

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, February 7,**
4 **2017, 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: Cody Mason, Boy Scout
10 Invocation: Jake Hoyt, Councilmember

12 **PRESENT** **EXCUSED**

12 Jeff Acerson, Mayor
14 Van Broderick, Councilmember
Matt Bean, Councilmember
16 Carolyn Lundberg, Councilmember
Jacob Hoyt, Councilmember
18 Dustin Sweeten, Councilmember
Adam Cowie, City Administrator
20 Cody Cullimore, Chief of Police
Kathryn Moosman, City Recorder

- 22
1. **Call to Order/Roll Call**– The meeting was called to order at 7:00 p.m.
 - 24
 2. **Presentations/Announcements** –
 - 26 a) **Mayor/Council Comments** – There were no announcements at this time.
 - 28 3. **Approval of Minutes** – The minutes of the regular meeting of the City Council
meeting of January 17, 2017 were reviewed.

30

COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES
32 OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 17, 2017 AS
PRESENTED. COUNCILMEMBER SWEETEN SECONDED THE MOTION. THE
34 VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BEAN AYE
36 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. **Concept Review — Center Street & 25 South Main.** The Council will hear and
4 provide feedback to the applicant, Bryant Christensen, CL Christensen
6 Brothers, regarding a proposed Senior Apartment and Townhome concept located
8 at Center Street and 25 South Main St. The proposal would require a new
10 ordinance. Portions of the property are in the General Commercial (CG) zone,
12 Senior Housing Overlay (SHFO) zone, and the Single-family Residential (R1-20)
14 zone. The current regulations of the SHFO zone can be found in Lindon City Code
16 17.75. The General Plan Land Use Map identifies this area as Commercial and
18 Residential Low. The Planning Commission will review the concept at their first
20 meeting in February. No motion is necessary as this item is for discussion only.

22 Brandon Snyder, Associate Planner, began this discussion by reminding the
24 Council a Concept Review allows applicants to quickly receive feedback and comments
26 on proposed projects from the Planning Commission and/or City Council. No formal
28 approvals or motions are given, but general suggestions or recommendations are typically
30 provided. He noted due to timing issues this item is coming before the Council first and
32 the Planning Commission will review the concept at their first meeting in February. He
34 noted the applicant, Mr. Bryant Christensen, is in attendance tonight representing this
36 application and to answer any questions from the Council.

38 Mr. Snyder went on to say this proposal is located at approximately 25 S. Main
40 Street and would require a new ordinance. Portions of this property are currently in the
42 General Commercial (CG) zone, Senior Housing Overlay (SHFO) zone, and the Single-
44 family Residential (R1-20) zone. The General Plan Land Use Map identifies this area as
46 Commercial and Residential Low. Mr. Snyder then turned the time over to the applicant
for comment.

2 Mr. Christensen addressed the Council at this time and described his proposed
4 project in detail. He noted they previously purchased the property (3 acres) at the same
6 time the senior housing proposal was presented several years ago and since that time the
8 Scott family has decided to list their family property which is adjacent to their property.
10 Mr. Christensen explained they are trying to work the two projects together and they have
12 talked with staff on several different concepts. He pointed out with the school and
14 community center in close proximity the idea would be to have townhomes for sale that
16 would be managed by a homeowners association (HOA) in a unified effort with the senior
18 housing project.

20 Mr. Christensen stated they have discussed some different ideas including this
22 proposal with a central park location that everyone in the community would have access to
24 with walking paths etc. The units will be front facing to Center Street and Main with the
26 garages behind to give it a more open feel. He also presented photos and examples at this
28 time. He explained they feel this will be a nice transition to the residential that is currently
30 there and will create a nice walkable facade and also provide a nice street front. They do
32 not own the two (2) neighboring properties and would have to make arrangements with
34 them on the concept plan or zone change of which one portion is zoned senior housing. He
36 added this will be single family housing and will provide a nice buffer to State Street. He
38 pointed out there is not much interest in a large commercial use at this location (State
40 Street).

