

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, September**  
3 **20, 2011** beginning with a Work Session at 6:30 p.m. in the Lindon City Center, City  
4 Council Chambers, and 100 North State Street, Lindon, Utah.

6 **WORK SESSION:** 6:30 P.M.

8 Conducting: James A. Dain, Mayor

10 **PRESENT**

**ABSENT**

10 Bruce Carpenter, Councilmember  
11 Lindsey Bayless, Councilmember  
12 Jerald I. Hatch, Councilmember  
13 Bret Frampton, Councilmember  
14 Mark L. Walker, Councilmember  
15 Adam Cowie, Planning Director  
16 Ott Dameron, City Administrator  
17 Cody B. Cullimore, Chief of Police  
18 Kathryn A. Moosman, City Recorder

20 The work session began at 6:35 p.m.

22 **DISCUSSION** – The Mayor and City Council will meet in a work session with the  
23 Lindon Historic Preservation Commission to discuss the future of the building purchased  
24 by the city called the “Bishop’s Tithing Office.”

26 Mayor Dain welcomed the Historical Preservation Commission to Council  
27 Meeting and expressed his gratitude and appreciation for the work and service they  
28 perform for the betterment of the City.

29 The Historic Preservation Commission was present to discuss the future of the  
30 “Bishop’s Tithing Office”. Historic Preservation Commission Chair, Lynn Lemone,  
31 opened the discussion to the Council by stating that the Committee has done a lot of  
32 research on the Tithing Office, and that it is a difficult issue. He further noted that it was  
33 understood that the City paid \$100,000 for the property. The Commission has taken bids  
34 from some professional people for the restoration of the building; the total amount for the  
35 interior and exterior and the site work totals \$120,000. Mr. Lemone stated that they have  
36 put together an evaluation, including pictures, and he briefly went over the first page of  
37 the evaluation, the floor plan, as built drawings, and a site plan which would bring  
38 everything up to code. He went on to say that the main topic is the purpose of the  
39 building. Possible uses could be meetings, events, and the display of historical items. Of  
40 course, there is always the option of removing the building and selling the property.

41 Mr. Cowie stated to strip the paint and restore the brick; masonry work and the  
42 chimney would total approximately \$20,000 on the brick exterior. This bid would not  
43 include the removal of the back cinder block addition. He further noted that the bid was  
44 from a brick restoration company out of Salt Lake City. He also noted that JUB  
45 Engineering prepared a site plan several years ago, along with the help from a grant  
46 which helped pay for the engineering costs, which included a small parking lot with 5  
stalls, and they had also considered adding grass pavers, which are below the grass, so it

2 wouldn't look like an asphalt parking lot. He further noted that with the site work alone  
4 has a rough estimate of \$50,000, and another rough estimate from Mayor Dain, that was  
6 done several years ago, of \$50,000 for the interior remodel. Mr. Cowie went on to say  
8 that the site plan includes ADA parking, removal of the cinder block addition on the  
10 back, and a new ramp. He further discussed that the addition on the side has also been  
12 removed. Mr. Cowie stated that traditionally the Committee has had a \$4,000 budget  
14 which is not nearly enough to make a dent on the next step of restoring the building.

16 Mr. Lemone stated that their fear is if it sits for a period of time the building will  
18 deteriorate and we will lose it and the costs will go higher. He feels that we are at a  
20 crossroads now of seriously considering what do we do with it? Mayor Dain asked for a  
22 priority list. Mr. Lemone stated that the exterior would be first priority, because the  
24 exterior is what needs to be done first to preserve it and then move on to the interior.  
26 Mayor Dain asked Mr. Lemone if he thought the property should be sold. Mr. Lemone  
28 thought if it were left up to the community they would sell the property. Mr. Lemone  
30 also stated that once you start phasing into it you are committed and cannot retreat. Mr.  
32 Dameron noted that some uses for the building have been discussed such as: community  
34 meetings, scout meetings, school activities etc., but it would be a shame to tear it down  
36 because of the historical value. Steve Smith asked if it would have a value to the Church.  
38 Lynn Lemone stated that he has checked with the Church and they would not put any  
40 money into it. Eva Ercanbrack suggested involving the community school kids.  
42 Councilmember Walker asked if it were to be a museum the question is, who would run  
44 it, maintain it and keep it secure. Councilmember Carpenter commented that typically  
46 historic preservation is facilitating private people's ability to maintain those properties,  
and only when it has some tourism draw or some type of multi-use will cities step in and  
provide funds.

26 Mayor Dain asked the Commission if they had thought about donors. Mr.  
28 Lemone noted that he has thought of obtaining local donors or local expertise to offset  
30 costs or get grants or donations from the community. Mr. Lemone also stated that if it  
32 was an architectural landmark he wouldn't be conflicted, but he is swayed because of the  
34 economy. The Mayor agreed that the economy is not friendly right now to start the work.  
36 He further noted that the question is; do we decide to sit on it, sell it, or fix it? He also  
38 asked if we have looked at the state for grants. Mr. Cowie commented that we have had  
40 grants for the engineering and for the site plan work, and have asked for grants for  
42 restoration, but they didn't see high value at this location. The Mayor also stated that we  
44 have stepped up with the maintenance and that it may not sell quickly anyway unless  
46 someone wanted to buy the back piece also. Mr. Lemone inquired if there would be any  
possible donors in the community who would be sympathetic to the cause. Mr. Dameron  
commented that there is the Afton Fryer Huggard Foundation. Mayor Dain suggested  
Alan Colledge; he may possibly want to move it to Wadley Farms.

40 Eva Ercanbrack stated that the biggest dilemma is use of the building, but a  
42 museum would be the best idea for use because it has great Lindon historical value; but  
44 the city does not have the money, and if it is sold it will be torn down. Mayor Dain stated  
46 that we don't need to make a decision tonight and we can explore other options and we  
can put this issue in the newsletter and on the website for the Historical Committee. Mr.  
Dameron suggested doing a survey of the citizens to see how they feel about this issue.  
Mayor Dain also stated that if we do decide to keep it we need to be prepared in the

2 upcoming budget year to put \$25,000 into the exterior restoration, and then we will be  
3 committed. Mr. Dameron also stated that there is an intrinsic value there to keep it for  
4 the community and he would personally hate to see it torn down.

5 Mayor Dain stated that these are all good comments, and we need to continue to  
6 explore our options. The Mayor then expressed his appreciation to the Historical  
7 Commission for all they do and their service to the community.

8 **REGULAR SESSION** –

10 Conducting: James A. Dain, Mayor  
11 Pledge of Allegiance: Mark Walker, Councilmember  
12 Invocation: Bret Frampton, Councilmember

14 **PRESENT**

**ABSENT**

15 Bruce Carpenter, Councilmember  
16 Lindsey Bayless, Councilmember  
17 Jerald I. Hatch, Councilmember  
18 Bret Frampton, Councilmember  
19 Mark L. Walker, Councilmember  
20 Adam Cowie, Planning Director  
21 Ott Dameron, City Administrator  
22 Cody Cullimore, Chief of Police  
23 Kathryn A. Moosman, City Recorder

24 The regular meeting was called to order at 7:10 p.m.

26 **MINUTES** – The minutes of the regular meeting of the City Council held on September  
27 6, 2011 were reviewed.

30 COUNCILMEMBER WALKER MOVED TO APPROVE THE MINUTES OF  
31 THE REGULAR MEETING OF SEPTEMBER 6, 2011 WITH CORRECTIONS.  
32 COUNCILMEMBER HATCH SECONDED THE MOTION. THE VOTE WAS  
33 RECORDED AS FOLLOWS:

34 COUNCILMEMBER CARPENTER AYE  
35 COUNCILMEMBER BAYLESS AYE  
36 COUNCILMEMBER HATCH AYE  
37 COUNCILMEMBER FRAMPTON AYE  
38 COUNCILMEMBER WALKER AYE  
39 THE MOTION CARRIED UNANIMOUSLY.

42 **OPEN SESSION** – Citizen Comments

44 Mayor Dain called for comments from any audience member who wished to  
address an issue not listed as an agenda item.

2 Roy Shepherd approached the Council. He had concerns with several items. The  
first item being to compliment the Mayor and Council for their work on the beginning of  
4 the State Street widening project. Mr. Cowie commented that the construction work is  
actually part of a water line replacement project that needed to be done before the  
6 widening project. Mr. Cowie further discussed that he talked to UDOT about the  
schedule and they are out another 60 days. Mr. Shepherd stated that this does show hope,  
8 but the progress is slow and extended thanks for keeping the ball rolling. The second  
item is the Lindon Heritage Trail and the crowding on Center Street between 4<sup>th</sup> East and  
10 Canal drive. He inquired if it was feasible to consider a no parking sign on that side of  
the street.

12 Mayor Dain noted there had been a discussion with the City Engineer to widen it  
and he looked at that issue and determined that they could restripe it. The Mayor will  
14 have the City Engineer look at that again. Mr. Shepherd asked if we have the option to  
gain 3 feet on the south? Mayor Dain confirmed that and stated that there can be some  
16 re-striping done. Mayor Dain stated that we will see what we can do to add the striping  
from 4<sup>th</sup> to the canal. Mr. Shepherd stated that he hoped for a reasonable solution. He  
then thanked the Mayor and Council for their time.

18 Mayor Dain asked if there were any other comments, being none he moved on to  
the next agenda item.

20  
**MAYOR'S COMMENTS/REPORT** – Mayor Dain reported that the Senior Lunch  
22 Program has proven to be a big success, and they are feeding approximately 65 seniors  
per day. He also stated that the surrounding cities don't have that big of a turnout.  
24 Mayor Dain commented that this is a great program and extended his thanks and  
appreciation to Heath Bateman and Emilie Iliff for all of their hard work and efforts in  
26 putting this program together.

28 **CONSENT AGENDA** –

30 No Items.

32 **CURRENT BUSINESS** -

- 34 1. **Concept Review** – *Climate Controlled Storage Facility, 60 South Main Street* –  
This is a request by Dennis O'Brien and Bryant Bishop for the City Council's  
36 review and feedback concerning a Climate Controlled Storage Facility, which  
would be located in the CG (General Commercial) zone located on the vacant  
38 property east of Main Street and west of the Timpanogos School complex. The  
Standard Land Use Table would need to be amended to permit this type of facility  
40 in the CG zone.

42 Bryant Bishop was present as the applicant for the continuation of this Concept  
Review. Mr. Cowie noted that this is a Concept Review for a Climate Controlled Storage  
44 Facility in the General Commercial zone, and currently the general commercial zone does  
not allow this type of use. There were some questions from the Council as far as building  
46 aesthetics and some additional site plan information that the council requested. Mr.  
Cowie further noted that since the last meeting the applicant had actually not included a

2 small piece of property and he has since talked to the property owners and they have  
3 negotiated an option to purchase the property, which is currently zoned commercial, and  
4 the applicant has submitted some more detailed concept drawings. The intent of this  
5 project would include an approximately 20,000 square ft building that would have some  
6 exterior garage doors that would be accessible through the lower level, with the garage  
7 doors facing inside, and on the inside there would be hallways to access the smaller units.

8 Mr. Cowie commented that the difference from this proposed storage unit and any  
9 other storage unit is that the interior of the building will be climate controlled so it is kept  
10 at a regulated temperature throughout the year. Mr. Cowie further noted that the  
11 submitted elevation plans would meet the commercial design guidelines. The applicants  
12 are proposing a phased development concept with one building first and then the other  
13 building at a later date. The current standards require a 7 ft masonry fence because it is  
14 adjacent to a residential zone or residential use, with some additional minimal  
15 landscaping on the inside.

16 Mr. Cowie mentioned that a gate or security gate was discussed at the last  
17 meeting, and the applicants have looked at some options. He also noted that the access  
18 would actually curve back toward Main Street, which has allowed access and is city  
19 owned, but it is the only access to the public street. He went on to say that they had met  
20 with the city engineer and fire engineer, and they felt that traffic would be minimal and  
21 they did not see that it would be an issue. Councilmember Bayless inquired if the gate  
22 would be at the East end of the driveway. Mr. Cowie confirmed that it would be at the  
23 back area. She also expressed concern about the depth of the driveway and the gate at the  
24 far end as far as a safety issue for the community. Mr. Cowie noted that the applicants  
25 had prepared a draft ordinance with some added additional ideas including a reference to  
26 the commercial design guidelines. Mr. Cowie stated that this is only a concept review,  
27 and at the last meeting there was a mixed reaction.

28 Mr. Bryant stated that he had talked to some of the neighboring property owners,  
29 and the Lewis's in the "round house" don't have any problems with the development,  
30 other than one concern regarding the visibility at the end of the driveway; the fence may  
31 need to be shortened or placed back further for visibility on one end, and to also add a  
32 gate so they can get into their garden area with a tractor. Councilmember Carpenter  
33 commented that if the fence is shortened or placed further back, it would not fit in with  
34 the ordinance requirements. Mr. Cowie replied that he thought it could fit in with the  
35 fencing ordinance and was doable.

36 The applicant also gave a copy of the drawings to the Abbotts, another property  
37 owner, but he had not had much reaction from them. Councilmember Walker added that  
38 Eldon Tanner is the Abbott's brother in law, and the applicant may want to talk to him.  
39 He further noted that the Abbott's garage, that faces south, is 13 feet between the garage  
40 and the fence, and that should leave enough room to turn around, if not it may pose a  
41 problem that may need to be mitigated. He also had a good conversation with the Scotts,  
42 another property owner. Mr. Scott mentioned that he is selling a property in Salt Lake  
43 City and has been approached to sell his property here in Lindon, but the applicants don't  
44 actually need to acquire their property. The Scott's had an overall positive reaction to the  
45 development and Mrs. Scott stated that she would talk to the Abbott's to see if they had  
46 any concerns.

2 Mr. Cowie stated that this is just a Concept Review and would require an  
3 ordinance change in the land use table, a new ordinance drafted, and also a site plan  
4 application. This development would also require 20% landscaping in the parking areas  
5 and the 10 ft. landscape strip along the border of the residential area. Mayor Dain stated  
6 that there has been some general positive feedback but with no guarantees of what the  
7 vote will be when the ordinance comes through, that is when it will be final. Mayor  
8 Dain asked Mr. Bryant is he had any other questions. Mr. Bryant stated that most of his  
9 questions were addressed in the last meeting. Councilmember Bayless voiced her  
10 concerns about the fence and access issues. Mr. Bryant stated that those issues can be  
11 addressed

12 Mayor Dain then asked if there were any further questions or comments. Being  
13 none he went on to the next agenda item.

14 2. **Concept Review** – *Commercial Agricultural Zone – Wadley Farms.*

15 This is a request by Alan and Kristine Colledge for the City Council’s review and  
16 feedback concerning a proposed concept of creating a new zone to better  
17 accommodate future needs of the farm and reception facility at 35 East 400 North  
18 in the R1-20 zone. The Planning Commission has not yet reviewed the request.

20 Mayor Dain excused himself from the discussion because of a potential conflict of  
21 interest with this agenda item, he has been asked to be the architect for the project.  
22 Councilmember Bayless filled in as Mayor Protem. Alan Colledge was present as the  
23 applicant for this Concept Review. He approached the Council and began the discussion  
24 by expressing his appreciation to the Council and Planning Commission and the Lindon  
25 City Staff for working so well with him over the years. He went on to say that regarding  
26 this issue, he has struggled with different options as to where Wadley Farms is heading.  
27 He noted that Wadley Farms has been in the family for 153 years and hopes that it can  
28 remain agricultural based in the community, but that does require an extreme amount of  
29 effort and capital, and also requires some sensitivity within the community. There have  
30 been articles in the paper about the agriculture aspect of the farm being displaced by  
31 residential use, but he has no vested interest financially, but rather how to put together a  
32 process that would leave a legacy for future generations. Mr. Colledge further noted that  
33 his Grandfather homesteaded the farm in 1860, and over time it has been subdivided.  
34 Currently there are 17 ½ acres. Mr. Colledge then presented his slideshow to the  
35 Council. Mr. Colledge stated that what they are proposing is a commercial agricultural  
36 zone that would have some more liberal or at least workable building components; this is  
37 the process of discovery.

38 Mr. Cowie explained that with their current Conditional Use Permit (about 10  
39 years) which was approved by the City Council for a reception center, is not permitted  
40 anymore. It is zoned residential, and surrounded by a residential zone. Mr. Colledge had  
41 approached Mr. Cowie with the idea of expanding to a larger facility, but that would  
42 require that the facility be brought into conformance with current codes. Mr. Cowie  
43 noted that he had walked through the property with Mr. Colledge, and he felt like some of  
44 our commercial standards would be detrimental to the atmosphere and may detract from a  
45 venue where hundreds, maybe thousands of people who may come to Lindon City, would  
46 have only this impression of Lindon City. He further noted that the “Little Bit of

Country” image is portrayed through the Colledge property. He also felt that it may be beneficial to explore some sort of agricultural, commercial use zone and start with a certain amount of acreage that would be required for agriculture production, and then have some retail components that are part of it and then modify the parking standard or commercial use standards, etc. Mr. Cowie further noted that what he is trying to portray is the ideal of what Lindon would hope to preserve and this may be the opportunity to do that.

