

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, November 15,**
4 **2016, beginning with a Joint Work Session at 6:00 p.m.** in the Lindon City Center,
City Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Jeff Acerson, Mayor

10 **COUNCILMEMBERS PRESENT** **ABSENT**

Jeff Acerson, Mayor

12 Matt Bean, Councilmember

Carolyn Lundberg, Councilmember

14 Van Broderick, Councilmember

Jacob Hoyt, Councilmember

16 Dustin Sweeten, Councilmember

18 **PLANNING COMMISSION PRESENT**

Sharon Call, Chairperson

20 Rob Kallas, Commissioner

Bob Wily, Commissioner

22 Mike Marchbanks, Commissioner

Matt McDonald, Commissioner

24 Steve Johnson, Commissioner

Charlie Keller, Commissioner

26

STAFF PRESENT

28 Adam Cowie, City Administrator

Cody Cullimore, Chief of Police

30 Hugh Van Wagenen, Planning Director

Brandon Snyder, Associate Planner

32 Kathy Moosman, City Recorder

34 **DISCUSSION:** **Discussion of General Plan Update with the Lindon City Planning**
36 **Commission.** The Lindon City Council met with the Lindon City Planning Commission
to discuss a comprehensive review of the Lindon City General Plan. No motions will be
made as this is for discussion only.

38

Hugh Van Wagenen, Planning Director, opened the discussion by welcoming the
40 Council and Planning Commission members to the meeting. He explained the survey in
its current form (draft) includes feedback/comments incorporated from the
42 Councilmembers. He noted the General Plan consists of several sections including the
introduction, land use, moderate income housing, public facilities, recreation, parks and
44 trails, environmental planning, streets and transportation etc. He explained the General
Plan was last comprehensively adopted in 2011 with the idea that the city would review it
46 by section every couple of years. The overview tonight is to obtain directional changes
from the existing document that needs to be updated in the last five years i.e., visions,

2 goals etc. Mr. Van Wagenen inquired if there is enough of a change to warrant a “General
4 Plan Committee” to help “massage” and direct this document moving forward. He then
6 referenced the timeline and survey questions and questioned the group if open houses and
neighborhood meetings may be beneficial to introduce the plan to the public. Mr. Van
Wagenen then asked the group if any section stands out that needs attention.

8 Mr. Van Wagenen then referenced the land use map. He mentioned another thing
that has come up that may need more discussion is the infill requests. He noted based on
10 the groups feedback it appears there is not one particular section that pops out that needs
to be looked at. Mayor Acerson stated he would like the number of ordinances decreased
12 by 1/3 (take away or consolidate) as to be more business friendly. Mr. Van Wagenen
stated there could be a new vision or goal, outside to the actual general plan update.

14 Chairperson Call pointed out more approaches for infill or requests for changing
the ½ acre lots to less are coming in and as these requests come in we need to decide
16 where we are going to allow this because in some situations developers may get mixed
messages so it’s not arbitrary. Councilmember Sweeten commented developers want to
18 build in the infill as they make more money but from the city’s point of view he doesn’t
see the benefit as more services have to be provided and will cost the city more.
20 Councilmember Lundberg pointed out there are a few instances where twin homes were
allowed in little pockets of smaller density and moving forward her concern is unless we
have strategic reasoning where we allow these types of infill it will feel arbitrary.

22 Mr. Van Wagenen then explained the reason for the R2 overlay (duplexes,
triplexes and twin homes) and referenced the map showing where the existing overlay
24 areas are in the city. There was then some general discussion regarding the R2 overlay.
Councilmember Sweeten commented that it is hard to say yes to one request and no to the
26 other and it can be arbitrary. Councilmember Lundberg commented that this issue is
something that would be worth further discussion but we want to be careful where we
28 allow this and base it on the adjacent zone. Commissioner McDonald thinks the public
should be involved and to possibly get a committee together to go through the general
30 plan; he agreed it would be worthwhile to take the time to do this. There was then some
additional discussion on density issues.

32 Mr. Cowie asked if there is there enough interest, generally, from the Planning
Commission and the Council for staff to take the time to look at the map and look at
34 different densities in certain, specific areas in the city. He noted this would not be re-
zoning the property in between commercial and residential, it is a legislative decision. Is
36 it worth staff’s time to go through and identify and evaluate those areas? Chairperson
Call stated she would be open to looking at those areas. Councilmember Hoyt stated he
38 would want stringent criteria so it doesn’t look arbitrary. Councilmember Lundberg
questioned if we consider allowing density in particular zones should we cap the
40 maximum number of units in the zone. Mr. Van Wagenen said this would be a process to
identify the criteria where it makes sense to refine what is right for Lindon.

42 Commissioner Kallas commented he thinks it would be nice to know what the
residents feel and to do a survey and make an effort to get a high percentage of return.
44 He noted the Planning Commission has had some concerns, because the community is
aging, more flag lots will be seen and they would like to avoid that as aging residents are
46 having a hard time keeping up with the large lots. Councilmember Sweeten stated he is

2 hesitant as he is hearing that the residents don't want higher density. He would like to
wait for buildout before doing the infill; he is personally not opposed to flag lots.

4 Mr. Cowie asked for a straw poll at this time questioning if it is worth more
discussion on the higher density areas in the city.

6 Councilmember Hoyt stated he likes the large lots and feels it sets Lindon apart
from other cities but he worries about infill lots, however, he wants us to be reasonable
8 and open minded but to have strict criteria with very good reasons but to not "give away
the farm." He's happy to be forward thinking but he doesn't want developers to get the
10 impression we are open for high density; he is comfortable with our zoning and fine with
having segmented areas.

12 Commissioner Marchbanks commented that some want the smaller lots to
transition but building affordable housing on 1/2 acre lots is just not feasible; the trend line
14 is much different now and there is a changing demographic. Commissioner Johnson
pointed out the problem with surveys is they are dependent on how it is worded and you
16 will get a whole different feel and outcome dependent on that; he would like to look at
this and have more discussion. Mayor Acerson asked if the state can come back and
18 mandate lot size in a community. Mr. Cowie said they could but it is highly unlikely.
Mayor Acerson expressed that having a healthy discussion on how we utilize our land
20 and how we provide affordable housing is good but we should also get a good feel from
our citizens.

22 Councilmember Bean commented he feels this is worth looking at to see if there
are some infill areas that can be identified, but feels we are not establishing any precedent
24 or heading down a slippery slope; we are just being wise and forward looking. He noted
he would rather see infill done in a more responsible way rather than having a lot of flag
26 lots, however, Lindon has been more open to flag lots than some other cities. Mayor
Acerson commented that the balance here is to not legislate so strictly that we lose
28 common sense.

Mr. Van Wagenen commented he is hearing the group is a little mixed. He
30 doesn't feel there will be a lot of infill pieces that aren't in the heart of the R1-20 zone.
He noted that staff will take a look at the concerns and get something together to bring
32 back. Mr. Van Wagenen then referenced the General Plan Document, page #4, the
Community Vision. He noted this vision drives everything the plan and the ordinances
34 do. He then read the ten objectives in the community vision document followed by some
general discussion.

36 At this time Mayor Acerson posed three questions to the group to consider as
follows:

- 38 1. Is there anything about Lindon that you dislike?
- 40 2. Is there anything you don't want to see change in Lindon?
- 42 3. Is there anyone you know who has lived in Lindon and left? If so, discern
what pushed them out or caused them to leave and identify those elements that
may need to change.

44 Mayor Acerson asked the group to think about these questions and forward their
answers on to Mr. Van Wagenen. There was then some general discussion on objective
46 number #9 (animals) following which the group felt more discussion is needed on this
objective. Mayor Acerson suggested inviting any Commissioners or Councilmembers

2 who feel passionate about the General Plan update to volunteer to spearhead the project
4 and be very involved as this would be one step in the process. Councilmember Lundberg
6 mentioned she spent the past year working with the 700 North Corridor Committee and
8 feels it was worth the time and effort because anytime we are looking to vision things out
10 involvement is important to gather different opinions to come up with a reasonable
12 conclusion that stays true to the values of Lindon. She also pointed out we don't have to
14 be like other cities, but we want to be forward thinking. Commissioner Kallas suggested
16 having committee members who are not on the city council or planning commission and
18 to perhaps have a committee chairman be a resident and then have the committee present
20 their findings to the Council and Commission. Commissioner Lundberg agreed that a
22 "seasoned" member of the community who has maybe served on the planning
24 commission and who has a good perspective would be helpful on the committee.

14 Mr. Van Wagenen concluded by stating he is not hearing there any major
16 concerns but the document may need a little updating and "tweaking". He noted staff will
18 look at some housing options and the industrial areas on the General Plan, but this
20 doesn't need to be a full-fledged overhaul of the plan at this time.

18 Mayor Acerson called for any further discussion or comments from the Council.
20 Hearing none he moved on to the regular City Council session at 7:00 pm.

22 **REGULAR SESSION** – 7:00 P.M.

22 Conducting: Jeff Acerson, Mayor
24 Pledge of Allegiance: Connor Rowley
26 Invocation: Jake Hoyt, Councilmember

28 **PRESENT**

ABSENT

28 Jeff Acerson, Mayor
30 Matt Bean, Councilmember
32 Carolyn Lundberg, Councilmember
34 Van Broderick, Councilmember
36 Jacob Hoyt, Councilmember
38 Dustin Sweeten, Councilmember
Adam Cowie, City Administrator
Cody Cullimore, Chief of Police
Hugh Van Wagenen, Planning Director
Brad Jorgensen, Public Works Director
Kathryn Moosman, City Recorder

- 40 1. **Call to Order/Roll Call** – The meeting was called to order at 7:05 p.m.
- 42 2. **Presentations/Announcements** –
44 a) **Mayor/Council Comments** – There were no announcements at this time.
- 46 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council
meeting of November 1, 2016 were reviewed.

2 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE
REGULAR CITY COUNCIL MEETING OF NOVEMBER 1, 2016 AS AMENDED.
4 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

6 COUNCILMEMBER BEAN AYE
COUNCILMEMBER LUNDBERG AYE
8 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
10 COUNCILMEMBER SWEETEN AYE
THE MOTION CARRIED UNANIMOUSLY.

12 4. **Consent Agenda** – No items.

14 5. **Open Session for Public Comment** – Mayor Acerson called for any public
16 comment not listed as an agenda item. There were no public comments.

18 **CURRENT BUSINESS**

20 6. **Public Hearing – Ordinance#2016-20-O; LCC 8.32 Cemeteries and Burials.**
The Council will review and consider Ordinance #2016-20-O containing city
22 initiated changes to the cemetery ordinance (LCC 8.32) to update and more
clearly define policies for grave decorations and displays on headstones. Brad
24 Jorgensen, Cemetery Sexton and Public Works Director, will assist in presenting
this item.

26 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
28 HEARING. COUNCILMEMBER SWEETEN SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 Adam Cowie, City Administrator, led this agenda item by explaining over the last
32 few months the Council has discussed possible updates and changes to the cemetery
ordinance to allow longer-term display of headstone decorations at the cemetery and to
34 help clarify display regulations to help assure better care and efficient maintenance of the
cemetery. He noted that Brad Jorgensen, Public Works Director and Cemetery Sexton is
36 also in attendance tonight to answer any questions. Mr. Jorgensen also introduced
himself and gave a brief background to the Council.

38 Mr. Cowie noted these word changes provide a balanced approach to allowing
items at the cemetery without being burdensome to maintain and which are congruent
40 with the desired upkeep for the grounds. He noted once approved, the old policy signs
will be removed from the cemetery and the new signage with updated policies will be
42 installed near the entrance and at the back of the cemetery. He then referenced the
ordinance changes followed by some general discussion. He noted these changes loosen
44 it up a bit and allows for more flexibility for patrons but still protects the city.

46 Councilmember Lundberg thanked staff for their hard work on the ordinance
noting they have done a great job addressing all of the issues that were causing concerns
and she feels this is sensitive to the needs of the patrons. Mr. Jorgensen added that he also

2 appreciates staff and their work on the ordinance changes and feels this respects the
patrons and also works well for the maintenance of the cemetery.

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

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8 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC
HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

14 COUNCILMEMBER LUNDBERG MOVED TO APPROVE ORDINANCE
#2016-20-O UPDATING THE DECORATION POLICIES FOR THE CEMETERY.
16 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

18 COUNCILMEMBER BEAN AYE
COUNCILMEMBER LUNDBERG AYE
20 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
22 COUNCILMEMBER SWEETEN AYE
THE MOTION CARRIED UNANIMOUSLY.

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26 **7. Review & Action – Pleasant Grove/Lindon Chamber of Commerce Board.**

The Council will review and consider appointment of Councilmember Jake Hoyt
as the Lindon City council representative on the Pleasant Grove/Lindon Chamber
of Commerce Board of Directors.

30 Mr. Cowie began by stating Councilmember Jake Hoyt has previously been
assigned by the Mayor to assist with the City's interest in the Utah Valley Chamber of
32 Commerce. He noted the Lindon Council recently decided not to continue its
membership focus with the UV Chamber and to focus on a new joint effort with the
34 Pleasant Grove/Lindon Chamber of Commerce. He noted that Councilmember Hoyt has
served as a private businessman on the Pleasant Grove Chamber in the past and the City
36 Council has already discussed appointing Councilmember Hoyt to the new PG/Lindon
Chamber Board of Directors. He noted this action tonight is required to appoint
38 Councilmember Hoyt as the Lindon City Council representative to the Board of
Directors.

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

42
44 COUNCILMEMBER SWEETEN MOVED TO APPROVE THE
APPOINTMENT OF COUNCILMEMBER JAKE HOYT AS THE CITY COUNCIL
REPRESENTATIVE ON THE PLEASANT GROVE/LINDON CHAMBER OF
46 COMMERCE BOARD OF DIRECTORS. COUNCILMEMBER BRODERICK
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

2 COUNCILMEMBER BEAN AYE
COUNCILMEMBER LUNDBERG AYE
4 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
6 COUNCILMEMBER SWEETEN AYE
THE MOTION CARRIED UNANIMOUSLY.

8

8. **Review and Action – 2017 Lindon City Public Meeting Schedule.** The Council will review and consider the proposed 2017 Lindon City Public Meeting Schedule.

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Mr. Cowie explained that State law requires that the City adopt a meeting calendar schedule prior to each calendar year. He then referenced the proposed meeting 2017 calendar. He noted meetings that fall on holidays, election dates, or during Lindon Days have been removed from the schedule. The Council then reviewed the meeting schedule and discussed any needed changes or conflicts agreeing that the schedule can be amended if needed. Mr. Cowie noted the Planning Commission will review and approve the schedule at their next meeting.

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

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COUNCILMEMBER HOYT MOVED APPROVE THE 2017 LINDON CITY PUBLIC MEETING SCHEDULE. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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COUNCILMEMBER BEAN AYE

COUNCILMEMBER LUNDBERG AYE

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COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

30

COUNCILMEMBER SWEETEN AYE

THE MOTION CARRIED UNANIMOUSLY.

32

COUNCIL REPORTS:

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Chief Cullimore – Chief Cullimore had nothing to report.