2 At this time the Council discussed this proposal at length with Mr. Christensen
including discussion on landscaping, setbacks and fencing and the zoning on the
4 property. They also discussed the timeline of the senior housing overlay and the existing
senior housing facility proposals. Mr. Snyder stated part of their discussion included
6 whether or not the Council feels it is beneficial to retain the commercial lots on State
Street as it is currently part of the senior housing overlay zone. Mr. Christensen suggested
8 there may be some trade-offs dependent on the Council's point of view as the senior
housing zone extends to State Street and would potentially give some commercial back of
10 which the city is limited on anyway and would also be providing housing. He noted they
were approved for 105 units but may just do 80 (minimum) just so it functions properly;
12 they may have to juggle some of the space there. Mr. Snyder pointed out the potential
benefits may include a commercial lot, compact design, efficient use of the site, central
14 location, housing options, transition between residential and commercial properties, and
front porch layout.

16 Councilmember Sweeten asked what the Council's thoughts are on this proposal
and if it should be treated the same as the "Hatch" piece as the Council has been hesitant in
18 the past in taking standard residential to a higher density. Councilmember Lundberg stated
she was originally open to the Hatch piece with the buffering and medium density in the
20 back. She noted she served on the Planning Commission when this came through before
and some of the reasons that it was even considered to allow it by means of the senior
22 housing overlay was because of the uniqueness of the property and its practicality to
aggregate all of the different homeowners who were not willing to work with the project at
24 that time because of the proximity with the schools, traffic and State Street you would not
get high end homes in there.

26 Mayor Acerson pointed out that part of the challenge with the school to the north is
with the parking and it becomes an issue. He also mentioned there is a possibility that the
28 school district may upgrade the elementary school in the future.

Mr. Christensen stated they will build within the current code but they are more
30 interested with how the Council feels about townhomes to the north. Councilmember
Lundberg then referred to the R2 overlay map that allows multi-family housing throughout
32 the city. Mr. Snyder stated that would limit the number of units they could have.

Councilmember Bean commented that he is not concerned about the townhomes
34 because of the location and he is more open to this because of the surrounding uses
currently there. He did point out that the two properties may be problematic.

36 Councilmember Hoyt stated he is a little hesitant regarding the northern part of the
property because of the density. He realizes with a trade-off we may get a little general
38 commercial if we have some concessions and do the townhomes and he would take that
into consideration. However, with the approval of the Ivory Development and the amount
40 of high density going in there and because there are areas in the city where high density fits
better to the proximity to State Street, it is certainly something to take into consideration.
42 He also pointed out that adding townhomes will not help the traffic issues at all. This
property is one of those segments that is more traditional Lindon and more little bit of
44 country and he may not be willing to go above the senior housing overlay maximum.

Councilmember Broderick agreed with Councilmember Hoyt's comments and
46 expressed his concerns about the parking. He would not be inclined to go to the density
greater than the senior housing overlay and would want to stay in that level.

2 Councilmember Sweeten stated as a general rule he would be opposed to anything
in the R1-20 going with any higher density. However, he does like the possibility of getting
4 back some commercial which is the only thing that makes this interesting and something to
even consider .

6 Councilmember Lundberg commented that she likes the photograph with the park
like atmosphere and also the parking within the property rather than on the street. She
8 added she is not sure regarding the quantity of the townhomes but she is open to the general
concept.

10 Mayor Acerson commented that he feels the Council has given Mr. Christensen
some good feedback and suggestions. Mr. Christensen thanked the Council for their
12 comments noting he will take them into consideration. Mayor Acerson then called for any
further comments or discussion from the Council. Hearing none he moved on to the next
14 agenda item.

- 16 4. **Discussion Item — General Plan Industrial Zone Review.** The Council will
receive information regarding the current Lindon City General Plan specifically
18 industrial land use designations. No formal action will be taken at this time.

20 Hugh Van Wagenen, Planning Director, gave some background of this agenda
item explaining in preparation for updating the General Plan staff will be presenting a
22 number of review sessions based on the existing General Plan. He pointed out this is
intended as a review only with no updates, amendments, or changes being presented
24 tonight as it is such a large document. He added he hopes that this review will lay the
groundwork for discussing the upcoming General Plan update.

26 Mr. Van Wagenen further explained in order to become familiar with the purpose
and goals of the different non-residential land use designations in the City, he has
28 provided excerpts from the current General Plan and a 20 year map history of designated
General Plan land uses for review. He noted that review of these documents will allow
30 the Council to observe how the land use designations have changed with subsequent
General Plan updates since 1995. Mr. Van Wagenen mentioned during their discussion
32 the Planning Commission was very interested in the history of the General Plan at a map
and land use level.

34 At this time Mr. Van Wagenen presented additional documents including
information regarding property taxes, sales tax, and other relevant information regarding
36 land use impacts. He pointed out that the General Plan is intended as a guiding document.

38 Mr. Van Wagenen then referenced the following attachments followed by discussion:

- 40 1. Current General Plan (2011) text on commercial/industrial land uses
2. 1995 General Plan Land Use Map
- 42 3. 2001 General Plan Land Use Map
4. 2006 General Plan Land Use Map
5. 2011 General Plan Land Use Map
- 44 6. 2016 General Plan Land Use Map

46 There was then some lengthy discussion amongst the Council regarding the
General Plan Update. The discussion focused around mixed commercial and industrial

2 land use designations specifically. Mr. Van Wagenen then directed the Council to let him
4 know of any questions or concerns they may have for future discussion on the General
Plan Update.

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

8 **5. Public Hearing — Ordinance Changes to Commercial Design Guidelines –**
Ordinance #2017-1-O. Lindon City staff requests a revision to Chapter V.
10 Architectural Character regarding massing and orientation; windows and doors;
12 roofing; mechanical areas. Following review the Planning Commission
recommended approval with a four to one vote.

14 COUNCILMEMBER SWEETEN MOVED TO OPEN THE PUBLIC
HEARING. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
16 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18 Mr. Van Wagenen explained this is a continuation from the 700 North Steering
Committee suggestions and recommendations regarding the future development of the
20 700 North commercial corridor. One of the recommendations was to amend the existing
Commercial Design Standards to reflect additional standards regarding building
22 articulation and façade variation, screening of mechanical equipment, and building
entryways. He noted these changes are meant to increase the architectural quality of new
24 commercial development within Lindon.

26 Mr. Van Wagenen stated the Planning Commission recommended approval with
4-1 vote with Commissioner Johnson voting nay because the ordinance takes an already
restrictive document and makes it more restrictive. There was also concern from
28 Commissioner Johnson that increased design standards limit the ability of small business
owners to develop smaller lots along State Street due to cost constraints.

30 Mr. Van Wagenen then presented the architectural standards that were presented
by the committee for consideration. He also referenced the slides in question. He noted
32 that new wording has been added to Section V. Architectural Character which is intended
to reflect the suggested changes to the Standards. He noted the Committee suggestions
34 included several pictures to demonstrate the desired architectural feature and no
additional pictures have been added to the Commercial Design Standards, although that is
36 a possibility. He pointed out that although originating with the 700 North Committee,
these changes would be applicable to all new development in every commercial zone
38 within the City, not strictly the Lindon Village Commercial zone. Mr. Van Wagenen
then referenced the changes in the guidelines and the mapped areas followed by
40 discussion. Mr. Van Wagenen noted one of the tricks is how to keep the flow and
continuity as to not feel too abrupt with the changes but they could pull it out and put into
42 a different chapter for the LVZ. Mayor Acerson called for any public comment at this
time.

44 Lindon residents in attendance, Krisel and Mike Travis, addressed the Council at
this time. They expressed concerns that these changes limit the ability for creative design
46 in Lindon and concerns that the standards were too conservative and restrictive in
general. Mr. Travis also pointed out these are standards not guidelines. He added that

2 this comes down to mandated materials that are 10 plus years old where there are now
4 new building materials. He noted there are others ways to achieve the look without
mandating and there has to be some give and take so he suggested honing in on the
document and tightening up the verbiage from 10 years ago.

6 Councilmember Lundberg mentioned the four (4) suggestions from the committed
included in the document that will allow flexibility followed by discussion:

- 8 1. Building Articulation
- 10 2. Screening of Mechanical equipment
- 12 3. Building Entry ways
- 14 4. Variations of roof lines

16 There was then some additional discussion amongst the Council regarding this
18 proposal. The discussion focused around whether or not these changes should be applied
City wide or just in the Lindon Village Commercial zone, and whether any design
standards were appropriate at all. Mr. Van Wagenen stated we are building off of a
historical document (since 2006) and adding to that document to enhance it as to not be
more restrictive. Mr. Van Wagenen stated we could also approach an architectural firm
with the changes suggested and look at the costs to provide for more informational
purposes. Mayor Acerson suggested continuing this item for more discussion and a little
more information and the time needed to make a decision on these proposed
amendments.

22 Mr. Van Wagenen stated staff will quantify the changes in articulation (visuals,
24 costs, and how it applies to different areas i.e., Geneva Road and State Street) and bring it
back before the Council for further discussion.

