



Lindon City Council Staff Report

Prepared by Lindon City
Administration

September 3, 2024

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting at **5:15 pm on Tuesday, September 3, 2024** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

Scan or click here for link to download agenda & staff report materials:



REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor
Invocation: Carolyn Lundberg, Mayor
Pledge of Allegiance: By invitation

- 1. Call to Order / Roll Call**
- 2. Presentations and Announcements:**
 - a) Comments / Announcements from Mayor and Council members.
- 3. Open Session for Public Comment** (*For items not listed on the agenda*)
- 4. Council Reports**
- 5. Administrator's Report**
- 6. Approval of Minutes** — The minutes of City Council meeting from August 19, 2024.
- 7. Consent Agenda** — (*Items do not require public comment or discussion and can all be approved by a single motion.* The following consent agenda item was presented for approval.
 - a) Resolution #2024-26-R, surplus equipment
 - b) Interlocal Agreement w/Utah County for CTC program reimbursement; Resolution #2024-27-R
 - c) Resolution #2024-28-R, re-appointment of Mayor Lundberg to the Utah Lake Authority (ULA) Governing Board as Lindon's representative on the Board.
 - d) Planning Commissioner Alternate appointment (Ryan Done)
- 8. Presentation:** Staff will provide a brief demonstration of new software (Placer.ai) to enable data gathering for specific locations, events, and economic development purposes.

Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Britni Laidler, City Recorder at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (<http://pmn.utah.gov>) and City (www.lindoncity.org) websites.

Posted by: /s/ Britni Laidler, Lindon City Recorder

Date: **August 27, 2024; Time: 4:00 p.m.**; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

Meetings are typically broadcast live at www.youtube.com/user/LindonCity

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn O. Lundberg, Mayor

Invocation: Carolyn Lundberg, Mayor

Pledge: By invitation

Item 1 – Call to Order / Roll Call

September 3, 2024 Lindon City Council meeting.

Carolyn Lundberg
Van Broderick
Cole Hooley
Jake Hoyt
Lincoln Jacobs
Steve Stewart

Item 2 – Presentations and Announcements

a) Comments / Announcements from Mayor and Council members.

Item 3 – Open Session for Public Comment *(For items not on the agenda - 10 minutes)*

Item 4 - COUNCIL REPORTS:*(20 minutes)*

- A) MAG/MPO, COG, UIA, Utah Lake Commission, ULCT, Youth Council, Public Relations (media)
- B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building
- C) CTC, Healthy Utah, 2024 Centennial Celebration, Historical Commission, Tree Board
- D) Police/Fire/EMS, CERT, Economic Dev., Lindon Days, Utah League of Cities & Towns Alternate
- E) Transfer Station Board, Planning Commission, Community Development/General Plan, Parks & Trails
- F) Youth Council (Lead Advisor), Econ. Dev, PG/Lindon Chamber of Comm., Senior Center, Edu. grants

- Carolyn Lundberg
- Van Broderick
- Cole Hooley
- Jake Hoyt
- Lincoln Jacobs
- Steve Stewart

Item 5 - ADMINISTRATOR'S REPORT*(10 minutes)***Misc. Updates:**

- Next regular meetings: TUESDAY Sept 17th; Monday Oct 7th; Oct 21st
- Remaining pool dates: Aug 31st, and Sept 2nd then closed until Memorial Day 2025.
- September 16th @ 6:00pm, City-wide Drill & Food drive
- September 24th @ 6pm, joint City Council and Planning Commission social at Scott Thompson's home (495 N 200 E)
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **August 19, 2024**

The Lindon City Council regularly scheduled meeting on **Monday, August 19, 2024, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 5:15 P.M.

Conducting: Carolyn Lundberg, Mayor
 Invocation: Cole Hooley, Councilmember
 Pledge of Allegiance: Craig Belliston

PRESENT

EXCUSED

Carolyn Lundberg, Mayor
 Jake Hoyt, Councilmember
 Cole Hooley, Councilmember
 Van Broderick, Councilmember
 Lincoln Jacobs, Councilmember
 Steve Stewart, Councilmember
 Brian Haws, City Attorney
 Adam Cowie, City Administrator
 Mike Florence, Community Development Director
 Juan Garrido, Public Works Director
 Britni Laidler, City Recorder

1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

2. **Presentations and Announcements:**

- a) Presentation: Chief Brower recognized Officer Garrad Johnston for this life-saving efforts on July 5, 2024. He stated that Officer Johnston responded to a call where Holden was having a medical emergency. Chief Brower then gave insight to everything Officer Johnston did to save Holdens life on that day. Chief Brower then turned the time over to the family who were able to voice their appreciation to Officer Johnston.

3. **Open Session for Public Comment** – Mayor Lundberg called for any public comments. The following comments were made:

Ron Simon – Stated that a group of neighbors on his street of 895 E have concern for the speeding that is happening. He stated he and his neighbors requested that the speed bumps that are already on 900 E be continued onto their section of road. Mr. Simon stated the Police Department has been present recently to help mitigate this issue, however he requests speed bumps to help long term.

Lauren and Conner Weldon – Ms. Weldon stated she wanted to address the sewer issue down near their property stating that they are hoping for support from the city to push the Timpanogos Special District to address the smell from their sewer. She noted that they have had issues with tenants leaving due to the smell. Mayor Lundberg stated that something is in the works to help advocate for the sewer to mediate this. Mr. Weldon then addressed the council stating that he wanted to address the traffic light on 700 N. stating the intersection is very dangerous with many accidents happening. He asked the council for help with working with UDOT to speed up a light at this location, or shut the road to help control the area. Noah Gordon, City Engineer gave an update on the traffic light progress and gave guidance to the Weldon's on how to try and push American Fork to get things moving on their end to allow for the UDOT light. Ms. Weldon then brought up the request for secondary water on the West side, Mayor Lundberg directed the Weldon's to meet with City Staff to help answer and address all the concerns addressed today due to limited time on the public comment time.

4. COUNCIL REPORTS:

Councilmember Hoyt – Councilmember Hoyt reported that the updates Chief Brower gives him makes him really appreciate all the work they do. He noted that the Lindon Officers were present at so many Lindon Days events doing community outreach and stated it was great to see. He then closed with voicing appreciation to Parks and Recreation and city staff for all the work they did to make Lindon Days so amazing this year.

Councilmember Broderick – Councilmember Broderick stated that he thought Lindon Days was a wonderful event this year. He then updated that he has an engineering meeting coming up later this week. Councilmember Broderick then gave updates he received from Public Works regarding the flooding the city recently had noting that the work they did was heroic. He stated that cleaning up is still happening and voiced appreciation for our sister cities that came to help in our time of need, noting that he loves when cities work together to help each other. He then gave a Sewer Lift Station #7 update, noting how Public Works was able to keep sewer backups from happening with their quick thinking and heroic actions. He then closed by voicing appreciation to public works, police department, administration and city staff on their work.

Councilmember Stewart – Councilmember Stewart reported that he really enjoyed Lindon Days and thought it was great that all the former Mayors were our Grand Marshalls. He then stated that the Youth Council was able to attend a lot of events this Lindon Days and how much they enjoyed it all. He then closed by stating he was able to attend a luncheon recently that recognized Senior Companions and wanted to encourage Lindon residents interested in becoming senior companions.

Councilmember Jacobs - Councilmember Jacobs reported that the last 3 weeks have raised his gratitude to the city even more than he had before. He stated after the rainfall

and flooding he spotted a manhole cover that was displaced, he sent a notice to Mr. Garrido and stated Public Works was able to get it back in place for safety in rapid time. He then voiced amazement for all the work that Public Works does. He noted that Lindon Days was full of such great events this year and loved being able to be a part of it. He closed with a Planning Commission meeting update and stating he has a North Pointe Solid Waste conference coming up.

Councilmember Hooley – Councilmember Hooley reported that Lindon Days was such a great experience this year. He noted that the next centennial event is September 14th which will be a Family BBQ with more information to be posted on website soon. He then gave a Communities that Care update and closed with stating we are at 820 trees towards our 1000 tree goal, encouraging residents to log those trees they are planting to help us reach out goal.

Mayor Lundberg – Mayor Lundberg reported that a new Tabatha's Ways has gone in, in Pleasant Grove with a ribbon cutting coming up. She stated Tabatha's Way does a lot of amazing work helping those in need. She then stated that Lindon local Aubrey Christensen was recently crowned as the National Rodeo Queen. She noted that Aubree Christensen stated that she credits the Lindon Arena for giving her the ability to train. She then closed with a Chamber of Commerce update.

Administrator's Report: Mr. Cowie reported on the following items.

Misc. Updates:

- Next regular meetings: 1st & 3rd TUESDAYS (Sept 3rd; Sept 17th). Then back to typical Monday meetings for the remainder of the year.
- Remaining pool dates: Aug 17th, 24th, 31st, and Sept 2nd then closed until Memorial Day 2025.
- August 24th, 11:30am @ Community Center: City Drill Lunch & Learn
- Sept 2024 newsletter assignment: Chief Brower
- September 4-5 (Wed & Thurs), Utah League of Cities & Towns Annual Convention in SLC.
- September 16th @ 6:00pm, City-wide Drill & Food drive
- Updates from Aug 13th rainstorm: Mutual aid assistance from Spanish Fork, Springville & Provo (assisting with street sweeping and gravel/debris removal).
- Misc. Items

6. **Approval of Minutes** – The minutes of the regular City Council meeting of July 15, 2024 were reviewed.

COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 15, 2024 AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER BRODERICK AYE

2 COUNCILMEMBER HOYT AYE
 COUNCILMEMBER HOOLEY AYE
 4 COUNCILMEMBER JACOBS AYE
 COUNCILMEMBER STEWART AYE
 6 THE MOTION CARRIED UNANIMOUSLY.

8 **7. Consent Agenda Items** — Items do not require public comment or discussion
 and can all be approved by a single motion. The following consent agenda item
 10 was presented for approval.

12 a) Resolution #2024-24-R, Surplus Equipment Disposal
 14 b) MAG Meals on Wheels contract for Senior Center meal services through
 FY's 2025-2027. The City will be reimbursed up to \$33,462.30 each fiscal
 16 year for providing senior meal services.

18 COUNCILMEMBER STEWART MOVED TO APPROVE THE CONSENT
 AGENDA ITEMS AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED
 20 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE
 22 COUNCILMEMBER HOYT AYE
 COUNCILMEMBER HOOLEY AYE
 24 COUNCILMEMBER JACOBS AYE
 COUNCILMEMBER STEWART AYE
 26 THE MOTION CARRIED UNANIMOUSLY.

28 **CURRENT BUSINESS**

30 **8. Presentation:** Utah Lake Authority. Representatives from the Utah Lake
 Authority (ULA) will present information about the ULA and the proposed Utah
 32 Lake Nature Center.

34 Luke Peterson, Utah Lake Authority Director was in attendance to present
 information regarding the Utah Lake Nature Center. He addressed the following:

- 36 • Utah Lake Health
- Techniques they have taken to clean up the lake

38
 Past Mayor Dain addressed the council stating he is optimistic that the research
 40 being done will find a solution to Utah Lake. He stated he sees a future of Utah Lake that
 will be marvelous for everyone. John Benion from Conserve Utah Valley was present and
 42 stated that Conserve Utah Valley are completely behind this project and excited for
 getting Utah Lake back to what it used to be. Teri Harmon, Director of Public Outreach
 44 for Conserve Utah was present and stated that she looks at the social side of this, and
 wanted the council to look at the social impact this center will have. She then voiced her

enthusiasm for what this project will bring to researchers. Craig Tulean, Professor of Chemistry and Biology at Utah Valley University addressed the council stating that as a Lindon citizen he thinks this is a great opportunity for Lindon to stand with education and help enrich the community.

Following some general discussion Mayor Lundberg moved onto the next agenda item.

9. Public Hearing: FY2024-25 Fee Schedule Amendment; Resolution #2024-25-R. The Council will review and consider recommended changes to the fee schedule as presented.

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

Juan Garrido, Public Works Director presented this item. He noted these changes are being proposed due to changing prices in the cost of both culinary and secondary water meters of various sizes, stating that some have increased in price, while others have decreased. He gave background on the need for these changes. The changes are as follows:

Water Meter Installation

- Culinary

1" Meter	\$650.00
1.5" Meter	\$1,100.00
2" Meter	\$1,300.00
Larger Sized Meter	Paid for and installed by developer

- Secondary

¾" Meter (lots <10,000 sq.ft)	\$650.00
1" Meter	\$650.00
1.5" Meter	\$1,100.00
2" Meter	\$1,300.00
Larger Sized Meter	Paid for and installed by developer

Following some general discussion Mayor Lundberg called for a motion to close the public hearing.

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

2 Mayor Lundberg called for any further discussion or comments from the Council.
Hearing none she called for a motion.

4
6 COUNCILMBER HOYT MOVED TO APPROVE RESOLUTION #2024-25-R
AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

8 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
10 COUNCILMEMBER HOOLEY AYE
COUNCILMBEMBER JACOBS AYE
12 COUNCILMEMBER STEWART AYE
THE MOTION CARRIED UNANIMOUSLY.

14
16 **10. Discussion Item:** The Council will discuss curb/gutter/sidewalk improvements
and property owner participation in general, and how to proceed with completion
of these public improvements in some specific locations.

18
20 Mr. Cowie presented this agenda item stating that staff would like to discuss this
topic and get general guidance from the Council regarding future street shoulder &
sidewalk improvements. He stated that on some streets the city has paid for full shoulder
22 improvements including asphalt widening, curb, gutter, and sidewalk. However, in other
locations the city has required the property owner to be fully responsible for these
24 improvements (typically at the time of subdivision development or building permit
issuance), and at other locations the costs have been split between the city and the
26 property owner.

28 Mr. Cowie then presented properties around the city where improvements have
been requested to the council. He then presented the City Code as follows:

- 30
- 17.04.130 - ***Curb and gutter installation may condition permit approval.***
32 The installation of curb, gutter, sidewalk, drainage culverts, and covered or fenced
irrigation ditches of a type approved by the City Council may be required on any
34 existing or proposed street adjoining a lot on which a building is to be constructed
or remodeled, or on which a new use is to be established. Such curbs, gutters,
36 sidewalks, drainage culverts, and safety features for irrigation ditches and canals
may be required as a condition of building permit approval. (Ord. 2003-3,
38 amended, 2003; Ord. 111 §1, amended, 1985; Prior code §12-101-14)

40 Councilmember Broderick stated that consistency and fairness should be a
priority. Mr. Cowie then noted that City Engineers Noah Gordon and Trent Andrus were
42 present to answer any question the council may have. Councilmember Broderick asked
for insight into what other cities have done. Mr. Gordon gave insight into what
44 Springville has done, stating that improvement falls upon the homeowner.
Councilmember Hoyt stated he would like to see sidewalks within certain areas of a

2 school for safety purposes. Councilmember Hooley stated he is looking at who the users
are and sees it as a public infrastructure.

4
6 Resident Doug Christensen addressed the council stating he lives on Lakeview
Road and stated that curb and gutter would help keep rocks out of irrigation. Mr. Andrus
presented the option of taking the technique used for Traffic Studies and modifying for
8 curb and gutter stating there would be parameters the city looks at with a point system to
help evaluate how much the city would help step in on the cost.

10
12 After general discussion it was decided amongst the council to proceed more with
Mr. Andrus' point system option. Mr. Andrus stated they will start working on those
parameters and point systems and bring them back to the council. Mayor Lundberg
14 moved onto the next agenda item.

16 **11. Continued Item: Ordinance #2024-09-O, General Plan Amendment –**
Approximately 1300 W. 700 N. (14:050:0051) – This item was continued from
18 the July 15, 2024 meeting. The council will review and consider amending the
Lindon City General Plan Future Land Use Map from Commercial Gateway to
20 Mixed Commercial. Jason Brown is the applicant.

22 Mike Florence, Community Development Director presented this item noting that
the applicant Jason Brown was present to answer any questions the council may have. He
24 also noted that he will be presenting Agenda Items #11, #12, #13 during this time, with
the motions being taken separately in each agenda item. Mr. Florence reminded the
26 council that the applicant is proposing to construct an 88,200 square foot building where
half of the proposed building will be for a sports facility use and the other half will be a
28 warehouse use. It was noted that the purpose of the warehouse use is to subsidize the
sports facility portion of the building until such a time the sport facility can use the entire
30 building.

32 Mr. Florence stated that since warehouse uses are not permitted in the Lindon
Village Commercial zone the applicant is petitioning to amend the General Plan Future
34 Land Use Map from Commercial Gateway to Mixed Commercial and to amend the
zoning map from Lindon Village to Mixed Commercial.

36
38 Mr. Florence then presented renderings of the proposed building to the council
followed by the site plan. He then closed by presenting Development Agreement updates
to section 2(d) since the July 15th meeting as follows:

40 c. No more than fifty percent (50%) of the building will be used as a
42 warehouse use in conjunction with the sport training and tournament use.

44 d. Developer agrees to use good faith and commercial reasonable efforts to
ensure that the sports training and tournament use business is successful.

2 However, in the event that the sports training and tournament use is terminated
 4 because it is not profitable to the Developer, the Developer agrees to redevelop
 6 the building into a minimum of three (3) storefront units that allow for office or
 8 retail space located at the primary entrance of the unit facing 700 N. The
 10 remainder of the building space will allow uses per the Mixed Commercial zone
 and as found in the Lindon City Standard Land Use Table with the exceptions
 below. Redevelopment of the building shall be approved by the Lindon City
 Planning Commission as an amended site plan approval but shall approve the
 changes if they are consistent with this Agreement.

12 Councilmember Hooley expressed concern that the building could be changed
 14 into a warehouse in the future and confirmed with city staff that safeguards have been put
 16 in place in the development agreement to prevent that. The applicant Jason Brown
 18 addressed the council to give insight into his vision for this development and the
 20 reasoning behind the use of the warehouse. He stated his goal is to develop the whole
 22 building into a sports facility, for now however but the warehouse will supplement to
 allow him time to build it up to make sure that the sports facility thrives. He then gave
 insight into his business partner's potential desire to bring his headquarters to this
 building, which would bring class A and Class B office space also to the building taking
 up 30% of the warehouse side.

24 Mayor Lundberg then asked Councilmember Jacobs to give insight into how the
 26 Planning Commission thought of this development. Councilmember Jacobs stated that
 the Planning Commission was in favor of it and only continued the item to allow the
 public to have input. General discussion on the development followed.

28 Mayor Lundberg called for any further discussion or comments from the Council.
 30 Hearing none she called for a motion.

32 COUNCILMEMBER JACOBS MOVED TO APPROVE OF ORDINANCE
 34 2024-09-O TO AMEND THE LINDON CITY GENERAL PLAN FUTURE LAND USE
 36 MAP FROM COMMERCIAL GATEWAY TO MIXED COMMERCIAL (MC) FOR A
 38 PORTION OF PARCEL 14:050:0051 AS INDICATED IN THE ADOPTING
 40 ORDINANCE WITH THE FOLLOWING CONDITIONS: 1. THE LINDON CITY
 42 GENERAL PLAN FUTURE LAND USE MAP AMENDMENT IS CONDITIONED
 UPON THE APPLICANT SUBMITTING AND RECEIVING SUBDIVISION
 APPROVAL AND SIGNING THE DEVELOPMENT AGREEMENT WITHIN ONE
 YEAR FROM THE DATE OF FINAL APPROVAL FROM THE LINDON CITY
 COUNCIL; 2. ALL ITEMS OF THE STAFF REPORT. COUNCILMEMBER
 STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS
 FOLLOWS:

44 COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE

2 COUNCILMEMBER JACOBS AYE
 COUNCILMEMBER STEWART AYE
 4 THE MOTION CARRIED UNANIMOUSLY.

6 **12. Continued Item: Ordinance #2024-10-O, 700 N. Zone Change Amendment –**
Approximately 1300 W. 700 N. (14:050:0051) – This item was continued from
 8 the July 15, 2024 meeting. The council will review and consider amending the
 Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed
 10 Commercial (MC). Jason Brown is the applicant.

12 This was discussed in Agenda item #11.

14 Mayor Lundberg called for any further discussion or comments from the Council.
 Hearing none she called for a motion.

16 COUNCILMEMBER JACOBS MOVED TO APPROVE OF ORDINANCE
 18 2024-10-O TO AMEND THE LINDON CITY ZONING MAP FROM LINDON
 VILLAGE COMMERCIAL (LVC) TO MIXED COMMERCIAL (MC) FOR A
 20 PORTION OF PARCEL 14:050:0051 AS INDICATED IN THE ADOPTING
 ORDINANCE WITH THE FOLLOWING CONDITIONS: THE LINDON CITY
 22 ZONING MAP AMENDMENT IS CONDITIONED UPON THE APPLICANT
 SUBMITTING AND RECEIVING SUBDIVISION APPROVAL AND SIGNING THE
 24 DEVELOPMENT AGREEMENT WITHIN ONE YEAR FROM THE DATE OF FINAL
 APPROVAL FROM THE LINDON CITY COUNCIL; THE LINDON CITY ZONING
 26 MAP AMENDMENT IS CONDITIONED UPON THE DEVELOPER ENTERING
 INTO A DEVELOPMENT AGREEMENT WITH LINDON CITY THAT WILL SET
 28 FORTH THE DEVELOPMENT AND DESIGN REQUIREMENTS FOR
 DEVELOPING IN THE MIXED COMMERCIAL (MC) ZONE; AND ALL ITEMS OF
 30 THE STAFF REPORT. COUNCILMEMBER STEWART SECONDED THE MOTION.
 THE VOTE WAS RECORDED AS FOLLOWS:

32 COUNCILMEMBER BRODERICK AYE
 COUNCILMEMBER HOYT AYE
 34 COUNCILMEMBER HOOLEY AYE
 COUNCILMEMBER JACOBS AYE
 36 COUNCILMEMBER STEWART AYE
 THE MOTION CARRIED UNANIMOUSLY.

38

13. Continued Item: Resolution #2024-20-R, Jason Brown Development

40 **Agreement – Approximately 1300 W. 700 N. (14:050:0051)** – This item was
 continued from the July 15, 2024 meeting. The Council will review and consider
 42 adopting a development agreement related to general site plan improvements and
 architectural standards.

44

This was discussed in Agenda item #11.

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

COUNCILMEMBER JACOBS MOVED TO APPROVE OF RESOLUTION 2024-20-R TO ADOPT THE DEVELOPMENT AGREEMENT BETWEEN LINDON CITY AND JASON BROWN WITH THE FOLLOWING CONDITIONS: 1. 50% CAP AS DISCUSSED IN THE MEETING AND APPROVED AND SIGNED BY THE MAYOR; 2. THE DEVELOPMENT AGREEMENT WILL BE SIGNED WITHIN ONE YEAR OF CITY COUNCIL APPROVAL OF THE DEVELOPMENT AGREEMENT; AND 3. ALL ITEMS OF THE STAFF REPORT. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED UNANIMOUSLY.

14. Discussion Item: Possible Planning Commission Commissioner appointments for upcoming vacancies and/or alternate members.

Mike Florence presented the item stating city code allows for an Alternate Planning Commission member to help fill temporary vacancies. Potential alternate members were then discussed.

Following some general discussion Mayor Lundberg moved onto the next agenda item.

15. Closed session - The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52- 4-205(1)(c). This session is closed to the general public.

COUNCILMEMBER STEWART MOVED TO ENTER THE CLOSED SESSION. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

2 COUNCILMEMBER HOYT MOVED TO EXIT THE CLOSED SESSION.
COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS
4 RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

6 COUNCILMEMBER HOYT AYE

COUNCILMEMBER STEWART AYE

8 COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER JACOBS AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 **Adjourn** –

14 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 9:33 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL
16 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18 Approved – September 3, 2024

20
22 _____
Britni Laidler, City Recorder

24
26 _____
Carolyn O. Lundberg, Mayor

Item 7 – Consent Agenda – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion, or may discuss individual items as needed and act on them separately.

The following consent agenda item was presented for approval.

- a) Resolution #2024-26-R, surplus equipment
- b) Interlocal Agreement w/Utah County for CTC program reimbursement; Resolution #2024-27-R
- c) Resolution #2024-28-R, re-appointment of Mayor Lundberg to the Utah Lake Authority (ULA) Governing Board as Lindon's representative on the Board.
- d) Planning Commissioner Alternate appointment (Ryan Done)

Sample Motion: I move to (*approve, continue, deny*) the consent agenda items (*as presented or amended*).

RESOLUTION NO. 2024-26-R

A RESOLUTION DECLARING CERTAIN PROPERTY AND EQUIPMENT OWNED BY LINDON CITY TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF THE LISTED ITEMS.

WHEREAS, the Municipal Council of Lindon City has adopted policies and procedures for the disposal of surplus property and equipment, with said policy found in Section 3 of the Lindon City Policies and Procedures Manual; and

WHEREAS, the policy requires that a public meeting be held concerning the declaration of any property deemed to be surplus by the City and which has an estimated valued over \$100; and

WHEREAS, the identified property is no longer needed and/or has exceeded its useful life and needs to be disposed of.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

- Section 1. That the items described on the attached listing be declared as surplus property of the City; and
- Section 2. That these items be offered for sale to the public through their listing on www.publicsurplus.com or other comparable on-line auction site, or disposal by other means as outlined in the Lindon City Policies and Procedures Manual. If listed for sale, the items will be offered for minimum bids when appropriate. If the minimum bid is not realized, administrative staff may dispose of the items at their discretion including selling for less than the minimum bid; and
- Section 3. This resolution shall take effect immediately upon passage.

Adopted and approved this 3rd day of September, 2024.

By _____
Carolyn O. Lundberg, Mayor

Attest:

By _____
Britni Laidler, City Recorder

SEAL:

Lindon City
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-5043
FAX 801-785-4510
www.lindoncity.org

August 20, 2024

Proposed Item for Surplus

Item: Duro Max 12000-Watt Gasoline Portable Generator
Quantity: 3

Reason for surplus:

- COVID 19 purchase
- Generators are electric start instead of pull start
- Generators are very heavy and not very portable
- Police would like to sell the large generators and purchase smaller, pull start units

Item # 1309942 Model # XP15000E
DuroMax 12000-Watt Gasoline Portable Generator

No Reviews
☆☆☆☆☆

Have an opinion?
Help others decide.
Write a Review



+2 More



Any item(s) purchased for emergency use must be returned within 30 days of receiving the product and unused in the original, unopened, undamaged, factory-sealed packaging.

Suggested Surplus Price: \$1,500.00 per unit
New condition

Item: Portable 15000-Watt Electric Heater
Quantity: 4

Reason for surplus:

- COVID 19 purchase
- Items have not been used.
- Police Department would like to dispose of the items.



Minimum suggested surplus price: \$400 per unit
New Condition

Alex Roylance
Facilities and Fleet Manager

RESOLUTION NO. 2024-27-R

A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH UTAH COUNTY FOR CONTINUED PARTICIPATION IN THE COMMUNITIES THAT CARE PREVENTION MODEL AND GRANT PROGRAM, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Utah County and Lindon City have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by this Interlocal Cooperative Agreement for joint cooperative action; and

WHEREAS, the Communities That Care (CTC) system has proven effective in building good parenting programs, promoting healthy family development, improving youth development outcomes, and reducing youth problems associated with drug & alcohol use and/or criminal behaviors, all through personalized training and coaching; and

WHEREAS, Utah County Health Department and Lindon City entered into an Interlocal Agreement in late 2022 to create the CTC program in Lindon and now desire to cooperatively work to maintain the Communities That Care system within Lindon City; and

WHEREAS, Lindon City desires to proceed with continued implementation of the CTC program per the terms of the Interlocal Cooperation Agreement included as *Exhibit A*.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lindon City, Utah County, State of Utah, as follows:

1. The Lindon City Council approves the Interlocal Cooperation Agreement Between Utah County and Lindon City for the continuance of the CTC program in Lindon City as attached in *Exhibit A*.

(See Exhibit A)

PASSED AND ADOPTED by the Lindon City Council on this the 3rd day of September, 2024.

Carolyn O. Lundberg, Mayor

ATTEST:

Britni Laidler, City Recorder

SEAL:

Agreement No. 2024 - 643

**INTERLOCAL COOPERATION AGREEMENT WITH LINDON CITY FOR
SUBSTANCE MISUSE PREVENTION AND COMMUNITIES THAT CARE (CTC)
MODEL FOR FY25**

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, UTAH, a body corporate and politic of the State of Utah, by and through the Utah County Health Department, (UCHD) 100 East Center Street, Provo, Utah 84601 and the municipality of Lindon City, 100 North State Street, Lindon, Utah 84042, municipal corporation and a political subdivision of the State of Utah.

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, all of the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, Utah County and Lindon City, within Utah County, through their respective governing bodies, have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by this Interlocal Cooperative Agreement for joint or cooperative action.

NOW THEREFORE, in consideration of the covenants and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. Effective Date; Duration.

This Agreement shall become effective July 1, 2024 and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the submission of this Interlocal Cooperation Agreement to, and the approval and execution hereof by a majority of the governing bodies of all of the parties to this Agreement. The term of this Interlocal Cooperation Agreement shall be from July 1, 2024 hereof until June 30, 2025. This Interlocal Cooperation Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney's Office, and the Lindon City Attorney. Prior to becoming effective, this Interlocal Cooperation Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. Administration of Interlocal Cooperation Agreement.

The parties to this Agreement do not contemplate nor intend to establish an Interlocal entity under the terms of this Interlocal Cooperation Agreement. The parties do agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, that Utah County shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the parties.

Section 3. Purposes

This Interlocal Cooperation Agreement is established for the following purposes:

- a. To coordinate with Lindon City to employ a part-time (up to 20 hours per week, 52 weeks per year) Communities that Care (CTC) Coordinator and provide technical support to establish and maintain the CTC prevention model within the community.
- b. To provide funding to Lindon City to employ a CTC coordinator as follows:
Utah County will provide Lindon City fifteen thousand dollars (\$15,000) for the

CTC Coordinator position/costs and ten thousand (\$10,000) for coalition capacity building for the period of July 1, 2024, through June 30, 2025. Lindon City will provide a yearly minimum match of ten thousand dollars (\$10,000).

- c. To establish and maintain the Communities that Care system within Lindon City and to work with Utah County Health Department to ensure the CTC model is being implemented with fidelity through the five phases of CTC (<http://www.communitiesthatcare.net/>).
- d. To reduce youth problem behaviors as found in the Hawkins and Catalano Risk and Protective Factor Model.

Section 4. Manner of Financing.

This Interlocal Cooperation Agreement and the joint, cooperative actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each party shall be responsible for its own obligations under this Interlocal Cooperation Agreement. The funds provided are primarily to be used for:

- 1. CTC coordinator position costs/salary.
- 2. Trainings associated with coalition coordinator and coalition members for approved travel costs.
- 3. Any additional prevention activities as described in the CTC model or community action plan pending approval from UCHD.

Section 5. Coalition Capacity Building Funding

The funds appropriated for coalition capacity building can be used for the following:

- 1. CTC coalition training costs directly related to benchmarks and action plans.
 - a. CTC module trainings
 - b. State CTC trainings
 - c. Food/mileage/supplies
- 2. Travel/Training, including but not limited to Principles of Prevention, CADCA and/or National Prevention Network Conference for coordinator and coalition members
 - a. Mileage, airfare, per diem, registration, lodging and transportation

3. Town hall/community education events
 - a. Advertising, food and recognition awards, coalition needs
4. Workgroup activities
 - a. Evaluation contract
 - b. Data collection
 - c. Meeting costs
5. Minor equipment under \$600.00

Section 6. Interlocal Requirements

1. CTC Coordinator will attend and complete Substance Abuse Prevention Specialist Training (SAPST) within the first six months of hire.
2. CTC Coordinator will attend state/county CTC trainings as prioritized by UCHD and Coordinator.
3. Incorporate CTC benchmarks and phases as foundation of fidelity.
4. Complete and provide coalition agendas and minutes for all board and workgroup meetings.
5. Develop and use by-laws and organizational structure to direct coalition.
6. Coordinator will record all completed prevention activities in the DUGS data system within seven days of service.
7. Billings and claims for covered services must be submitted by the **20th of each month**. Billings and claims received by the 20th must reflect requested reimbursements for the previous month (ex. January reimbursements must be submitted by February 20th). **Due to budget cycles, late billings will not be reimbursed.**
8. A bi-annual narrative report (1 page) identifying completed benchmarks and current status of action plan due December 31, 2024 and June 30, 2025.

Section 7. Property Used in Joint and Cooperative Undertaking.

There will be no real or personal property acquired, held, and used pursuant to this Interlocal Cooperation Agreement.

Section 8. Methods of Termination.

This Interlocal Cooperative Agreement shall automatically terminate at the end of its term herein pursuant to the parameters of Section 1 of this Agreement. The parties to this

Agreement may also withdraw from participation herein by giving at least thirty days' notice to each of the other party to this Agreement. Any notice of termination or notice of withdrawal shall be served upon each of the parties to this Agreement.

Section 9. Indemnification.

Both parties are governmental entities subject to the Governmental Immunity Act of Utah, Utah Code Ann., Section 63G-7-101, et seq., as amended. By entering into this Agreement, neither party waives by this Agreement any defenses or limits of liability available under the Governmental Immunity Act of Utah, or any other applicable federal, state, or common law. Nothing in this Agreement shall be construed as an assumption of any duty for the benefit of any third-party. Subject to, and without waiving any immunities under applicable federal, state, or common law, including those described above, each party shall assume and retain liability and responsibility for the claims, losses, damages, injuries, or other liabilities arising out of the acts, omissions, or negligence of its own officers, employees, agents, and contractors in an amount not to exceed the damage limits in Utah Code Ann., Section 63G-7-604, as amended.

Section 10. Filing of Interlocal Cooperation Agreement.

Executed copies of this Interlocal Cooperation Agreement shall be placed on file in the office of the County Clerk/Auditor of Utah County, and with the official keeper of Lindon City records and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 11. Adoption Requirements.

This Interlocal Cooperation Agreement shall be (a) approved by the executive body or officer of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an authorized attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official

records of each party.

Section 12. Amendments.

This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by a resolution of the legislative body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an authorized attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 13. Severability.

If any term or provision of this Interlocal Cooperation Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Interlocal Cooperation Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

Section 14. Governing Law.

All questions with respect to the construction of this Interlocal Cooperation Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 15. Committees.

The parties may establish from time to time such committees as shall be deemed appropriate and necessary.

Section 16. Headings.

Section headings are for convenience of reference only and shall not be considered any interpretation of the Interlocal Cooperation Agreement.

Section 17. Entire Agreement.

This Interlocal Cooperation Agreement contains the entire agreement of the parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the parties to it.

Section 18. Execution by Counterparts.

This Interlocal Cooperation Agreement may be executed in counterparts. The original of each executed Agreement shall be filed with Utah County.

Section 19. Sub-recipient Requirements.

By virtue of terms and conditions of the Federal Substance Abuse Prevention and Treatment block grant that funds the services purchased through this Agreement, Lindon City becomes a sub-recipient of the federal grant.

CFDA #: 93.959

As Lindon City is a Sub-recipient of the grant monies, and as such, shall have no authorization, express or implied, to bind Utah County to any agreements, settlements, liability, or understanding whatsoever, and agrees not to perform any acts as agent for the County, except as herein expressly set forth. The Sub-recipient shall be responsible for the payment of all income tax and social security amounts due as a result of payments received from the County for these contract services. Persons employed by the County and acting under the direction of the County shall not be deemed to be employees or agents of Lindon City.

- a) All Lindon City records with respect to any matters covered by this Agreement shall be made available to the County, OSUMH and the Comptroller General of the United States or any of their authorized representatives.

- b) Failure of the city to comply with the above requirements will constitute a violation of this Agreement and may result in the withholding of future payments.
- c) In accordance with OMB Circular A-133, *Audits of State, Local Governments and Non-Profit Organizations*, state and local governments or non-profit organizations that expend \$500,000 or more in total federal financial assistance (from all sources) in the recipient's fiscal year shall have a Single Audit completed.
- d) All Sub-recipient's, regardless of Single Audit eligibility, will make all pertinent financial records available for review, monitoring or audit, in a timely manner to appropriate officials of the federal granting agency, Utah County, any pass-thru entity and/or the General Accounting Office.

Nothing contained in this Agreement is intended to, nor shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Sub-recipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The County and program administrator shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Sub-recipient is an independent contractor.

[Signatures on following page]

WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation Agreement on the dates listed below:

Utah County Authorized by Resolution No. 2024-642, authorized and passed on the 31st day of July 2024.

Lindon City Authorized by Resolution No. _____, authorized and passed on the _____ day of _____ 2024.

APPROVED AND ADOPTED this 31st day of July 2024.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: DocuSigned by: Brandon B. Gordon

Brandon B. Gordon Chair

ATTEST:

Utah County Clerk
AARON R. DAVIDSON

By: Signed by: Aaron R. Davidson 07/31/2024

Deputy County Clerk Date

By: _____
Lindon City Mayor Date

APPROVED AS TO FORM:
JEFFREY S. GRAY
Utah County Attorney

By: DocuSigned by: Zachary Bundel 07/31/2024

Deputy County Attorney Date

By: _____
Lindon City Recorder Date

APPROVED AS TO FORM:

By: _____
Lindon City Attorney Date

RESOLUTION NO. 2024-28-R

A RESOLUTION ASSINGING / APPOINTING MAYOR CAROLYN O. LUNDBERG, OF THE CITY OF LINDON, UTAH, TO THE UTAH LAKE AUTHORITY GOVERNING BOARD.

WHEREAS, Section 11-65-101 of the Utah Code creates the Utah Lake Authority (ULA); and

WHEREAS, Section 11-65-301 of the Utah Code requires the formation of a governing board which shall manage and conduct the business and affairs of the lake authority and shall determine all questions of lake authority policy; and

WHEREAS, Section 11-65-302 of the Utah Code details the number and representation of the 15 Utah Lake governing board appointments; and

WHEREAS, the City of Lindon is included in the list of Utah Lake Authority member organizations in Section 11-65-302 of the Utah Code; and

WHEREAS, Mayor Carolyn O. Lundberg, as Mayor of the City of Lindon, has been previously serving on the ULA Governing Board; and

WHEREAS, The City Council of the City of Lindon has determined that it would be in the best interest of the community to continue having Mayor Lundberg represent the City of Lindon on the ULA Governing Board.

NOW THEREFORE, the City Council of the City of Lindon, Utah, resolves and consents to the approval of Mayor Lundberg to serve on the Utah Lake Authority governing board in accordance with the details provided in Section 11-65 of the Utah Code.

PASSED AND APPROVED this 3rd day of September, 2024.

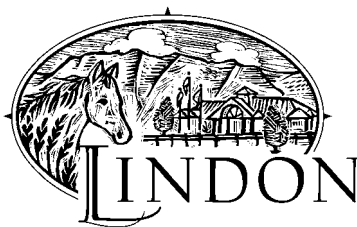
By: _____
Carolyn O. Lundberg, Mayor

Attest:

Britni Laidler, City Recorder

DEPOSITED in the office of the City Recorder this 3rd day of September, 2024.

Lindon City
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-7687
FAX 801-785-7645
www.lindoncity.org

Ryan Done
1528 W. 630 N.
Lindon, Utah 84042

September 4, 2024

Dear Mr. Done:

On September 3, 2024 the Lindon City Council approved the recommendation to appoint you as an alternate member of the Planning Commission for Lindon City. We hope to have you start participating at the next regularly scheduled planning commission meeting. It is anticipated that you will serve a full three-year term which will expire on the last day of September 2027, or until your respective successor has been appointed.

Meetings are typically held on the 2nd and 4th Tuesday of each month, except for meetings that may fall on or near a holiday or during July and August where one meeting is held each of those two months. A schedule of meetings for 2024 is attached.

We are excited to work with you and appreciate your willingness to serve the City of Lindon and represent the citizens in our community. As a new Planning Commissioner, our Community & Economic Development Director, Michael Florence, would like to meet with you to review your responsibilities and to answer any questions you may have. Please contact him at 801-785-7687 or by email at mflorence@lindon.gov to set up a quick meeting before your first Planning Commission meeting.

Sincerely,

Carolyn O. Lundberg
Mayor

Lindon City
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-7687
www.lindoncity.org

Memorandum

TO: City Council
FROM: Planning Staff
SUBJECT: Planning Commissioner Terms & proposed appointments
DATE: September 3, 2024

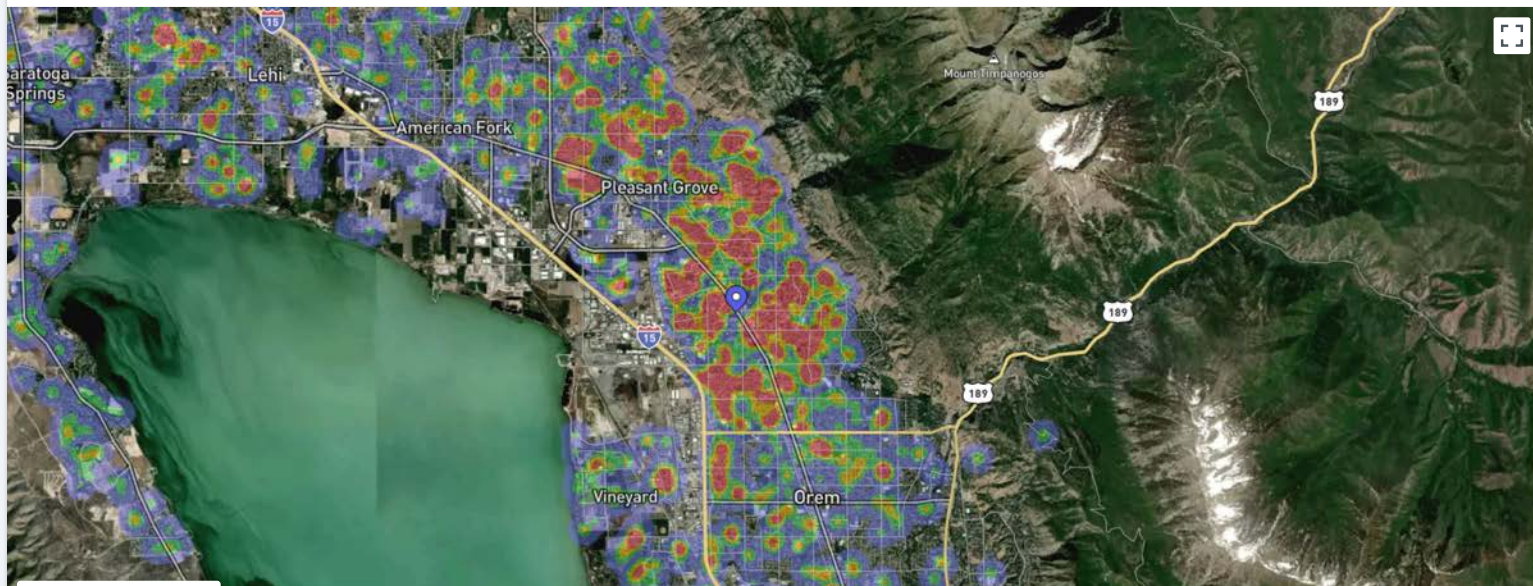
Planning Commissioner terms are for three years.

Current Commissioners & Term Expiration Dates:

Steve Johnson	June 2025	Third Term
Sharon Call	June 2026	Sixth Term
Mike Marchbanks	January 2027	Fourth Term
Rob Kallas	January 2027	Fourth Term
Scott Thompson	October 2024	Second Term
Jared Schauers	January 2025	Second Term
Karen Danielson	March 2026	First Term
Ryan Done	September 2027	First Term (Alternate)

8. **Presentation:** Staff will provide a brief demonstration of new software (Placer.ai) to enable data gathering for specific locations, events, and economic development purposes.

Market Landscape

Trade Area
Heatmap

High

Low

2 km

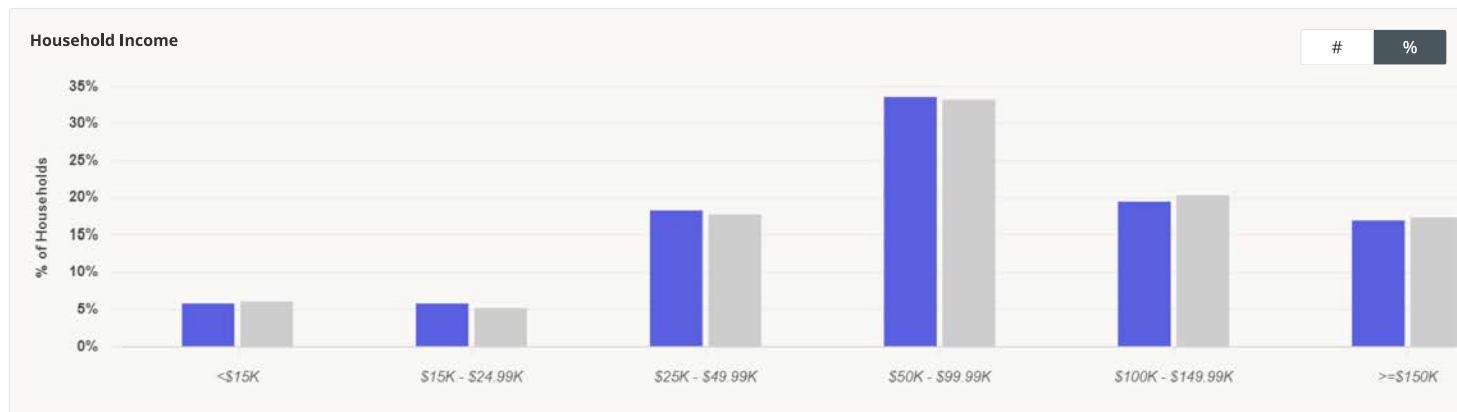
© Mapbox © OpenStreetMap © Maxar

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. [Learn more](#)

Audience Overview

Lindon Aquatics Cen...
60 W 60 N, Lindon, UT 84042Dataset:
Census 2021View:
Potential MarketCompare to:
Utah ▾

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Lindon Aquatics Center W 60 N, Lindon, UT	\$77.3K	42.9%	24.0	White (79.3%)	3.48
Utah	\$79.6K	35.4%	31.1	White (77.3%)	3.13



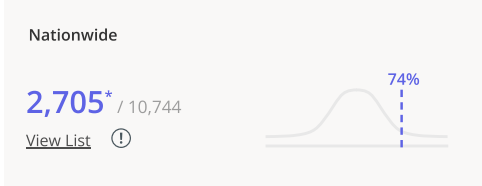
*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2021

Ranking Overview

Lindon Aquatics Cen...
60 W 60 N, Lindon, UT 84042

Benchmark:
Category: Attractions

Metric:
Visits



* Custom filters and dates are ignored. Ranking only supports 'full-months'. Showing report for: Aug 1st, 2023 - Jul 31st, 2024

Favorite Places

Category: Categories (42) ▾

Min. Visits: 1

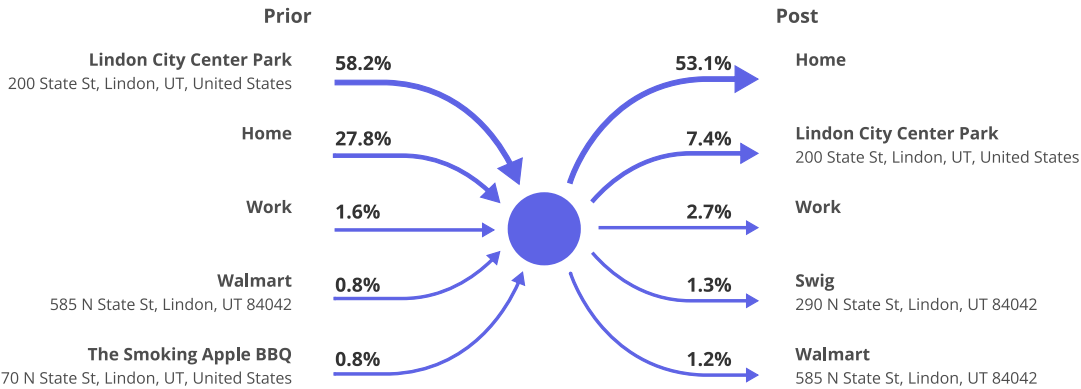
Lindon Aquatics Center / W 60 N, Lindon, UT			
Rank	Name	Distance	Visitors
1	Lindon Aquatics Center / 60 W 60 N, Lindon, UT 84042	0 mi	41.1K (98.3%)
2	University Place / 575 E University Pkwy, Orem, UT 84097	4.8 mi	30.6K (73.3%)
3	The Meadows / 949 Grassland Dr, American Fork, UT 84003	6.3 mi	30K (71.7%)
4	Lindon City Center Park / 200 State St, Lindon, UT 84042	0.1 mi	26.6K (63.6%)
5	Salt Lake City International Airport / 776 N Terminal Dr, Salt Lake City, UT 84116	33.7 mi	25.3K (60.6%)

Visitor Journey

Property:
Lindon Aquatics Center / W 6...

Show by: Location Category Category Group

Show Home/Work: ☒ On



Visitor Journey - Routes

Property:
[Lindon Aquatics Center / W 6...](#)

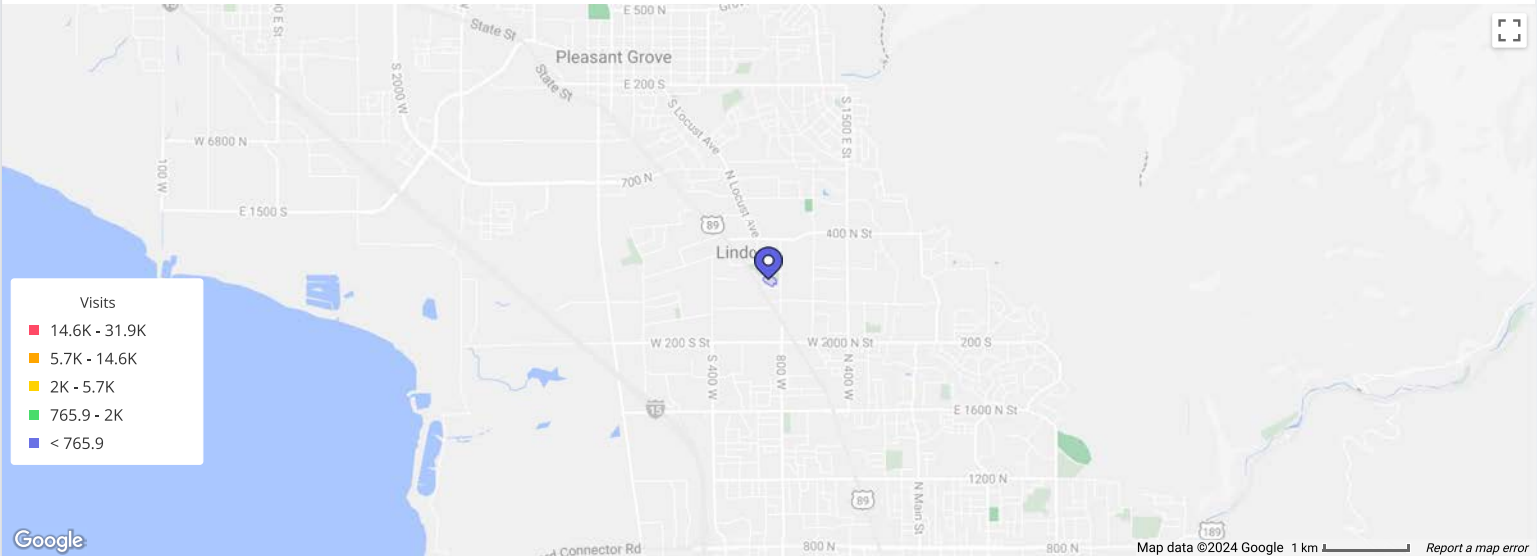
Journey Direction:

To Property

From Property

To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations. [Learn more](#)

Dismiss

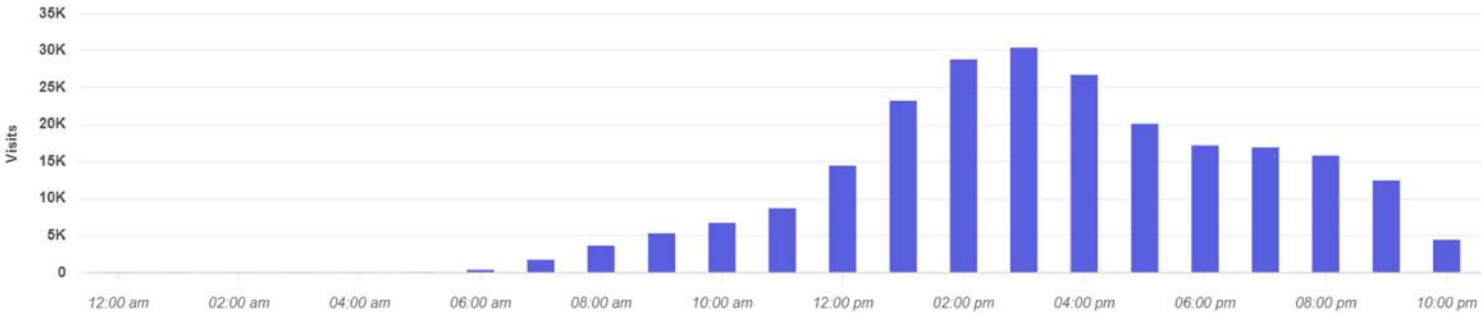


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations. [Learn more](#)

Hourly Visits

Lindon Aquatics Cen...
60 W 60 N, Lindon, UT 84042

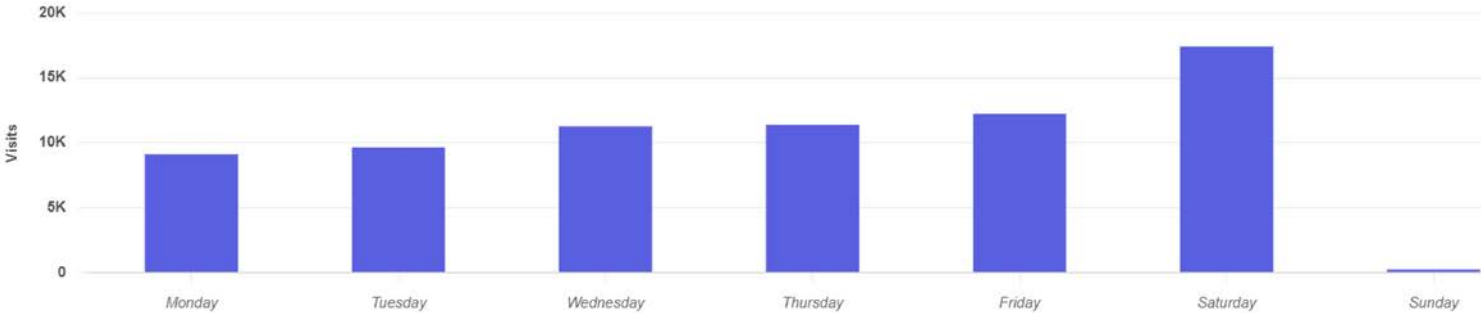
Metric:
Visits



Daily Visits

Lindon Aquatics Cen...
60 W 60 N, Lindon, UT 84042

Metric:
Visits

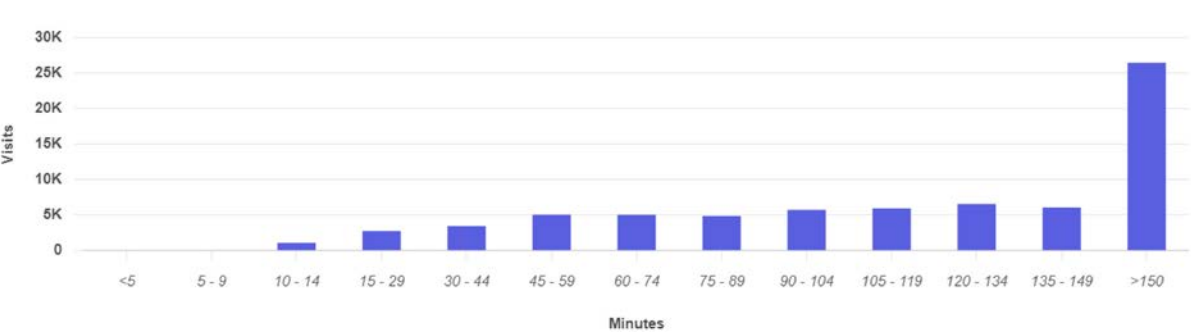


Visit Duration

Lindon Aquatics Cen...
60 W 60 N, Lindon, UT 84042



Metric:
Visits



Average Stay	134 min
Median Stay	125 min



Property Overview

Aug 1, 2023 - Jul 31, 2024

Properties:

HP

Hollow Park pickleball & tennis courts

300 E 400 N, Lindon, UT 84042

PB

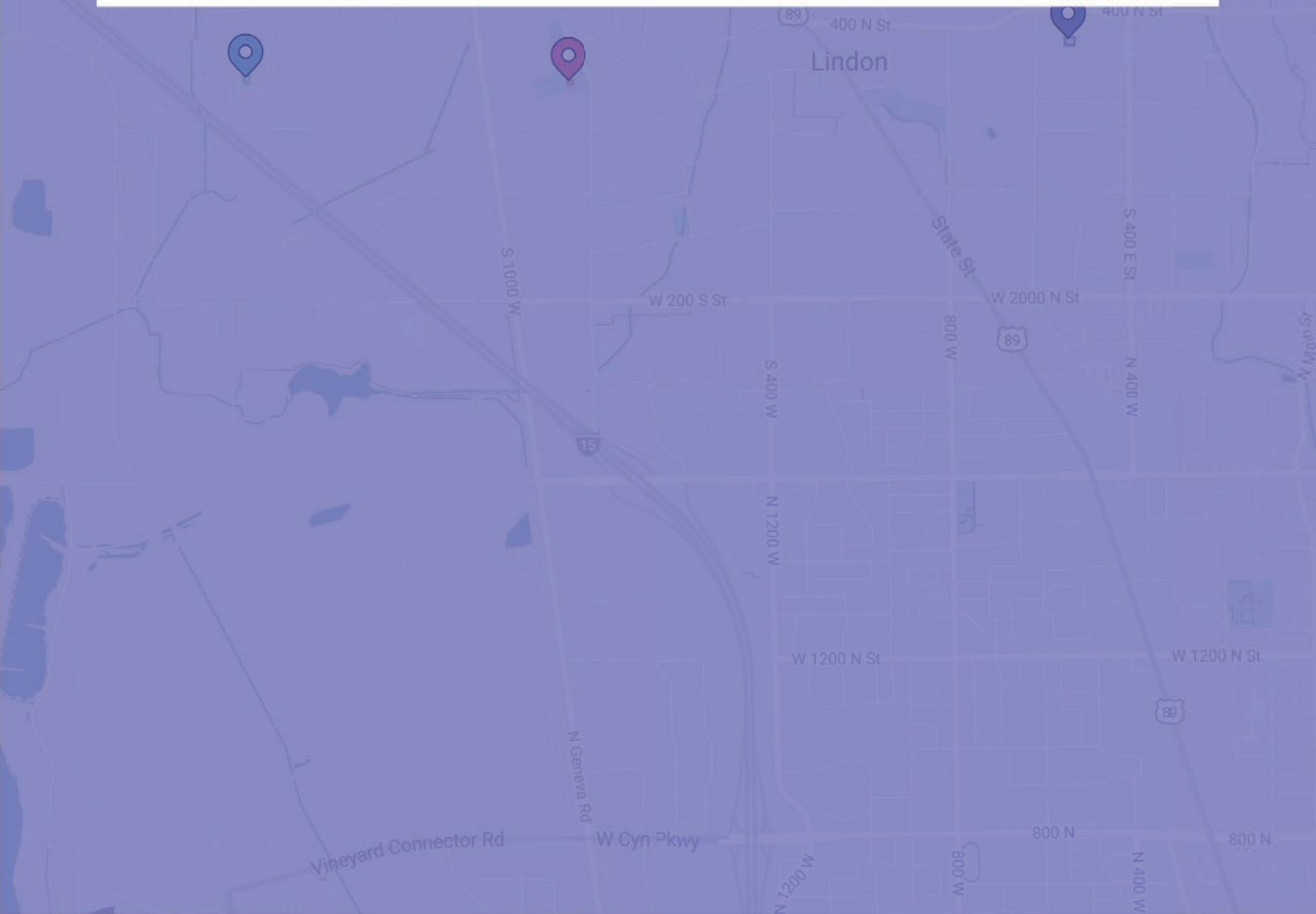
Pheasant Brook Park pickleball courts

280 N. 800 W., Lindon, UT 84042

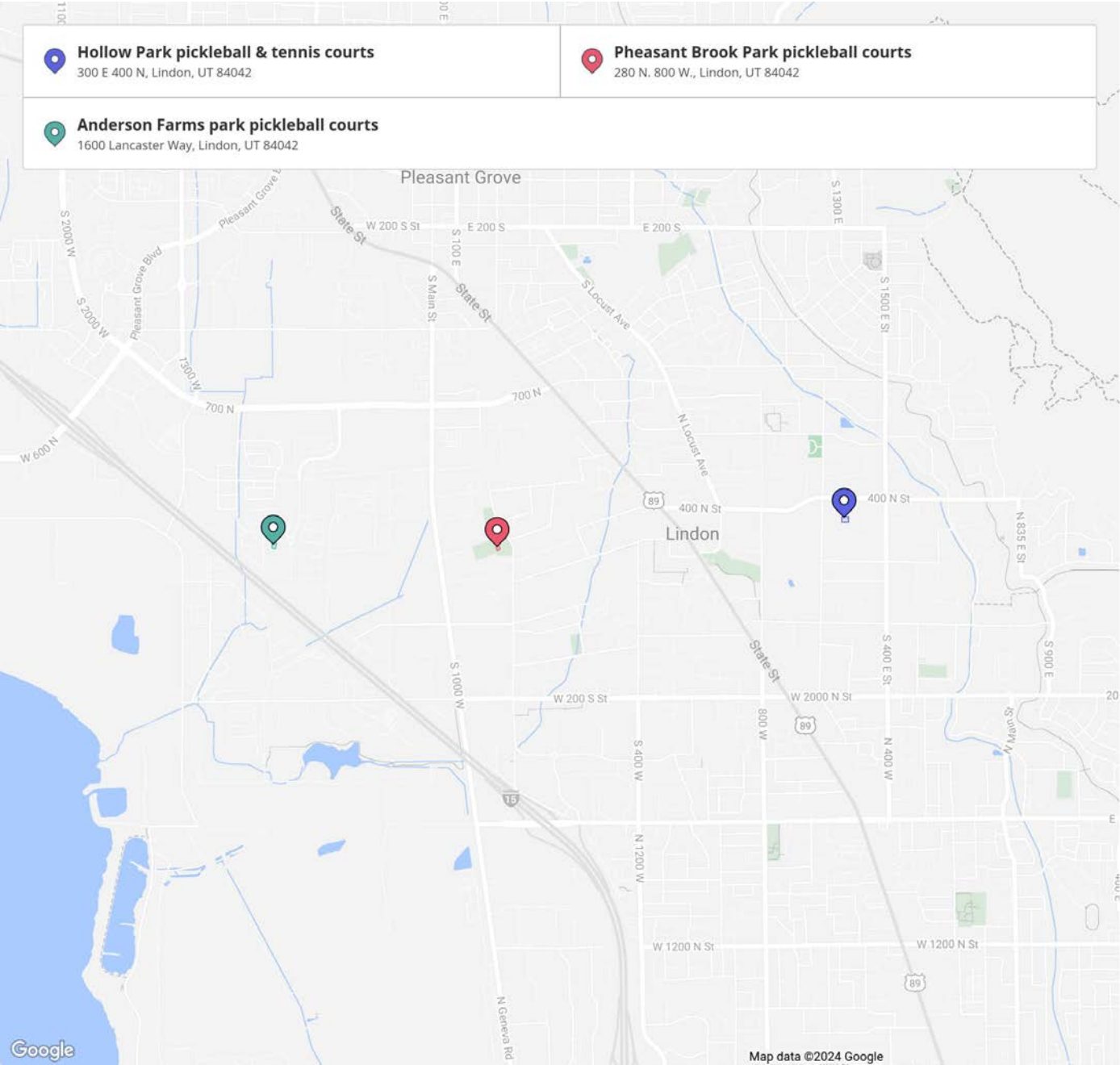
AF

Anderson Farms park pickleball courts

1600 Lancaster Way, Lindon, UT 84042



Aug 1, 2023 - Jul 31, 2024



Aug 1, 2023 - Jul 31, 2024

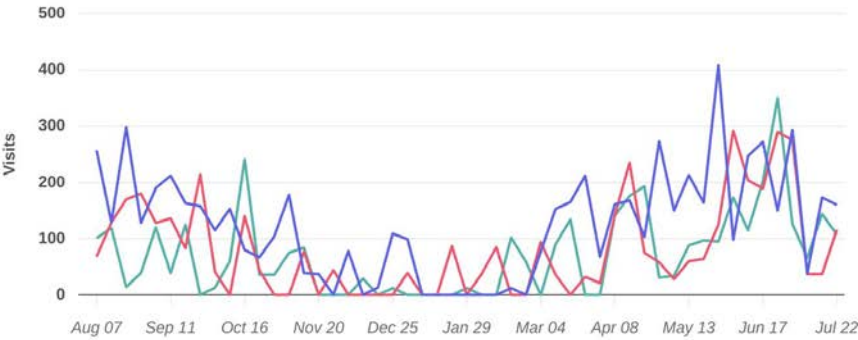
Metrics			
Metric Name	<div>Hollow Park pickleball & tennis courts</div> <div>E 400 N, Linton, UT</div>	<div>Pheasant Brook Park pickleball courts</div> <div>N. 800 W., Linton, UT</div>	<div>Anderson Farms park pickleball courts</div> <div>Lancaster Way, Linton, UT</div>
Visits	6.8K	4.3K	3.9K
Visits / sq ft	0.38	0.68	0.4
Size - sq ft	17.9K	6.3K	9.8K
Visitors	3.3K	1.7K	1.8K
Visit Frequency	2.07	2.58	2.3
Avg. Dwell Time	72 min	89 min	95 min
Panel Visits	209	121	133
Visits YoY	+29.2%	+19.7%	+4.3%
Visits Yo2Y	+14.1%	+37.6%	+2.4K%
Visits Yo3Y	-22.1%	+709.4%	+10.7K%
<div>Aug 1st, 2023 - Jul 31st, 2024</div> <div>Data provided by Placer Labs Inc. (www.placer.ai)</div>			



Aug 1, 2023 - Jul 31, 2024

Visits Trend

- Hollow Park pickleball & tenn...
E 400 N, Lindon, UT
- Pheasant Brook Park pickleb...
N. 800 W., Lindon, UT
- Anderson Farms park pickleb...
Lancaster Way, Lindon, UT



2021	2022	2023	Last 12 Months
5.6K	6.8K	5.9K	6.8K
1.8K	2.9K	4K	4.3K
0	1K	4.2K	3.9K

Weekly | Visits | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Audience Overview

Summary

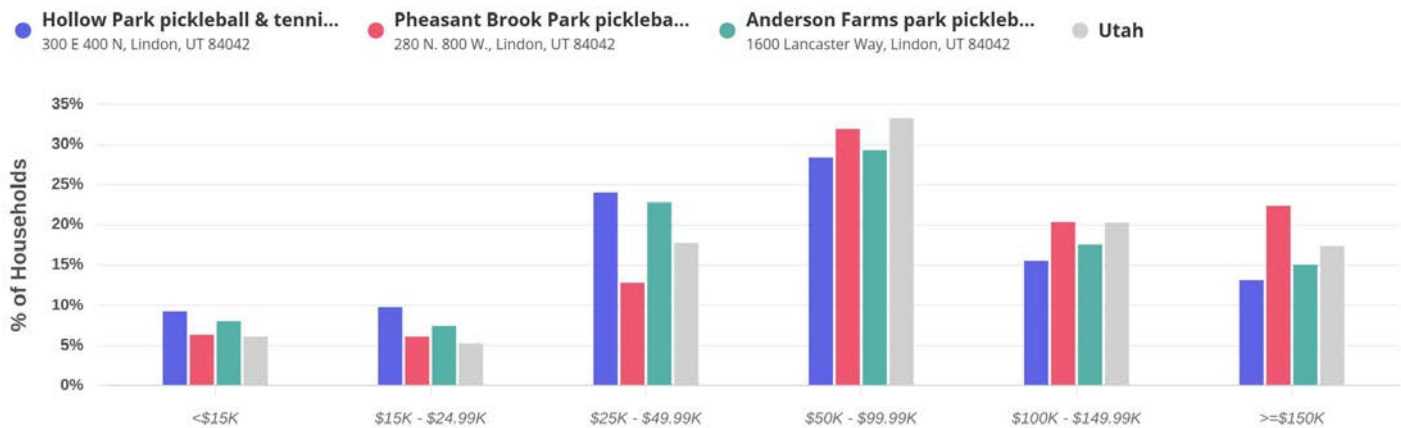
Properties	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
<div>Hollow Park pickleb...</div> <div>E 400 N, Lindon, UT</div>	\$61.5K	42.9%	23.4	White (79.6%)	3.36
<div>Pheasant Brook Par...</div> <div>N. 800 W., Lindon, UT</div>	\$89.7K	42.3%	25.8	White (79.1%)	3.63
<div>Anderson Farms pa...</div> <div>Lancaster Way, Lindon, UT</div>	\$66.4K	43.2%	23.3	White (79.7%)	3.32
<div>Utah</div>	\$79.6K	35.4%	31.1	White (77.3%)	3.13

Aug 1st, 2023 - Jul 31st, 2024 | Data Source: Census 2021
Data provided by Placer Labs Inc. (www.placer.ai)



Aug 1, 2023 - Jul 31, 2024

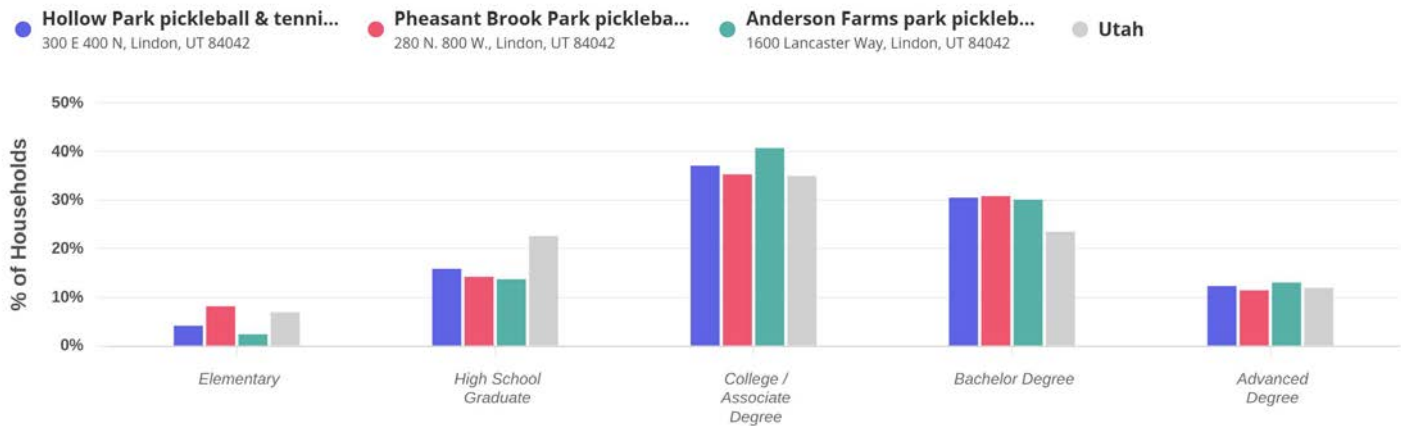
Household Income



Aug 1st, 2023 - Jul 31st, 2024 | Data Source: Census 2021
Data provided by Placer Labs Inc. (www.placer.ai)



Education

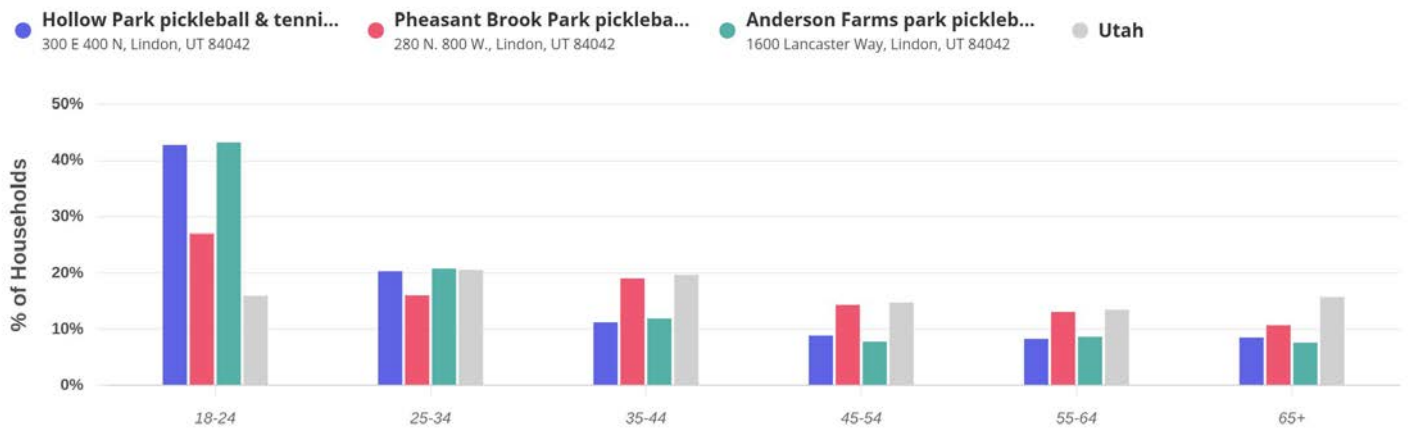


Aug 1st, 2023 - Jul 31st, 2024 | Data Source: Census 2021
Data provided by Placer Labs Inc. (www.placer.ai)



Aug 1, 2023 - Jul 31, 2024

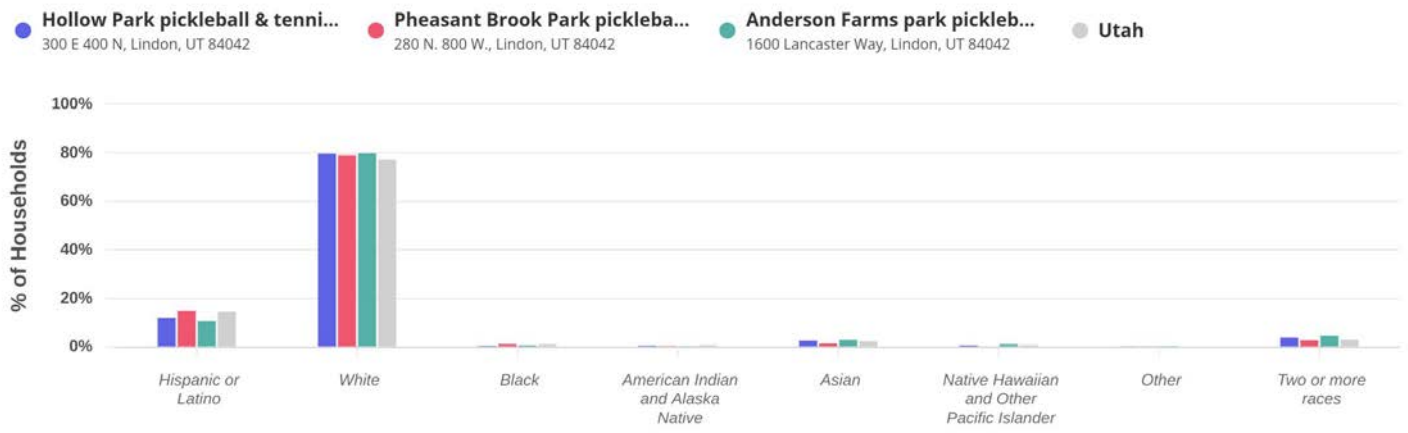
Age



Aug 1st, 2023 - Jul 31st, 2024 | Data Source: Census 2021
Data provided by Placer Labs Inc. (www.placer.ai)



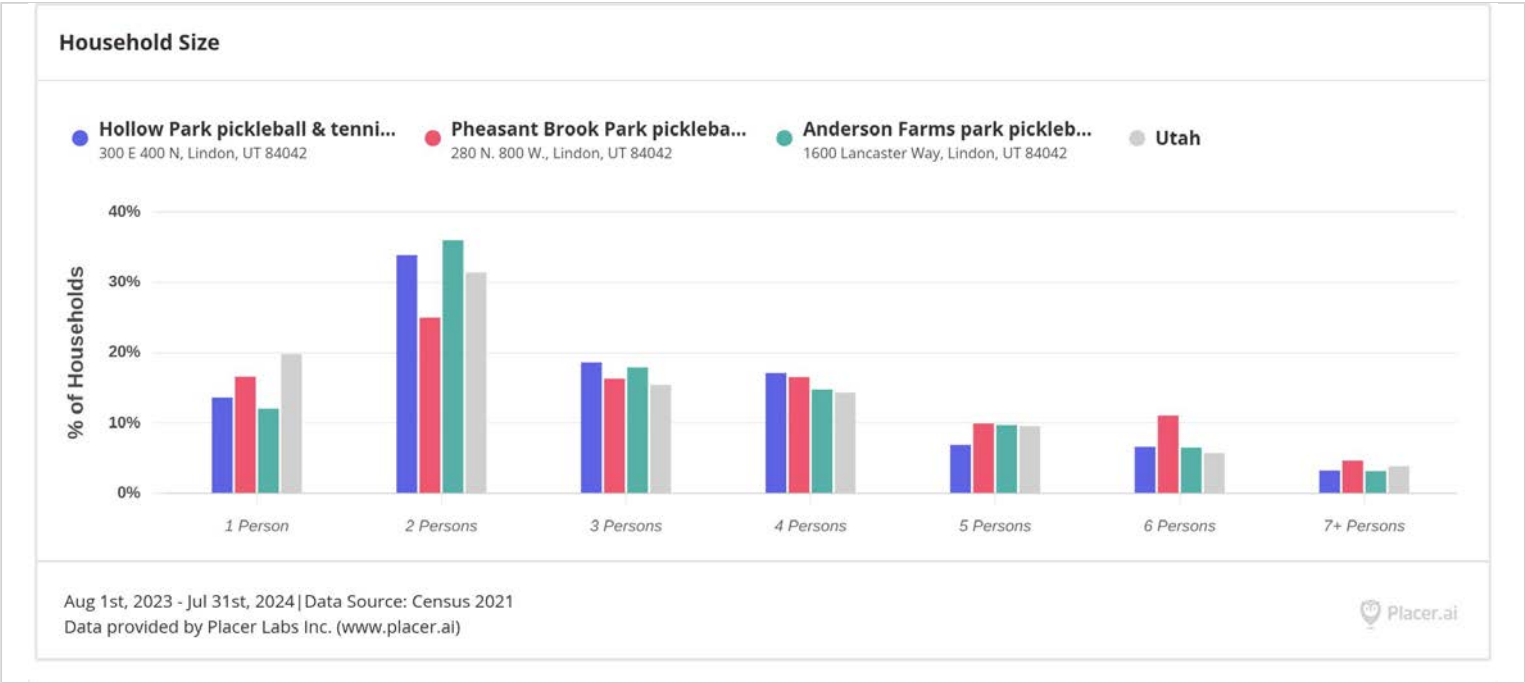
Ethnicity



Aug 1st, 2023 - Jul 31st, 2024 | Data Source: Census 2021
Data provided by Placer Labs Inc. (www.placer.ai)

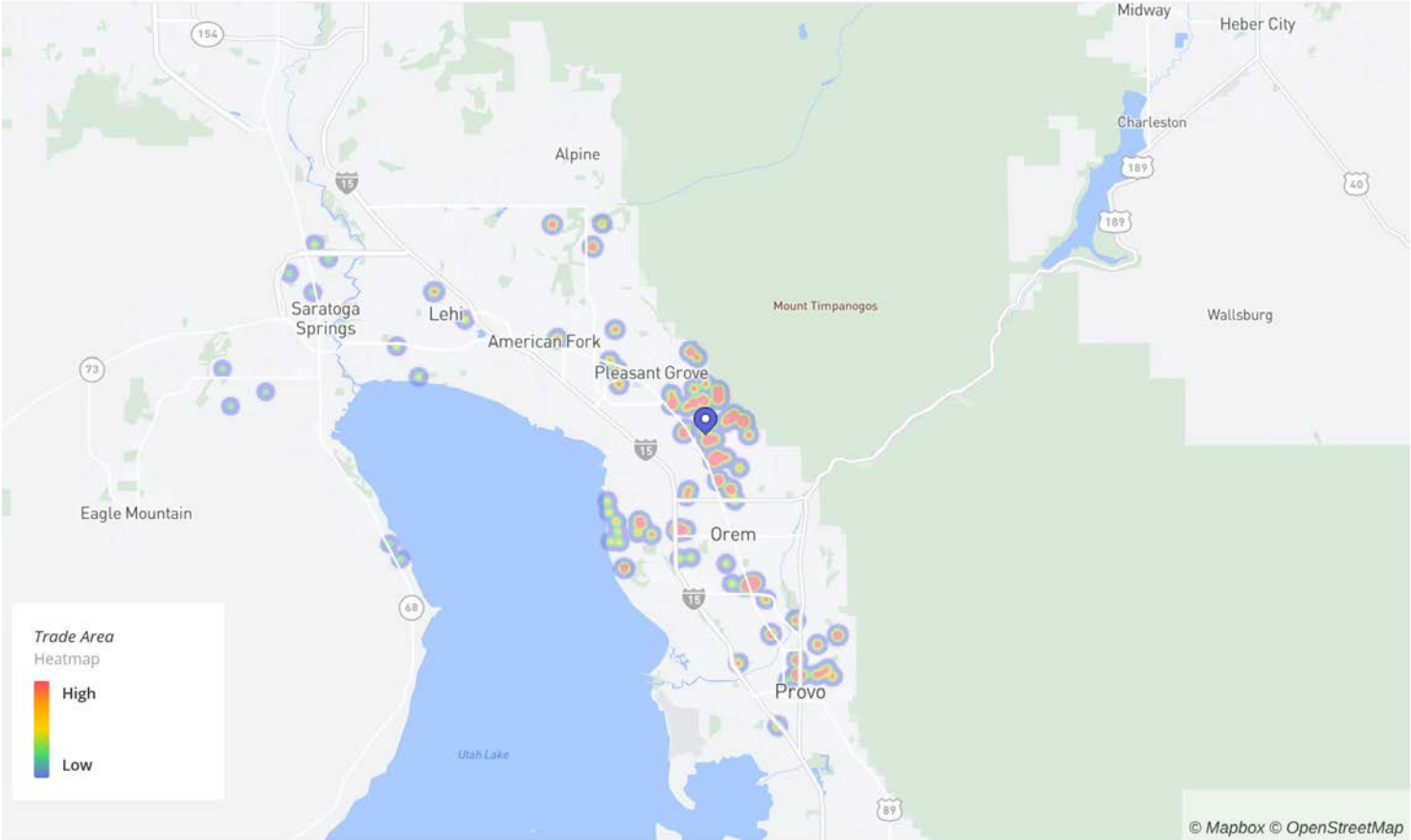


Aug 1, 2023 - Jul 31, 2024



Aug 1, 2023 - Jul 31, 2024

Market Landscape



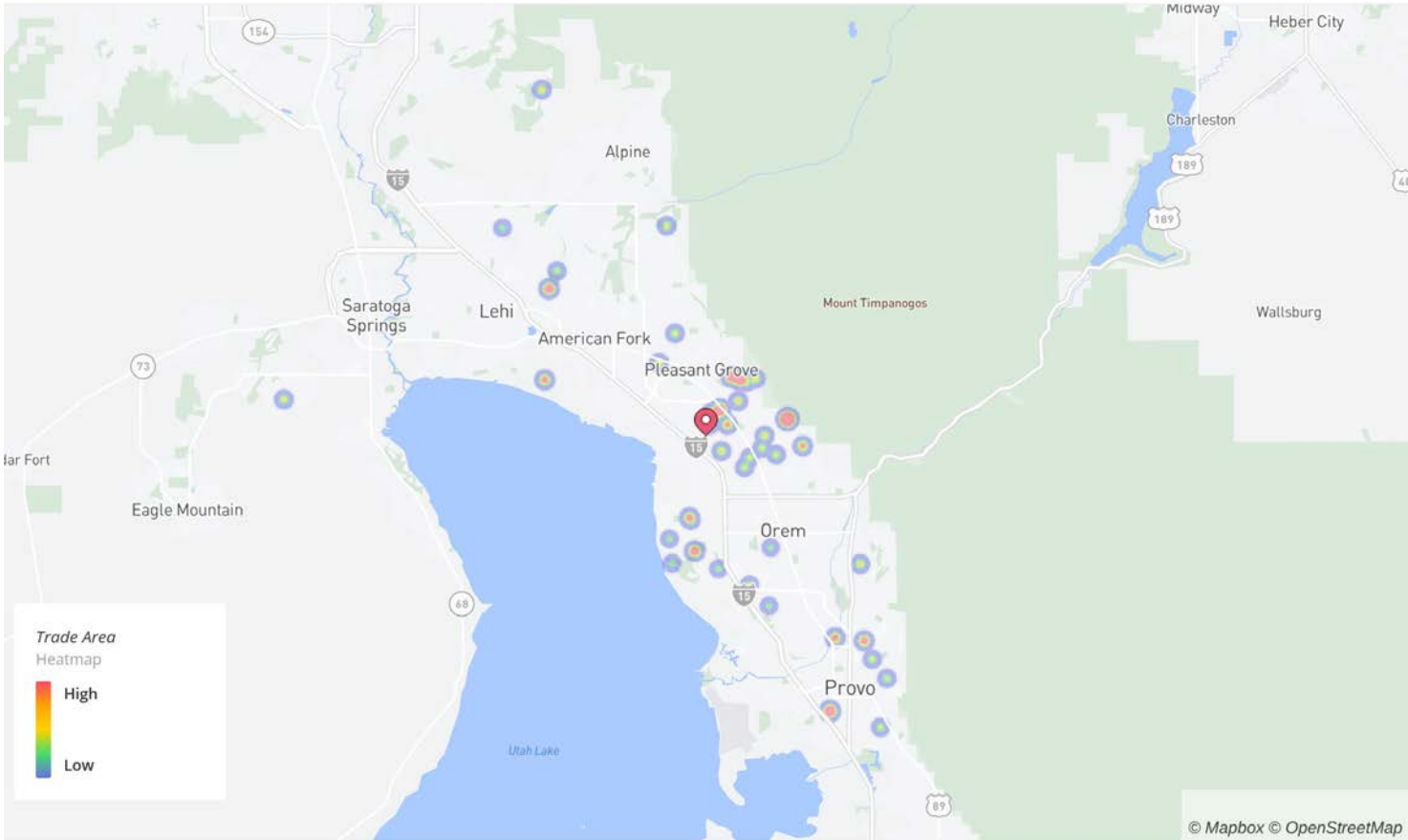
Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Aug 1, 2023 - Jul 31, 2024

Market Landscape



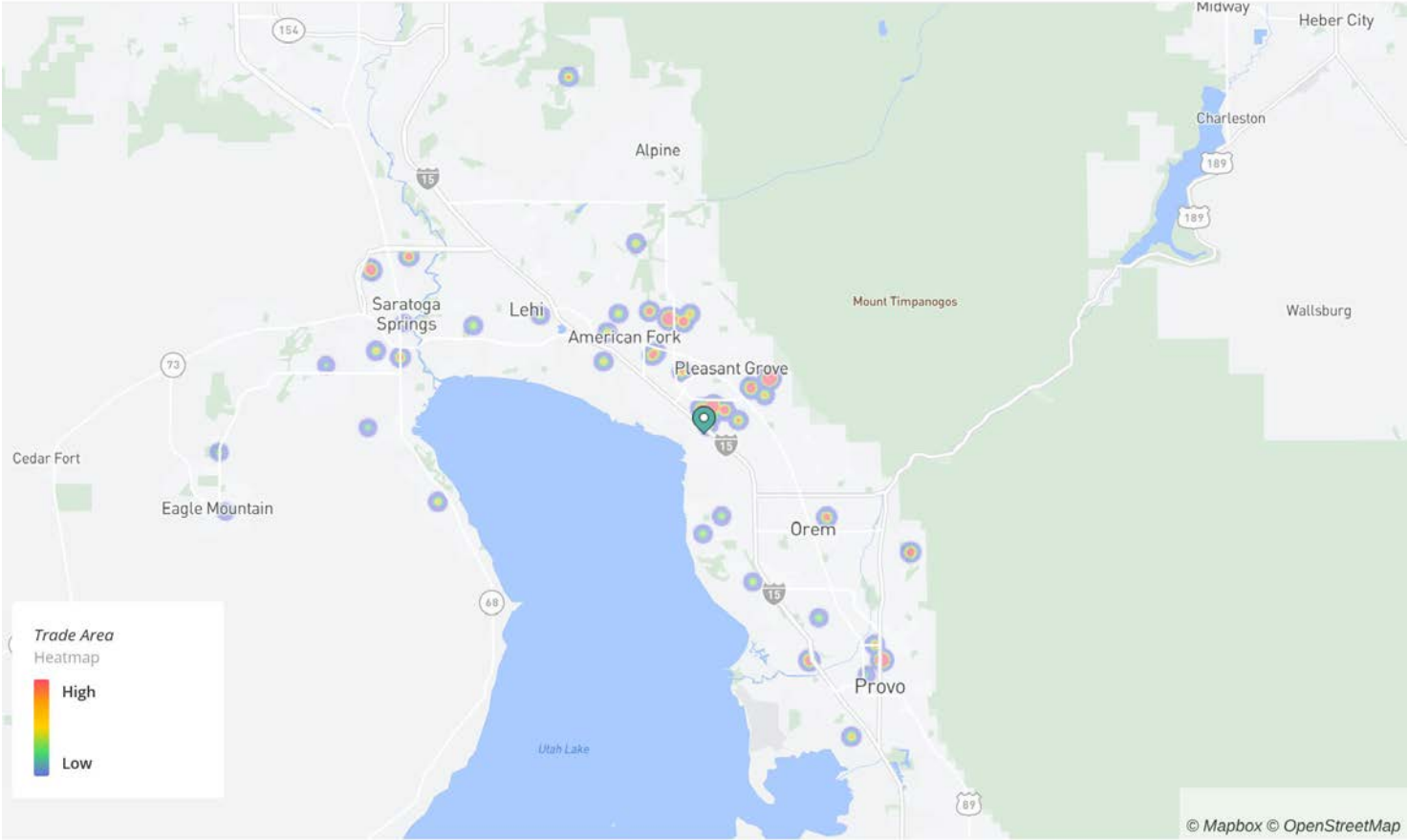
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Data provided by Placer Labs Inc. (www.placer.ai)



Aug 1, 2023 - Jul 31, 2024

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Aug 1st, 2023 - Jul 31st, 2024
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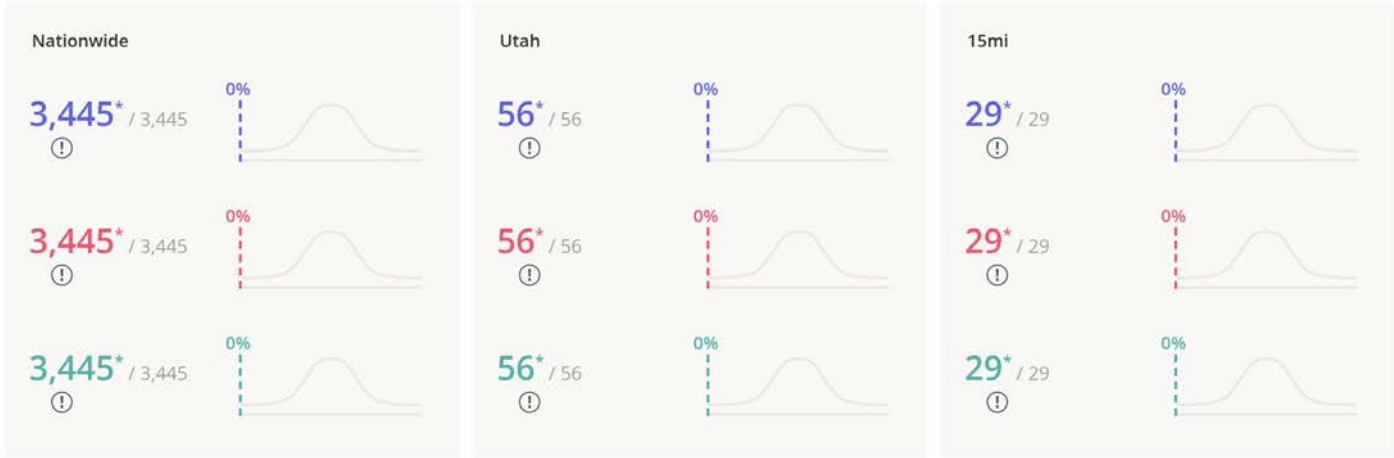
Aug 1, 2023 - Jul 31, 2024

Ranking Overview

Hollow Park pickleball & tenn...
300 E 400 N, Lindon, UT 84042

Pheasant Brook Park pickleb...
280 N. 800 W., Lindon, UT 84042

Anderson Farms park pickleb...
1600 Lancaster Way, Lindon, UT 84042

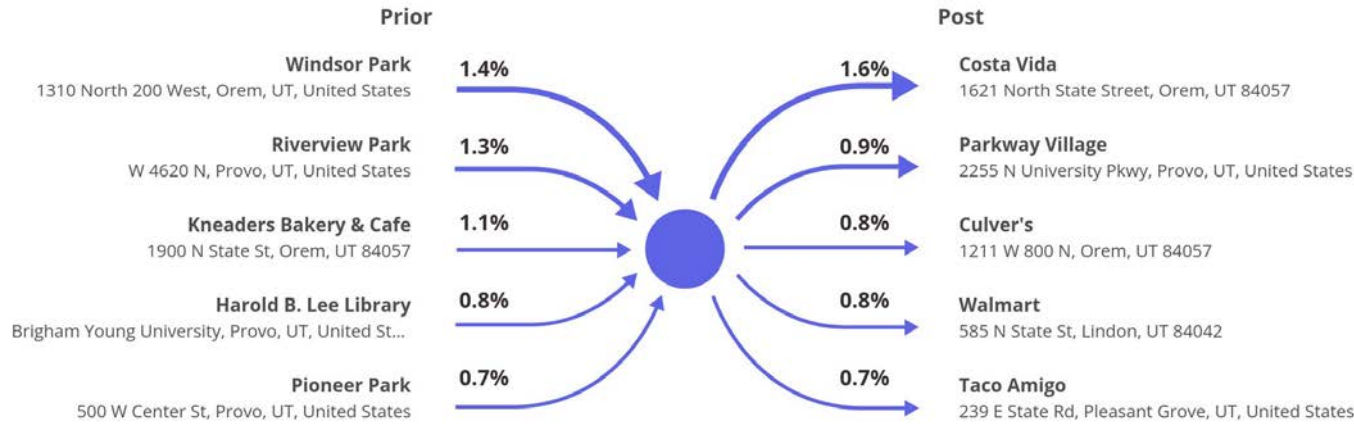


Category: Nature & Landmarks | Visits | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey

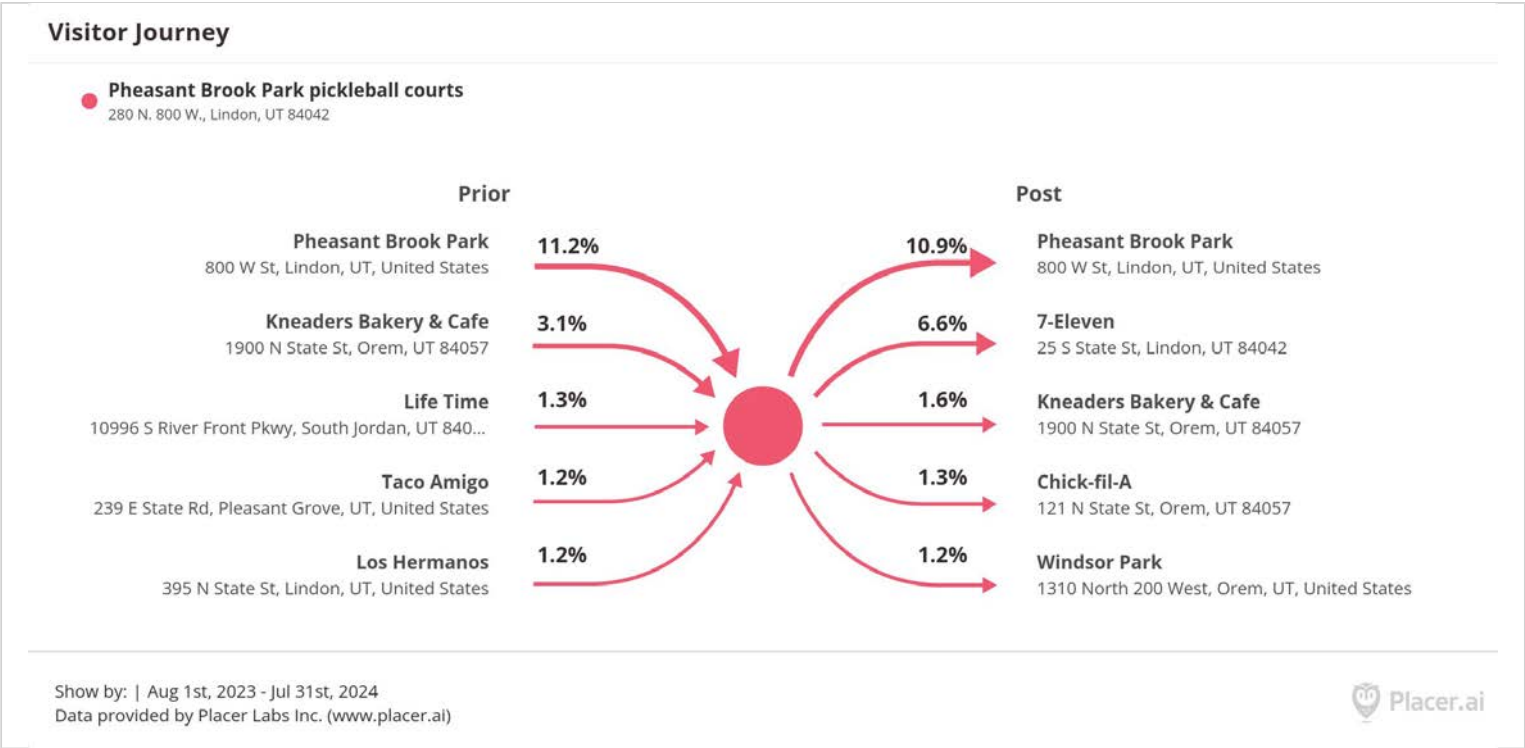
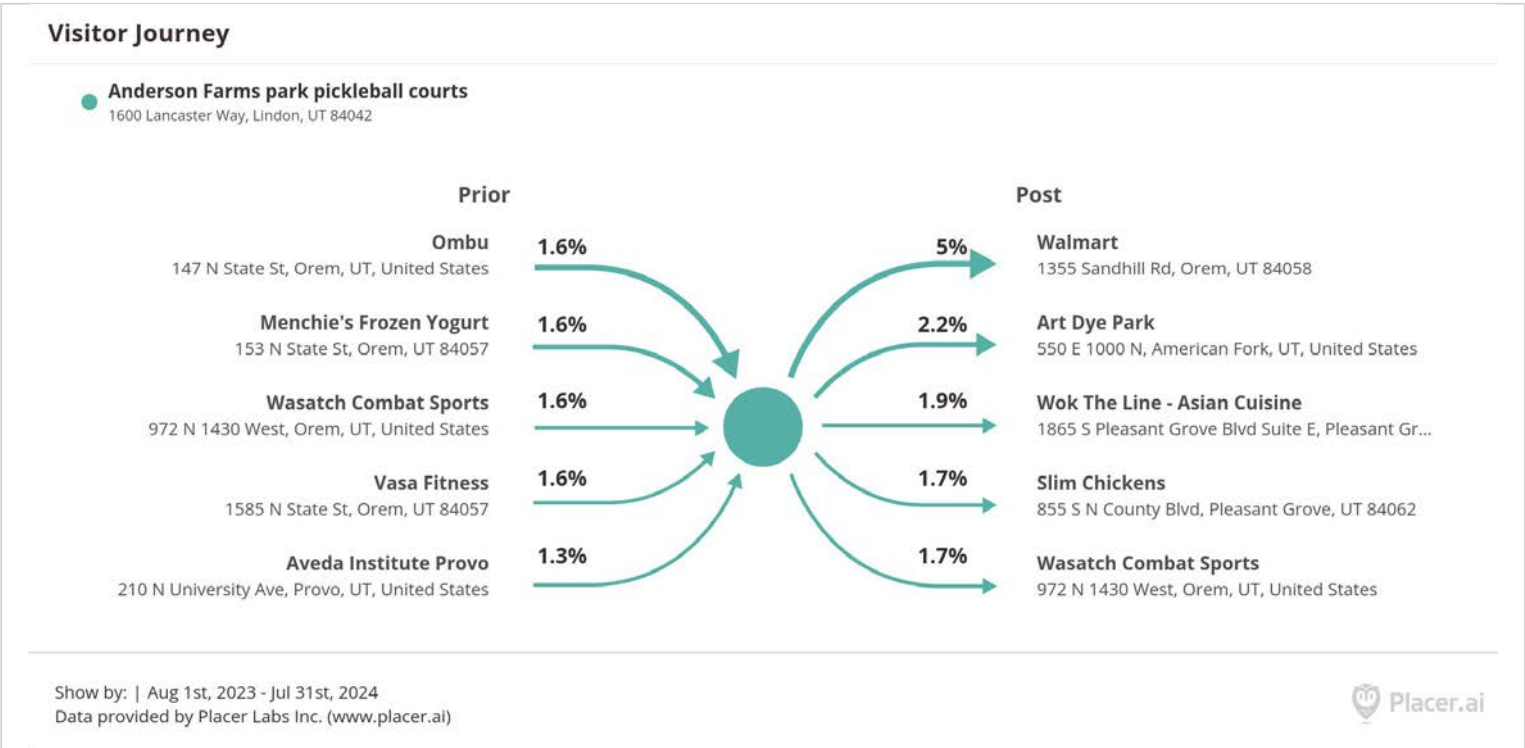
Hollow Park pickleball & tennis courts
300 E 400 N, Lindon, UT 84042



Show by: | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

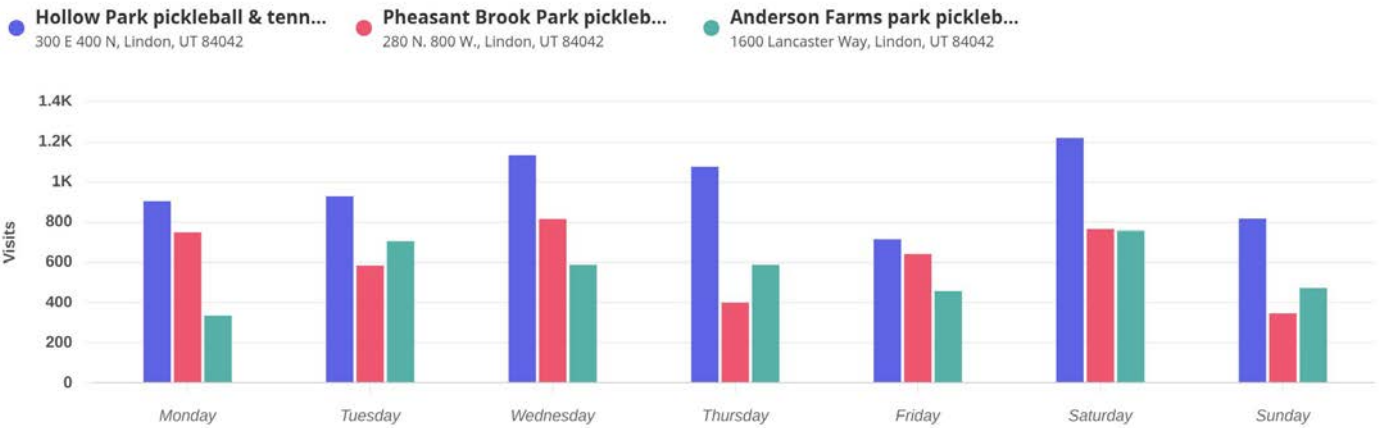


Aug 1, 2023 - Jul 31, 2024



Aug 1, 2023 - Jul 31, 2024

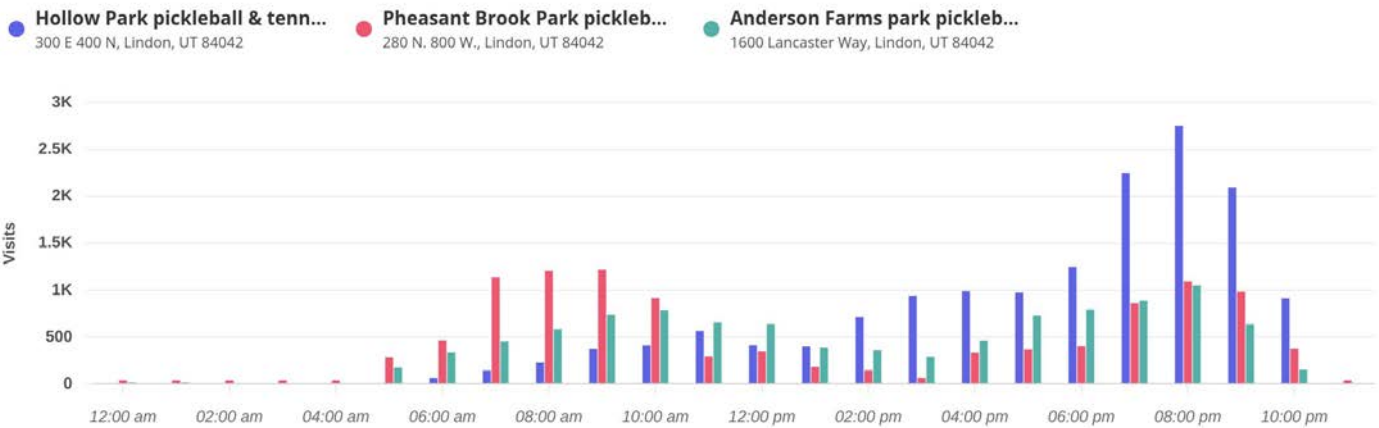
Daily Visits



Visits | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits



Visits | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Aug 1, 2023 - Jul 31, 2024

Favorite Places

Hollow Park pickleball & tennis courts / E 400 N, Lindon, UT

Rank	Name	Distance	Visitors
1	University Place / 575 E University Pkwy, Orem, UT 84097	4.9 mi	3K (92%)
2	The Yard / 484 N Entertainment Way, Vineyard, UT 84059	3 mi	2.5K (77.1%)
3	The Meadows / 949 Grassland Dr, American Fork, UT 84003	6.5 mi	2.4K (71.7%)
4	University Crossing / 386 E University Pkwy, Orem, UT 84058	5.1 mi	2.3K (70.2%)
5	Salt Lake City International Airport / 776 N Terminal Dr, Salt Lake City, UT 84116	33.6 mi	2.3K (69.7%)
6	Brigham Young University / 150 E Bulldog Blvd, Provo, UT 84602	7.4 mi	2.2K (67.7%)
7	Orem Plaza Shopping Center / 149b N State St, Orem, UT 84057	3.2 mi	2.1K (63.5%)
8	Walmart / 585 N State St, Lindon, UT 84042	1.2 mi	2K (62.1%)
9	Costco Wholesale / 648 E 800 S, Orem, UT 84097	4.7 mi	1.8K (54.3%)
10	Northgate Plaza / Orem, Utah, United States	2.2 mi	1.6K (49.6%)

Category: All Categories | Min. Visits: 1 | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Aug 1, 2023 - Jul 31, 2024

Favorite Places

Pheasant Brook Park pickleball courts / N. 800 W., Lindon, UT			
Rank	Name	Distance	Visitors
1	Pheasant Brook Park / 800 W St, Lindon, UT 84042	0 mi	1.7K (100.4%)
2	University Place / 575 E University Pkwy, Orem, UT 84097	5.4 mi	1.6K (94.3%)
3	The Meadows / 949 Grassland Dr, American Fork, UT 84003	5.4 mi	1.4K (84.4%)
4	The Yard / 484 N Entertainment Way, Vineyard, UT 84059	2.5 mi	1.4K (84.2%)
5	University Crossing / 386 E University Pkwy, Orem, UT 84058	5.5 mi	1.2K (74%)
6	Orem Plaza Shopping Center / 149b N State St, Orem, UT 84057	3.6 mi	1.1K (68.1%)
7	Costco Wholesale / 648 E 800 S, Orem, UT 84097	5.2 mi	1K (61.9%)
8	Salt Lake City International Airport / 776 N Terminal Dr, Salt Lake City, UT 84116	33.2 mi	1K (61.6%)
9	Walmart / 585 N State St, Lindon, UT 84042	0.5 mi	1K (60.9%)
10	Northgate Plaza / Orem, Utah, United States	2.1 mi	997 (59.7%)

Category: All Categories | Min. Visits: 1 | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Aug 1, 2023 - Jul 31, 2024

Favorite Places

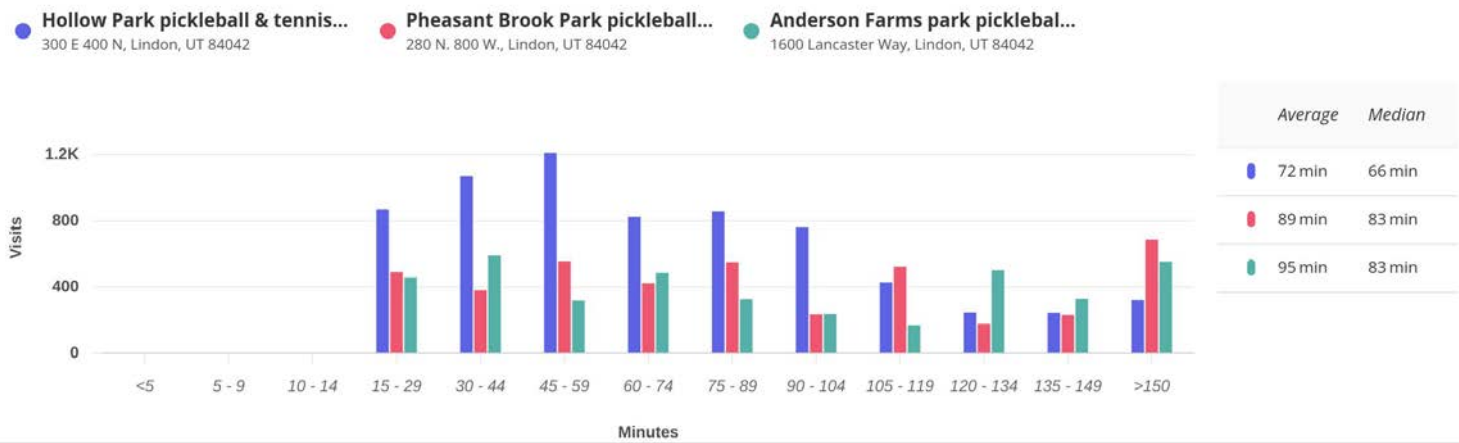
Anderson Farms park pickleball courts / Lancaster Way, Lindon, UT

Rank	Name	Distance	Visitors
1	University Place / 575 E University Pkwy, Orem, UT 84097	6 mi	1.5K (87.7%)
2	The Meadows / 949 Grassland Dr, American Fork, UT 84003	4.6 mi	1.5K (82.4%)
3	University Crossing / 386 E University Pkwy, Orem, UT 84058	6 mi	1.2K (70%)
4	The Yard / 484 N Entertainment Way, Vineyard, UT 84059	2.6 mi	1.2K (66.1%)
5	Valley Grove / 1221 S Valley Grove Way, Pleasant Grove, UT 84062	0.8 mi	1.1K (64%)
6	Orem Plaza Shopping Center / 149b N State St, Orem, UT 84057	4.2 mi	1.1K (63.1%)
7	Salt Lake City International Airport / 776 N Terminal Dr, Salt Lake City, UT 84116	32.8 mi	1.1K (61.5%)
8	Brigham Young University / 150 E Bulldog Blvd, Provo, UT 84602	8.5 mi	996 (56.6%)
9	Alpine Valley Center / 678 W Main St, American Fork, UT 84003	4.2 mi	957 (54.4%)
10	Thanksgiving Point / 3003 Thanksgiving Way, Provo, UT 84043	9 mi	896 (50.9%)

Category: All Categories | Min. Visits: 1 | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visit Duration

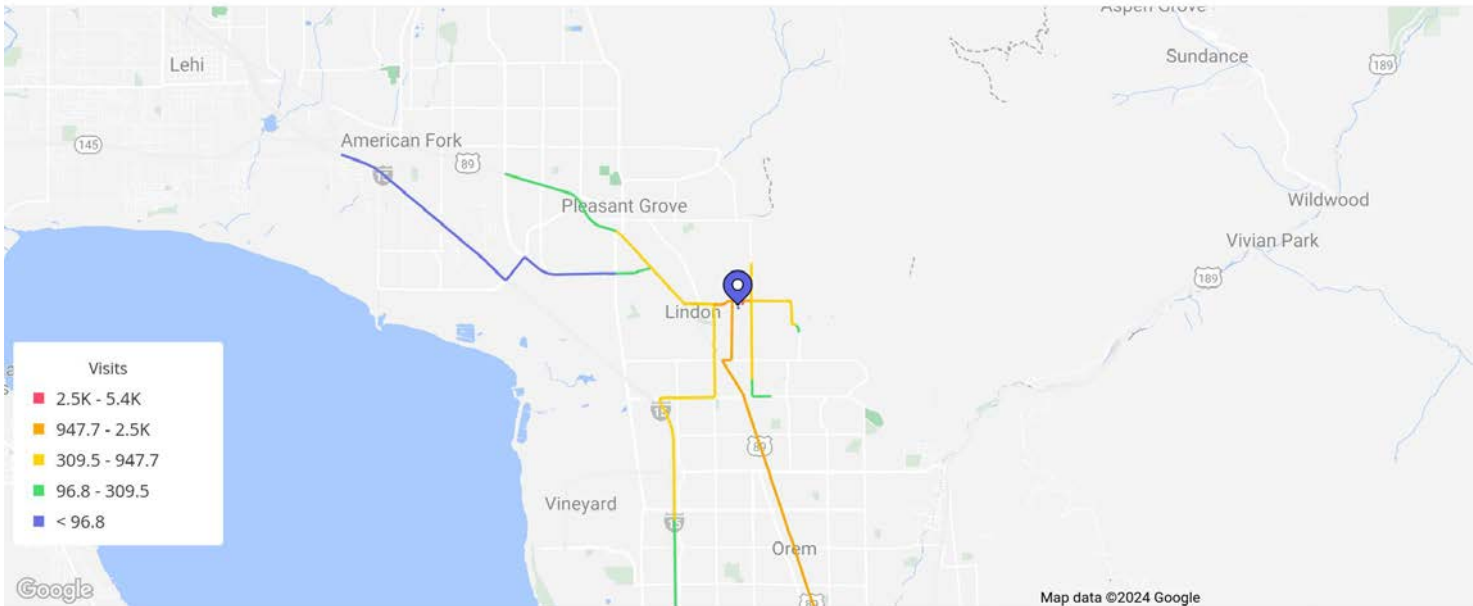


Visits | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Aug 1, 2023 - Jul 31, 2024

Visitor Journey - Routes

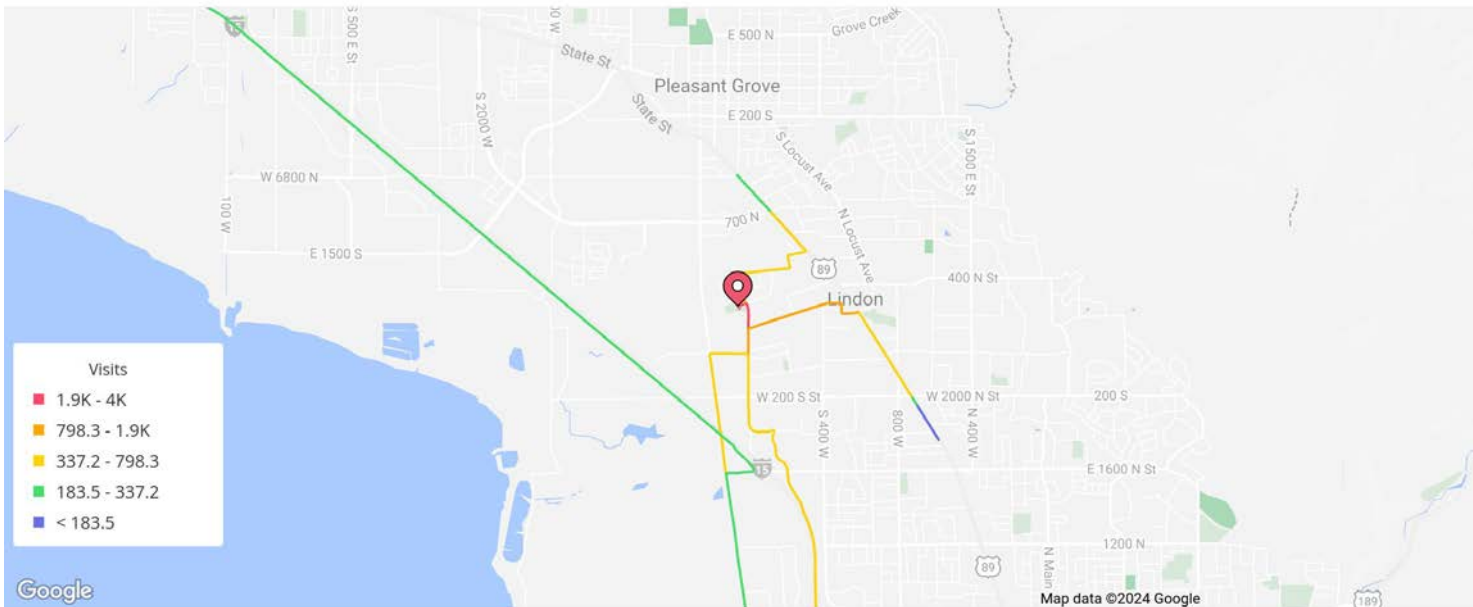


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes

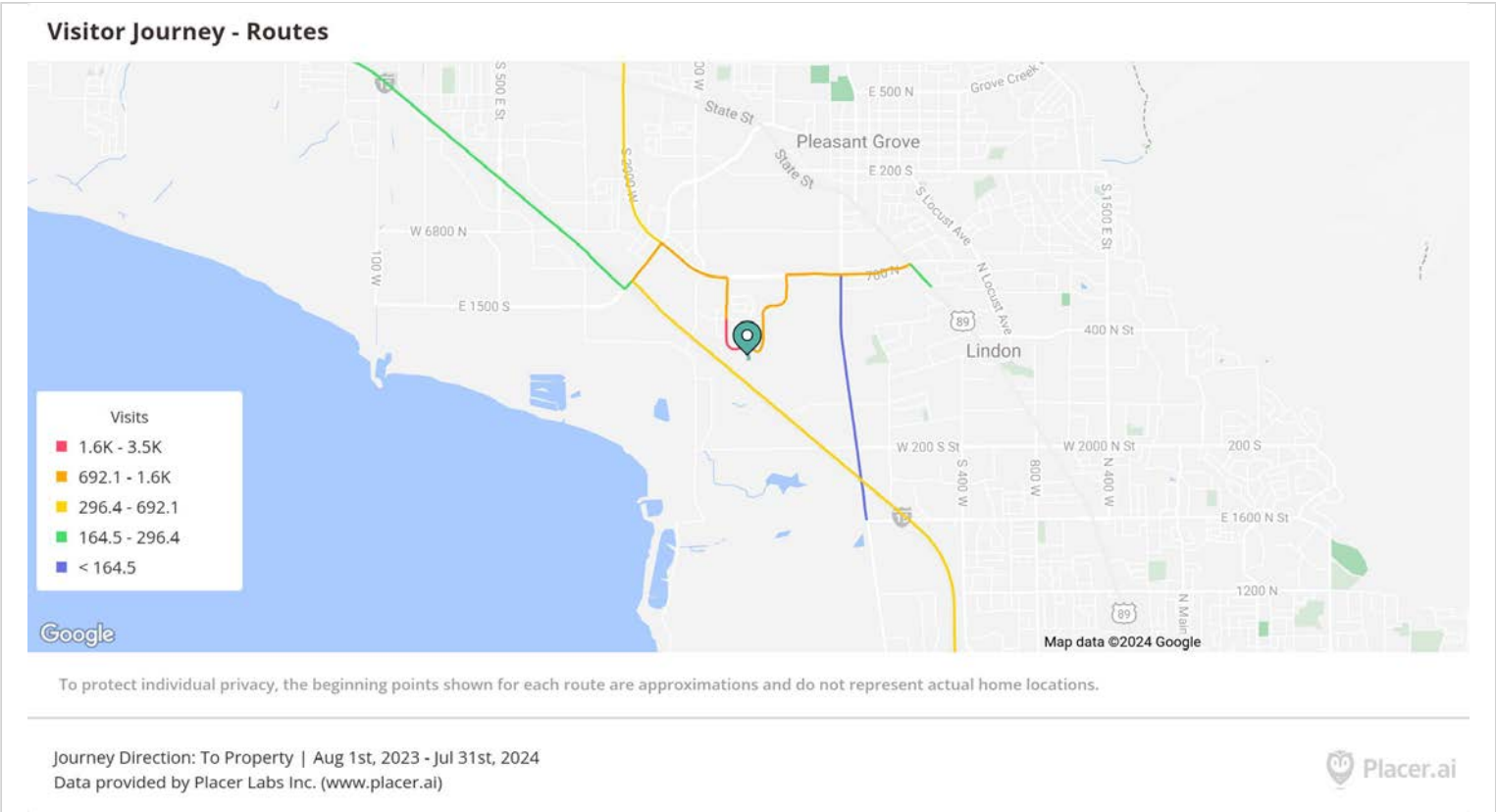


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Aug 1, 2023 - Jul 31, 2024



ADJOURN