

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, October 4,**
4 **2016, beginning at 7:00 p.m.** in the Lindon City Center, City Council Chambers, 100
North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Jeff Acerson, Mayor
Pledge of Allegiance: Eric Anthony
10 Invocation: Matt Bean, Councilmember

12 <u>PRESENT</u>	<u>EXCUSED</u>
Jeff Acerson, Mayor	Kathy Moosman, City Recorder
14 Matt Bean, Councilmember	
Carolyn Lundberg, Councilmember	
16 Van Broderick, Councilmember	
Jacob Hoyt, Councilmember	
18 Dustin Sweeten, Councilmember	
Adam Cowie, City Administrator	
20 Cody Cullimore, Chief of Police	
Hugh Van Wagenen, Planning Director	

- 22
- 24 1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.
 - 26 2. **Presentations/Announcements** –
 - 28 a) **Mayor/Council Comments** – There were no announcements at this time.
 - 30 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council meeting of September 20, 2016 were reviewed.

32 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES
OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 20, 2016 AS
34 AMENDED. COUNCILMEMBER SWEETEN SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

36 COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE
COUNCILMEMBER BRODERICK	AYE
38 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER SWEETEN	AYE

40 THE MOTION CARRIED UNANIMOUSLY.

- 42 4. **Consent Agenda** – No items.
- 44 5. **Open Session for Public Comment** – Mayor Acerson called for any public
comment not listed as an agenda item. There were no public comments.

46 **CURRENT BUSINESS**

2 **6. Presentation – 700 North Corridor Committee.** The 700 North Corridor
4 Committee was created in December 2015 to formulate and recommend to the
6 City Council specific development visioning plans for the corridor. The
8 Committee will give a presentation to the City Council concerning design,
development and landscaping standards for the 700 North corridor. The
Committee has also presented their recommendations to the Planning
Commission. No action will be taken.

10 Mr. Cowie opened the discussion by stating the 700 North Committee is in
12 attendance to give a presentation to the Council concerning the design, development and
14 landscaping standards for the 700 North Street corridor. He noted no action will be taken
as this item is for discussion only. He mentioned the Committee also presented this
information to the Planning Commission for feedback and discussion. He then turned the
time over to Councilmember Lundberg for the presentation.

16 Councilmember Lundberg commented that the 700 North Corridor is the last swath
18 of open space in the city that is zoned commercial that has a golden opportunity to create
20 a place of activity with retail and commercial use that will be a real revenue generator for
the city. She mentioned that the population is going to double in Utah County and our
city can provide very high levels of service. To keep those service levels high and
maintain our commitment it would be wise to try and attract unique businesses and
offerings that make Lindon a regional draw. She added that economic development must
be approached holistically where transportation, health, employment and live/work/play
spaces, are all interconnected. She noted the purpose of the appointed committee was to
research, identify objectives of specific plan and then suggest their findings and make
recommendations to the Council.

26 Councilmember Lundberg then named the members of the steering committee as
28 follows: Councilmembers Matt Bean and Jake Hoyt, Adam Cowie, Hugh Van Wagenen,
30 Bob Wily, Sharon Call, Dan Fish, Mike Vanchiere, Eric Anthony, Wayne DeVincent,
32 Ron Anderson, Joel Kester and Kevin Long. She indicated that the Committee has been
working on this proposal the past year to identify objectives and a specific plan to be
commonly employed by the city to guide future development and they will present a
summary and recommendations of their findings tonight. Councilmember Lundberg then
read the 700 North Committee Mission as follows:

- 34 • Identify the vision, name, and boundaries for a 700 N Specific Area Plan
- 36 • Define values of Lindon - present and future
- 38 • Create an attractive gateway into Lindon
- 40 • Identify goals for this unique Economic District
- Recommend standards
- Establish development strategies

42 Following the PowerPoint presentation, there was some lengthy general discussion
44 regarding the presentation. Hugh Van Wagenen, Planning Director, spoke on the benefits
and advantages of the future development of the corridor. He also gave updates on
current and future proposals on the corridor. He also thanked the committee for their
46 hard work and the suggestions and findings presented tonight.

2 Following discussion, Councilmember Lundberg summarized by stating the
3 Committee would like to strengthen and/or amend the current design guidelines/standards
4 and create a specific planned visioning document and create a zone along the corridor;
5 the Committee feels they can be selective within reason. The Committee also feels they
6 should be proactive with the marketing through updating the website and other avenues
7 and participate with networking to get Lindon on the map. They also feel they need to
8 make land use and transportation decisions that preserve the local Lindon heritage while
9 still managing growth to enrich community life and to keep our city beautiful as well as
10 provide a stable revenue base.

11 The Committee feels this is such a unique area and is the gateway to our city
12 where we need to have vibrant places that offer a mix of uses including residential,
13 office, institutional, retail, cultural, and entertainment facilities that include pocket parks
14 and open spaces that will be classic and outlast trends; we need to be selective but offer
15 flexibility and still embrace the inevitable growth yet cherish our values and heritage.

16 Following additional discussion the Council agreed they would like to see an
17 Executive Summary of detailed recommendations from the Committee that they will take
18 into consideration and let them know what they will support. Mayor Acerson and the
19 Council thanked the Committee for their presentation and expressed their appreciation for
20 their hard work, knowledge and service.

21 Mayor Acerson called for any further comments or discussion from the Council.
22 Hearing none he moved on to the next agenda item.

23 **7. Public Hearing — LCC 17.68.030, Reimbursement Fees; Ordinance #2016-**
24 **19-O.** The City Council will review and consider Ordinance #2016-19-O which
25 clarifies the deadline to apply for reimbursement of funds when a developer
26 constructs public improvements that benefits adjacent properties.

27
28 COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING.
29 COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT
30 VOTED IN FAVOR. THE MOTION CARRIED.

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33 Hugh Van Wagenen, Planning Director, gave some background of this agenda
34 item by explaining quite a few public improvements are constructed and installed by
35 private development and once completed these improvements are turned over to the City
36 for long term maintenance and ownership. Public improvements constructed by one
37 development can sometimes benefit an adjacent private land owner. Typically, these
38 types of agreements are valid for a defined number of years. During that time frame if the
39 adjacent property develops and makes use of the improvements constructed by the former
40 development, payment is then due to the original developer. He explained that in the
41 current code language there is a timeline requirement to turn in an application for these
42 types of reimbursements. This is somewhat ambiguous and the proposed change to the
43 ordinance is trying to clarify when an application needs to be filed with the City.

44 Mr. Van Wagenen pointed out one reason for the language change also has to do
45 with the costs of constructing the public improvements. The application requires costs to
46 be provided so a reasonable determination can be made as to what a neighboring property
should reimburse the original developer. These costs are not known until the project is

2 constructed and the language presented tonight gives a clear deadline for reimbursement
3 applications that allows for actual costs to be known on the project.

4 Mr. Van Wagenen mentioned that during the Planning Commission hearing, there
5 was some discussion as to whether the deadline should be 180 days rather than the
6 proposed 90 day deadline. The Commissioners wanted to give a developer every chance
7 of being able to recoup the costs; the final stages of a project can be very busy. However,
8 after some discussion, it was agreed that this language change already extends the
9 deadline for the application to the end of a project plus the additional 90 days. The
10 approved motion left the 90 day time period as the recommendation to the Council.
11 Following some general discussion the Council was in agreement to approve the
12 ordinance with the recommendations from the Commission.

13 Mayor Acerson called for any public comments. Hearing none he called for a
14 motion to close the public hearing.

15 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC
16 HEARING. COUNCILMEMBER SWEETEN SECONDED THE MOTION. ALL
17 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18 Mayor Acerson called for any further comments or discussion from the Council.
19 Hearing none he called for a motion.

20 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE 2016-19-O
21 CLARIFYING REQUIREMENTS TO SUBMIT APPLICATIONS FOR
22 DEVELOPMENT REIMBURSEMENTS. COUNCILMEMBER BRODERICK
23 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

24 COUNCILMEMBER BEAN	AYE
25 COUNCILMEMBER LUNDBERG	AYE
26 COUNCILMEMBER BRODERICK	AYE
27 COUNCILMEMBER HOYT	AYE
28 COUNCILMEMBER SWEETEN	AYE

29 THE MOTION CARRIED UNANIMOUSLY.

30 **8. Open & Public Meetings Training.** The City Council will watch a video
31 recorded in 2016 in Cedar City, Utah covering Open and Public Meetings Act
32 Training hosted by David Church, Utah League of Cities and Towns General
33 Counsel. A copy of the Lindon City Council meeting procedures and a summary
34 of Open and Public Meetings Act requirements prepared for the Salt Lake City
35 Council is also provided in the Staff Report.

36 Mr. Cowie explained this is annual training required by State Code. He mentioned
37 the training video is by David Church, Utah League of Cities and Towns General
38 Counsel, and is about a half hour long. He noted the meeting procedures and Open &
39 Public Meetings Act summary (from Salt Lake City) are also provided in the council
40 packets for review but will not be covered in detail in the meeting but he encouraged the
41 Council to review the summary as it is good information. He added that no motion is
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2 necessary as this item is for discussion only. The Council then proceeded to watch the
training video followed by some general discussion.

4 Mayor Acerson called for any further comments or discussion from the Council.
Hearing none he moved on to the next agenda item.

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8 **COUNCIL REPORTS:**

10 **Chief Cullimore** – Chief Cullimore followed up with Mayor Acerson’s report and gave
an update from the North Utah County Animal Shelter meeting where the activists were
present regarding the recent controversy over the current guidelines at the shelter.

12
14 **Councilmember Hoyt** – Councilmember Hoyt reported the Community Center Advisory
Board together with the Parks and Recreation Department recently held the Pinewood
Derby which was a lot of fun and a great success. He also reported that the Pleasant
16 Grove City Council will be voting on their contribution to the Chamber of Commerce at
their next meeting. He noted he plans to attend the meeting.

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20 **Councilmember Broderick** – Councilmember Broderick commended Councilmember
Lundberg and the 700 North Committee for their work and expertise on the corridor. He
also asked for an update on the dog park and the pickle ball courts. Mr. Cowie stated they
22 are currently gathering more information and he will get back to him on these issues.

24 **Councilmember Bean** – Councilmember Bean expressed his appreciation to the 700
North Committee for their hard work and effort on the corridor as he feels it is very
26 timely. He is also looking forward to voting and moving forward on some of these
issues.

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30 **Councilmember Lundberg** – Councilmember Lundberg thanked the Council for hearing
the presentation from the 700 North Committee tonight noting she appreciates the group
and their collective insight and knowledge.

32
34 **Councilmember Sweeten** – Councilmember Sweeten reported he would like to put
together a resolution encouraging the Utah County Commissioners to recognize that the
community is interested in what is happening with the issue in American Fork Canyon.
36 He also reported he is putting together a proposal for the side by side vehicle for the
Police Department noting the manufacturer has agreed to offer a discount. He also
38 brought up the issue of retaining businesses due to the recent relocation development
with the Miller Group. Mayor Acerson mentioned he has spoken with the General
40 Manager at the Mercedes Benz dealership and will keep them apprised of the situation.
Councilmember Sweeten also reported he attended a board meeting with the North Point
42 Solid Waste District where they are close to finalizing the landfill purchase. They passed
a Resolution stating they are in support of bidding it out.

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46 **Mayor Acerson** – Mayor Acerson asked Mr. Cowie for an update on UIA. Mr. Cowie
gave an update including information on the new facility noting the Board recently held a
closed session. Mayor Acerson gave a report on the North Utah County Animal Shelter

2 and the recent controversy over the current guidelines. The Board encouraged/suggested
4 the activists who want to facilitate or help with the animals to form a community action
6 group to help and/or participate with the shelter. They feel this is a good step forward and
felt the meeting ended pretty positive. He also reported on the recent League meetings.

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8 **Administrator's Report:**

8 Mr. Cowie reported on the following items followed by discussion.

10 **Misc. Updates:**

- 12 • September newsletter
- 12 • November newsletter article; Councilmember Hoyt - Article due to Kathy Moosman last week in October.
- 14 • Legislator's invited to attend work session on Oct 18th
- 14 • Flooding incident (two properties damaged) on Main Ditch occurred on Sept 22nd
- 16 • Easement acquisition status
- 18 • Public Safety Building status – drywall installed. Grading, concrete, asphalt, landscaping to begin soon. Final completion a couple weeks behind schedule. Possibly done first week of January vs contract completion time of Dec 21st
- 20 • Property Insurance coverage – extending to all structures and facilities
- 20 • Sales Tax report
- 22 • Geneva park property listing
- 22 • Misc. Items

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26 **Upcoming Meetings & Events:**

- 26 • November 8th – General Election

28 Mayor Acerson called for any further comments or discussion from the Council.
30 Hearing none he called for a motion to adjourn.

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32 **Adjourn –**

32 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
34 AT 10:45 PM. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
36 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Approved – October 18, 2016

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor