly act to approve a plat  
29 amendment creating Miller Auto Lots of Lindon, Plat A at 452 South Lindon Park  
30 Drive. If approved, this amendment will adjust currently recorded property lines  
31 for lot #2 and #3 of Miller Used Cars of Lindon, Plat A. No additional lots will  
32 be created by this proposal. THE Planning Commission will consider this request  
33 on Tuesday, September 8, 2009 and will forward a recommendation to the City  
34 Council.

2 COUNCILMEMBER BATH MOVED TO OPEN THE PUBLIC HEARING.  
3 COUNCILMEMBER BAYLESS SECONDED THE MOTION. ALL PRESENT  
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 Brent Bigelow was present as the representative for this application. Mr. Cowie  
7 explained that this is a request by Brent Bigelow of Miller Family Real Estate for  
8 approval of a plat amendment for the Miller Auto Lots of Lindon, Plat A, located in the  
9 PC-1/PC-2 zone. The applicant is proposing to adjust the property lines for the  
10 previously recorded lot #2 and lot #3, moving the lot boundary on the southeast corner of  
11 lot #2 to the east.

12 Mr. Cowie went on to explain that the request will accommodate additional  
13 parking and vehicle storage areas for Murdock Hyundai, who recently purchased the  
14 Larry H. Miller used car dealership site. Lot size and setbacks meet code requirements.  
15 Notations will be included on the plats to clarify easement areas. The new lot includes  
16 the existing detention basin area, which will be incorporated into the dealership site. The  
17 Planning Commission recommended approval with no conditions.

18 Mr. Bigelow explained that the Hyundai corporate office would not approve the  
19 site without the additional square footage included in this new plat. He stated that there  
20 was adequate space in the other lots to accommodate the requirement.

21 Mayor Dain called for public comment. There was no public comment. He  
22 called for further comments or discussion from the Council. Hearing none, he called for  
23 a motion.

24  
25 COUNCILMEMBER CARPENTER MOVED TO CLOSE THE PUBLIC  
26 HEARING. COUNCILMEMBER BAYLESS SECONDED THE MOTION. ALL  
27 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

28  
29 COUNCILMEMBER CARPENTER MOVED TO APPROVE THE MILLER  
30 AUTO LOTS OF LINDON, PLAT A PRELIMINARY PLAT. COUNCILMEMBER  
31 ANTHONY SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
32 FOLLOWS:

33 COUNCILMEMBER ANTHONY AYE  
34 COUNCILMEMBER BATH AYE  
35 COUNCILMEMBER BAYLESS AYE  
36 COUNCILMEMBER CARPENTER AYE

37 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

- 38  
39 2. **Public Hearing** – *Bar H Ranch Residential Subdivision*. The City Council will  
40 hear public comment and possibly act to approve the Bar H Residential  
41 Subdivision, 1 lot, in the R1-20 zone at 479 West 200 South. The Planning  
42 Commission will consider this request on Tuesday, September 8, 2009 and will  
43 forward a recommendation to the City Council.  
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2 COUNCILMEMBER BAYLESS MOVED TO OPEN THE PUBLIC HEARING.  
3 COUNCILMEMBER BATH SECONDED THE MOTION. ALL PRESENT VOTED IN  
4 FAVOR. THE MOTION CARRIED.

5 John Niederhauser was present as the representative for this application. Mr.  
6 Cowie explained that this is a request for approval of a one lot minor subdivision in the  
7 R1-20 zone at 479 West 200 South. The applicant is proposing the creation of a 22,000  
8 square foot lot from an existing 2.2 acre vacant parcel.

9 Mr. Cowie stated that the lot appears to meet all code requirements, including  
10 minimum lot size and street frontage. Curb, gutter and sidewalk improvements are  
11 already installed along 200 South. Future development of the remaining property is  
12 feasible, but not required at this time since there are several possible configurations of the  
13 remaining 1.7 acre parcel. The Planning Commission recommended approval with no  
14 conditions.

15 Mayor Dain called for public comment. There was no public comment. He  
16 called for further comments or discussion from the Council. Hearing none, he called for  
17 a motion.

18 COUNCILMEMBER BATH MOVED TO CLOSE THE PUBLIC HEARING.  
19 COUNCILMEMBER BAYLESS SECONDED THE MOTION. ALL PRESENT  
20 VOTED IN FAVOR. THE MOTION CARRIED.

21 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE BAR H  
22 RANCH SUBDIVISION PRELIMINARY PLAT. COUNCILMEMBER BATH  
23 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

24 COUNCILMEMBER ANTHONY AYE  
25 COUNCILMEMBER BATH AYE  
26 COUNCILMEMBER BAYLESS AYE  
27 COUNCILMEMBER CARPENTER AYE

28 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

- 29  
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32 3. **Review and Action** – *I-15 Interchange Aesthetics, Landscaping and Maintenance*  
33 *Cooperative Agreement for Lindon 600 South, Orem 1600 North I-15*  
34 *Interchange*. UDOT will install the landscaping as shown on the attachment to  
35 the Agreement and the cities will maintain the areas. This action is in preparation  
36 for the I-15 widening project.

37 Mr. Dameron explained that this is a three party agreement between Lindon City,  
38 the City of Orem, and UDOT for the 600 South Lindon 1600 North Orem I-15  
39 Interchange. He explained that Lindon representatives met with Orem representatives  
40 and formulated a plan, which was approved by UDOT. He noted that the details of the  
41 plan will be addressed during the design/build of the I-15 Corridor Expansion project.

42 Councilmember Anthony inquired as to whether water lines to irrigate future  
43 landscaping would be installed as part of this project. Mr. Dameron explained that water  
44 lines are the responsibility of the City, and that the lines will be stubbed in to allow  
45 irrigation of future improvements.  
46

2 Mayor Dain called for further comments or discussion. Hearing none, he called  
for a motion.

4 COUNCILMEMBER CARPENTER MOVED TO APPROVE THE  
COOPERATIVE AGREEMENT FOR I-15 INTERCHANGE AESTHETICS,  
6 LANDSCAPING AND MAINTENANCE BETWEEN LINDON CITY, THE CITY OF  
OREM AND UDOT. COUNCILMEMBER BATH SECONDED THE MOTION. THE  
8 VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER ANTHONY AYE

10 COUNCILMEMBER BATH AYE

COUNCILMEMBER BAYLESS AYE

12 COUNCILMEMBER CARPENTER AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

14

**COUNCIL REPORTS** –

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No Council reports were given at this meeting.

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**ADMINISTRATOR’S REPORT** –

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Mr. Dameron gave no report at this meeting.

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COUNCILMEMBER BATH MOVED TO APPROVE THE PAY VOUCHERS.  
24 COUNCILMEMBER BAYLESS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

26 COUNCILMEMBER ANTHONY AYE

COUNCILMEMBER BATH AYE

28 COUNCILMEMBER BAYLESS AYE

COUNCILMEMBER CARPENTER AYE

30 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

32 **ADJOURN** –

34 COUNCILMEMBER BATH MOVED TO ADJOURN THE MEETING AT 5:47  
P.M. COUNCILMEMBER CARPENTER SECONDED THE MOTION. ALL  
36 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – October 6, 2009

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Debra Cullimore, City Recorder

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James A. Dain, Mayor