

Lindon City Council Staff Report

Prepared by Lindon City
Administration

August 4, 2025

Notice of Meeting of the ***Lindon City Council***



The Lindon City Council will hold a meeting at **5:15 pm on Monday, August 4, 2025** 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: Steve Stewart, 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 July 7, 2025 and July 15, 2025.

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) Utah County Interlocal Agreement for renewal of Communities That Care (CTC) program funding; Resolution #2025-17-R

- b) Surplus Equipment Disposal; Resolution #2025-18-R

8. Review & Action: Bid Award for Park Master Planning Services. The Council will review and consider awarding a planning service contract to Civil Science in the amount of \$69,400 to create detailed park & recreation master plans for specific park locations.

9. Review & Action: Traffic calming recommendations. The Council will review & consider recommendations from the Lindon City Engineering division for traffic calming measures to be installed on 400 North between 400 E and 800 E.

10. Public Hearing - General Plan Future Land Use Map Amendment, Ordinance 2025-10-O. The council will review and consider an amendment to the Lindon City General Plan Future Land Use Map designation for the property located at 377 S 800 W (Parcel 45:417:0017) from Flex Office to Flex Commercial. The Planning Commission recommended approval of this item.

11. Public Hearing - Zoning Map Amendment, Ordinance 2025-11-O. The council will review and consider an amendment to the Lindon City Zoning Map designation on the property located at 377 S. 800 W. (Parcel 45:417:0017) from Research & Business to Regional Commercial. The Planning Commission recommended approval of this item.

12. Review & Action: Planning Commissioner reappointments. The Council will review and consider re-appointing Steve Johnson as a Planning Commissioner, serving a new three-year term.

13. 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: **July 31, 2025; Time: 4:30 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 Lundberg, Mayor

Invocation: Steve Stewart, Councilmember

Pledge: By invitation

Item 1 – Call to Order / Roll Call

August 4, 2025 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, ULA, ULCT, Youth Council, School Dist (Mayor), Public Relations (media)
- B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building
- C) CTC, Healthy Utah, School District Liaison (Council), 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:

- September Newsletter article – **Chief Brower**
- Next regular meetings: September 2nd (*TUESDAY*), September 16th (*TUESDAY*)
- Meet the Candidates Night set for September 22 at 7:00 PM
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **July 7, 2025 and July 15, 2025**

The Lindon City Council regularly scheduled meeting on **Monday, July 7, 2025, 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: Van Broderick, Councilmember
Pledge of Allegiance: Max Johnson

PRESENT

EXCUSED

Carolyn Lundberg, Mayor
Van Broderick, Councilmember
Cole Hooley, Councilmember
Jake Hoyt, Councilmember
Lincoln Jacobs, Councilmember
Steve Stewart, Councilmember
Mike Florence, Community Development Director
Juan Garrido, Public Works Director
Brian Haws, City Attorney
Adam Cowie, City Administrator
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 - Recognition of Outstanding Youth in the Community:**

Ivana Gleason and Max Johnson – Mayor Lundberg invited Jamie Jensen, the Senior Citizen Center and Communities that Care Coordinator, to introduce the youth nominations. Jamie explained that Lindon Cares, a prevention coalition, works to increase protective factors in the community, focusing on community involvement and positive behaviors. They aim to celebrate and spotlight great things youth are doing in the community.

Mayor Lundberg then read a nomination letter for Maxwell Johnson. The letter highlighted Max's involvement in his family farm, student council, and various community service activities. It described him as a caring farmer who helps with multiple animals, brings cheer to neighbors, and sets and achieves goals. Max was recognized for his friendly demeanor, helpfulness, and problem-solving skills with other kids. Mrs. Conley, who wrote the letter of nomination, was unable to attend due to health reasons but expressed her high regard for Max.

2 Next, Mayor Lundberg nominated Ivana Gleason as an outstanding youth.
3 Mayor Lundberg stated that Ivana was part of the inaugural youth council and
4 served as a leader for three consecutive years, eventually becoming deputy
5 mayor. She was praised for her passion for helping others, dedication to
6 activities and service projects, and ability to make others feel welcomed.
7 Ivana was also selected as one of only two youth in the entire state to lead and
8 moderate a mock debate at Capitol Hill. Her expertise in parliamentary
9 procedure and debate was noted, and she helped train other youth in these
10 skills.

12 Both Max and Ivana were given rounds of applause for their achievements.

- 14 b) **Presentation - Utah Parks and Recreation Association will recognize**
15 **Heath Bateman** – Leanne Powell, the executive director of Parks and
16 Recreation Association for Utah, announced that Heath Bateman had received
17 the Certified Parks Recreation Executive (CPRE) designation through the
18 National Recreational Parks Association. This made Heath the eighth person
19 in the state to receive this designation, out of only about 400 nationally.

20
21 Leanne highlighted the great work led by Heath in the Parks and Recreation
22 Department, focusing on three main pillars: health and wellness, parks and
23 recreation for all, and sustainability and conservation of land. She praised
24 Lindon City for being a leader in these areas despite its relatively small size.

26 Council members expressed their appreciation for Heath's leadership and the
27 positive impact he has had on the community.

- 28
29 **3. Open Session for Public Comment** – Mayor Lundberg called for any public
30 comments. The following comments were made:

32 Al palmer -approached the council to inquire about potential changes to city standards
33 and codes regarding front porches. He asked if the council would consider similar
34 allowances for back porches or decks, particularly for properties without neighbors
35 behind them. Mr. Palmer mentioned that he had an architect working on plans for both
36 covered and uncovered porches that would be within the 30-foot offset but noted that he
37 has no immediate neighbors.

