

2 The Lindon City Council held a regularly scheduled meeting beginning at 6:00 p.m., on
3 **Tuesday, December 19, 2006**, in the Lindon City Center, City Council Chambers, 100
4 North State Street, Lindon, Utah.

5 Conducting: Jeff Acerson, Mayor
6 Pledge of Allegiance: Toby Bath
7 Invocation: Jeff Acerson

8 **PRESENT**

ABSENT

9
10 Jeff Acerson, Mayor
11 Eric Anthony, Councilmember
12 H. Toby Bath, Councilmember
13 Lindsey Bayless, Councilmember
14 Bruce Carpenter, Councilmember
15 Ott H. Dameron, City Administrator/Recorder
16 Adam Cowie, Planning Director
17 Debra Cullimore, Deputy Recorder

Jerald I. Hatch, Councilmember

18
19 The meeting was called to order at 6:05 p.m.

20
21 **PRESENTATION** - The Mayor and City Council will be presented with the Character
22 Connection Poster Calendar by the children who created the original artwork.

23
24 Representatives for Character Connection were not present at the meeting at this
25 time. The Council will return to this item when representatives arrive.

26
27 **MINUTES** – The minutes of the regular meeting of December 5, 2006 and the Special
28 Meeting of December 6, 2006 were reviewed.

29
30 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE MINUTES OF
31 THE DECEMBER 5, 2006 MEETING. COUNCILMEMBER CARPENTER
32 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
33 CARRIED.

34
35 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE MINUTES OF
36 THE DECEMBER 6, 2006 MEETING. COUNCILMEMBER BATH SECONDED THE
37 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38
39 **OPEN SESSION** –

40
41 Mayor Acerson called for comments from any resident present who wished to
42 address an issue not listed as an agenda item. There was no public comment.

43
44 Councilmember Anthony stated that, as a resident, he would like to publicly thank
the Public Works Department for their efforts during the recent snow storm. He observed

2 that snow removal was completed in a timely and thorough manner. Mr. Dameron will
3 forward Councilmember Anthony's comments to the Public Works Department.

4 **MAYOR'S COMMENTS/REPORT** –

6 Mayor Acerson reminded Councilmembers of the family Christmas Party for City
7 staff and officials on Friday, December 22, 2006 at 12:15 p.m. at the Public Works
8 Complex.

10 **CONSENT AGENDA** –

12 No items.

14 **CURRENT BUSINESS** –

- 16 1. **Preliminary Plat** – *Creekside Meadows Residential Subdivision, Plat "B"*. This
17 is a request by Ben Probst for preliminary plat approval of Creekside Meadows
18 Residential Subdivision, Plat "B", retirement housing community, 54 lots, in the
19 R3 Overlay zone at approximately 1700 West 500 North. The Planning
20 Commission recommended approval with suggestions.

22 Ben Probst and Chad Pollard were present as the representatives for this
23 application. Mr. Cowie explained that this application is for the retirement portion of the
24 Creekside Meadows Subdivision. Fieldstone Homes sold the retirement portion of the
25 Creekside development to this developer.

26 Mr. Cowie went on to review specific elements of the proposed development. He
27 stated that 54 units are proposed, and that most are twin homes. The Development
28 Agreement requires a .88 acre open space park area in the northwest corner of the
29 development. Mr. Cowie noted that proposed configuration is based on the preferred
30 plan approved by the Planning Commission and City Council in July 2006.

31 Mr. Cowie stated that the Planning Commission directed to applicant to prepare
32 alternate proposals for the development with additional open space, as well as additional
33 visitor parking spread throughout the development. Mr. Cowie noted that 24 foot asphalt
34 street cross sections were approved as part of the Development Agreement, and the
35 Planning Commission expressed concern that on-street visitor parking may be
36 problematic if additional parking stalls were not provided in other areas of the
37 development. The Planning Commission requested that the City Council consider a
38 modification to the Development Agreement to allow some three dwelling units in an
39 effort to create space for additional parking. However, the configuration preferred by the
40 developer does not include any three dwelling units, but removes the lot lines from the
41 common areas. Using slight reconfiguration of the dwellings, the developer has allowed
42 for nine parking stalls in addition to the six stalls originally proposed. Parking stalls are
43 spread out in various locations throughout the development.

44 Mr. Cowie noted that the Development Agreement requires the developer to
45 install six foot vinyl fence around the perimeter of the development. The developer will
46 also install sod and sprinklers in the park area. The .88 acre park area will be dedicated

2 to the City, and two additional open space areas in the development will be common area
3 associated with the development, but will not be dedicated City parks. Councilmember
4 Carpenter asked if any additional landscaping will be installed in the park area. Mr.
5 Cowie explained that the park area is bordered by the Proctor Ditch, and that Fieldstone
6 will install trees along the ditch area.

7 Mr. Cowie presented concept elevations for the dwellings. Floor plans range
8 from 1500 to 1900 square feet. No basements will be allowed in this development due to
9 high ground water. Councilmember Carpenter asked the developer why his preference
10 was for twin homes rather than three dwelling units. Mr. Probst stated that twin homes
11 have a better aesthetic appearance. He also observed that combining dwellings into three
12 units does not create significant additional open space, and does not effectively address
13 the concerns expressed by the Planning Commission. He noted that slight
14 reconfiguration of the twin home layout allowed for the necessary additional parking, as
15 well as creating additional open space areas.

16 Councilmember Bayless inquired as to the reason the lot lines have been
17 eliminated from the plat. Mr. Probst explained that all common areas will be maintained
18 by a Homeowners Association. The Planning Commission expressed concern that if
19 ownership of lots is allowed, it may provide an opportunity for less than desirable
20 circumstances on individual lots; whereas if open space is designated as common area,
21 more specific rules can be enforced for maintenance and aesthetics. Mr. Probst also
22 noted that fences around private lots would change the open look and feel planned for the
23 development. The Council discussed potential private porch or patio areas for individual
24 units. Mr. Probst stated that he will investigate further what the preference of potential
25 buyers may be regarding private porch and patio areas.

26 Following further discussion, the Council felt that a reduction in the open space
27 park area would not be appropriate. They felt that the reconfiguration of dwellings as
28 proposed provided adequate open space within the development to create the desired
29 aesthetic appearance. The Council also felt that inclusion of three unit dwellings would
30 not be necessary, and that parking concerns had been adequately addressed with the
31 proposed configuration.

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

34 COUNCILMEMBER CARPENTER MOVED TO APPROVE THE
35 CREEKSIDE MEADOWS PLAT "B" PRELIMINARY PLAT, OPTION A, AS
36 PRESENTED BY THE APPLICANT. COUNCILMEMBER ANTHONY SECONDED
37 THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED

38 2. **Review and Action** – *Relief Petition for Water Shares – Creekside Meadows.*

39 This is a request by Fieldstone Homes for approval of a water relief petition
40 which will allow the payment of cash in lieu of turning in water shares for this
41 development. The Planning Commission heard the request and forwarded it to
42 the Council with no recommendation.

43
44 Griffin Johnson of Fieldstone Homes was present as the representative for this
45 item. Councilmember Carpenter expressed that he was surprised by the lack of process
46

2 by the Planning Commission given previous discussion regarding the likelihood that it
3 may be necessary for the City to allow cash payments in lieu of water shares more often
4 in the future due to the lack of availability of water shares for purchase. Mr. Cowie
5 explained that the Planning Commission has not been involved in most of the discussion
6 regarding water relief petitions. He explained that the Development Agreement allows
7 Fieldstone Homes to pay a relief petition amount of \$22,000 per share, which was the
8 rate at the time the agreement was signed. The current market rate for water shares is
9 approximately \$28,000. Some members of the Planning Commission felt that, in the
10 interest of fairness, Fieldstone should be required to pay current market rates. Mr. Cowie
11 noted that during the Planning Commission review of this item, there was some
12 testimony that a small number of shares may be available for purchase. However, some
13 members of the Commission felt that if one or two shares could be obtained from various
14 sources, it did not create a significant difference in the 26 share requirement.

15 Mr. Dameron noted that Ken Pack, a water broker, was present in the audience.
16 He suggested that Mr. Pack may be able to provide some additional information
17 regarding available water shares. Mr. Pack stated that he had attempted to contact
18 Fieldstone Homes regarding water shares without success. He stated that he has five and
19 a half shares of North Union Water available for sale at this time. Mr. Pack stated that
20 the cost for the available shares would be between \$28,000 and \$32,000 per share.

21 Councilmembers requested to review the portion of the Development Agreement
22 specific to water shares and a water relief petition. Mr. Cowie provided a highlighted
23 copy of the Development Agreement for review. The agreement specifies that cash
24 payment in lieu of water shares will be paid at the current rate as of the date of execution
25 of the agreement, which is \$22,000 per share.

26 Mayor Acerson observed that the question is not what amount should be paid for
27 a relief petition, but whether available shares should be purchased. Mr. Johnson
28 suggested that Fieldstone Homes be required to purchase the available shares from Mr.
29 Pack, and be granted the relief petition for the balance of water requirements.
30 Councilmember Bayless noted that the Council has discussed extensively the use of relief
31 petition funds in maintaining the Jordanelle shares owned by the City. She felt that it
32 would be appropriate to require purchase of the five and a half shares from Mr. Pack and
33 to grant to relief petition for the remaining shares.

34 The Council went on to discuss the specific number of shares needed for
35 development, and the amount of the cash payment associated with the relief petition. Mr.
36 Cowie explained that a total of 39.64 shares of North Union water is required for the
37 development. The developer is applying with the State Engineer for a well transfer
38 equivalent to 13.156 shares. Until the transfer is approved by the State Engineer, the
39 developer will post a cash bond with the City to cover the transferred water shares. An
40 additional 26.4 shares are required for the development. If the developer purchases the
41 five and a half available shares from Mr. Pack, the relief petition would then be cash
42 payment in the amount of \$22,000 per share for approximately 21 shares. Mr. Dameron
43 asked Mr. Pack if it would be possible for him to quote a price for the shares he has
44 available. Mr. Pack stated that he would sell the shares to Fieldstone Homes for \$28,500
45 per share.

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

2 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE RELIEF
PETITION FOR FIELDSTONE HOMES LLC FOR THE CREEKSIDE MEADOWS
4 SUBDIVISION WITH THE FOLLOWING CONDITIONS:

- 6 1. THAT THE DEVELOPER POST A BOND FOR THE WELL WATER
SHARES TRANSFER.
- 8 2. THAT THE DEVELOPER WORK WITH MR. PACK TO PURCHASE
THE AVAILABLE 5.5 WATER SHARES AT A PRICE OF \$28,500
PER SHARE.
- 10 3. THAT THE RELIEF PETITION BE ACCEPTED FOR THE
REMAINING REQUIRED SHARES AT A COST OF \$22,000 PER
12 SHARE AS PER THE DEVELOPMENT AGREEMENT

COUNCILMEMBER BATH SECONDED THE MOTION. THE VOTE WAS
14 RECORDED AS FOLLOWS:

16 COUNCILMEMBER ANTHONY	NAY
COUNCILMEMBER BATH	AYE
COUNCILMEMBER BAYLESS	AYE
18 COUNCILMEMBER CARPENTER	AYE

THE MOTION CARRIED (3-1) WITH ONE ABSENT.

- 20
- 22 3. **Preliminary Plat** – *White Inc. Industrial Subdivision, Plat “A”*. This is a request
by Sam White for preliminary plat approval of White Inc. Industrial Subdivision,
24 Plat A”, 3 lots, in the LI zone, at approximately 20 South 1800 West. The
Planning Commission recommended approval with no conditions.

26 Sam White was present as the representative for this application. Mr. Cowie
explained that the applicant is requesting approval of a 3-lot minor subdivision in the LI
28 zone. He noted that a Master Planned roadway, 20 South, is located adjacent to this
property. The road will be completed to the Proctor Ditch, and a temporary turnaround
30 will be installed until the road is completed beyond the ditch. A bond will be posted by
the developer for removal of the turnaround upon completion of the roadway. Mr. Cowie
32 also noted that a maintenance easement along the ditch will be maintained. Mr. Cowie
also explained that Mr. White has obtained necessary permits from the Army Corp of
34 Engineers for the wetlands area located on the property. A mitigation area to replace the
existing wetlands will be provided in another area of the site. Necessary permits related
36 to the ditch area have also been obtained from the Army Corp of Engineers.

Mr. Cowie noted that the site plan for this project was reviewed and approved by
38 the Planning Commission. Information regarding the site plan was included in the packet
for the City Council for informational purposes.

40 Mr. Cowie observed that this development does not require access from the other
side of the ditch, and that 20 South will be completed beyond the ditch when adjacent
42 properties are developed. Mr. White will install necessary utility stubs to adjoining
properties, but has expressed an interest in entering into reimbursement agreements with
44 neighboring property owners.

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

2 COUNCILMEMBER ANTHONY MOVED TO APPROVE THE WHITE INC.
INDUSTRIAL SUBDIVISION, PLAT "A", PRELIMINARY PLAT.

4 COUNCILMEMBER CARPENTER SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

- 6
- 8 4. **Preliminary Plat** – *Old Station Square Commercial Subdivision, Plat "C"*. This
is a request by Robert Edwards for preliminary plat approval of Old Station
Square Commercial Subdivision, Plat "C", combining two existing lots into one,
10 in the CG zone, at approximately 275 West 200 North. The Planning
Commission recommended approval with conditions.

12

14 Robert Edwards was present as the representative for this application. Mr. Cowie
explained that the applicant is requesting approval of a one-lot subdivision that will
combine two existing lots into one lot. He observed that the lot has a shared access with
16 the adjacent lot to the west, and that an existing utility easement will be shown on the
plat. Mr. Cowie stated that there are no significant staff concerns related to this request.
18 Mayor Acerson called for further comments or discussion. Hearing none, he called for a
motion.

20

22 COUNCILMEMBER BATH MOVED TO APPROVE THE OLD STATION
SQUARE COMMERCIAL SUBDIVISION, PLAT "C", PRELIMINARY PLAT.
COUNCILMEMBER BAYLESS SECONDED THE MOTION. ALL PRESENT
24 VOTED IN FAVOR. THE MOTION CARRIED.

- 26 5. **Review and Action** – Site Plan – *Lindon View Office Building (Tri-City
Medical)*. This is a request by Robert Edwards for site plan approval of the
28 Lindon View Office Building (Tri-City Medical) in the Old Station Square
commercial subdivision, in the CG zone, at approximately 275 West 200 North.
30 The Planning Commission recommended approval with conditions.

32 Robert Edwards was present as the representative for this application. Mr. Cowie
reviewed this item for the Council. He stated that the applicant is requesting approval of
34 a new 3-story office building in the CG zone. The primary tenant in the proposed
building will be Tri-City Medical, an outpatient medical facility.

36 Mr. Cowie presented colored elevations of the proposed building. He noted that
the proposed building is a three story structure, and that the footprint is quite large. He
38 noted that several additional parking stalls above the required amount are provided.

40 Mr. Cowie noted that the Planning Commission discussed the required seven foot
masonry fence on the boundary between the CG zone and the residential zone. He
42 explained that the 15 foot trail easement is located between the subject property and the
residential zone, and that there was an understanding with the developer that the fence
44 would be installed on the south side of the trail to avoid creating a "tunnel" between any
residential fencing and the fencing on the commercial properties. He noted that the City
has committed to pipe the existing irrigation ditch adjacent to the trail area to allow
46 placement of the fence in the same area as the ditch. Mr. Cowie observed that the

2 boundary between the residential and commercial zone is only partially under the
ownership of this applicant, and that the type of fence which will be installed along the
4 full boundary is unclear at this time. The Planning Commission recommended that the
applicant bond for installation of the fence in order to allow installation of uniform
fencing along the entire boundary at the same time.

6 Mr. Cowie reviewed specific elements of the site plan. He stated that proposed
landscaping exceeds requirements, and that a sunken courtyard area is included in the
8 landscape plan. The Planning Commission recommended that three additional
landscaped islands be added to the parking area, and that trail access be provided from
10 the area of the islands.

12 Mr. Cowie noted that the maximum allowable building height in the zone is 48 ft,
and the building height is proposed at 46 feet 10 inches. Mechanical equipment will be
located on the rooftop, and will exceed the 48 foot height limit. However, uninhabitable
14 space is exempt from the height requirement. Mr. Cowie noted that during Planning
Commission review of this item, the architect for the project, Curtis Miner, explained
16 various methods which could be used to screen the mechanical equipment. Mr. Miner
was present at this meeting as well, and noted that a net height gain for the mechanical
18 equipment above the roof height would be approximately 8 feet.

20 Councilmember Anthony expressed concern regarding potential traffic safety
concerns related to State Street access from the site. He observed that the lack of a traffic
light could make State Street access difficult. Mr. Edwards stated that he is hopeful that
22 the proposed businesses in the development may generate enough traffic flow to warrant
a traffic control light at some point in the future.

24 Councilmember Carpenter asked the applicants if they were willing to comply
with the recommendations of the Planning Commission regarding fencing and
26 landscaping requirements. Mr. Edwards stated that it is unclear whether fencing is to be
installed by Brigham Ashton, the original developer, or whether he will be responsible
28 for the fence. Councilmember Bath requested that special attention be given to screening
of the rooftop mechanical equipment.

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

32
34 **COUNCILMEMBER CARPENTER MOVED TO APPROVE THE LINDON
VIEW OFFICE BUILDING SITE PLAN WITH THE FOLLOWING
CONDITIONS:**

- 36 1. THAT THERE BE A NEW LANDSCAPED ISLAND INSTALLED IN
THE MIDDLE OF THE ROW OF PARKING ON THE WEST SIDE OF
38 THE SITE PLAN.
- 40 2. THAT ON THE SOUTH SIDE ROW OF PARKING, TWO NEW
LANDSCAPED ISLANDS BE INSTALLED AND THAT ACCESS BE
PROVIDED TO THE TRAIL FROM THE AREA OF THE ISLANDS.
- 42 3. THAT THE APPLICANT BOND FOR THE REQUIRED FENCE ON
THE BORDER OF THE RESIDENTIAL ZONE, AND THAT THE
44 FENCE BE INSTALLED AT A LATER DATE.
- 46 4. THAT THE AMOUNT OF THE BOND BE DETERMINED
(APPROVED) BY CITY STAFF.

2 5. THAT HIGH PRIORITY BE GIVEN TO SCREENING OF ROOFTOP
3 MECHANICAL EQUIPMENT.
4 COUNCILMEMBER BATH SECONDED THE MOTION. ALL PRESENT VOTED IN
5 FAVOR. THE MOTION CARRIED.

6 Lindon resident Doug Christensen requested an opportunity to comment on this
7 development. Mr. Christensen expressed concern regarding a potential increase in traffic
8 in the residential area adjacent to the Old Station Square development. He noted that
9 traffic may be forced into residential neighborhoods due to limited State Street access.

10 **Character Connection Presentation** –

11
12 Kathy Allred of Character Connection, as well as representatives of community
13 schools and students who created artwork for the poster had arrived at the meeting at this
14 time. Mayor Acerson turned the time over to Ms. Allred. She explained that the
15 Character Connection program was started 13 years ago by a group of parents and PTA
16 members to help create a connection between residents, schools, businesses, and
17 government in the community. Ms. Allred thanked the Mayor and Council for their
18 support of the program. She then introduced student who created the artwork used for
19 this year's Character Connection poster and calendar. The students were introduced as
20 follows:

21 Sheridan Rockhill, Cassidy Wood, Kevin Goodrich, Julie Harris, Tiffany Moore, Eryn
22 Wells, Michael Gines, Mark Dawson, Jarom Moore, and Sara Thigerson.

23 Representatives of Lindon Elementary and Rocky Mountain Elementary were also
24 present at the meeting. Each of the students was presented with a certificate, and had the
25 opportunity to shake hands with the Mayor and Council. Mayor Acerson thanked Ms.
26 Allred for the role Character Connection plays in the community.

- 27
28
29 6. **Report – Lindon Days Committee.** *The Mayor and Council will receive an*
30 *operational report from the Lindon Days Committee Chair, Ernie Silva,*
31 *concerning his stewardship of the 2006 Lindon Days Celebration.*

32
33 Ernie Silva was present to address the Council regarding the 2006 Lindon Days
34 celebration. Mr. Silva gave an overview of events held during the 2006 celebration, as
35 well as a summary of events planned for the 2007 celebration. Mr. Silva also gave an
36 accounting of funds from the 2006 celebration. Funds left in the account from the 2005
37 celebration were \$4,725, with an additional \$41,757 generated by the 2006 celebration
38 for a total of \$46,482. Expenditures for the 2006 event were \$31,740.00, leaving an
39 account balance of \$14,743.

40 Mr. Silva went on to review specific activities which have traditionally been
41 included in the event, as well as activities he would like to include in 2007. He stated
42 that all traditional events will continue to be held as part of the celebration, and that there
43 will be an increase in events targeted for youth ages 14 – 18, as well as for senior
44 residents of Lindon. Specific events Mr. Silva would like to include in the 2007 event are
45 a dinner show for adults, a three-on-three basketball tournament, a story telling event, and
46 a horseshoe tournament.

2 Mr. Silva made recommendations for upgrades to the sound system and the power
supply to the lower park to better accommodate planned events. He also requested that
4 the City consider adding a second larger stage for the Saturday night concert
performance.

6 The Council will discuss specific recommendations at a later date as the event
planning for 2007 begins. Mayor Acerson and the Council thanked Mr. Silva for his
8 efforts in the 2006 Lindon Days events. Councilmember Bayless commented that given
the limited amount of time available for planning last year, the events were outstanding
and very well received by the community.

- 10
12 7. **Review and Action** – *Street Lights Request*. This is a request by Ron Hatfield for
approval of two street lights to be located on Main Street at 200 South and 150
14 South. The Mayor and Council might also consider allowing staff approval
authority within the policy guidelines.

16 Mr. Dameron explained that Mr. Hatfield has completed the street light
application process for the proposed street lights, and has included the names of residents
18 affected by the requested light installation. Mr. Dameron noted that according to City
policy, one street light could be installed on the corner of Main Street and 200 South, and
20 another at mid-block due to the distance between street lights. Mr. Dameron
recommended that the City apply to Rocky Mountain Power for installation of the
22 requested lights. Councilmember Anthony observed that there is a back log of lights
which have been approved and are not yet installed. Mr. Dameron confirmed that the
24 once the City orders the lights from Rocky Mountain Power, there can be a delay in
installation.

26 Mr. Dameron also recommended that staff be given approval authority for street
light applications rather than requiring City Council review. He noted that the parameters
28 to allow installation are clearly defined in the Street Light Policy, and that any
application which are outside the defined parameters could be reviewed by the City
30 Council. Councilmember Bayless observed that if the City Council has approved the
policy, it would appropriate for staff to approve lighting requests which meet the
32 requirements defined in the policy.

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

36 COUNCILMEMBER CARPENTER MOVED TO APPROVE THE REQUEST
FOR STREET LIGHTS LOCATED AT MAIN STREET AND 200 SOUTH AND
38 MAIN STREET AND 150 SOUTH. COUNCILMEMBER ANTHONY SECONDED
THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40
42 COUNCILMEMBER CARPENTER MOVED TO GIVE STAFF APPROVAL
AUTHORITY FOR FUTURE STREET LIGHT REQUESTS WHICH MEET THE
REQUIREMENTS SET FORTH IN CITY POLICY. COUNCILMEMBER BAYLESS
44 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
CARRIED.

8. **Review and Action** – *Update to the Standard Drawings for Street Cross Sections.*

This is a request by staff for approval of an update to the standard drawings for street cross sections within the City. These drawings are located in the City's development manual.

City Engineer, Mark Christensen was present to address the Council regarding this item. Mr. Christensen explained that each January, the Development Policy Manual is updated to reflect policy changes. Mr. Christensen proposed several changes to street cross sections for review by the Council. Drawings proposed for changes were as follows:

1. Standard Drawing 2a; Standard Street Cross Sections and Utility Locations. Mr. Christensen explained that the 102 foot cross section for 700 North was removed from this drawing, and will instead be represented in Drawing 2c.
2. Drawing 2b; Trail-Type Street Cross Sections and Utility Locations. Mr. Christensen explained that this cross section represents streets having a 6' or 10' trail adjacent to them. The cross sections replace the previous trail cross sections drawings.
3. Drawing 2c; 700 North Street Cross Sections. Mr. Christensen explained that this drawing shows cross sections for 700 North. The area west of Geneva Road, as well of the area east of Geneva Road are represented in this drawing.
4. Drawing 2d, which showed intersection configuration with the older pathway-type street cross sections, will be eliminated from the manual.

The Council discussed the effect of proposed changes to the cross sections of current and future road projects. Mr. Christensen requested feedback from the Council regarding any changes to the proposed drawings. Following discussion, the Council felt that the drawings as presented by Mr. Christensen were appropriate for inclusion in the 2007 Development Policy Manual. Mayor Acerson called for further comments or discussion. Hearing none, he called for a motion.

COUNCILMEMBER CARPENTER MOVED TO APPROVE THE STANDARD DRAWINGS FOR STREET CROSS SECTIONS AS PRESENTED. COUNCILMEMBER BAYLESS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

COUNCIL REPORTS –

WATER, SEWER, SOLID WASTE, HOUSING CONSORTIUM –

Councilmember Hatch was not present at the meeting.

TRAILS, PLANNING, ZONING, BD OF ADJ, ADMINISTRATION –

Councilmember Bayless reported that the Trails Committee is applying for additional federal funding to assist in the construction of the Lindon Heritage Trail.

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

4 Councilmember Bath had no items to report.

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

8 Councilmember Anthony stated that he is pleased with the report given earlier in
10 the meeting regarding Lindon Days. He felt that Mr. Silva presented a positive change in
12 philosophy toward the celebration. He recommended that the City work with Mr. Silva
14 to make the recommended improvements necessary for the celebration.

12 Councilmember Anthony also reported that the Tree Advisory Board will be
14 prepared to make recommendations to the City Council regarding trees on 700 North in
16 January 2007. The Board has taken into consideration the affect of recommended trees
18 on other facilities, soil type, and safety issues related to trees on the corridor.

16 Councilmember Anthony inquired as to when the 200 East road project will be re-
18 bid. Mr. Dameron stated that the project will be opened for bid in January 2007.

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

20

20 Councilmember Carpenter reported that the recently approved Public Works
22 Inspector position has been offered to current Lindon City employee Van Hansen.
24 Councilmember Carpenter noted that Mr. Hansen is a 19 year veteran employee. Mr.
26 Dameron requested direction from the Council regarding an appropriate pay step for Mr.
28 Hansen. The recommended pay step represents a 6% pay raise. Councilmember
30 Carpenter explained that the Public Works Inspector position will include an increase in
32 responsibility. Mr. Dameron also noted that the change in pay ranges associated with the
34 new position provides opportunity for future pay increases. The first pay increase would
36 occur at the end of the six month probationary period, at which time Mr. Hansen would
38 receive an additional step increase. The Council felt that the suggested pay step would be
40 appropriate.

32 Councilmember Carpenter also reported that the new sewer camera truck is now
34 at the Public Works complex.

34

34 **ADMINISTRATOR'S REPORT –**

36

36 Mr. Dameron reported on the following items:

- 38 1. A sewer update meeting will be held Wednesday, December 20, 2006, at 3:00
40 p.m. in the City Center upper conference room.
- 42 2. The City employee family Christmas party will be held Friday, December 22,
44 2006, at noon at the Public Works complex.
- 46 3. City offices will be closed Monday December 25 and Tuesday December 26,
2006, and Monday, January 1, 2007.
4. The Council reviewed the project tracking list.
5. UDOT will take comments regarding the tunnel under State Street into the City
Center Park until Friday, December 22, 2006.

- 2 6. The Council discussed possible names for the 700 North corridor. No decision
was made, but the matter will be discussed
- 4 7. The City will construct two pavilions in Hollow Park this year, rather than one
pavilion in Hollow Park and one in the City Center Park. The pavilion in the City
Center Park will be completed next budget year.
- 6 8. Alpine School District has requested that the City pay a portion of repairs to the
8 tennis courts and installation of lighting on the track at Oak Canyon Junior High
School. Following discussion, the Council felt that it would not be appropriate to
10 participate financially in the school district projects. It was noted that the City
will complete tennis courts at Pioneer Park, which is located in the area of the
Junior High School.

12
14 COUNCILMEMBER BAYLESS MOVED TO APPROVE THE PAY
VOUCHERS. COUNCILMEMBER CARPENTER SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

16 **ADJOURN** –

18
20 COUNCILMEMBER BAYLESS MOVED TO ADJOURN THE MEETING AT
9:15 P.M. COUNCILMEMBER ANTHONY SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22
24 APPROVED – January 2, 2006

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28 _____
Ott H. Dameron, City Administrator/Recorder

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Jeff Acerson, Mayor