

2 The Lindon City Council held a regularly scheduled meeting beginning with a Work  
Session at 6:00 p.m. on **Tuesday, January 16, 2007**, in the Lindon City Center, City  
Council Chambers, 100 North State Street, Lindon, Utah.

4 Conducting: Jeff Acerson, Mayor

6 **PRESENT**

**ABSENT**

8 Jeff Acerson, Mayor  
10 Lindsey Bayless, Councilmember  
Jerald I. Hatch, Councilmember  
12 Ott H. Dameron, City Administrator/Recorder  
Kristen Colson, Finance Director/Treasurer  
14 Debra Cullimore, Deputy Recorder

Eric Anthony, Councilmember  
H. Toby Bath, Councilmember  
Bruce Carpenter, Councilmember

16 The meeting began at 6:14 p.m.

18 **WORK SESSION** – 6:00 P.M. – The Mayor and City Council will meet in a work  
session with the Finance Director/Treasurer, Kristen Colson, to hear a report on the  
20 Management Discussion Analysis section of the annual financial audit.

22 Ms. Colson presented the Management’s Discussion and Analysis of the year end  
audit report to the Council. She noted that government wide, assets exceeded liabilities  
24 by \$41,560,726. Of that amount, \$6,564,831 is unrestricted.

Ms. Colson went on to review fund levels. She stated that the combined fund  
26 balances ended at \$9,954,254, an increase over the previous year of \$2,243,678. Of the  
combined fund balance, \$4,075,221 is unreserved. General fund unreserved balances  
28 ended at \$2,349,087, which also includes the road fund.

Ms. Colson then addressed the long term debt of the City. She stated that long  
30 term debt decreased by \$1,205,375. She noted that an extra \$700,000 was paid on the  
SID bond as a result of pre-payment of assessments by developers. The only long term  
32 debt obligation which goes beyond 2025 is CUP Jordanelle water rights payment. Ms.  
Colson explained that all cash in lieu payments which are accepted by the City for water  
34 relief petitions will be placed in a PTIF account which has been established to maintain  
the Jordanelle shares. Mr. Dameron noted that following payment of the Fieldstone  
36 Homes water relief petition, the PTIF account will have adequate funds to maintain the  
Jordanelle shares for a four year period.

Ms. Colson then reviewed tax revenues. She noted that overall sales tax revenue  
38 increased 11.3% over the previous year. She discussed the restructured tax revenue  
distribution implemented by the State which no longer guarantees cities .75%. She stated  
40 that the current tax structure resulted in a loss of \$147,000 in revenue which the City  
would have received with the .75% guarantee. Mr. Dameron clarified that overall tax  
42 revenues have increased as a result of growth in the City, even though the City is  
receiving a lower percentage of tax revenues. He noted that if the City were to  
44 experience a significant decrease in sales tax revenues, essential services would be

maintained, but it may be necessary to cut back on capital projects which are typically funded by tax revenues.

Ms. Colson asked the Mayor and Council if there were any questions or comments regarding the financial report. Councilmember Bayless asked Mr. Dameron if he is comfortable with where the City is financially. Mr. Dameron stated that the City is in excellent financial shape. He noted that experts predict a robust economy in Utah for the next ten years. Mayor Acerson thanked Ms. Colson for her time in making the presentation, and for her efforts in behalf of the City.

The Work Session ended at 6:34 p.m.

**REGULAR SESSION** – 7:00 P.M.

\* Note: A quorum of the Council was not present at 7:00 p.m. A number of Boy Scouts were present in the audience. Mayor Acerson, Councilmember Bayless, Councilmember Hatch, and City staff held an informal discussion and took questions from the Scouts until the arrival of Councilmember Carpenter, who was unavoidably delayed.

Conducting: Jeff Acerson, Mayor  
Pledge of Allegiance: Ryan Petersen, Boy Scout  
Invocation: Jerald Hatch

**PRESENT**

**ABSENT**

Jeff Acerson, Mayor  
Lindsey Bayless, Councilmember  
Bruce Carpenter, Councilmember  
Jerald I. Hatch, Councilmember  
Ott H. Dameron, City Administrator/Recorder  
Adam Cowie, Planning Director  
Debra Cullimore, Deputy Recorder

Eric Anthony, Councilmember  
H. Toby Bath, Councilmember

The meeting was called to order at 7:47 p.m.

**MINUTES** – The minutes of the regular meeting of January 2, 2007 were reviewed.

COUNCILMEMBER BAYLESS MOVED TO HOLD APPROVAL OF THE JANUARY 2, 2007 MEETING UNTIL LATER IN THE MEETING. COUNCILMEMBER HATCH SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

**OPEN SESSION** –

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

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**MAYOR’S COMMENTS/REPORT** –

Mayor Acerson gave no report at this meeting.

**CONSENT AGENDA** –

No items.

**CURRENT BUSINESS** –

1. **Preliminary Plat** – *Old Station Square Commercial Subdivision, Plat “D”*. This is a request by BMA Construction and Development for preliminary plat approval of Old Station Square Commercial Subdivision, Plat “D”, 1 lot, in the CG zone at approximately 325 North State Street. The Planning Commission recommended approval with conditions.

Mr. Cowie noted that Brigham Ashton was not present, but that he was aware of the meeting. He also explained that Mr. Ashton attended the Planning Commission review of this item. Mr. Cowie recommended that the Council proceed with review of this item. The Council agreed that due to the nature of the application, it would be appropriate to proceed. Mr. Cowie explained that the applicant is requesting approval of a one-lot subdivision which will combine three existing lots and the vacated section of Lakeview Drive. He explained that this configuration was proposed during the initial subdivision application for the Old Station Square development. However, the City Council requested that lot 10 be platted following completion of the vacation process for the portion of Lakeview Drive. Mr. Cowie noted that the vacation process is virtually complete, with the exception of installation of street lights which have been ordered from Rocky Mountain Power, and a section of sidewalk associated with lot 10.

Mr. Cowie reviewed the conditions of approval set forth by the Planning Commission. He stated that the Planning Commission recommended that there be no direct access from State Street to Lakeview Drive through the new lot 10. Cross easements between lots 8, 9, and 10 will be recorded on the plat as requested by the Planning Commission, and City staff will work with the developer and the City engineer to address concerns regarding irrigation and storm drainage issues related to the development.

Mr. Cowie explained that during the Planning Commission review of this item, Mark Johnson, a resident of Lakeview Drive, expressed concern that the storm drainage system associated with the development may have an adverse impact on his ability to adequately irrigate his property. He explained that the storm drainage system is connected to the irrigation ditch which serves the Johnson and the Draper properties, and that irrigation water backs up into the drainage system prior to reaching the property. Mr. Johnson felt that the limited time period for water turns may not allow adequate water to reach his property. Mr. Cowie stated that during the Planning Commission meeting, Mr. Ashton expressed a willingness to address the problem in whatever manner necessary to resolve the issue. The Planning Commission felt that the problem could be adequately addressed by City staff and the City engineer without further Planning Commission or

2 City Council review. He noted that all parties are aware of the problem and are willing to  
work cooperatively to resolve the issue.

4 Mayor Acerson called for further comments or discussion. Hearing none, he  
called for a motion.

6 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE OLD STATION  
SQUARE PLAT D SUBDIVISION PRELIMINARY PLAT WITH THE FOLLOWING  
8 CONDITIONS:

- 10 1. THAT THERE BE NO DIRECT ACCESS FROM STATE STREET TO  
LAKEVIEW DRIVE THROUGH THE LOT.
- 12 2. THAT CROSS EASMENTS BE RECORDED ON THE PLAT BETWEEN  
LOTS 8, 9, AND THE NEW LOT 10.
- 14 3. THAT CITY STAFF WORK WITH THE DEVELOPER AND THE CITY  
ENGINEER TO RESOLVE ANY ISSUES REGARDING THE STORM  
16 DRAINAGE SYSTEM AND THE IRRIGATION DITCH THAT SERVES THE  
JOHNSON & DRAPER PROPERTIES.

18 COUNCILMEMBER HATCH SECONDED THE MOTION. ALL PRESENT VOTED  
IN FAVOR. THE MOTION CARRIED.

- 20 2. **Design Review** – *Double A Estates Residential Subdivision – 500 North 150 East.*  
This is a request by Carl Anderson for the Mayor and City Council’s review and  
22 feedback relative to the design of a proposed residential subdivision. The  
Planning Commission also reviewed this proposal and provided feedback.  
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26 Carl Anderson was present as the representative for this review. Mr. Cowie  
explained that this is a request for feedback regarding a potential 4-lot residential  
subdivision in a new cul-de-sac at the north end of the existing 150 East roadway. Mr.  
28 Cowie further explained that the 150 East cul-de-sac is shown on the City’s Master Plan,  
but that a through street is not feasible due to the location of the City Cemetery.

30 Mr. Cowie presented a concept plan for the proposed subdivision. The plan  
shows the existing home which fronts on to 200 East, as well as three additional lots,  
32 including one deep lot. Mr. Anderson is requesting feedback from the Council as to  
whether this proposed deep lot meets the requirements of the Deep Lot Ordinance.

34 Mr. Cowie noted that Mr. Anderson has discussed development plans with  
neighboring property owners, and that the neighboring property owners are not willing to  
36 participate in development. Mr. Cowie explained that there would be no benefit to the  
neighboring property owner due to the fact that construction of the required roadway  
38 would reduce the neighboring parcel to a size which would not allow development on the  
property. Mr. Cowie also noted that the Planning Commission recommended that Mr.  
40 Anderson explore a reconfiguration of the lots which would divide the property in such a  
manner that the deep lot would be eliminated. Mr. Anderson has informed Mr. Cowie  
42 that a survey of the property has shown that the configuration of the property as  
recommended by the Planning Commission did not allow adequate frontage on the lots,  
44 and that the suggested configuration would not meet code requirements.

46 The Council discussed various elements of the ordinance. They specifically  
discussed language which indicates that it is not the intent of the ordinance to allow deep

lots as part of initial subdivision development. The ordinance also indicates that constraints which are a result of previous development will not be considered a reason to allow deep lot development. Following further discussion, it was the general feeling of the Council that although this proposal may meet some elements of the ordinance, it is not likely that a deep lot would be approved. The Council encouraged Mr. Anderson to explore alternatives for development of the property which do not include the proposed deep lot. Mr. Anderson thanked the Council for their time.

3. **Review and Action** – *Request for Water Bond Release*. This is a request by Armand D. Johansen, Johansen/Thackeray, for the release for the balance of a bond for water the City has been holding in the amount of \$55,000 to ensure water shares/rights would be transferred to the City on the Lindon Gateway project. Mr. Johansen has made several valiant attempts to account for the water rights and have them transferred to City, but has been unsuccessful.

Armand Johansen was present as the representative for this item. Mr. Dameron reviewed the history of this issue. He stated that the original developer of the Lindon Gateway project, in the area of Home Depot, was required to convey all water shares associated with the land to the City. Mr. Dameron explained that Mr. Johansen was not the original owner of the property, and that the original developer may have been negligent in meeting the water obligations associated with the development. To ensure compliance with water requirements, the developer was required to post a bond with the City in the amount of \$150,000. Mr. Dameron reported that Mr. Johansen has made several attempts to convey water shares to the City, but that properties have changed ownership several times, and that it is virtually impossible to track the history of the water shares. Mr. Dameron also explained that water shares which were once attached to the land do not show beneficial use by the owner of the shares in the last five years, and the shares may have been abandoned.

Councilmember Bayless noted that the City engineer has reviewed this request and made several recommendations for the Council's consideration. The Council reviewed the engineer's recommendations as follows:

- Recognize the good faith efforts and cost to transfer rights, the failure of earlier parties to keep promises, and return the bond funds.
- Equate the volume of water abandoned to North Union Shares and require cash in lieu of \$55,764, based on the cost of shares in 1992 when the water should have been transferred to the City.
- Follow the requirement of one share per net acre and require cash in lieu of \$173,412.

Councilmember Carpenter observed that if the bond amount is refunded, or if a cash payment equivalent to the cost of water shares in 1992 is accepted, the abandoned water shares represent a significant loss to the City. Mr. Johansen clarified that he was made aware of the water requirement after several parcels associated with the development had been sold. He stated that he has gone to extensive lengths and spent a significant amount of money researching the water shares and attempting to transfer them to the City without success.

2 Mayor Acerson asked Mr. Dameron for a staff recommendation regarding this  
request. Mr. Dameron stated that while Mr. Johansen has made a valiant effort to convey  
4 the required shares, refunding of the bond amount does not make the City whole in any  
way. He asserted that the City should recognize the efforts of Mr. Johansen and treat him  
6 fairly, while maintaining the wholeness of the City to some extent. Mr. Dameron  
recommended that the developer pay an amount for the required shares equivalent to the  
8 1992 market value. He noted that this amount is close to the amount of the bond  
currently being held by the City.

10 Mr. Johansen stated that he was not involved with the original development in  
1992. He also explained that he has had documents signed and submitted to the State,  
and that the State would not make the transfer for various reasons. Mayor Acerson  
12 inquired as to whether it may be possible for the City to intervene and negotiate with the  
State. Mr. Dameron stated that the City has met with Mr. Johansen and the State in an  
14 effort to resolve this issue, but that a signed and recorded deed for water shares has been  
lost. He felt that the inability of Mr. Johansen to transfer the shares is a result of a  
16 combination of errors and lack of foresight of all parties. Mr. Dameron explained that  
transfer of water shares was a requirement of the original developers, and that the City  
18 addressed it as soon as they became aware that the requirement had not been met.

20 Councilmember Carpenter observed that requiring payment at the 1992 market  
value represents a substantial loss to the City. He felt that it may be wise to seek legal  
counsel from the City attorney prior to making a decision regarding this matter.  
22 Councilmember Bayless observed that the first obligation of the Council is to the City,  
and that the purpose of requiring water shares is to insure that there is adequate water to  
24 serve the needs of the community. She agreed that it would be wise to discuss the matter  
with the City attorney prior to making a decision.

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28 COUNCILMEMBER CARPENTER MOVED TO TABLE THE REQUEST BY  
ARMAND JOHANSEN TO RELEASE THE WATER BOND BEING HELD BY THE  
CITY IN THE AMOUNT OF \$55,000 UNTIL SUCH TIME AS AN OPINION FROM  
30 THE CITY ATTORNEY IS RENDERED REGARDING THE CITY'S POSITION IN  
RECOVERING THE COST TO THE CITY FOR THE LOST SHARES THROUGH  
32 LEGAL MEANS. COUNCILMEMBER BAYLESS SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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36 4. **Review and Action** – *Request for Beer Sales License*. This is a request by Tetco  
Corporation for a beer sales license for the newly acquired ownership of Walker's  
38 #06 store located at 795 North State Street in Lindon. This license is non-  
transferable, therefore a new application must be made by the new owner.  
Walkers had an approved license for this location from the City.

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42 Mr. Dameron explained that this business has a current beer license. However,  
the business has recently been sold, and the change in ownership requires issuance of a  
new beer license specific to the new owners. Councilmember Bayless noted that all state  
44 and City regulations related to beer sales must be met, and there have been no significant  
problems with beer sales at this location. Captain Cody Cullimore of the Police  
46 Department was present at the meeting. Captain Cullimore reported that the Police

2 Department conducts random compliance checks for businesses with beer licenses, and  
3 that he is unaware of any violations at this business. He stated that the current  
4 management team will remain in place at the business, and that the same level of  
5 compliance is expected to continue. Mayor Acerson called for further comments or  
6 discussion. Hearing none, he called for a motion.

7 COUNCILMEMBER HATCH MOVED TO APPROVE THE REQUEST BY  
8 TETCO CORPORATION FOR A BEER SALES LICENSE FOR WALKER'S #06  
9 LOCATED AT 795 NORTH STATE STREET. COUNCILMEMBER CARPENTER  
10 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
11 CARRIED.

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- 13 5. **Review and Action** – *Amendments to the Storm Water Management Program*  
14 *Manual*. This is a request by staff for the Council's review and approval of  
15 several amendments to the City's storm water management program manual.  
16 Mark Christensen of JUB Engineers will present the proposed changes to the  
17 manual.

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19 City Engineer, Mark Christensen, was present to address the Council regarding  
20 this item. Mr. Christensen stated that this action will reflect recent storm water  
21 ordinances changes in the development manual. He noted that the development manual  
22 will now refer to the ordinance rather than duplicating the information in both places.  
23 Mr. Christensen went on to review specific changes to the development manual.  
24 Councilmember Bayless inquired as to whether developers are required to sign a  
25 statement that they have read the development manual. Mr. Christensen stated that  
26 developers sign only their applications, but that they are bound by the requirements of the  
27 development manual, so it is in their best interest to read the information. Mayor  
28 Acerson called for further comments or discussion. Hearing none, he called for a motion.

29 COUNCILMEMBER CARPENTER MOVED TO APPROVE AMENDMENTS  
30 TO THE STORM WATER MANAGEMENT PROGRAM MANUAL.  
31 COUNCILMEMBER HATCH SECONDED THE MOTION. ALL PRESENT VOTED  
32 IN FAVOR. THE MOTION CARRIED.

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- 34 6. **Review and Action** – *Resolution to Update the Land Development Policies,*  
35 *Standard Specifications and Drawings Manual (Development Policy Manual)*  
36 *Resolution #2007-1*. This is a request by staff for the Council's review and  
37 approval of the annual updates to the above referenced manual. The annual  
38 meeting with contractors and developers is scheduled at 9:00 a.m. on February 2,  
39 2007.

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41 Mr. Christensen review proposed changes to the 2007 Development Manual. He  
42 reviewed specific language changes to various sections in Chapter 2, as well as proposed  
43 changes to the Standard Drawings shown in Chapter 5. Mr. Christensen also noted that  
44 the Planning Department is making better use of the City's web site to provide accurate

and current information to developers. He noted that information on the web site can be easily updated as changes are made to development standards.

The Council specifically discussed the Land Use Development Management Act, which encourages municipalities to effectively communicate development standards to developers, and to streamline the approval process. Mr. Christensen proposed that the requirement to have the City Council sign final plats be eliminated from development standards. Following further discussion, the Council felt that this requirement should not be eliminated, as it gives the Council an opportunity to review final plats and be aware of development within the City. Following review of other proposed changes to Chapter 2 and Chapter 5 of the development manual, the Council felt that other changes were acceptable as proposed. Mayor Acerson called for further comments or discussion.

Hearing none, he called for a motion.

COUNCILMEMBER BAYLESS MOVED TO APPROVE RESOLUTION #2007-1 ADOPTING THE UPDATED LAND DEVELOPMENT POLICIES, STANDARD SPECIFICATIONS AND DRAWINGS MANUAL (DEVELOPMENT POLICY MANUAL) FOR LINDON CITY AND SETTING AN EFFECTIVE DATE. COUNCILMEMBER CARPENTER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BAYLESS AYE

COUNCILMEMBER CARPENTER AYE

COUNCILMEMBER HATCH AYE

THE MOTION CARRIED UNANIMOUSLY WITH TWO ABSENT.

7. **Review and Action** – *Bid Award – Main Ditch Storm Drain – East of State Street at the Linden Nursery to approximately 600 North.* This is a request by staff for the Council’s review and approval of the bid award for the Main Ditch Storm Drain Project at the above location. Requests for bids were properly advertised and received for this project. Six bids were received with the low bid being in the amount of \$131,571.13 by VanCon Construction, Inc. Staff recommends awarding the bid to VanCon Construction, Inc.

Mr. Dameron noted that this is a capital project approved for this budget year. He stated that six bids were received for this project, with the low bid coming from VanCon in the amount of \$131,571.13. The engineer estimates for this project were \$215,541. Mr. Dameron noted that VanCon has done work for the City on other projects. Mayor Acerson called for further comments or discussion. Hearing none, he called for a motion.

COUNCILMEMBER CARPENTER MOVED TO AWARD THE BID FOR THE MAIN DITCH STORM DRAIN EAST OF STATE STREET TO VANCON CONSTRUCTION, INC. IN THE AMOUNT OF \$131,571.13. COUNCILMEMBER BAYLESS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BAYLESS AYE

COUNCILMEMBER CARPENTER AYE

COUNCILMEMBER HATCH AYE

THE MOTION CARRIED UNANIMOUSLY WITH TWO ABSENT.

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8. **Discussion** – *Interlocal Cooperation Agreement Establishing the Utah Lake Commission*. This is a request by the Mayor for the Council’s review and discussion of the above referenced agreement. If acceptable, the agreement may be placed on the next Council agenda for action.

Mr. Dameron noted that this is a discussion item only, and that no action will be taken at this time. The Council discussed the proposed Interlocal Cooperation Agreement with the Utah Lake Commission, as well as comments from the City Attorney regarding the agreement as proposed. Mayor Acerson noted that comments are currently being accepted by the Utah Lake Commission, and that it would be appropriate to forward any comments or concerns during the comment period. The Council specifically discussed the financial aspects of the agreement, and what level of financial commitment would be appropriate.

Mayor Acerson noted that the intent of the agreement is for cities to work collectively and to create uniform and consistent standards adjacent to the lake. He noted that the Utah Lake Commission will be a recommending body, and that cities will maintain jurisdiction of development in their respective communities. Mayor Acerson also noted that a major focus of the Commission is to restore the ecology of the lake, and to maintain public access to the lake. Mayor Acerson noted that the Mayor’s of all participating cities appear to be in full support of the agreement, and that financial obligations associated with the agreement will be made proportionally equitable based on population and lake frontage of individual cities. The Council discussed language changes which will protect the City in the event that other cities discontinue participation in the financial obligations of the agreement.

Mr. Dameron will forward the Council’s comments to the Utah Lake Commission, and will bring the revised agreement back to the Council for further review and discussion.

9. **Discussion** – *Memorandum of Understanding – USDA Forest Service and Lindon City*. This is a request by staff for the Council’s review and discussion of the above referenced agreement. If acceptable, the memorandum of understanding may be placed on the next Council agenda for action.

Mr. Dameron explained that this Memorandum of Understanding is related to the restroom facility at the Dry Canyon Trail Head. The City will participate up to \$10,000 to off set the cost of construction of the facilities, and that the City will also participate in maintenance of the facilities once they are installed. The Forest Service will be responsible for heavy maintenance of the facility.

10. **Discussion** – *Interlocal Cooperation Agreement for the Development and Maintenance of the Provo Reservoir Canal Greenway*. Utah County and North Utah County Cities. This is a request by staff for the Council’s review and discussion of the above referenced agreement. This agreement is not yet proposed for action.

2 Mr. Dameron explained that this agreement relates to the area of the Murdock  
3 Canal once it is piped and a greenway is installed along the length of the canal. He noted  
4 that a total cost of approximately \$14,000,000 is anticipated for the project, and that  
5 municipalities with a section of the greenway in their city will be responsible for a  
6 portion of the cost. A percentage of maintenance costs will also be passed on to the City.  
7 The Council discussed specific language changes which would clarify maintenance  
8 responsibilities for the City. Revisions will be presented to the Council at a later date for  
9 further review and discussion.

10 **REVIEW OF MINUTES** –

12 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE MINUTES OF  
13 THE JANUARY 2, 2007 MEETING. COUNCILMEMBER CARPENTER  
14 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
15 CARRIED.

16 **COUNCIL REPORTS** –

18 **WATER, SEWER, SOLID WASTE, HOUSING CONSORTIUM** –

20 Councilmember Hatch reported that the mega-bailer at the transfer station has  
21 been sold. He also reported a possible inconsistency with addresses in the City. Mr.  
22 Dameron noted that no complaints have been received regarding address discrepancies,  
23 and that the City will respond to the issue based on complaints if they are received.  
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26 **TRAILS, PLANNING, ZONING, BD OF ADJ., ADMINISTRATION** –

28 Councilmember Bayless reported that the Planning Commission is working  
29 diligently to thoroughly review development applications, which simplifies the process at  
30 the City Council level.

32 **PUBLIC SAFETY, COURT, BUILDING INSPECTIONS** –

34 Councilmember Bath was not present at the meeting.

36 **PARKS, RECREATION, ENGINEERING, LINDON FAIR, NEWSLETTER** –

38 Councilmember Anthony was not present at the meeting.

40 **GENERAL PLAN, STREETS & SIDEWALKS, PUBLIC BUILDINGS** –

42 Councilmember Carpenter inquired as to the disposition of the Ken Gordon  
43 Development Agreement. Mr. Dameron stated that Pleasant Grove is expected to  
44 approve the agreement on February 6, 2007.

2 Councilmember Carpenter and Mayor Acerson also reported on several areas of  
roadway which are in need of repair. Mr. Dameron will forward the reports to the Public  
Works Department.

4 **ADMINISTRATOR'S REPORT** –

6 Mr. Dameron reported on the following items.

- 8 1. The Council reviewed the Project Tracking List.
- 10 2. A grand opening event will be held for Noah's Center on February 2, 2007.
- 12 3. Councilmember Carpenter requested an update on the status of an address  
discrepancy he previously reported on 700 North east of State Street. Mr.  
14 Dameron will follow up further on the report. He noted that there are several  
other areas where address discrepancies may exist. Councilmember Carpenter  
16 noted that a countywide addressing system may be considered at some time in the  
future. Councilmember Bayless noted that the process of changing addresses can  
be somewhat arduous.
- 18 4. Mr. Cowie is working with the Trust for Public Lands and the College family to  
possibly protect the agricultural property owned by the Colleges from future  
20 development. If allowed, protection of the property would not preclude  
completion of Main Street at some time in the future.
- 22 5. The Council reviewed possible Annual Retreat agenda items, as well as possible  
dates for the retreat.
- 24 6. Engineering coordination meeting will be held Wednesday, January 17, 2007 at  
noon. Mayor Acerson and Councilmember Carpenter will attend.
- 26 7. The Heritage Trail meeting will be held Monday, January 22, 2007 at 3:00 p.m.
- 28 8. Quarterly Coordination Meeting will be held Monday, January 22, 2007 at 5:30  
p.m. in the Pleasant Grove City Council Chambers.
- 30 9. Sewer update meeting will be held January 29, 2007 at 3:00 p.m. The City will  
also meet with Orem City representatives regarding sewer services on February  
32 15, 2007 at 3:30 p.m. in the lower level conference room.
- 34 10. The annual Development Manual update meeting will be held with contractors  
and developers on Friday, February 2, 2007 at 9:00 a.m.
- 36 11. The Council will review proposed changes to the Sign Ordinance, a Boundary  
Adjustment Resolution, and a request the width to depth ratio requirement for all  
38 subdivisions at the next regular City Council meeting.
- 40 12. The Council discussed various options for the annual City wide clean up day held  
each spring. Following discussion, the Council felt it would be appropriate to  
42 encourage church and other community groups to determine appropriate projects  
throughout the City, and to provide City equipment to support completion of the  
projects. The Council discussed designation of the month of May as clean up  
month, with focus on a particular weekend to complete large projects. Mayor  
Acerson recommended that suggestions be solicited for projects through the City  
web site and newsletter.
- 44 13. The Council approved a written protest which will be filed with Jordan Valley  
Water Conservancy District regarding drilling of wells in Utah Valley.

2 COUNCILMEMBER HATCH MOVED TO APPROVE THE PAY  
VOUCHERS. COUNCILMEMBER BAYLESS SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

4 **ADJOURN** –

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8 COUNCILMEMBER BAYLESS MOVED TO ADJOURN THE MEETING AT  
10:22 P.M. COUNCILMEMBER CARPENTER SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

12 APPROVED – February 6, 2007

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Ott H. Dameron, City Administrator/Recorder

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Jeff Acerson, Mayor