26 Mayor Acerson called for any further public comments at this time. Hearing none
he called for a motion to close the public hearing.

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

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

36 COUNCILMEMBER LUNDBERG MOVED TO CONTINUE ORDINANCE
2017-1-O THE PROPOSED COMMERCIAL DESIGN STANDARDS AMENDMENT.
38 COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

40 COUNCILMEMBER BEAN	AYE
COUNCILMEMBER LUNDBERG	AYE
42 COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
44 COUNCILMEMBER SWEETEN	AYE

THE MOTION CARRIED UNANIMOUSLY.

46 **6. Review and Action — Planning Commissioner Appointment.**The City Council

2 will review and consider Mayor Acerson's recommendation to appoint Mike
4 Vanchiere of 259 North 1090 East to serve as a new Planning Commissioner for
Lindon City starting February 16, 2017.

6 Mr. Van Wagenen stated at the Mayor's recommendation staff is requesting
8 approval to appoint Mike Vanchiere to serve as the new Planning Commissioner for a
three year term beginning February 16, 2017. He noted Mr. Vanchiere is excited and
10 willing to serve in this capacity. Mr. Van Wagenen stated once approved the Mayor will
sign the appointment letter which will be sent to Mr. Vanchiere.

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 MIKE
VANCIERRE TO THE PLANNING COMMISSION FOR A THREE YEAR TERM.
16 COUNCILMEMBER HOYT 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.

24

COUNCIL REPORTS:

26

Chief Cullimore – Chief Cullimore announced his retirement as of February 7, 2017 to
28 pursue other interests and to spend time with his family. He noted he has 36 years of
service in law enforcement and is looking forward to retirement and spending time with
30 his family. He thanked the Council for all of their support and friendship over the years.
The Mayor and Council expressed their appreciation and thanks to Chief Cullimore for
32 his years of service to the community. Mr. Cowie noted a retirement open house will be
held for Chief Cullimore on February 25th.

34

Councilmember Hoyt – Councilmember Hoyt reported he attended the Chamber of
36 Commerce annual awards ceremony along with Mayor Acerson noting it was well
attended. He also mentioned the camaraderie and synergy between the businesses and
38 this partnership is doing great.

40 **Councilmember Broderick** – Councilmember Broderick reported he attended the North
Union Irrigation shareholders meeting along with Adam Cowie and they are pleased with
42 their responses as they want to do a \$15,000 match to do the liner on the canal. He also
reported we are doing well with water at 167% statewide and it will be an above normal
44 year. They are optimistic about the water outlook and hopefully it will maintain.

46 **Councilmember Bean** – Councilmember Bean expressed his appreciation of the
involvement of the Council in all of their various duties and responsibilities.

2 **Councilmember Lundberg** – Councilmember Lundberg mentioned an article about
4 Utopia and Orem’s obligation. She also reported she attended a meeting with Vision
6 Utah along with Hugh Van Wagenen that was very informative. There was discussion on
how to create quality communities. She noted they looked at a model case study from
Santaquin City that may be something the Council should look at.

8 **Councilmember Sweeten**– Councilmember Sweeten reported he attended a meeting at
10 the North Pointe Special Service District where he was appointed as an alternate to the
new Air Board. He noted things are going well there financially and they are looking
12 good.

14 **Mayor Acerson** – Mayor Acerson reported he attended the transportation meeting where
UDOT, MAG and UTA provided a presentation on funding of roads followed by a good
16 discussion. He also mentioned the League meetings are coming up in April.

18 **Administrator’s Report:**

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

Misc. Updates:

- 20 • January newsletter
- 22 • March newsletter article: Councilmember Bean- Article due to Kathy Moosman
last week in February.
- 24 • City Center Elevator remodel - have a draft on the plans.
- Public Safety Building – Ribbon cutting and open house on February 21st.
- 26 • Budget Kick-off meeting – February 9th (Thursday) at 6:00pm
- Legislative updates – HB164 and HB20
- Real Estate Purchase – Geneva Property update
- 28 • Update on Chlorination – 50% done on well upgrades
- Misc. Items

30

Upcoming Meetings & Events:

- 32 • January 16th – City offices closed for Presidents Day

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

36

Adjourn –

38 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 10:15 PM. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. ALL
40 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42

Approved – February 21, 2017

44

Kathryn Moosman, City Recorder

46

Jeff Acerson, Mayor