Councilmember Carpenter commented that there are only a few members of the community that have not been positively benefited by what the Wadley Family has done here in Lindon, and it does embody many of the things that we want to somehow preserve in the community, but often feel helpless to do it unless people like the Colledges step in. Councilmember Bayless noted that during discussion of the General Plan, there has been discussion of how to keep a “Little bit of Country”, and that is what the Colledge property is, right here in the heart of Lindon. She further noted that she is in favor of continuing to explore this concept. Councilmember Carpenter stated that the Council needs to get behind this concept to see what can be done to facilitate this, and he is also in favor of exploring this concept. Councilmember Walker commented that by changing this it would open the doors to further expand the project if it is structured right.

Mr. Colledge stated that whatever decisions we make cannot encumber his posterity, and he needs to ensure that it is economically viable; he does not want them shackled with the burden of farming. Mr. Cowie suggested leaving the General Plan as residential but to do a zone map change; this would be in conformance with the City’s long range plan. He further noted that this will have to go to Planning Commission and City Council and will take several steps. He also stated that there would not be a fee if the application is city initiated. Councilmember Bayless commented that it seems the response is very positive, and feels we should suggest that Mr. Cowie go ahead and get started with it. Councilmember Hatch commented that we appreciate people like the Colledge’s in the community and wish we had more like him.

Audience member, Dave Cassani addressed the Council stating that there is a movement across the nation for agricultural farms, and 13,000 farms have sprung up since 1980. There are issues with food security nationwide and what Mr. Colledge is doing is not a small thing and we have the capacity to highlight what Lindon is all about. He also stated that BYU and UVU want to come and schedule his facility for leadership training etc., where schools and leaders can go to the farm and get out of their normal mindset to get vision change. This may also include a model on self sufficient living with full educational possibilities; this is a very positive thing for the community, and there is truly a movement across the nation. Mr. Cassani then expressed his thanks and appreciation to Mr. Colledge. Mayor Dain was invited back to the Council Chambers at this time.

3. **Review and Action** – *Reduction of Accessory Apartment Park Impact Fee. (Resolution #2007-7-R)* This is a request by staff for the City Council’s review and approval of a reduction in the park impact fee for accessory apartments from \$4,000 to \$1,500. The City Council has the authority under the ordinance to set the impact fee after considering new information.

Phil Brown, Chief Building Official, was in attendance. Mr. Dameron opened the discussion by stating that the genesis of the accessory apartment park impact fee issue is the problem with residents not getting permits for accessory apartments. He also noted that a survey was done and we have come to a compromise in suggesting to the City Council lowering of the park impact fees on accessory apartments.

Mr. Brown commented that in the recent work session they discussed this concern. Accessory apartments have been a positive thing to provide a high density option in the city. He also noted that people from other cities would come to our City and not know there were multiple families living right down the street. There are several reasons for accessory apartments, supplemental income, and the need for families to live together etc. and in the current climate of the economy people are desperate to make ends meet; and most people would like to get a permit and do it the proper way, they are owner occupied, with some being basements and some being additions. Mr. Brown noted that the \$4,000 fee, just for the park impact fee, is the deal breaker and the high cost puts people in a position to where they proceed to build without a permit. The purpose of the Community Development Department is to ensure the life safety of the people who occupy these buildings.

Councilmember Bayless stated that it seems if you have 10 apartments being built correctly and paying the lower fee the city would see revenue. Mr. Brown confirmed that statement. Councilmember Walker asked what other fees are required besides the \$4000. Mr. Brown replied that the only additional fee would be the building permit fee, which is usually quite low. He further noted that the accessory apartments blend in because the owner is living there too. Councilmember Hatch commented that the trend is for more multiple families living together; generational housing (League of Cities and Towns).

Mr. Dameron recommends a \$1,500 fee down from the \$4,000 fee for the park impact fee on accessory apartments. Mr. Brown further noted that there will always be enforcement and this will encourage people to come forward and get a permit. He went on to say that in researching other communities, some cities don't allow accessory apartments at all. Mayor Dain asked Mr. Dameron what had gone into establishing this impact fee. Mr. Dameron replied that it is a broad effort. He further noted that a feasibility study had been done 3 years ago and fees were recommended and the study was justified.

Mayor Dain thanked Mr. Brown for being the kind of Building Official that listens to the people and for making the community a great place to live. Mr. Brown thanked the Council.

COUNCILMEMBER CARPENTER MOVED TO APPROVE THE REVIEW AND ACTION OF THE REDUCTION OF ACCESSORY APARTMENT PARK IMPACT FEES (RESOLUTION #2007-7-R) WITH THE AMOUNT SET AS IN THE CURRENT RESOLUTION. COUNCILMEMBER FRAMPTON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

4. **Review and Action** – *Waiver of an Accessory Apartment Park Impact Fee.* (Resolution #2011-8-R) This is a request by a group of Lindon citizens, supported by staff, for the City Council's review and approval of a waiver of the accessory apartment impact fee for a specific project which could be found

2 to “benefit the community as a whole.” The applicants believe this is the case  
with this request.

4 Mr. Dameron stated that several citizens in the Fryer Park neighborhood  
6 requested to waive the park impact fee for an accessory apartment for a family in need,  
and they will donate labor and materials etc.; this will be a charitable donation to the  
8 family. Mr. Cowie stated that zoning conditions have been met. Mr. Dameron gave a  
copy of the ordinance to the Council which gives the Council the authority to waive the  
fee, and also stated that this action benefits all and sets a great example.

10 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE WAIVER OF  
12 AN ACCESSORY APARTMENT PARK IMPACT FEE (RESOLUTION #2011-8-R).  
COUNCILMEMBER HATCH SECONDED THE MOTION. ALL PRESENT VOTED  
14 IN FAVOR. THE MOTION CARRIED.

- 16 5. **Review and Action** – *Request for Re-Appointment of Jeff Wilson to the Lindon*  
18 *City Board of Adjustments.* This is a request by staff for the City Council’s  
approval of the re-appointment of Jeff Wilson for another five year term on the  
Lindon City Board of Adjustments.

20 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE REQUEST FOR  
22 RE-APPOINTMENT OF JEFF WILSON TO THE LINDON CITY BOARD OF  
ADJUSTMENTS. COUNCILMEMBER HATCH SECONDED THE MOTION. ALL  
24 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

- 26 6. **Review and Action** – *Canvass and Certification of Election Results.* The City  
28 Council will sit as a Board of Canvassers for the September 13, 2011 Municipal  
Primary Election and certify the results of that election. By state law the City  
Council, as the Board of Canvassers, must canvass the election no earlier than  
30 three days and no later than seven days after the completion of the ballot. In this  
case, between September 16 and September 20, 2011.

32 THE COUNCIL REVIEWED ALL PERTINENT MATERIALS RELATED TO  
34 THE PRIMARY ELECTION. COUNCILMEMBER BAYLESS MOVED TO  
APPROVE THE CANVASS AND TO CERTIFY THE ELECTION RESULTS.  
36 COUNCILMEMBER HATCH SECONDED THE MOTION. ALL PRESENT VOTED  
IN FAVOR. THE MOTION CARRIED.

- 38 7. **Public Hearing - Continued** –Lindon City General Plan – Comprehensive  
40 Review. The City Council will hear public comment on a comprehensive review  
of the city’s General Plan as recommended by the Planning Commission. The  
42 Council will review a comprehensive update to the new 2011 General Plan;  
including Land Use, Moderate Income Housing, Public Facilities, Parks & Trails,  
44 Environmental, and Transportation Elements. This is the fourth of several public  
hearings concerning the new 2011 General Plan for Lindon City.

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

4  
6 Mr. Cowie opened the discussion by explaining what the council will be looking  
at tonight is the future plan for the west side between Geneva road and the freeway. Mr.  
Cowie then presented for the Council's review a map of the proposal that came forward  
8 from the Planning Commission. He then gave each Councilmember two studies that  
were done by MAG last year, and stated that they are working on their 20/40 plan; one is  
10 population density and the other is employment density, and further noted that Lindon  
has significant changes in employment density based on the zoning in the area near the  
12 interchange. Mr. Cowie further discussed that what the Planning Commission ended up  
with was a shift from the industrial nature to a more retail and research and business area  
14 with a larger residential component. He went on to say that there are not any significant  
changes on 700 North other than the transit node.

16 Mr. Cowie stated the general consensus from the Planning Commission was to  
leave most of the light industrial on the west side of the freeway; they did look at, and  
18 talked significantly about, a future park on the west side of town. As the Planning  
Commission discussed this issue there was a feeling, because of the close proximity of  
20 the two parks, they wanted to shift the larger park to another area, and the potential cost  
of that being adjacent to Geneva Road was an issue; they were looking to get the park  
22 into more of a residential area. Mr. Cowie noted that he had an intern map out the park  
areas in the County to gauge the size of the parks between Utah County and Salt Lake  
24 County; he then showed the map of the County Parks to the Councilmembers. He further  
stated that the Planning Commission did not want to pin this down to an exact parcel and  
26 there was some discussion, as this residential area develops, if this should be treated as a  
Master Plan project where we wouldn't let one or two lots develop at a time, but take a  
28 certain acreage at a time so the ultimate end product could be seen.

30 Mr. Cowie then opened the discussion for the thoughts of the Council based on  
the Planning Commission recommendations and invited any questions or comments.  
Mayor Dain commented that we need to look at things as they come along and see if they  
32 are palatable, and we don't know what things will look like in 40 years. The people who  
are predicting how it will look in 40 years didn't predict the state we are in right now,  
34 because population growth may slow it down, etc. Mayor Dain stated that, broadly,  
what we are saying, is we are moving away from the light industrial setting and are  
36 introducing a significant residential component and more mixed commercial in that area.  
He further noted that the question is, do we generally like that direction, and the worry is,  
38 if we have such an established heavy industrial presence down there that it will be hard to  
water it down, but that does not mean it can't be done.

40 Mr. Cowie stated that the Planning Commissions feelings were to have some  
residential and the floating park idea, and if it is carved up into smaller pieces, they were  
42 looking at a 20 acre parcel for a park; their thought was to make it a bigger piece but if it  
gets carved out with a master plan development, then that would be an option.  
44 Councilmember Hatch felt that if there was any way possible to do that he would rather  
see the bigger park. Mayor Dain asked Mr. Cowie if he had any sense of how much  
46 population would fit in with this designation. Mr. Cowie replied that based on 120 lots,

with about 4 people per household, there would be several hundred new residents and that would probably warrant a church in the area also.

Mayor Dain then asked the Council if they were all in agreement on the amount of residential there, and asked if the Council wants to change the plan to eliminate heavy industrial because that was a big shift. Councilmember Carpenter commented that he feels it is a better use for the City. Councilmember Hatch stated that he is also comfortable with it. Mr. Dameron brought up two points; when he came here he was surprised that Lindon had a heavy industrial zone because it adds to the property tax base. The second point was that he does not think Lindon can be everything to all people; we are small enough to be unique and we don't have to build all the things that people around us are building.

Mr. Cowie commented that he felt the Council was in agreement about the residential and asked if there was any desire to expand or reduce it at all. The next component being the park idea and if it was preferred that this be in the residential area and how large it should be. Mr. Cowie's thoughts with the area would be to divide it into chunks and not zone it immediately and designate the minimum lot size. This would require a master plan development and that would push it to get one or two developers there to allow us to look at the big picture and require them to provide park space as part of the development; this would be similar to what was done at the Fieldstone Development.

Mr. Cowie noted, at this point, the consensus from the Council was agreement on the residential issue and also the park issue. He then asked about the Transit Node, and he then passed around a document on this issue to the Council. There was not any disagreement from the Council on the Transit Node issue. Mr. Cowie also asked about shifting the park or if we should leave it as is. The Council recommended leaving it as is. Mr. Cowie then stated that his thoughts with the mixed commercial was to add a larger, big box area which would be an easy enough shift from mixed commercial to general commercial, but would still be the transition buffer into more industrial types of uses. With the mixed commercial zone it would allow for a lot of retail and a lot of service oriented businesses but would also allow for more indoor manufacturing so some of the outdoor storage would be eliminated over time. Mr. Cowie further stated that if it was rezoned now it would put some restrictions on some of those industrial developments where it would be more difficult for them to expand because it would be a non-conforming use. He also noted that mixed commercial has the broadest range of uses.

Mr. Cowie commented that MAG is estimating the projected population for the 20/40 time frame to be 500,000 more people than what we currently have, so that would double the population. Mr. Cowie noted that a big part of the Planning Commission discussion was how things would impact the residential areas and how to buffer residential uses from industrial areas. Mr. Cowie stated that he will research the different types of uses in the industrial zone and bring it back for next meeting. Councilmember Carpenter commented that the feedback he would give is the map works the way that it is, and it also gives some flexibility, he also noted that we need to commit to the plan. All the Councilmembers were in agreement with this statement. Mr. Cowie stated that we will continue the General Plan hearing at the next meeting go over the remaining of the land use portion and then move on to the parks. Mayor Dain asked if there were any public comment. Being none he moved on to the next agenda item.

2 COUNCILMEMBER CARPENTER MOVED TO CONTINUE THE PUBLIC  
HEARING OF THE LINDON CITY GENERAL PLAN COMPREHENSIVE REVIEW  
4 TO THE NEXT CITY COUNCIL MEETING. COUNCILMEMBER WALKER  
SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
6 CARRIED.

8 **COUNCIL REPORTS** –

10 **COUNCILMEMBER FRAMPTON** – Councilmember Frampton reported that the  
Christmas tree is on the way. He had nothing further to report.

12 **COUNCILMEMBER HATCH** – Councilmember Hatch reported that they have some  
surplus items they will be auctioning at the landfill. They have also renewed the contract  
14 for another 5 years. He further noted that they are in the process of building a road  
around the back of the landfill for C & D disposal truck access and it will eventually  
16 connect with the vineyard connector.

18 **COUNCILMEMBER WALKER** – Councilmember Walker reported that the Utah  
League of Cities and Towns Conference was very informative and he appreciated the  
20 opportunity to attend and overall it was very good and informative. He further noted  
some items he thought were beneficial as follows:

- 22 ● Economics
- 24 ● Financials
- Housing
- 26 ● Transportation

28 Councilmember Walker asked Chief Cullimore what the 30 reported Animal  
Shelter problems were. Chief Cullimore stated that there is a raccoon infestation problem.

30 **COUNCILMEMBER BAYLESS** – Councilmember Bayless inquired if Mr. Dameron  
knew the outcome of the interviewing for the open position at public works. He replied  
32 that Chad Hendrickson was the successful candidate and he will do a great job. There  
were actually two good candidates, and there were not any in-house applicants.

34 **COUNCILMEMBER CARPENTER** – Councilmember Carpenter had nothing to  
36 report.

38 **ADMINISTRATOR'S REPORT** – Mr. Dameron reported on the following items:

- 40 ● Heritage Trail Meeting with Staff is on September 29<sup>th</sup> at UDOT.
- 42 ● Candidate and Staff Briefing is on October 6<sup>th</sup> at 6:00 p.m. in the City Council  
Chambers.
- 44 ● Meet the Candidate Night for the General Election is on October 20<sup>th</sup> at 6:00 p.m.  
at the Community Center Gymnasium.
- 46 ● Senior Lunch Program is going great and serving around 50 seniors per day.
- Repositioning of the Trail is virtually done.

- 2 ● Storm Water Master Plan Impact Fees will not be recommended for change.
- NIMS Training will need to be done over the next year.
- 4 ● Utah League of Cities and Towns presented rules for meetings, which is new and required by law. The City Council and the Planning Commission has samples of the rules to review. A proposal will be presented at the next meeting.
- 6 ● Court will be recertified by the City Council on October 18<sup>th</sup> and is done every 4 years.
- 8 ● Economic summary shows that some indicators are up.
- 10 ● Attorney/Client privilege on “Firearms in the Workplace” is in the packets and will go over this item at the next meeting.

12 Chief Cullimore expressed his appreciation to the Council for their participation with the Drill Down for Safety, and he will get the final numbers to the Council at the next City Council meeting. He further stated that it means a lot to him and the community to see the Council involved. He also reported that there had been a couple of major thefts at Goodfellow Corporation; they had been broken into twice, and all the electrical copper wires were cut and caused \$80,000 of damage. Chief Cullimore also reported that the world record for most consecutive handstands was held at all American Gymnastics on Saturday and it was a huge success.

20 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE PAY  
 22 VOUCHERS. COUNCILMEMBER CARPENTER SECONDED THE MOTION. THE  
 VOTE WAS RECORDED AS FOLLOWS:

24 COUNCILMEMBER FRAMPTON	AYE
COUNCILMEMBER HATCH	AYE
26 COUNCILMEMBER WALKER	AYE
COUNCILMEMBER CARPENTER	AYE
28 COUNCILMEMBER BAYLESS	AYE

30 THE MOTION CARRIED UNANIMOUSLY.

32 **ADJOURN** –

34 COUNCILMEMBER BAYLESS MOVED TO ADJOURN THE MEETING AT  
 10:25 P.M. COUNCILMEMBER FRAMPTON SECONDED THE MOTION. ALL  
 36 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Approved – October 4, 2011

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Kathryn A. Moosman, City Recorder

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46 James A. Dain, Mayor