36

Councilmember Hoyt – Councilmember Hoyt reported the Historic Preservation Commission met last week and noted the Mayor appointed two new members who are excited and willing to serve. He also reported the Annual Christmas Tree Lighting Ceremony will be held on Monday, December 5th. Councilmember Hoyt mentioned the Historic Preservation Commission would also like to be involved and to be kept apprised of any issues of historical importance in the city. He also reported Josh Walker has been hired as the new Executive Director of the PG/Lindon Chamber noting he will do a great job in this capacity.

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2 **Councilmember Broderick** – Councilmember Broderick reported that the new pickle
4 ball courts are completed and are great and well appreciated. He suggested putting the
PARC tax signage up at the courts and to also have a grand opening/open house.

6 **Councilmember Bean** – Councilmember Bean mentioned the joint work session tonight
8 on the general plan was beneficial and he appreciates everyone’s efforts. He noted it
would be good to have the zones match the general plan especially on the west side and
feels it deserves time for discussion.

10
12 **Councilmember Lundberg** – Councilmember Lundberg reported she took a tour of the
public safety building along with Councilmember Bean and Councilmember Sweeten,
14 Mr. Cowie and Chief Cullimore. She noted the building is coming along and it will be
great facility and an asset to the community. She also reported there were long election
16 lines and she appreciates the good voter participation. She also mentioned there has been
feedback from residents about the pathway lights at Fryer Park being very bright and
18 questioned if there is any way to dim them. Mr. Cowie stated they are currently checking
into that issue to add dimmers and timers to the lights. She also reported she notified the
Tree Board that the Mayor read the Arbor Day Proclamation and they were very pleased.
20 She mentioned the Lindon Chamber Music Society children’s choir will be performing at
the Cultural Arts Auditorium on Thursday at 6:00 pm. Councilmember Lundberg also
22 brought up the discussion of zoning and the General Plan pointing out it is important that
we cherish animal rights in Lindon and also to be sensitive as the demographics are
24 changing. She noted she is open to looking at other types of housing, when it makes sense
and benefits the community, as that is what makes Lindon unique. She would also like
26 the Council to consider the overall protection of the city in discussing the general plan.

28 **Councilmember Sweeten** – Councilmember Sweeten reported he attended a board
meeting Monday at the North Pointe Solid Waste District where they reviewed the
30 budget and they are looking good financially. He noted the purchase of the land fill is
complete. He also asked Brad Jorgensen, Public Works Director, for an update on the
32 new hire positions at Public Works. Mr. Jorgensen stated they had the first rounds of
interviews yesterday and they will be making a decision soon.

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36 **Mayor Acerson** – Mayor Acerson reported on the upcoming Thanksgiving Dinner
noting the plans are in place and it is coming together. He also reported he will be
attending the meeting of the North Utah Valley Animal Shelter on Thursday at 10 am in
38 the City Council Chambers. He also noted there is a UIA meeting tomorrow noting the
Executive Director will be coming on the 20th to give an update. Mayor Acerson also
40 reported that UTA is in the process of approving next year’s budget noting it appears to
be pretty standard and looks appropriate. He advised the Council to let him know of any
42 concerns or issues. He also reported he will be attending the IHC Outreach meeting on
Thursday.

44 **Administrator’s Report:**

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

2 **Misc. Updates:**

- 4 • November newsletter
- 4 • January newsletter article: Councilmember Lundberg - Article due to Kathy Moosman the last week in December.
- 6 • The Audit is complete for FY2015-16 and will be presented December 6th.
- 8 • Sewer Lift Station #7 (Ivory lift station) – The plans are approved by the State. The plans will be going before the Planning Commission on November 22nd.
- 8 • Update was given on Shadow Mountain
- 10 • Misc. Items:

12 **Upcoming Meetings & Events:**

- 14 • November 24th – Thanksgiving Dinner event at Community Center
- 14 • November 24th & 25th – City offices are closed.
- 16 • December 5th – Tree Lighting Ceremony at the Community Center

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

20 **Adjourn** –

22 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
24 AT 8:10 PM. COUNCILMEMBER SWEETEN SECONDED THE MOTION. ALL
24 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26 Approved – December 6, 2016

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor