

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, October 4,**  
3 **2011** at Lindon City Center, City Council Chambers, and 100 North State Street, Lindon,  
4 Utah.

5 Conducting: Bruce Carpenter, Mayor Protem  
6 Pledge of Allegiance: Kyle Wilson, Scout Troop 1344  
7 Invocation: Mark Walker, Councilmember

8 **PRESENT**

9 Bruce Carpenter, Mayor, Protem  
10 Jerald Hatch, Councilmember  
11 Bret Frampton, Councilmember  
12 Mark L. Walker, Councilmember  
13 Ott Dameron, City Administrator  
14 Adam Cowie, Planning Director  
15 Cody Cullimore, Chief of Police  
16 Kathryn A. Moosman, City Recorder

8 **ABSENT**

9 Mayor Dain  
10 Lindsey Bayless, Councilmember

17 The regular meeting was called to order at 7:05 p.m.

19 **REPORT**– A status report for the Lindon Heritage Trail will be given by the engineers  
20 designing the project and the public information firm working with the residents.

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23  
24 Mark Christensen, Lindon City Engineer, was present to give a status report on  
25 the Lindon Heritage Trail. Mr. Christensen began the discussion by stating that Mr.  
26 Cowie had prepared a power point presentation to help guide and inform the Council on  
27 the status of the Lindon Heritage Trail. Mr. Christensen also reported that the Lindon  
28 Heritage Trail is the second phase of a Federally Funded Trail Project; with the first  
29 phase being from Canal Drive to 800 West, which was constructed a few years ago. He  
30 further discussed that the second phase will carry the trail from 800 West, from Lakeview  
31 Road, down to 200 South to the west side of Geneva Road, south under the freeway, and  
32 then west, generally along the drainage, out to a point by the west edge of the large  
33 wetlands. From that point on, a separate project with Orem and Lindon City jointly, will  
34 extend the trail to Pioneer Lane. Mr. Christensen noted that a big part of projects like this  
35 is to obtain the easements and any right of ways that are needed for the trail. He further  
36 noted that the necessary easements and right of ways have been acquired along the  
37 sections of 800 West and 200 South.

38 Mr. Christensen stated that the cross section of the trail in this area is a little  
39 different than what is in the residential areas where the trail exists; the trail has been  
40 moved two (2) feet away from the right of way line, mostly because of the utility  
41 conflicts, utility poles, etc., so there will be some clear area next to the trail. He went on  
42 to say that in the west part, in the industrial area, there are still some right of way and  
43 easement issues to be accomplished there, but the project is moving along and he does  
44 not see any insurmountable problems. Mr. Christensen also noted that the design is  
45 virtually done; they had a meeting with UDOT to review the 90% advertising package,  
46 which is all there and 90% complete, so the last few items will be finished this month,

2 and then it will be ready to advertise to bid for construction. The cross section in the  
3 industrial area is not adjacent to a street, so what is there will be a 12 ft. wide asphalt  
4 surface as opposed to the 10 ft. in the residential areas; this is designed to adequately  
5 handle maintenance vehicles and other heavy loads. Mr. Christensen went on to discuss  
6 the bridge (Mountain States Steel, in Lindon, has volunteered to help supply and  
7 construct a portion of the bridge), which will be a steel bridge with concrete abutments.  
8 Mountain States Steel will come in with a crane and set the prefabricated steel bridge  
9 (approximately 50 ft. long). He did mention that there are a few details that need to be  
10 worked out with the City; and JUB is also working out some items, but this is a  
11 considerable benefit to the project (around \$100,000 savings). Mr. Christensen further  
12 noted that the project advertising will go out in the fall of 2011 and also stated that the  
13 key issue is to have all of the right of ways acquired before the advertising begins, and  
14 construction will begin in the spring/summer of 2012.

14 Mr. Christensen asked if there were any questions. He also mentioned that the  
15 Federal Funds for trails have accumulated over a number of years, and there is a local  
16 match required to this funding, and Lindon has not had to outlay any cash because of the  
17 value of the land purchased from Anderson Geneva Development; which will be used for  
18 the trail project, the value of that counts as does the local match, so the outlay by Lindon  
19 City is nothing. Mr. Christensen also noted that the City should be good, funding wise,  
20 with enough money in the project to do everything that needs to be done on the project.

