

2 The Lindon City Council regularly scheduled meeting on **Monday, November 18, 2024,**  
4 **at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,  
Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor  
Invocation: Cole Hooley, Councilmember  
10 Pledge of Allegiance: Angie Neward

12 **PRESENT** **EXCUSED**

Carolyn Lundberg, Mayor  
14 Jake Hoyt, Councilmember  
Van Broderick, Councilmember  
16 Cole Hooley, Councilmember  
Steve Stewart, Councilmember  
18 Lincoln Jacobs, Councilmember – *arrived at 7:50pm*  
Adam Cowie, City Administrator  
20 Brittain Corbett, City Planner  
Mike Florence, Community Development Director  
22 Brian Haws, City Attorney  
Britni Laidler, City Recorder

24  
1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

26  
2. **Presentations and Announcements:**

28  
a) Planning Department 2024 photo contest winners – Brittain Corbett, City  
30 Planner presented the Planning Commission 2024 photo contest winners,  
Aimee Alsop, Luanne Olson & Kelly Hoose. Mr. Corbett stated that the theme  
32 this year was “Centennial Treasures: Lindon’s hidden gems”. Mr. Corbett then  
presented the first runner up photo submitted by Kelly Johnson, second runner  
34 up phot submitted by Amy Alsop and the Grand prize winners photo by  
Luanne Olson. Ms. Olson then gave some more information on her grand  
36 prize photo.

38 b) Comment / Announcements from Mayor and Council members.

40 3. **Open Session for Public Comment** – Mayor Lundberg called for any public  
comments. There were no comments at this time.

42  
4. **COUNCIL REPORTS:**

- 2 **Councilmember Hoyt** – Councilmember Hoyt reported he was able to meet with Chief  
4 Brower and stated that they have been very busy, and as always, they make sure handle  
6 all situations with professionalism to keep situations calm. Councilmember Hoyt closed  
with a quick update stating our new K9 Officer is progressing well with their handler  
Officer Harmon.
- 8 **Councilmember Broderick** – Councilmember Broderick reported on the Public Works  
and Engineering meeting they had last week. He then noted that the mini roundabout is  
10 open. He then closed with a Well #1 update on their cleaning and rehabbing of it.
- 12 **Councilmember Stewart** – Councilmember Stewart reported on a recent ribbon cutting  
he was able to attend for Trucrodia and stated it was a great event with a great turnout.  
14 He also noted that the Youth Council had a meeting on November 11<sup>th</sup> where they were  
able to visit the new Well #5 and then work with the Public Works department picking up  
16 leaf bags around the city.
- 18 **Councilmember Jacobs** - *Councilmember Jacobs was absent.*
- 20 **Councilmember Hooley** – Councilmember Hooley reported on the upcoming Turkey  
Trot which is November 23<sup>rd</sup> and the Lindon Tree Lighting even on December 2<sup>nd</sup>. He  
22 closed by stating that the Tree Lighting will also be a great opportunity to see the updated  
Historic Museum.
- 24 **Mayor Lundberg** – Mayor Lundberg turned time over to Alan Walker, Recreation  
26 Superintendent, to give some more detailed information on the upcoming Turkey Trot  
and Lindon Centennial Mosaic.
- 28 *City Administrator Adam Cowie stated the Administrator’s Report set to be agenda #5 is  
30 a little longer and asked if it could be moved to later int the meeting. Mayor Lundberg  
agreed to move agenda item #5 to Agenda #9.*
- 32
- 34 5. **Approval of Minutes** – The minutes of the regular City Council meeting of  
November 4, 2024 were reviewed.
- 36 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE  
REGULAR CITY COUNCIL MEETING OF NOVEMBER 4, 2024 AS PRESENTED.  
38 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:
- 40 COUNCILMEMBER HOYT AYE  
COUNCILMEMBER BRODERICK AYE  
42 COUNCILMEMBER HOOLEY AYE  
COUNCILMEMBER STEWART AYE  
44 THE MOTION CARRIED UNANIMOUSLY.

2       **6. Consent Agenda Items** - Items do not require public comment or discussion and  
4       can all be approved by a single motion. The following consent agenda item was  
6       presented for approval.

6               a) Declaration of Surplus Equipment - Resolution #2024-32-R

8               COUNCILMEMBEER HOYT MOVED TO APPROVE THE CONSENT  
10       AGENDA ITEMS AS PRESENTED. COUNCILMEMBER BRODERICK  
12       SECONDED. THE MOTION CARRIED.

12       **CURRENT BUSINESS**

14       **7. Concept Review – Thornton Farm – 374 West Lakeview Road.** The applicant  
16       has applied for a concept review to construct 47 small-lot single family homes on  
18       the Thornton farm property (Parcel ID: 14:068:0140). A Concept Review allows  
20       applicants to receive city council feedback and comments on proposed  
22       developments. No formal approvals or motions will be given, but general  
24       feedback is typically provided.

26               Mike Florence, Community Development Director, presented this item and noted  
28       that the applicant Ross Holliday was present. He reminded the council this was merely  
30       for feedback and no vote would be made on this. He then continued by stating this  
32       property is currently zoned Residential R1-20, and the applicant is proposing to develop  
34       47 detached single-family lots that range in size from 3,431 to 7,283 square feet; this  
36       would bring a density of 7.67 units per acre. He noted that the applicant would be  
38       required to construct the street connections from behind the Fellowship Bible Church to  
40       400 W. and to Gillman Lane. These connections are master planned in the general plan.  
42       400 N./400 W. is planned as a Major Collector Street which has a road width of 66'. The  
44       connection to Gillman is planned as a 50' local street.

46               Mr. Florence then stated that the city signed an agreement with the Fellowship  
48       Bible Church where the city purchased the ground under the older building where the  
50       church meets. This funding helped the church build their new building next door and  
52       south of the older building. The church currently uses both buildings. When the 400  
54       N./400 W. connection is ready to be constructed the city must give a one-year notice to  
56       the church. The church will then have one year from the notice to demolish the older  
58       building. The City will be responsible for the improvement of the street connections from  
60       400 N. to the Thornton property.

62               Mr. Florence then turned the time over to applicant, Mr. Holliday, to give a  
64       presentation on the concept for this property. He noted the challenge of the planned  
66       curved road that runs through the middle of this property. He also noted that he has been  
68       speaking with the city on potential locations and options for the detention pond. The  
70       discussion on moderate income housing followed. The applicant stated that these

properties would likely sell for somewhere around \$500,000-\$600,000 so they wouldn't fit into the moderate income housing the legislature is mandating. Mr. Florence noted that the cost of homes would need to be closer to the price of \$350,000-\$400,00 to fall within the moderate-income level. He then proceeded to present concerns the Planning Commission had when they reviewed this concept at their recent meeting. Councilmember Hoyt asked about the potential for drainage on this property, with retention pond discussion following.

Mayor Lundberg then asked if there was any public comment regarding this concept review. The following comments were made:

**Airaminta Valentine** stated that this development would back up to her property, and voiced concerns with the current traffic that comes from the Wild Oak Reception Center. She stated that this new development would only bring more traffic issues for all of those people living in this area. She closed by stating that families are going to want more of a yard than these homes offer and would like to see Lindon stay "A Little Bit Country".

**Arienne Cocherhans** stated that she wants the Thorntons to be able to sell their property and doesn't think the city should make it the Thornton property's problem to fulfill a need of the city in regard to the detention pond. She then closed by stating that she thinks that the proposed concept has too many lots.

**Braxton Laird** stated that he lives on Lakeview Road, and when they moved here 6 years ago, they moved here because it had the small town feeling they were looking for. He noted that he worries about these changes the city may make will change the feeling of this city. His concerns are for the city as a whole and would like the city to maintain what they are known for.

**Lawrence Packer** asked for clarification on the smaller roads, parking and sidewalks within the development. The applicant then answered those questions as best as they could. Mr. Packer then inquired if there would be a basement, and voiced concern is if they would become basement rentals that would then bring more cars to the area. He closed by stating he has the same concern if there would be short-term rentals in this area, voicing the same concern for added traffic and parking.

**Dakota Lloyd** stated that he grew up in Lindon and now lives on Gillman Lane. He stated that he doesn't like the amount of lots in this proposal and worries that this will become a slippery slope with other properties in the area eventually becoming developments like this. Mr. Lloyd then stated that he does see the concern with Gillman Lane, and hopefully UDOT will allow it to stay open as a right turn only.

Mr. Holliday addressed some of the concerns he heard from the public comment stating it would fall upon the city to have the rules regarding parking and short-term rentals. He then addressed the concerns voiced about basements, stating they would like

2 to have basements in the homes; however, it would depend upon the water tables. He  
noted that if there were basements, they would be unfinished.

4  
6 Planning Commission member Scott Thompson was present and gave a quick  
overview of what the planning commission thought when they saw the proposal, and  
concerns they had. Councilmember Hoyt stated that he appreciates the knowledge the  
8 applicant brings. He then stated that this neighborhood is an old school Lindon, and he  
loves that about this area. He noted that old councils were about smart growth and not  
10 just growth for growth and that is why some places within the city have allowed for a  
larger density. However, for him this is far too dense for anything he can get behind on  
12 this property.

14 Councilmember Broderick stated he has seen multiple proposals on this property  
and agrees this is far too dense. He continued that those who buy property for their homes  
16 and look around the neighborhood to see what is around, they don't anticipate buying  
their home and then having small property sizes surrounding it. Councilmember Stewart  
18 stated the concept form 2022 is more of a starting point for him, and that the current  
proposal is too dense. He stated that he knows the road would be a nice access to state  
20 street, however, agrees with the concerns with parking and traffic from the event center  
flowing into the neighborhoods causing more issues for them all.

22  
24 Mayor Lundberg stated that she thinks it's important to note that while the issues  
with Wild Oak are important and need to be addressed, it is important to focus on just  
looking at the Thornton property so we aren't holding the Thornton property back due to  
26 an issue with a different property. Councilmember Hooley stated that he understands the  
frustration with the Thorntons on the road having to go through the property and causing  
28 issues with the development on the property, and also voiced his concern with the density  
presented. Adam Cowie, City Administrator, gave input on value of this road that the city  
30 sees, hence why the city purchased property in that area to allow for this road in the  
future. General discussion followed.

32  
34 Mayor Lundberg called for any further discussion or comments from the Council.  
Hearing none she moved onto the next agenda item.

36 **8. Public hearing: Fee schedule updates for Aquatic Center Resolution #2024-**  
38 **33-R.** The Council will review and consider updates to the FY2024-25 fee  
schedule, specifically for updates to the Aquatic Center fees

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

44 Heath Bateman, Parks and Recreation Director presented this item. He began by  
giving some background on the issues they have with lifeguards being difficult to retain

2 once school goes back into session. He stated that in order for the pool to run safely it  
4 requires 24 guards per shift, including private pool rentals. Mr. Bateman presented the  
6 option of raising rental rates for private parties, and the option of closing the pool once  
8 school goes back into session. He noted that currently, the Lindon Aquatic Center season  
10 is from Memorial Day to Labor Day. The Alpine school district calendar usually starts  
12 school the second week of August. This leaves at least 2 full weeks in August when the  
pool could be open. Because school has started, very few people come to the pool. Also,  
when school starts, it becomes incredibly difficult to retain staff as students and parents  
are doing school activities and are at home to study. He then presented information  
regarding reservation statistics for 2024.

Mr. Bateman then presented the option of raising the rental rate from \$800/hr., to  
either \$1000/hr. or \$1200/hr. Following some discussion amongst the council, they were  
in agreement to raise the rates to \$1200/hr. for private pool rentals, and they would wait  
to make a decision on the potential of closing the pool once school goes into session.

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

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

COUNCILMEMBER HOYT MOVED TO APPROVE THE FEE SCHEDULE  
UPDATES IN RESOLUTION #2024-33-R AS PRESENTED TO \$1200/HOUR FOR  
THE PRIVATE RENTAL RATE. COUNCILMEMBER BRODERICK SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

|                         |     |
|-------------------------|-----|
| COUNCILMEMBER HOYT      | AYE |
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBER HOOLEY    | AYE |
| COUNCILMEMBER STEWART   | AYE |

THE MOTION CARRIED UNANIMOUSLY.

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

- Next regular meetings: Monday November 18th, December 2nd @ 7:00PM (following tree lighting), December 16th
- 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.
- December 2nd, 6:00pm. Tree Lighting Ceremony at Community Center
- Dec 19th at Noon - employee Christmas party lunch at Community Center (employees, elected and appointed officials (just employees, no spouses or significant others)
- Center street roundabout opened on Nov 13th.

