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

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

**PRESENT**

James A. Dain, Mayor
Eric Anthony, Councilmember
H. Toby Bath, Councilmember
Lindsey Bayless, Councilmember
Bruce Carpenter, Councilmember
Ott H. Dameron, City Administrator
Adam Cowie, Planning Director
Debra Cullimore, City Recorder

**ABSENT**

Jerald I. Hatch, Councilmember

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

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

**OPEN SESSION** –

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

**MAYOR’S COMMENTS/REPORT** –

Mayor Dain gave no report at this meeting.

**CONSENT AGENDA** –

No items.

**CURRENT BUSINESS** –

1. **Public Hearing** – *Plat Amendment – Miller Auto Lots of Lindon, Plat A.* The City Council will hear public comment and possibly act to approve a plat amendment creating Miller Auto Lots of Lindon, Plat A at 452 South Lindon Park Drive. If approved, this amendment will adjust currently recorded property lines for lot #2 and #3 of Miller Used Cars of Lindon, Plat A. No additional lots will be created by this proposal. THE Planning Commission will consider this request on Tuesday, September 8, 2009 and will forward a recommendation to the City Council.
COUNCILMEMBER BATH MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER BAYLESS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

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

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

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

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

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

COUNCILMEMBER ANTHONY  AYE
COUNCILMEMBER BATH   AYE
COUNCILMEMBER BAYLESS  AYE
COUNCILMEMBER CARPENTER  AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

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

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

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

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

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

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

COUNCILMEMBER ANTHONY  AYE
COUNCILMEMBER BATH   AYE
COUNCILMEMBER BAYLESS  AYE
COUNCILMEMBER CARPENTER  AYE
THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

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

Mr. Dameron explained that this is a three party agreement between Lindon City, the City of Orem, and UDOT for the 600 South Lindon 1600 North Orem I-15 Interchange. He explained that Lindon representatives met with Orem representatives and formulated a plan, which was approved by UDOT. He noted that the details of the plan will be addressed during the design/build of the I-15 Corridor Expansion project. Councilmember Anthony inquired as to whether water lines to irrigate future landscaping would be installed as part of this project. Mr. Dameron explained that water lines are the responsibility of the City, and that the lines will be stubbed in to allow irrigation of future improvements.
Mayor Dain called for further comments or discussion. Hearing none, he called for a motion.

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

COUNCILMEMBER ANTHONY    AYE
COUNCILMEMBER BATH        AYE
COUNCILMEMBER BAYLESS     AYE
COUNCILMEMBER CARPENTER   AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

COUNCIL REPORTS –

No Council reports were given at this meeting.

ADMINISTRATOR’S REPORT –

Mr. Dameron gave no report at this meeting.

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

COUNCILMEMBER ANTHONY    AYE
COUNCILMEMBER BATH        AYE
COUNCILMEMBER BAYLESS     AYE
COUNCILMEMBER CARPENTER   AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

ADJOURN –

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

Approved – October 6, 2009

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Debra Cullimore, City Recorder

James A. Dain, Mayor