21 Mayor Protem Carpenter asked if there were any citizen comments. Utah County  
22 Commissioner Ellertson was in attendance and asked what the projected time table is to  
23 get the project to the lake. Mr. Christensen replied that there is currently not enough  
24 funding to get the trail to the lake; that we are about ¼ mile away. Mr. Christensen also  
25 brought up another issue; they are actively working with Bret Hunter at Rocky Mountain  
26 Power, to get access through their property, and to possibly have it donated by them. He  
27 further noted that Mr. Hunter feels that this will very likely happen, but it will take time.  
28 Mr. Christensen also added that if the property is donated, there may be an opportunity, if  
29 it happens soon enough, to add some of that trail to this project under the same contract,  
30 which could get the trail to 2000 west Lindon. He then mentioned that 200 south is a  
31 busy and heavily traveled road, and as they contemplated the long term use of the trail,  
32 representatives from City Staff felt that it would be better for the trail to jog around where  
33 there is a better environment than along a busy road; where there is wildlife, nature, trees,  
34 streams etc. and that this adds a unique element to the trail.

35 Mayor Protem Carpenter thanked Mr. Christensen for his report and asked for any  
36 further comments, being none he moved on to the next agenda item.

38 **MINUTES** – The minutes of the regular meeting of the City Council held on September  
39 20, 2011 were reviewed.

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41 COUNCILMEMBER FRAMPTON MOVED TO APPROVE THE MINUTES  
42 OF THE REGULAR MEETING OF SEPTEMBER 20, 2011 WITH CORRECTIONS.  
43 COUNCILMEMBER HATCH SECONDED THE MOTION. THE VOTE WAS  
44 RECORDED AS FOLLOWS:

46 COUNCILMEMBER CARPENTER AYE

2 COUNCILMEMBER HATCH AYE  
3 COUNCILMEMBER FRAMPTON AYE  
4 COUNCILMEMBER WALKER AYE  
5 THE MOTION CARRIED UNANIMOUSLY.

6 **OPEN SESSION** – Citizen Comments

8 Mayor Protem Carpenter called for comments from any audience member who  
9 wished to address an issue not listed as an agenda item.

10

11 Lindon City resident and former Councilmember, Toby Bath, approached the  
12 Council. Mr. Bath had some questions about accessory apartments in regards to them  
13 being detached from the house. He then discussed the hardships that are currently an  
14 issue in our country, and how financially it is getting harder for people to accomplish  
15 things. Mr. Bath stated that the reasons he has brought this question to the Council is  
16 because there are lot of new baby boomers with aging parents and it is getting harder to  
17 take care of them because of costs and expenses that they cannot afford.

18 Mr. Bath went on to say that his question is about Mother-in-law apartments,  
19 which are detached dwellings which are not further away than 15 feet from the home  
20 with a breezeway. He then mentioned his own situation; he lives in a small home and has  
21 a mother-in-law who is sick and in need of constant care. Mr. Bath had looked at  
22 building on to the back of his house to add an accessory apartment, but all of his living  
23 space is on the east side of the house, which would be very costly and expensive and  
24 would not work; ultimately it would be easier to build an out building for his mother-in-  
25 law to live in than to add on to his home. Mr. Bath stated that he would ask the Council  
26 to look at this issue and re-consider the possibility of allowing detached accessory  
27 apartments and to change the ordinance.

28 Councilmember Walker stated that this is an issue that needs to be looked at and  
29 the Council needs to think about making some changes to the ordinance. He further  
30 noted that this concept idea of generational housing is coming soon, and this is something  
31 he believes in. Councilmember Walker reiterated that this issue needs to be addressed  
32 sometime soon, and there are a lot of residents in the community that this issue affects.  
33 Mayor Protem Carpenter directed Mr. Bath to schedule a meeting with Mr. Cowie to  
34 discuss what kind of changes may be necessary; Mr. Cowie can then draft a report for the  
35 Council to review. Mayor Protem Carpenter directed Mr. Cowie to draft a list of  
36 elements of current law that might need to be considered to accommodate this issue and  
37 report back to the next Council meeting to give the Council a better sense on how to give  
38 direction; he also noted that Mayor Dain should be in attendance. Mr. Bath thanked the  
39 Council and stated that he would meet with Mr. Cowie.

40 Mayor Protem Carpenter asked if there were any other comments, being none he  
41 moved on to the next agenda item.

42

43 **MAYOR'S COMMENTS/REPORT** – Mayor Dain was absent.

44

45 **CONSENT AGENDA** –

46

No Items.

**CURRENT BUSINESS** -

1. **Concept Review** – *Pull-N-Save Auto Parts Salvage Yard, 1411 West 200 South* – This is a request by Kelly Pierson with “Pull and Save” for the City Council’s review and feedback concerning an automotive parts and recycling facility in the LI (Light Industrial) zone at approximately 1411 West 200 South. The Standard Land Use Table would need to be amended by ordinance to permit this type of facility in the city.

Mayor Protem Carpenter invited the applicants forward. Mr. Cowie opened the discussion by stating this is a request by Kelly Pierson, with Pull and Save Auto Parts Salvage Yard in West Valley City, for review of a concept plan for a proposed automotive parts and recycling facility in the LI (Light Industrial) zone. He further noted that Mr. Pierson is here to receive feedback and input from the Council regarding this Concept Plan. The applicant is interested in a vacant parcel located on the west side of I-15 and south of 200 south. He also noted that staff feels this type of facility is most similar to a “wrecking yard”, which is currently not permitted in the Standard Land Use Table in any zone within Lindon City.

Mr. Cowie further discussed that this facility is unique because it is a self service oriented use where the customer brings in their own tools and pulls the parts from the vehicles themselves. He also noted that the applicant had met with the Planning Commission and discussed the site, (12 acre parcel), which would utilize the whole acreage. The concerns the planning commission had would be the conditions i.e., noise, pollution, fencing, hazardous materials, etc., but were generally in agreement to possibly entertain the concept. Mr. Cowie encouraged the applicant to come to City Council for their feedback. The Planning Commission commented that they did not want to have this type of facility on the freeway corridor, where it would be visible from the freeway. Mr. Cowie also noted that staff has spoken with the Planning Director at West Valley City about the conditions of their approval there with questions ranging from containing hazardous materials to fencing and accumulation of stacked materials etc. Mr. Cowie then showed photos of the West Valley City facility.

Mr. Cowie went on to say that Mr. Pierson’s family has owned and operated this type of business since 1919, with facilities in both Arizona and in Utah. Mr. Cowie noted that the operation consists of removing all hazardous materials before the cars are set in the yard, with the cars being recycled after being in the yard for approximately 60-90 days. The applicant stated that ½ of their operation is recycle and the other ½ retail sale of parts, which is self service, and is also less expensive than full service yards. He also noted that there is an 8 ft high fence at the facility in West Valley City and they do not stack the vehicles. He further noted that they have been in operation in West Valley City for 6 ½ years and occupy 17 acres, and part of that acreage is wetlands, so it is not all usable. Mr. Dameron asked the applicant if he had an estimate on the sales tax revenue. The applicant estimated between \$3,000-\$4,000 per month. Mayor Protem Carpenter mentioned that the challenges that are faced with these types of yards is they are viewed as highly unattractive, and it is difficult to know what they do in terms of restricting

surrounding properties. Councilmember Walker asked why they chose Lindon. Mr. Pierson stated that they had actually looked at two parcels in Lindon that would fit their requirements, and that they were looking for a specific size parcel. Mr. Pierson also stated that everything they do within their operation is environmentally safe, i.e., taking care of the hazardous fluids etc.; he also feels they provide a service by getting old vehicles off of the streets and recycling them.

Mayor Protem Carpenter stated that this concept concerns him because he is not sure how much the citizens of Lindon want something like this in the City, as opposed to outside of metropolitan area; appearance being the main reason. He further noted that the general goal is to improve the quality of the area so it will stay Light Industrial; mostly inside manufacturing. Mayor Protem Carpenter also added that each time something similar to this concept is approved; we are committing ourselves to a different course, long term, to that type of development. He also stated that there would be a lot of obstacles to overcome.

Mr. Pierson commented that West Valley City initially had some concerns about the operation being a “wrecking yard” with hazardous materials i.e., oil, antifreeze etc., but went on to say that they do operate by the book, as far as environmentally, and are also in compliance with the DMV, the State of Utah, and the EPA; everything they do is clean and green. He also pointed out that they have taken great precautions, as far as the appearance of the building, to ensure that it is organized, clean, and well taken care of, and most people don’t know what they do inside by the appearance of their building. He also pointed out that West Valley City is very happy with their operation and what they do, and they follow all conditions imposed with their Conditional Use Permit. He further noted that he would love to be here in Lindon permanently, but understands the Council’s concerns.

Mayor Protem Carpenter asked for feedback from the council. Councilmember Frampton commented he realized there would be more tax revenue for the city, but questions if the tradeoff is worth it. Councilmember Walker said he had the same feelings as the Planning Commission, that if approved with conditions, the location would be the best fit. Councilmember Hatch commented that he has no objection to the Pull and Save because it is a needful business, but not in that location.

Mayor Protem Carpenter also stated that it appears that the applicants have done what they can at this point, and the Council appreciates their input; but if this is done as a traditional “wrecking yard” there would not be any chance of approval. Councilmember Walker and Councilmember Frampton stated that they are open minded to the idea but wanted to see the operation in West Valley City before making any decisions. Councilmember Hatch and Mayor Protem Carpenter stated that they were slightly open minded regarding this concept, but would like to see the area stay Light Industrial; so this would not be the right direction that they would like to see it go. Mayor Protem Carpenter stated that the general consensus from the Council on this concept review would be 3 nays and 2 ayes. Mayor Protem Carpenter concluded by stating to the applicant that this is now their decision whether to proceed or not with this concept. He then thanked the applicants for their time and interest.

Mayor Protem Carpenter then asked if there were any further questions or comments. Being none he went on to the next agenda item.

2           2. **Review and Action** – *Utility Relocation and Reimbursement Agreement* – This is  
3 a request by staff and the Provo River Water Users Association for the City  
4 Council’s review and approval of the Utility Relocation and Reimbursement  
5 Agreement associated with the piping of the Murdock Canal.

6           Mr. Dameron stated this is an agreement to relocate the utilities under the  
7 Murdock Canal. He further noted that the City will have to pay 75% or 113,000 per  
8 year for 3 years, and settle up at the end, and if not that amount, we will be  
9 reimbursed. He went on to say that the work is ongoing and the City has been heavily  
10 involved. Mr. Dameron also noted that the 400 North Bridge was closed yesterday.

11           COUNCILMEMBER HATCH MOVED TO APPROVE THE REVIEW AND  
12 ACTION OF THE UTILITY RELOCATION AND REIMBURSEMENT AGREEMENT  
13 AND MOVE TO GIVE THE MAYOR THE AUTHORITY TO SIGN THE  
14 AGREEMENT. COUNCILMEMBER FRAMPTON SECONDED THE MOTION.  
15 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED  
16

17           3. **Review and Action** – *Easement on City Owned Property* – This is a request by  
18 staff and Craig Witham for the City Council’s review and approval of an  
19 easement for ingress and egress in to Los Hermanos restaurant associated with the  
20 UDOT State Street widening project. Lindon City owns this property for the  
21 future right of way of 400 North Street. Staff recommends approval of this  
22 request.  
23

24           Mr. Cowie stated that this is a request from Craig Witham, the owner of Los  
25 Hermanos Restaurant on State Street and 400 North. He further noted that UDOT is  
26 working with Mr. Witham to realign the entrance to Los Hermanos, and UDOT will be  
27 realigning the 400 North intersection and shifting the signal locations to align with the  
28 future road way. Mr. Cowie further noted that a few years ago the City purchased the  
29 parcel for future road right of way, and has an agreement with the Fellowship Bible  
30 Church. Currently, the entrance to Los Hermanos is so close to the intersection that it is  
31 not safe, so UDOT will close the drive entrance, which will allow the entrance to come  
32 through at the signal.

33           Mr. Cowie added that the way the agreement is written, the City is granting Mr.  
34 Witham the right to have egress and ingress through a portion of the City’s property. Mr.  
35 Dameron noted that the positives with this are that the Witham’s are in agreement, so this  
36 will allow this project on State Street to move forward. All were in agreement the  
37 entrance is very dangerous the way it currently is and this will greatly improve the  
38 conditions. The pizza factory will not be affected.  
39

40           COUNCILMEMBER WALKER MOVED TO APPROVE THE REVIEW AND  
41 ACTION OF THE EASEMENT ON CITY OWNED PROPERTY AND MOVE TO  
42 GIVE THE MAYOR AUTHORITY TO SIGN. COUNCILMEMBER FRAMPTON  
43 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
44 CARRIED  
45

- 2 4. **Review and Action** – *PE Engineering Contract Modification for the Lindon*  
3 *Heritage Trail Project* – This is a request by JUB Engineers, engineers for the  
4 Lindon Heritage Trail, for the City Council’s review and approval of a contract  
5 modification for the design and pre-construction engineering contract between  
6 JUB Engineers and Lindon City. This modification is caused by changes to  
7 design and additional right of acquisition, among other items. Staff recommends  
8 approval of this request.

9  
10 Mark Christensen opened the discussion by stating that in relation to the  
11 engineering design contract for the Lindon Heritage Trail, and the way the contracts are  
12 written with UDOT, what they are referred to are “cost plus fixed fee”. He went on to  
13 say that limits are set in the contract, and in order to spend more, they need to  
14 demonstrate why more funds and additional services are needed, and then obtain the  
15 approval. Mr. Christensen further stated that the email in the Council packets contains  
16 most of the concise explanation bullet points of what the changes are for. Mr.  
17 Christensen also added that there is a shift in the trail to avoid utility relocation which  
18 required some redesign work, as did providing the right of way acquisition services for 5  
19 more parcels and 6 more easements than what was previously scoped. He further noted  
20 that UDOT created a new quality assurance program this year that was adopted, which  
21 also added additional associated costs. He further noted that the utility companies are  
22 not paid for by the project under the franchise agreement.

23 Mr. Christensen went on to say the City is buying right of ways for three lots on  
24 the West side, which are platted lots; and in order to modify those platted lots it will  
25 require subdivision plats, as required by state law, (two plats in Lindon and one plat in  
26 Vineyard). Mr. Christensen also stated they anticipate providing approximately twenty  
27 onsite meetings with the property owners to coordinate information, prepare maps and  
28 exhibits, revise descriptions, and also to stake proposed property lines. He also noted that  
29 they will perform a “scour analysis”, which is a hydraulic analysis of the channel that  
30 evaluates how much gets washed away. Mr. Christensen also mentioned the City’s  
31 association with Mountain States Steel and the bridge design, which JUB did do some of  
32 the design work on the bridge. He also noted that the big savings on the bridge is the  
33 material, fabricating and the installation. Mr. Dameron stated that the total estimated cost  
34 of the engineering contract modification change total is \$95,755.36. Mayor Protem  
35 Carpenter stated that it is nice to know the project is moving forward, and he thanked Mr.  
36 Christensen for attending.

37  
38 COUNCILMEMBER FRAMPTON MOVED TO APPROVE THE PE  
39 ENGINEERING CONTRACT MODIFICATION FOR THE LINDON HERITAGE  
40 TRAIL PROJECT TO THE AMOUNT OF \$95,755.36 AND MOVE TO GIVE THE  
41 MAYOR AUTHORITY TO SIGN THE CONTRACT. COUNCILMEMBER HATCH  
42 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
43 CARRIED.

- 44 5. **Review and Action** – *Rules of Order and Procedure (Resolution #2011-9-R)*. This is a  
45 request by staff for the City Council’s review and adoption of Resolution #2011-9-R  
46 concerning Rules of Order and Procedure for the Lindon City Council. State law now  
requires City Council and Planning Commission to adopt rules for order.

2 Mayor Protem Carpenter stated that this review and action is concise and the  
procedures need to meet State law. Mr. Dameron noted that there were 3 different  
4 options; he chose the simple option and modified it, and the design is basically what the  
Council is currently doing.

6 COUNCILMEMBER WALKER MOVED TO APPROVE THE RULES OF  
ORDER AND PROCEDURE (RESOLUTION #2011-9-R) AND MOVE TO GIVE THE  
8 MAYOR THE AUTHORITY TO SIGN. COUNCILMEMBER HATCH SECONDED  
THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

- 10 7. **Public Hearing - Continued** –*Lindon City General Plan – Comprehensive*  
12 *Review.* The City Council will hear public comment on a comprehensive review  
of the city’s General Plan as recommended by the Planning Commission. The  
14 Council will review a comprehensive update to the new 2011 General Plan;  
including Land Use, Moderate Income Housing, Public Facilities, Parks & Trails,  
16 Environmental, and Transportation Elements. This is the fifth of several public  
hearings concerning the new 2011 General Plan for Lindon City.

18 COUNCILMEMBER FRAMPTON MOVED TO OPEN THE PUBLIC  
20 HEARING. COUNCILMEMBER WALKER SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22 Mr. Cowie opened the discussion by stating at their last meeting the Council  
24 discussion left off on the General Plan Review and the General Plan Land Use Map,  
which did not have any changes from the planning commission recommendations. Mr.  
26 Cowie further noted that he would be going through the land use elements in the code;  
one item being the R3-overlay zone, which is an overlay that has taken effect and which  
28 is no longer an overlay but an R3 zone. Mr. Cowie noted that he would like the  
ordinance and the general plan to reflect that it is no longer an overlay but an R3 zone.  
30 He went on to discuss that when the area was originally designed, the zoning was for an  
overlay where the underlying industrial or commercial could have developed had they  
32 chosen to do that as property owners to allow some flexibility; but since they chose to  
make it residential, the overlay, essentially, is not in effect. Mr. Cowie then asked the  
34 Council if that was an acceptable change. Mayor Protem Carpenter asked if this was  
acceptable to the Council. The Council was in agreement.

36 Mr. Cowie went on to discuss the objective items of the residential land use goals.  
He noted that there has been discussion regarding extending the residential area; the  
38 planning commission questioned what the flexibility would be, and if lot size was the  
only consideration or something similar to that, or maybe a master plan community. The  
40 Council was in agreement to leave the flexibility in and maintain the lot sizes. Mr. Cowie  
went on to the next item; there are currently not any standards for residential housing  
42 architectural standards, and if they are not going to be enforced then why have it in the  
code. The Council was in agreement to remove this item. Mr. Cowie went on to the  
44 next item; the R3-overlay zone and moderate income retirement housing. He noted that  
the question being: should the margin on housing requirements, as that zone extends,  
46 (similar to the Fieldstone Development) be encouraged? This is a one time only

2 opportunity, and would be rather difficult to enforce. He further stated that this would  
4 require a similar moderate income housing requirement where a certain percentage of lots  
6 have to be sold within that moderate income range. Mr. Cowie stated that this could be  
8 rephrased to allow more affordable housing, but not necessarily say that this is a  
10 moderate income housing plan. Is this something the Council would be in agreement  
12 with? The Council felt this would be a good compromise. Mr. Cowie went on to say that  
the general plan committee felt that the two biggest items, from the survey, that were  
important were open space preservation and beautification efforts. Mr. Cowie further  
noted the “Additional Land Use Interests”, section. Open space preservation is an  
important part of the community, and the characteristics that they would hope to see in  
Lindon should be sustained. Mr. Cowie noted that what came out of the survey, and the  
open space preservation goals, were three (3) objectives as follows:

1. Various Funding Considerations
2. Soliciting Land Donations,
3. Appropriating Money as necessary from the General Fund.

Mr. Cowie then asked if there were any changes, comments or concerns. He then  
went on to the beautification section where primarily landscaping and street lighting was  
addressed with three different goals to consider as follows:

1. Increased landscaping requirements along street frontages for commercial  
and industrial zones.
2. Street lighting along arterial and major collector streets.
3. Increased landscaping, trees, flowers shrubbery, in public spaces.

Mr. Cowie then moved on to the moderate income housing plan. He noted that  
the state requires that all municipalities have a plan to provide opportunities for moderate  
income housing; which is defined as 80% of the gross income in the metropolitan area to  
be affordable, based on HUD guidelines. He also noted that the city is not required to  
build those housing units but to allow the opportunity for those units to be built in the  
city.

Mr. Cowie went on to discuss the Public Facilities elements, which included the  
following changes:

1. Minor wording changes on culinary water; added in that the City will accept  
cash equivalent for water shares, which is a change that was made several  
years ago.
2. The secondary water system guidelines states we will not go beyond Geneva  
Road and we do not see it extending past there in the near future. Mr. Cowie  
added; if we are planning for future park space and residential areas on the  
west side, we may need to address adding the gray water system into the area  
beyond Geneva Road.

Mr. Cowie then went over the environmental elements section in the code, and  
stated that this section will cover possible hazards and different considerations for  
wildlife habitats, soils, flood zones, hillsides and geologic hazards. He noted that there  
were primarily two changes in this section as follows:

1. A study was done a few years ago with an engineering firm who mapped out the Wasatch fault hazard area on the foothills; this has been added to our city maps (study referenced on page #45). Also added is a recommendation for periodic monitoring of existing and known geologic slides or other measurable activities (referenced on page #46).
2. Wetlands (13 acre), where the trail will go around; is now under a conservation easement so it will never be developed. UDOT also purchased, northwest of the landfill, a 102 acre wetland bank as part of their mitigation for their freeway and highway projects.

Mr. Cowie concluded by stating the parks and trails and transportation sections will be discussed at the next meeting. Mayor Protem Carpenter asked if there were any further public comment. Being none he called for a motion to continue the public hearing.

COUNCILMEMBER WALKER MOVED TO CONTINUE THE PUBLIC HEARING OF THE LINDON CITY GENERAL PLAN COMPREHENSIVE REVIEW TO THE NEXT CITY COUNCIL MEETING. COUNCILMEMBER HATCH SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

**COUNCIL REPORTS** –

**COUNCILMEMBER FRAMPTON** – Councilmember Frampton reported on the success of the Senior Lunch Program and noted what a great program this is. He also reported that the Christmas tree has been acquisitioned. He further noted that the Tree Board will be re-staffed. Councilmember Frampton also reported that the next engineering meeting will be held on November 8<sup>th</sup> at noon.

**COUNCILMEMBER HATCH** – Councilmember Hatch had only one item to report on regarding recycling and stated that he would email Mr. Dameron the information.

**COUNCILMEMBER WALKER** – Councilmember Walker commented that he feels very strongly about Toby Bath's request at council meeting regarding accessory apartments, and feels that this issue needs to be discussed. Councilmember Walker suggested a meeting with Mr. Cowie, himself and Toby Bath to further discuss this issue and to obtain some ideas.

**COUNCILMEMBER BAYLESS** – Councilmember Bayless was not present.

**COUNCILMEMBER CARPENTER** – Councilmember Carpenter reported that the Legislature has not met and will meet in October and he will give a report at the next

meeting. He also reported that Utopia and UIA are moving as fast as they can to execute the plan to get returns to make it viable; Lindon has not been the “hot spot” at this point, however Lindon has the most subscriptions.

**ADMINISTRATOR’S REPORT** – Mr. Dameron reported on the following items:

- Candidate and Staff Briefing is on October 6<sup>th</sup> at 6:00 p.m. in the City Council Chambers.
- Meet the Candidate Night for the General Election is on October 20<sup>th</sup> at 6:00 p.m. at the Community Center Gymnasium.
- Christmas this year is on a Sunday, recommend taking Friday and Monday. Council in agreement to take Friday and Monday.
- Christmas Party for all staff and family will be the Thursday before Christmas at noon at the Community Center.
- Murdock Canal piping project – Steve Cain has invited the Mayor and Council on a tour. The Council agreed to tour the project at their own convenience.
- LDS Ward members volunteered to help put in the sod on the repositioning of the trail, which finished the project.
- Storm water master plan will come to Council in November.
- Court will be recertified by the City Council on October 18<sup>th</sup> and is done every 4 years.
- Brian Haws, City Attorney, will bring information to the Council meeting on October 18<sup>th</sup> regarding the Lindon Water Board, (Southfield Water) this will be a two step process.
- Discussion on the “Concealed Weapons law” will be brought to the Council on the second meeting in November.

Chief Cullimore reported that the bridge has been closed at 400 North, so the traffic has been rerouted. They are anticipating the closure to last approximately one month. This issue has caused some difficulty with the schools and the traffic issues. Chief Cullimore noted that Mr. Mataele had prepared a map to show drivers the new routes. He also stated that he will have an officer there to direct traffic.

Chief Cullimore also reported that they will be holding a DUI road block on October 29<sup>th</sup> on Geneva Road. This will be held between 7:00 p.m. and 12:00 a.m. Chief Cullimore also requested approval from the Council to send Officer John Lloyd (School Resource Officer) to Las Vegas for a school conference. The total cost will be approximately \$900.00. The Council was in agreement and approved this request.

Chief Cullimore also noted that the plans are underway for the 2<sup>nd</sup> Annual Thanksgiving Dinner at the Community Center. Chief Cullimore noted that he is still compiling the information from the Drill Down for Safety and will bring that information to the Council at a later date.

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

COUNCILMEMBER FRAMPTON            AYE

2 COUNCILMEMBER HATCH AYE  
COUNCILMEMBER WALKER AYE  
4 COUNCILMEMBER CARPENTER AYE

6 THE MOTION CARRIED UNANIMOUSLY.

8 **ADJOURN** –

10 COUNCILMEMBER CARPENTER MOVED TO ADJOURN THE MEETING  
AT 10:25 P.M. COUNCILMEMBER HATCH SECONDED THE MOTION. ALL  
12 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

14 Approved – October 18, 2011

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Kathryn A. Moosman, City Recorder

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22  
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26 \_\_\_\_\_  
James A. Dain, Mayor