

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work
Session on **Tuesday, August 12, 2014 at 6:00 p.m.** in the Lindon City Center, City
Council Chambers, 100 North State Street, Lindon, Utah.

4 **WORK SESSION** – 6:00 P.M.

6 Conducting: Mayor Acerson

8 **PRESENT**

10 Jeff Acerson, Mayor
12 Matt Bean, Councilmember
14 Van Broderick, Councilmember
Jacob Hoyt, Councilmember
16 Carolyn Lundberg, Councilmember
Sharon Call, Chairperson
18 Ron Anderson, Commissioner
Mike Marchbanks, Commissioner
20 Rob Kallas, Commissioner
Bob Wily, Commissioner
22 Andrew Skinner, Commissioner
Matt McDonald, Commissioner

ABSENT

Randi Powell, Councilmember

24 **Staff Present**

26 Adam Cowie, City Administrator
Hugh Van Wagenen, Planning Director
28 Jordan Cullimore, Associate Planner
Brian Haws, City Attorney
Kathy Moosman, City Recorder

30 **1. Call to Order** – The meeting was called to order at 6:00 p.m.

32 **2. Discussion Item:** Lindon City Council and Planning Commission will conduct a joint
work session to discuss future plans and policies related to development of the 700
34 North Corridor.

36 Hugh Van Wagenen, Planning Director, opened the discussion by stating the two
governing bodies have been brought together to discuss future plans and policies related
38 to the 700 North Corridor development which has been built for about a decade now with
not a lot of development. He noted the purpose for discussion tonight is to build some
40 sort of consensus and to incorporate the same vision regarding the corridor. Mr. Van
Wagenen explained that the Planning Commission acts as the land use authority and the
42 City Council is the final decision maker and authority. Mr. Van Wagenen then gave some
background and presented three (3) maps for reference; Lindon City Zoning Map,
44 Community CDA Map and the General Plan Map. Mr. Van Wagenen noted it is
paramount that the CDA boundary go off of either side of the 700 north corridor which is
46 about 500 ft. to the north and 500-600 ft. below to give a quick idea of what is being

2 talked about. Mr. Van Wagenen then referenced a link to a survey sent with 12 questions
4 for the attendees to fill out. He directed them to go through each question individually
6 and answer the questions. He added if they have any questions to please ask as we go
8 along. Mr. Van Wagenen then referenced the maps laid out on the tables for review and
explained the purpose of each map. He noted the bulk of the time tonight will be spent
talking about the survey questions. Mr. Van Wagenen then went over the answers to the
survey questions submitted by the attendees including strengths, weaknesses and what
types of land uses followed by some general discussion.

10 At this time Mr. Van Wagenen turned the time over to David Adams,
12 representative of the ownership group on the north side of 700 north. Mr. Adams pointed
14 out there is a lot of competing land and depending on what your vision is and what you
16 are trying to draw to the area there is still a lot of competing land. Which means there is
land that is available for the same use that could be closer to other interchanges.
Councilmember Lundberg mentioned the projection of how many people there will be
between a 3 and 5 mile radius from Highland to Orem. She noted that the Pleasant
Grove/Lindon interchange was rated 4th highest out of 10 interchanges through 2020.

18 Mr. Van Wagenen explained the transit hub for the Trax line will go into Pleasant
20 Grove and American Fork and up to Lehi. He noted that UTA owns Trax and the
alignment of a possible future light rail would go down the corridor and the alignment
22 study will determine the stations and how much influence the municipalities will have.
He added that they are federally funded projects. H noted that cities have to be more pro-
24 active if they want to attract transit hubs but they are not willing to change their land use
policies to get it and there is the ability and potential for them to achieve this. There was
then some general discussion regarding transit hubs.

26 Mr. Adams brought up another aspect to consider, that being the “Evermore”
28 project, and if it does come to fruition the way it is intended it will draw “super-regional”
attention on this area and Lindon can possibly capitalize on this site. They intend to and
30 seem to have the money and ability to make that work; they are expecting to be a national
draw and expect to be in operation by 2016. Mr. Adams noted that a convention hotel
will in fact be going in the area also, and these kinds of things may give Lindon City the
32 opportunity to have a “super-regional” site. Mr. Adams added that as soon as they decide
on a transit line they have to have an interest in a location or they will be gone. There was
then some additional conversation regarding these comments.

34 Mr. Adams commented that the question should be framed as not when will the
36 frontrunner (Trax) come but how far away it is and if we will be able to pay for it; there a
lot of different mechanisms to pay. Mr. Adams pointed out we are not thinking 20 years
38 from now, we could be thinking 5 years from now. He is suggesting to not think in terms
of when frontrunner will be put there but when will the funds be available for it to be
40 purchased, whether it is the City, MAG, a federal grant or somebody with some foresight
to buy the locations, then is it not a strenuous holding issue.

42 At this time Mr. Van Wagenen suggested scheduling another work session as
there is still a lot of discussion that needs to take place. It was determined to hold another
work session on August 26, 2014 at 6:00 pm.

44 Mayor Acerson called for any further comments or discussion from the Council or
46 Commission. Hearing none he adjourned the meeting.

Adjourn – The meeting was adjourned at 7:00 p.m.

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Approved – November 5, 2014

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Kathryn Moosman, City Recorder

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10 Jeff Acerson, Mayor

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14 Sharon Call, Chairperson