



Lindon City Council Staff Report

Prepared by Lindon City
Administration

October 7, 2024

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting at **7:00pm on Monday, October 7, 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 – 7:00 P.M. - Conducting: Carolyn Lundberg, Mayor
Invocation: Lincoln Jacobs, Councilmember
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 September 17, 2024 and Joint Work Session from September 24, 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 was presented for approval:
 - a) (No consent agenda items)
- 8. Discussion Item:** Rezoning school properties to Public Facilities (PF) zone or other similar zone.
- 9. 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.

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.lindon.gov. 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.lindon.gov) websites.

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

Date: **October 2, 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 – 7:00 P.M. - Conducting: Carolyn O. Lundberg, Mayor

Invocation: Lincoln Jacobs, Councilmember

Pledge: By invitation

Item 1 – Call to Order / Roll Call

October 7, 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)*

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: Monday Oct 21st; November 4th
- [October 2024 Newsletter](#)
- 2025 State of the City Report
- Halloween carnival, October 25th at 6:00pm at the City Center Park (NEW LOCATION)
- Planning Dept Photo Contest: Accepting submissions until OCT 31 Send all submissions to planningdept@lindoncity.org
- City-wide fall cleanup w/dumpsters around town: November 9th – 18th
- Fall leaf pickup: All month of November. Bags must be placed at the curb to be picked up.
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **September 17, 2024 & September 24, 2024**

The Lindon City Council regularly scheduled meeting on **Monday, September 17, 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: Jake Hoyt, Councilmember
 Pledge of Allegiance: Mark Purser

PRESENT

Carolyn Lundberg, Mayor
 Jake Hoyt, Councilmember
 Cole Hooley, Councilmember
 Lincoln Jacobs, Councilmember
 Steve Stewart, Councilmember
 Heath Bateman, Parks and Recreation Director
 Adam Cowie, City Administrator

EXCUSED

Britni Laidler, City Recorder
 Van Broderick, Councilmember
 Brian Haws, City Attorney

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

2. Presentations and Announcements:

a) Comments / Announcement from Mayor and Council Members

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

David Shallenburger: Representative Shallenburger wanted to address the council to discuss the best way to set up a schedule to keep in contact with the city so he can be informed of the concerns and needs of the city. The council directed Representative Shallenburger to the best means for that.

4. COUNCIL REPORTS:

Councilmember Hoyt – Councilmember Hoyt reported that he was able to attend the City Drill training and voiced appreciation for all of Kelly Johnsons work to make it a great training event. He then closed with a quick police department update.

Councilmember Broderick – *Councilmember Broderick was absent.*

Councilmember Stewart – Councilmember Stewart reported that the Youth Council was able to help with the food drive during the City Drill on September 16th. He stated they

helped unload donations from a total 89 cars, which filled 10 large bins equaling 8,897 pounds of food.

Councilmember Jacobs - Councilmember Jacobs reported on the landfill tour he was able to attend recently and stated it was a great time and very informative. He then gave a quick update on the Planning Commission meeting he was able to attend.

Councilmember Hooley – Councilmember Hooley reported on the Centennial Concert in the park he was able to attend and noted it was well attended and fun. He then gave a quick update on the upcoming Centennial event.

Mayor Lundberg – Mayor Lundberg gave an update on shared roads between Lindon and Pleasant Grove and gave some insight on that meeting she was able to attend where they discussed ways to help congestion in that area. She also stated she was able to attend the Sewer Station tour and get information on the timeline of upgrades they have planned. She then turned the time over to Heath Bateman, Parks and Recreation Director to give an update on the E-sports game Lindon has going on.

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

Misc. Updates:

- Next regular meetings: Monday Oct 7th; Oct 21st
- September 16th @ 6:00pm, City-wide Drill & Food drive; 6:30pm training session.
- September 24th @ 6pm, joint City Council and Planning Commission social at Scott Thompson's home (495 N 200 E)
- Well #5 construction notice letters sent to approximately 80 properties.
- Center Street construction update
- Misc. Items.

6. **Approval of Minutes** – The minutes of the regular City Council meeting of September 3, 2024 were reviewed.

COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 3, 2024 AS PRESENTED WITH NOTED CHANGES. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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

2 was presented for approval.

4 a) There were no consent agenda items.

6 **CURRENT BUSINESS**

8 **8. Review & Action:** The Council will review a citizen proposal to install a brick
10 sign face from the old Cullimore store in front of the Community Center.

12 Adam Cowie, City Administrator presented this agenda item noting that Lyle
14 Lamoreaux would like to install the historic "Cullimore" Store sign on the Lindon City
16 property adjacent to the Community Center. He then presented the potential location site
18 to the council. Mr. Cowie then turned time over to Heath Bateman, Parks and Recreation
Director to give more information on other possible locations. Mr. Bateman stated that a
suggestion has been made to include a "Wagon Wheel" memorial sign alongside the
"Cullimore" Store sign to provide historical context and inform the public of the sign's
origins.

20 Mayor Lundberg inquired if there are any other prominent Cullimore sites that
22 may be a better location. Councilmember Jacobs voiced his concerns with the proposed
24 location. Mr. Bateman stated he would prefer putting it at pioneer park to bring more to
that park. Following general discussion, it was decided that Pioneer Park would be a
better location, and that the city would help facilitate making it a more prominent place
with a historic marker or potential walkway.

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

30 COUNCILMEMBER JACOBS MOVED TO APPROVE THE HISTORICAL
32 MARKER PLACEMENT AS AN AMENDED LOCATION TO BE PLACED AT
PIONEER PARK. COUNCILMEMBER STEWART SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

34 COUNCILMEMBER HOYT AYE
COUNCILMEMBER HOOLEY AYE
36 COUNCILMBEMBER JACOBS AYE
COUNCILMEMBER STEWART AYE
38 THE MOTION CARRIED UNANIMOUSLY.

40 **9. Review & Action: Rental Agreement with Holy Cow Boutique.** The Council
42 will review and consider an updated rental agreement with Holy Cow Boutique
for use of the Community Center for a 3-year term (2025-2027).

44 Heath Bateman presented this item. Mr. Bateman went over the agreement, noting
that there are still minor changes that need to be made and asked for direction from the

council. He then went over the terms of the agreement, noting that some of the numbers are incorrect and will need to be adjusted.

Following general discussion, it was decided that the council would approve a discount of 10% rental price for each item, allowing a total discount opportunity of 50%. Those conditions that would allow a 10% discount for each are as follows:

- Renting over 5 continuous days
- Rental of the whole building
- Prepayment for at least 12 months ahead
- 90% of events are free to the public to attend
- Event averages more than \$3,500 in Sales Tax per show for Lindon City
- Non-profit organization 501(c)(3)

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

COUNCILMEMBER JACOBS MOVED TO APPROVE THE RENTAL AGREEMENT FOR THE HOLY COW BOUTIQUE AS PRESENTED, WITH DISCUSSED CHANGES. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER HOOLEY	NAY
COUNCILMBEMBER JACOBS	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED UNANIMOUSLY.

Councilmember Hooley voiced the reasoning for his vote is due to him not feeling that it is super pressing and worries about a net decrease we may not know of right now.

Adjourn –

COUNCILMEMBER HOYT MOVED TO ADJOURN THE MEETING AT 6:55 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 7, 2024

Britni Laidler, City Recorder

Carolyn O. Lundberg, Mayor

The Lindon City Council & Planning Commission held a Joint Work Session on **Tuesday, September 24, 2024 beginning at 6:00 p.m.** at 495 N. 200 E., Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Carolyn Lundberg, Mayor

PRESENT

Carolyn Lundberg, Mayor
 Jake Hoyt, Councilmember
 Van Broderick, Councilmember
 Cole Hooley, Councilmember
 Steve Stewart, Councilmember
 Steve Johnson, Chairperson
 Mike Marchbanks, Commissioner
 Rob Kallas, Commissioner
 Sharon Call, Commissioner
 Scott Thompson, Commissioner
 Karen Danielson, Commissioner
 Ryan Done, Commissioner
 Michael Florence, Community Development Director
 Brittain Corbett, City Planner
 Adam Cowie, City Administrator

EXCUSED

Lincoln Jacobs, Councilmember
 Jared Schauers, Commissioner
 Britni Laidler, City Recorder

CALL TO ORDER – Social gathering and dinner precluded the meeting being called to order at 6:59 p.m.

CURRENT BUSINESS –

1. **Discussion** – City Council & Planning Commission members will discuss the 700 N. Corridor and Small Area Master Plan vision for open space and public amenities along the corridor. No motions or actions will be made.

Mayor Lundberg gave a presentation on “Place Making” and her vision for plazas or gathering places on the 700 North corridor development. Mike Florence, Community Development Director and Brittain Corbett, City Planner, then presented slides showing various public open space designs and examples from the Millcreek City Center, Farmington Station, and The Heights in Cottonwood Heights.

General discussion followed regarding the various sites and associated amenities, leading to a general feeling that the plaza or open space within the commercial district would be beneficial to bring public and activities, with mention that the cost to program and maintain the facilities will need to be carefully evaluated. Mr. Florence then closed by mentioned there will be future discussion item on possible rezoning of school properties to Public Facilities zone.

2 **ADJOURN** –

4 The meeting adjourned at 7:40 PM.

Approved, October 7, 2024

Britni Laidler, City Recorder

Carolyn 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.

No consent agenda items.

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

- 8. Discussion Item:** Rezoning school properties to Public Facilities (PF) zone or other similar zone.

See attached information from the Planning Department.

Sample Motion: No motion needed for a discussion item.

Lindon City
100 North State Street
Lindon, UT 84042-1808
(801) 785-7687
www.lindon.gov



TO: Mayor and City Council

FROM: Community Development Department

DATE: October 1, 2024

RE: Zoning for public schools

Overview

With recent discussions of Alpine School District studying the potential closure of Lindon Elementary, the Lindon City Community Development Department has provided the below zoning information from municipalities along the Wasatch Front where schools or other public facilities are located. Community Development Department staff have also provided information on Lindon's current Public Facilities zone.

Lindon's Public Facility Zone

Lindon City has established in Title 17.40 a Public Facilities Zone. To implement this zone the city has used the Lindon City zoning map to zone the following properties to the Public Facilities zone:

- Parks
- Community & Civic Center area
- Aquatics Center
- Cemetery
- Horse transfer area and foothill open space
- Water tanks, secondary irrigation ponds and detention areas

Lindon City, however, does not have a zoning ordinance in place that regulates the purpose, uses or development regulations of the Public Facilities zone. The Community Development Department recommends that if the city council wants to rezone school properties in Lindon then a Public Facilities ordinance should be drafted for review by the planning commission and city council.

Link To Lindon City Zoning Map

<https://lindon.maps.arcgis.com/apps/View/index.html?appid=cd31119e0e574c3899e8648e078e614f>

What other Communities have done?

Municipality	Specific Zoning for Schools (School District and Charter)
Provo	Yes – Public Facilities Zone
Orem	Yes – Public Facilities Zone
Pleasant Grove	No
American Fork	No
Lehi	No
Saratoga Springs	No
Springville	No
Spanish Fork	No
Payson	No
Bluffdale	No
Draper	No
Sandy	No
Midvale	Yes - Public Facilities Overlay
Cottonwood Heights	Yes - Public Facilities Zone
Holladay	Yes – Public Zone
South Jordan	No
West Jordan	Yes - Public Facilities Zone
West Valley	No
Salt Lake City	Yes – Public Lands Zone
South Salt Lake	Yes – School Zone
Millcreek	No

Many of the above communities also include other uses such as cemeteries, parks, and other public facilities in their Public Facilities zone.

Links to other Communities Ordinances:

Orem

<https://online.encodeplus.com/regs/orem-ut/doc-viewer.aspx?secid=3937&keywords=public%27s%2Cpublics%2Cpublics%27%2Cpublic%2Cfacilities%27%2Cfacility%2Cfacility%27s%2Cfacilities#secid-3937>

Provo

<https://provo.municipal.codes/Code/14.17.010>

Midvale

<https://midvale.municipal.codes/Code/17-7-16>

Cottonwood Heights

https://cottonwoodheights.municipalcodeonline.com/book?type=ordinances#name=19.43_PF_-_Public_Facilities_Zone

West Jordan

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-48115

South Salt Lake -

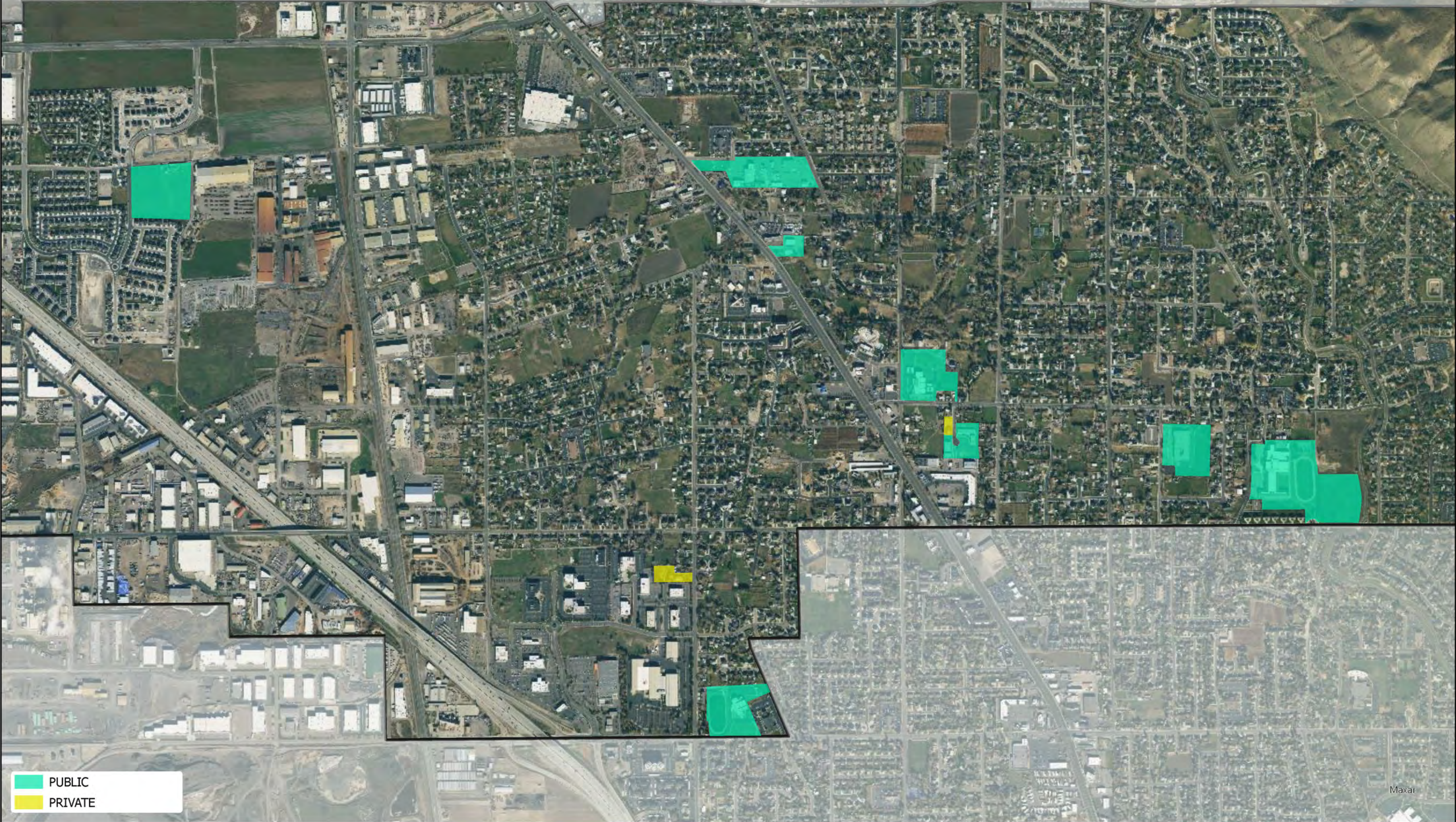
https://library.municode.com/ut/south_salt_lake/codes/code_of_ordinances?nodeId=TIT17LAUSDE_CH17.03LAEDIMA_17.03.250SCDI

Salt Lake

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-65919

Holladay

https://codelibrary.amlegal.com/codes/holladayut/latest/holladay_ut/0-0-0-9479



PUBLIC
PRIVATE

- 9. 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.

Sample Motions:

- o I move to enter a closed session. (roll-call vote)

Discussion

- o I move to close the closed session and reconvene the regular City Council meeting.

ADJOURN