38
39 Mayor Lundberg acknowledged the relevance of the question, given the front porch item
40 on the agenda. She directed Mr. Palmer to speak with Mike Florence, the Community
41 Development Director, for further information.

42 **4. COUNCIL REPORTS:**

2 **Councilmember Hoyt** – Councilmember Hoyt informed the council about concerns over
recent e-bike crashes, noted the K9 unit's success in locating methamphetamine and
4 cocaine, highlighted a couple of DUIs during the July 4th holiday, and mentioned that
interviews are being conducted to fill an open position in the department. Hoyt also
6 questioned the possibility of moving the 8-year-old machine pitch games to the city
center park for better shade conditions.

8 **Councilmember Broderick** – Councilmember Broderick gave a Public Works update
noting that the first section of piping for the main ditch is complete, well treatment for
10 Well #5 at the cemetery is ongoing, the Keeneland Court stormwater detention project is
nearing completion, and the path of the trail has been repaved.

12 **Councilmember Stewart** – Councilmember Stewart reported on the Youth Council's
recent leadership training session. He mentioned that 18 youth participated, and the
14 session went well, helping them get to know each other better. Councilmember Stewart
expressed excitement about the upcoming year with the Youth Council.

16 **Councilmember Jacobs** – Councilmember Jacobs reported that new city planner will be
starting on July 21st. He then stated that the time capsule ceremony occurred earlier that
18 day, and he was able to attend. Councilmember Jacobs then addressed safety concerns
regarding e-motorcycles on the Murdock Canal trail, where there have been two serious
20 accidents resulting in injuries. He closed with a Planning Commission update on the
previous meeting they had that he was able to attend.

22 **Councilmember Hooley** – Councilmember Hooley provided updates on various
community events and meetings: A table for Communities That Care will be set up at the
24 movie night in Prior Park, the Historic Commission is continuing its work, the Tree
Board meeting is scheduled for next week, and a "Meet the Candidates" event is planned
26 for the following day at the community center.

Mayor Lundberg – Mayor Lundberg mentioned a recent senior barbecue event and
28 improvements to 2000 West, including road repaving and canal work. She also discussed
a meeting with the mayor of Saratoga Springs regarding water rates and secondary water
30 metering.

32 **5. Administrator's Report**

Mr. Cowie reported on the following items:

- 34 • August Newsletter article – Mayor Lundberg
- 36 • Next regular meeting: August 4th (only one meeting in July & August),
Sept 2nd (TUESDAY)
- 38 • Meet the Candidates meeting: Set date for late Sept or early Oct.; Open
house / meet & greet vs. question & answer format? Or create a handout
w/ questions & written responses from each candidate?
- 40 • Lindon Days July 28th – Aug 2nd. Event schedule:

<https://www.lindonrecreation.org/lindon-days>

- Misc. Items

6. Approval of Minutes – The minutes of the regular City Council meeting of June 16, 2025.

COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 16, 2025 AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	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 was presented for approval.

a) **Surplus Equipment Disposal. Resolution #2025-16-R**

b) **2025 Utah County Recreation Grant Agreement.** This is an agreement with Utah County for administration of a recreation grant of up to \$21,691.00 for new a climbing wall at the lap pool.

c) **PRWUA License Agreement.** This is a License Agreement for storm water drainage improvements being constructed on or across the PRWUA property and adjacent to the Murdock Canal Trail

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

CURRENT BUSINESS

8. Public Hearing: Ordinance #2025-8-O; Front Yard Projections. The Council will review and consider a request by Nickolas Slade for an ordinance amendment to LCC 17.44.090, increasing the allowed building projections into front yard setback areas. The Planning Commission recommended approval of the change.

2 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE
4 MOTION CARRIED.

6 Mike Florence, Community Development Director, presented this item and noted
that the applicant Carlene Veenker and Nick Slade were present to answer any questions
8 the council may have. He then presented the proposed ordinance amendment and
provided a detailed explanation of the changes under consideration. He explained that the
10 Planning Commission had reviewed the request over two meetings, delving into various
discussions and iterations before arriving at their final recommendation. The Commission
12 recommended allowing front porches to encroach 30% into the front setback and be up to
25% of the width of the dwelling. This change is intended to improve the safety and
14 aesthetics of the homes, particularly for north-facing homes where snowfall and ice
accumulation can pose significant risks.

16 Mr. Florence noted that the language in the ordinance was amended from "single
18 family dwellings" to simply "dwellings" to ensure that structures like duplexes could also
benefit from these changes. He provided a comparison of projection allowances from
20 other cities, noting that Lindon's proposed 9-foot encroachment would be on the higher
end compared to other cities, which typically allow around 4 to 5 feet. This difference
22 sparked a conversation among council members about the prevailing reasons behind such
regulations, questioning the historical and aesthetic motivations for maintaining uniform
24 setbacks.

26 Council members discussed the implications of the change, including safety
considerations for north-facing homes and the reasoning behind regulating porch
28 projections. It was acknowledged that while Lindon's allowance would put the city at the
top of the range, the primary motivation was to enable functional and aesthetic
30 improvements that serve the residents' needs. The applicants, Carlene Veenker and Nick
Slade, actively participated in the discussion, speaking in favor of the amendment. They
32 cited safety concerns and aesthetic improvements as the primary reasons for their request,
highlighting how a covered porch could provide much-needed protection against snowy
34 and icy conditions that currently pose challenges. Ms. Veenker shared her appreciation
for the open-mindedness and constructive dialogue she experienced during the Planning
36 Commission meetings.

38 Council members expressed a shared sentiment that while uniformity in
neighborhoods is traditionally valued, accommodating practical elements like porch
40 coverings aligns with the city's interest in promoting safety and enhancing property
aesthetics. Mike Florence noted that the process for reviewing this amendment involved
42 considering examples from other municipalities, listening to residents' concerns, and
contemplating potential impacts on the community. The discussion concluded with a
44 positive consensus that the ordinance amendment was well-considered and aligned with
Lindon's goals for enhancing resident experience and property value.

2 Mayor Lundberg called for any public comments. Hearing none she called for a
4 motion to close the public hearing.

6 COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.
COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE MOTION
8 CARRIED

10 Mayor Lundberg asked for any further comment from the council. Hearing none,
she called for a motion.

12 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE #2025-8-O
14 WITH CHANGES REMOVING THE WORDING SINGLE FAMLY HOMES AND
INSTEAD USING THE TERM DWELLIN. COUNCILMEMBER BRODERICK
16 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER BRODERICK AYE
18 COUNCILMEMBER HOYT AYE
COUNCILMEBMER STEWART AYE
20 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
22 THE MOTION CARRIED UNANIMOUSLY.

24 **9. Public Hearing: Ordinance #2025-9-O; Street Classification Update.** The
Council will review and consider an update to LCC 17.32.110 and the Street
26 Master Plan Map adding Major and Minor Arterial street classifications to certain
regionally significant roadways.

28 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
30 HEARING. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE
MOTION CARRIED.

32 Mike Florence, Community Development Director, presented the proposed street
34 classification update. He explained that the city engineers had evaluated the street master
plan map, highlighting the roads on the screen, and determined that certain roads should
36 be upgraded to arterial status. The change would create new classifications of minor and
major arterials, with minor arterials having a road width similar to a collector or local
38 commercial street. He further elaborated that the amendment involved three significant
changes: amending city code to designate minor and major arterial streets, updating the
40 development manual to reflect the new classifications, and revising the master plan map
to change certain roads from collector streets to minor arterials.

42 Mr. Florence noted that currently, the roads identified on the map are collector
44 streets and would be upgraded to minor arterial roads under the new classifications. By
changing the designation, the city would be able to apply for funding through the

2 Mountainland Association of Governments (MAG) for future road projects. This funding
4 could be particularly beneficial for projects like the 400 West 400 North connection or
6 future work on 1200 East. He emphasized that the change in classification would not
affect road widths or speed limits, ensuring that existing infrastructure specifications
remain consistent.

8 Mayor Lundberg added that reclassification was necessary due to the city's
10 growth and would potentially qualify the city for funding to add safety features or
12 improve circulation. She assured the council that discussions with engineers had focused
14 on the importance of safety and that any potential funds from MAG would be used to
16 improve the roads in a manner that maintains community safety. Juan Garrido, Public
Works Director, further clarified technical aspects regarding roadway safety, including
the potential for implementing traffic calming measures. Mr. Florence mentioned that
these redesignations and improvements align with the city's general plan, which
advocates for coordination with MAG for street design and circulation, aiming to
maintain local control over road speed limits, designs, and traffic calming efforts.

18 To incorporate the discussed changes, Mr. Florence included a requirement in the
20 ordinance that specified collector and arterial streets "may" be designed to at least 35
22 miles per hour, instead of "shall," ensuring flexibility in maintaining safety standards.
24 This technical adjustment in language was highlighted as necessary for adherence to the
existing road usage patterns and fulfilling legal obligations while maintaining optimal
functionality.

26 Mayor Lundberg called for any public comments. Hearing none she called for a
28 motion to close the public hearing.

30 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLIC
32 HEARING. COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE
MOTION CARRIED

34 Mayor Lundberg asked for any further comment from the council. Hearing none,
she called for a motion.

36 COUNCILMEMBER JACOBS MOVED TO APPROVE ORDINANCE #2025-
38 9-O WITH THE CHANGE TO 2B TO STATE COLLECTOR STREETS MAY BE
DESIGNED TO AT LEAST 35 MPH. COUNCILMEMBER HOYT SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

40 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
42 COUNCILMEBMER STEWART AYE
COUNCILMEMBER JACOBS AYE
44 COUNCILMEMBER HOOLEY AYE
THE MOTION CARRIED UNANIMOUSLY.

2
3 **10. Review & Action: Tree removal along Geneva Road.** Lindon Public Works

4 Dept is requesting approval to remove 40 or more trees along Geneva Road due to
5 site visibility concerns and root intrusion into city storm drain lines. Cost of
6 removal, pruning, and traffic control is estimated at \$22,600.

8 Juan Garrido, Public Works Director, presented the proposal to remove trees
9 along Geneva Road. He explained that the trees were causing visibility issues for drivers
10 and pedestrians, and their roots were causing significant damage to the storm drain lines
11 under the road. Mr. Garrido highlighted that a resident had initially complained about the
12 visibility issues while using a scooter on the sidewalk. This prompted an inspection that
13 revealed the height restrictions imposed by the trees, especially for larger vehicles such as
14 semi-trucks.

16 Mr. Garrido considered trimming the trees back from intersections to preserve
17 them, but discovered through further investigation that there was a major storm drain line
18 directly under the trees. The storm drain was heavily impacted by root intrusion, adding
19 to concerns about water backing up due to blocked pipes. He noted that the long-term
20 feasibility of this maintenance was questionable, as the roots could eventually damage the
21 concrete pipes permanently

22 Council members expressed concern about the aesthetic impact of removing the
23 trees but agreed that safety and infrastructure preservation were priorities.

26 Mayor Lundberg asked for any further comment from the council. Hearing none,
27 she called for a motion.

28
29 COUNCILMEMBER BRODERICK MOVED TO APPROVE REMOVAL OF
30 CITY TREES ALONG GENEVA ROAD AS PRESENTED. COUNCILMEMBER
31 HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

32 COUNCILMEMBER BRODERICK AYE
33 COUNCILMEMBER HOYT AYE
34 COUNCILMEBMER STEWART AYE
35 COUNCILMEMBER JACOBS AYE
36 COUNCILMEMBER HOOLEY AYE
37 THE MOTION CARRIED UNANIMOUSLY.

38
39 **11. Review & Action: NUCAC Interlocal Agreement & Board Appointment;**

40 **Resolution #2025-15-R.** The Council will review and consider a request by
41 Public Works Director, Juan Garrido, to join an Interlocal Agreement with other
42 north Utah County cities to become a member of the North Utah County Aquifer
43 Council (NUCAC) and appoint a city representative to serve on the NUCAC
44 Board.

Juan Garrido, Public Works Director, explained the North Utah County Aquifer Council (NUCAC) interlocal agreement. He described the organization's efforts to study and manage the aquifer levels in the north Utah County area, including recharge efforts and water planning. Council members discussed the benefits of joining the agreement, including having a voice in regional water management decisions and collaborating with neighboring cities on water conservation efforts.

Mayor Lundberg asked for any further comment from the council. Hearing none, she called for a motion.

COUNCILMEMBER BRODERICK MOVED TO APPROVE RESOLUTION #2025-15-R AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

COUNCILMEBMER STEWART AYE

COUNCILMEMBER JACOBS AYE

COUNCILMEMBER HOOLEY AYE

THE MOTION CARRIED UNANIMOUSLY.

12. Review & Action: Interlocal Agreement w/ Vineyard for Emergency Water

Connection. The Council will review and consider a request by the City of Vineyard to formalize an agreement allowing Vineyard to utilize existing culinary water service connections between the cities to provide limited water to Vineyard during an emergency.

Juan Garrido, Public Works Director, presented the proposed interlocal agreement with Vineyard for emergency water connections. He explained that Vineyard was updating their emergency management plans and wanted to formalize the existing connections between the two cities. Mr. Garrido noted that the agreement included safeguards to protect Lindon's water supply, such as the ability to shut off the connection if Lindon's reserves drop below 50%. Council members discussed the reciprocal nature of such agreements and the manual process for activating the emergency connections.

Mayor Lundberg asked for any further comment from the council. Hearing none, she called for a motion.

COUNCILMEMBER BRODERICK MOVED TO APPROVE THE INTERLOCAL AGREEMENT WITH VINEYARD FOR EMERGENCY WATER CONNECTIONS AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

COUNCILMEBMER STEWART AYE

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

6 **13. 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-
8 205(1)(c). This session is closed to the general public.

10 COUNCILMEMBER HOYT MOVED TO ENTER A CLOSED SESSION.
COUNCILMEMBER BRODERICK SECONDED THE MOTION.
12 THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER BRODERICK AYE
14 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOYT AYE
16 COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER STEWART AYE
18 THE MOTION CARRIED UNANIMOUSLY.

20 *Councilmember Hoyt excused himself at 8:11 p.m.*

22 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED
SESSION AND RECONVENE THE REGULAR CITY COUNCIL MEETING.
24 COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:
26 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER JACOBS AYE
28 COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER STEWART AYE
30 THE MOTION CARRIED UNANIMOUSLY.

32 **Adjourn** –

34 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 8:38 PM. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL
36 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Approved – August 4, 2025

40

42 _____
Britni Laidler, City Recorder

44 _____
Carolyn O. Lundberg, Mayor

The Lindon City Council regularly scheduled meeting on **Tuesday, July 15, 2025, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

SPECIAL SESSION – 5:15 P.M.

PRESENT

Carolyn Lundberg, Mayor
Development Director
Van Broderick, Councilmember
Cole Hooley, Councilmember
Jake Hoyt, Councilmember
Lincoln Jacobs, Councilmember
Steve Stewart, Councilmember
Brian Haws, City Attorney
Adam Cowie, City Administrator
Whitney Hatfield, Deputy Recorder

EXCUSED

Mike Florence, Community
Britni Laidler, City Recorder

1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.
2. **Presentation & Discussion – Representatives from Castlewood Development will present an updated proposal for a mixed-use development along the 700 North corridor.** The City Council will review and provide general feedback on the development plan and may discuss possible project incentives, and possible purchase of property for economic development purposes in the area. No motions will be made on this item.

Adam Cowie, City Administrator, presented the item and noted that representatives from Castlewood were present to address the council. Mr. Cowie outlined some prerequisites for the project's advancement, highlighting the importance of coordination between the city and Castlewood Development. He mentioned that a public hearing would be required for zone changes and ordinance amendments, which would involve the planning commission making recommendations to the city council. In addressing the audience and council's questions about traffic and infrastructure, Mr. Cowie reiterated that a detailed traffic impact study would be necessary once plans are further solidified with retailers. Additionally, concerns were addressed regarding the parking ratio, with Castlewood expressing their intention to conform to the city's requirements and promising that no apartment units would be added until the project's viability was ensured. The council stressed the significance of economic stimulus from potential retail developments, as well as maintaining the vibrant and accessible character desired for the area.

2 Mayor Lundberg opened the discussion by addressing the council's previous
concerns about the number of residential units proposed. She suggested starting with 200
4 units and adjusting from there, acknowledging that this number might be controversial
but could serve as a starting point for negotiations.

6 Councilmember Hoyt expressed frustration with the lack of progress in
8 determining an acceptable number of residential units. He emphasized the importance of
moving forward with a decision, recognizing the potential lost opportunity if no action
10 was taken.

12 The developer, Castlewood, presented an updated plan that proposed adjusting
parking ratios to align with city requirements, aiming for 2 parking stalls per unit. These
14 changes were discussed in response to previous concerns about inadequate parking space.
Additionally, the developer emphasized their openness to working collaboratively with
16 the city on the project's unit mix and overall design, highlighting that although their plan
had been initially crafted with Costco in mind, they were willing to adapt to changing
18 circumstances following Costco's recent decision not to proceed with their development
at the site. Castlewood expressed interest in exploring different configurations to not only
20 meet the city's goals but also to stimulate economic growth in the area. They reiterated
that while there might be a shift from townhomes to other types of housing units, the total
22 number of residential units would remain consistent with prior commitments, ensuring
the project's success.

24 Council members discussed various aspects of the proposal, including:

- 26 • The importance of having a vision for the area and not defaulting to
standard commercial development
- 28 • Concerns about building height and proximity to existing residential areas
- The potential economic benefits of the development for the city
- 30 • The need for a gathering place and community amenities
- Traffic and infrastructure considerations

32 Mayor Lundberg asked for any comments from the public present, the following
34 public comments were made:

36 Hilda Panhorst: inquired about the number of doors on the proposed development, noting
that there are high door numbers in the area. She expressed her opinion that the proposal
38 is a beautiful plan and suggested 300 doors might be a good number but doubted the
viability of 200 for the developer.

40 Justin Discoe: thanked the council for opening public comments and highlighted that the
42 topic is of significant interest to the residents. He emphasized the general opposition to
the proposed walking path, citing privacy and security concerns due to narrow roads and
44 the high number of children in the neighborhood.

2 Paul Gehring: stated that he lives further south and has a different perspective from
neighbors living directly adjacent to the development area. His main questions were
4 about the apartment buildings' height, and he expressed a preference for closing off
access to walking paths to maintain neighborhood privacy.

6 Brody Davis: expressed concern about the height and proximity of apartment buildings to
8 residential areas. He stated that he prefers moving high-density developments to the
periphery to reduce impact on neighborhood coziness.

10 Kristi Done: stated she has been a resident for over 16 years, expressed concern about the
12 increased traffic and transient nature of high-density apartment complexes. She stated
that she prefers reducing the number of doors and supported lowering building height to 3
14 stories.

16 Jeremy Jensen: echoed concerns about 4-story buildings compromising privacy and
emphasized the potential disruption from external access and requested the
18 reconsideration of the walking path. His additional concern was infrastructure adequacy,
particularly the difficulty getting onto I-15.

20 Scott Thompson: a planning commission member, underscored the importance of the city
22 holding control to prevent standard commercial development. He acknowledged the
limitations the planning commission faces in declining projects without proactive
24 planning, reaffirming project benefits as tax revenue generators for the city.

26 Barbara Schifano: asked questions regarding potential low-income housing and the
criteria used by the council in selecting retailers. She emphasized careful considerations
28 should the mix aim at keeping high resident investment value intact and requested that
access points be sharply managed for neighborhood security.

30 Jenni Lawrence: stated she lives in the "Fieldstone Homes" area, objected to any
32 development including walkway. She forewarned deterioration in housing prices due to
suggested planning and preferred townhomes over apartment buildings.

34 Chelsea Austin: She called for more council transparency, clarity, and delivery of
36 complex documentation in concise communication. Ms. Austin advocated for the
presentation of data, aiding clear resident understanding of proposed logical transitions.

38
40 Mayor Lundberg asked for any further comment from the council. Hearing none,
she moved onto the next agenda item.

42 **3. 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-
44 205(1)(c). This session is closed to the general public.

2 COUNCILMEMBER BRODERICK MOVED TO ENTER A CLOSED
SESSION. COUNCILMEMBER STEWART SECONDED THE MOTION.

4 THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

6 COUNCILMEMBER JACOBS AYE

COUNCILMEMBER HOYT AYE

8 COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 *Councilmember Stewart excused himself at 8:35*

14 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED
SESSION AND RECONVENE THE REGULAR CITY COUNCIL MEETING.

16 COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

18 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER JACOBS AYE

20 COUNCILMEMBER HOYT AYE

COUNCILMEMBER HOOLEY AYE

22 THE MOTION CARRIED UNANIMOUSLY.

24 **Adjourn** –

26 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 9:30 PM. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL
28 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 Approved – August 4, 2025

32
34 _____
Britni Laidler, City Recorder

36 _____
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.

- a) Utah County Interlocal Agreement for renewal of Communities That Care (CTC) program funding; Resolution #2025-17-R
- b) Surplus Equipment Disposal. Resolution #2025-18-R.

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

RESOLUTION NO. 2025-17-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 & renew 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 4th day of August, 2025.

Carolyn O. Lundberg, Mayor

ATTEST:

Britni Laidler, City Recorder

SEAL:

**INTERLOCAL COOPERATION AGREEMENT WITH LINDON CITY FOR
SUBSTANCE MISUSE PREVENTION AND COMMUNITIES THAT CARE (CTC)
MODEL FOR FY26**

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, 2025 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, 2025 hereof until June 30, 2026. 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 twelve thousand five-hundred dollars

(\$12,500) for the CTC Coordinator position/costs and twelve thousand five-hundred dollars (\$12,500) for coalition capacity building for the period of July 1, 2025, through June 30, 2026. 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 **10th of each month**. Billings and claims received by the 10th will reflect requested reimbursements for the previous month. **Due to budget cycles, the final invoice will be due no later than June 20, 2026. 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, 2025 and June 30, 2026.

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. 2025-601, authorized and passed on the 9th day of July 2025.

Lindon City Authorized by Resolution No. _____, authorized and passed on the _____ day of _____ 2025.

APPROVED AND ADOPTED this 9th day of July 2025.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

DocuSigned by:
By: Brandon B. Gordon
FCC2EEF38EA44D
Brandon B. Gordon, Chair

Signed by:



ATTEST:

Utah County Clerk
AARON R. DAVIDSON

By: Lynn Clegg 07/09/2025
Deputy Clerk Date

By: _____
Lindon City Mayor Date

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

DocuSigned by:
By: Jeffrey S. Gray 07/09/2025
Deputy County Attorney Date

By: _____
Lindon City Recorder Date

APPROVED AS TO FORM:

By: _____
Lindon City Attorney Date

RESOLUTION NO. 2025-18-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 & equipment deemed to be surplus by the City and which has an estimated valued over \$100; and

WHEREAS, the identified property & equipment 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 4th day of August, 2025.

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

July 17, 2025

Proposed Item for Surplus

Items: Garrett PD 6500i Metal Detector

Reason for surplus:

- Haven't used since COVID
- Not likely to be used in the future

Minimum suggested surplus price: \$500



Alex Roylance
Facilities and Fleet Manager

- 8. Review & Action: Bid Award for Park Master Planning Services.** The Council will review and consider awarding a planning service contract to Civil Science in the amount of \$69,400 to create detailed park & recreation master plans for specific park locations.

Sample Motion: I move to (*approve, deny, or continue*) awarding Civil Science the park planning service contract in the amount of \$69,400 (*as presented, or with changes*).

With assistance from Ron Clegg, with Clegg Consult, the City issued a Request For Proposals to provide recreation / park planning services for three areas: East Bench area, Lindon Hollow area (City Center Park), and Thornton Property area. No park master plans currently exist for these areas. Having a completed master plan for each location will enable the city to more effectively qualify for grant opportunities and make progress on development and/or redevelopment of these areas.



Figure 1. Location Map

The City received three proposals for the Lindon Recreation Master Plans RFP. The firms that submitted were Civil Science (\$69,400), Landmark Design (\$73,925), and Think Architecture (\$62,500). Ron Clegg, Noah Gordon, and Heath Bateman each scored the proposals independently. Each scored Civil Science as the top firm for this work. The reasons for selecting Civil Science included but were not limited to: the qualifications & experience of the project team; they have successfully completed similar work; and they have an engineering group that has worked with Lindon City and is familiar with the project issues.

The City Council approved a \$60,000 place holder for this item in the FY2025-26 budget with the additional amount above this placeholder to be added in the October budget amendment.



LINDON CITY 2025 RECREATION MASTER PLANS



INTRODUCTION LETTER

Lindon City
Attn: Ron Clegg, Heath Bateman, and Noah Gordon
100 N State St
Lindon, UT 84042

RE: Proposal - Lindon City 2025 Recreation Master Plans

Civil Science is pleased to submit this Proposal for professional landscape architecture and engineering services for the Lindon City 2025 Recreation Master Plans. We are currently offering these services to Lindon from our Lehi office. We understand the importance of providing quality professional services on time, on budget and in the best interest of the City. Based on our qualifications, you will see that we have the necessary experience to be successful.


Civil Science offers Lindon City the services of Jeff Peay, PLA as the Project Manager for the Park, and Jordan Goff, PLA as our Assistant Project Manager. Jeff will be the primary point of contact for the City. Jeff and Jordan have managed park planning and landscape architecture projects for over 30 years.

Based on this we offer Lindon City the following distinct benefits:

- **Project Manager Expertise:** Jeff Peay, PLA has designed, managed and completed a variety of park projects throughout his 27 year career. Jeff and his team will work with the City to develop a project that is creative, sustainable, and functional for the community. He focuses on solutions that are realistic, implementable and cost-effective. Jeff and his team recently completed design and construction of the Little Valley sports fields, Fossil Falls Park, the Mesquite Skate Yard, and the Pioneer Park Trail Improvements, as well as the master plans for Nephi City's Crimson Flats Baseball Complex and Red Cliffs Park.
- **Quality:** We are well known for assembling quality master plans with attention to details. This quality pays dividends during other phases of the project, especially construction when contractor risk is reduced because of detailed construction drawings and specifications.
- **Cost Efficiency & Coordination:** Civil Science has provided municipal design and engineering services in Utah for over 20 years and has a great understanding of the local engineering and landscape architecture preferences and standards.
- **Commitment:** We commit to Lindon City to dedicate the technical expertise and equipment resources as necessary to meet project requirements as established for this proposal. We are committed to maintaining our long-term relationship with the City.

The Civil Science team will continue to provide quality, cost-efficient planning services to the City. The undersigned are authorized to sign this statement on behalf of Civil Science. We respectfully submit this SOQ and look forward to working with you. If you have any questions, please feel free to call me at your convenience at (435) 705-1862, or at jpeay@civilsience.com.

Sincerely,



Jeff Peay, PLA
Project Manager | Sr. Landscape Architect



Cody Howick, PE
Office Manager | Executive

KEY CONTACT PEOPLE

Jeff Peay, PLA

Project Manager | Sr. Landscape Architect
(435) 705-1862
jpeay@civilsience.com

Jordan Goff, PLA

Assistant PM, Landscape Architect
(435) 272-4628
jgooff@civilsience.com

BACK-UP CONTACT PEOPLE

Cody Howick, PE

Sports & Park Specialist | Executive
(435) 773-3120
chowick@civilsience.com

Ryan Devitt, PE

Project Engineer
(801) 850-2361
rdevitt@civilsience.com

Shay Smith, PE

QA/QC Manager
(385) 426-2156
ssmith@civilsience.com

FIRM DESCRIPTION

Civil Science Background

Civil Science (CS) is a full-service landscape architecture and civil engineering firm which has been continuously providing municipal and government type engineering services since 1978. CS provides these services with the expertise of highly qualified professional engineers, landscape architects, licensed surveyors, planners and a support pool of technicians that offer significant municipal, transportation, and utility-related experience. Our local multidisciplinary team serves state governments, municipalities, districts and private clients in a multitude of projects across Utah and the United States. With an office in Lehi, Utah, as well as additional offices in Salt Lake City, St. George, Las Vegas, Nevada, Twin Falls, Idaho Falls, Williston, North Dakota, Dickinson, North Dakota, and Wooster, Ohio, our Lehi office will be the principal offices serving Lindon City.

Location

Our offices provide a diversity of experience and professionals in landscape architectural design, engineering, and surveying. Our range of services allows us to complete most services for our clients from our Lehi office or pull from within our own organization for larger or more complex projects. From our numerous successful municipal and government related planning, design engineering, and construction management projects, we have established a reputation of meeting tight project deadlines with high quality deliverables in a cost-efficient manner.

Parks, Trails, & Recreation Experience

Civil Science offers proven design, landscape architecture, and site engineering experience, providing innovative and creative solutions, as well as a trained staff familiar with appropriate City, ADA and other national standards. Civil Science and its key staff have completed numerous iconic, popular, and successful landscape architecture and recreational projects. Our Lead Landscape Architect and Sports Specialist have **40+ years of parks and recreation experience** and have completed the design and construction management of a variety of specialty parks, including more than **250+ acres** of park improvements over the years for municipal clients. We have also designed **25+ miles** of multi-use trails. Civil Science and our team members offer a full range of services for public recreation facilities and associated park and trail elements including:

Park & Recreation Facility Master Planning

Schematic & Conceptual Design

Project Theming & Development

All-Abilities Playground Design

Park Master Planning & Design Development

Public Meetings, Involvement, & Presentations

Full Landscape Architectural Services

Landscape Integration w/
Environmental Constraints

Interpretive & Wayfinding Signage

Recreational Facility Layout & Design

Water-Wise Irrigation/Sprinkler System Design

Pedestrian Bridge Design & Construction

Trail Planning & Design

Full-Service Construction Plans & Documentation

Utility & Grading Infrastructure Planning & Design

Sustainable & Low Impact Development (LID) Design

Site & Parking Lot Amenities Layout & Design

Structural Design & Oversight

NEPA Compliance/Section 106

Wastewater/Stormwater Systems (gravity)

Construction Management & Oversight

Design & Topographical Survey Services

Right-of-Way & Boundary Survey

Aerial Photogrammetry

Civil Science Licensed Professionals



Civil Science Employees

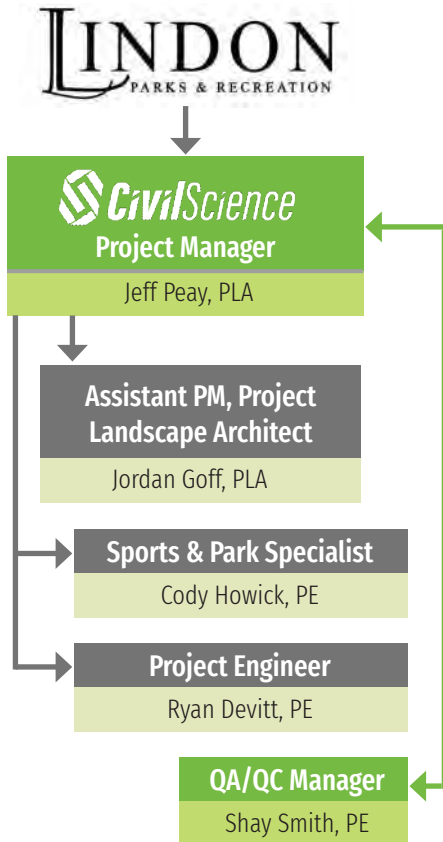


PROJECT TEAM

Our Project Manager and main point of contact for the City will be Jeff Peay who will provide services to the City. Jordan Goff will work closely with Jeff and with the city as Assistant Project Manager. We provide assurance that CS values you as a preferred client and will complete projects in a timely manner within budget constraints.

For this project, our team will provide their experience, technical expertise, and ability to complete this park design work in an efficient and timely manner.

As demonstrated in the organization chart below, CS provides a resource base having the depth and breadth of experience for the needed services for the Lindon 2025 Recreation Master Plans. CS commits to providing these experienced staff for this project.



JEFF PEAY, PLA
Project Manager
License #356185-5301

Years of Experience: **27**
Percentage of Time for Project: **20%**

- ▶ Extensive experience in managing parks projects, start to finish.
- ▶ Expertise in securing project funding.
- ▶ Familiarity with parks maintenance, lifecycle, and management.

Jeff has over 27 years of professional experience in the landscape architecture field, practicing in both the United States and Australia. His experience includes the sustainable design, construction, and management of a wide range of Parks, Trails, and landscape project sizes and scopes for municipalities, developers, and institutions. Jeff understands the complexities of sports field design & construction as well as the need to work with the city and local sporting groups to ensure the end user is getting the best final product. Jeff's professional knowledge and experience includes 8 years working as the director of Park Planning for the City of St. George. His experience gives him an understanding of the landscape environment and its relationship to soil, climate, water quality, and maintenance. His extensive experience includes design and implementation of a wide variety of park types and sizes including several iconic themed parks throughout Utah.

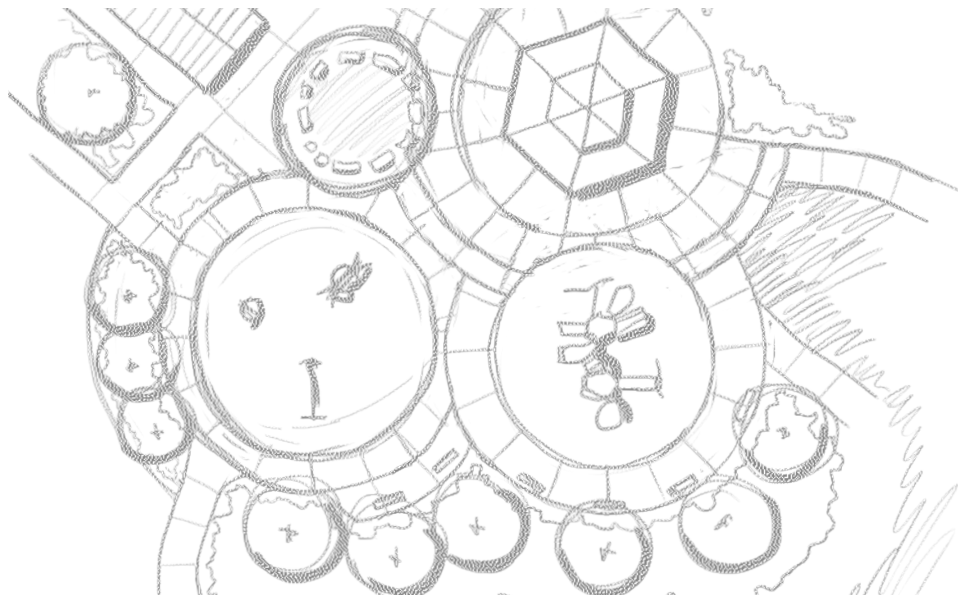


JORDAN GOFF, PLA
Project Landscape Architect
License #13889445-5301

Years of Experience: **4**
Percentage of Time for Project: **40%**

- ▶ Diverse experience, with work in communities ranging from large cities to small, rural communities.
- ▶ Familiarity with the challenges and opportunities of landscape design in the arid West.

Jordan is a licensed landscape architect with four years of professional experience in landscape architecture. He earned a combined bachelor's+master's degree in landscape architecture from Utah State University. During his career, he has worked in the southwestern region where he has been involved in a wide variety of parks, streetscape, multifamily, and healthcare projects. Jordan has worked on numerous park projects at Civil Science, including Thunder Junction All-Abilities Park, Mesquite All Wheels Park, the Spilsbury/American Legion Baseball Complex, and the Curly Hollow Park Concept Design. Jordan's combination of design expertise and skills in graphic representation allow him to create exciting, iconic park plans, convey designs in exciting and accessible ways, and ensure successful completion of parks projects through all stages of design and construction.



Divario Park Concept Sketch



SHAY SMITH, PE
QA/QC Manager
License #5150287

Years of Experience: **22**
Percentage of Time for Project: **10%**

- ▶ Extensive, diverse engineering experience in Utah.
- ▶ Ensuring practical, precise, quality solutions.

Shay offers 22 years of civil engineering experience with an emphasis on Northern Utah design. His experience with municipal and private entities includes planning and implementation of infrastructure projects for utility infrastructure, roadways, and grading. He has worked closely with municipalities in the planning, design, and bidding and construction of numerous utility and infrastructure projects. His "hands-on" experience in all aspects of project management and design has given him an appreciation for practical solutions to meet the budgeting and scheduling pressures faced by his clients which ultimately makes a project a success.



RYAN DEVITT, PE
Project Engineer
License #13991610

Years of Experience: **5**
Percentage of Time for Project: **10%**

- ▶ Blends aesthetic appeal, environmental responsibility, and functional design.
- ▶ Excels in planning, design, and construction, enhancing community and neighborhood parks

Ryan is a dedicated and passionate park and recreation design professional who brings a wealth of experience and expertise in creating vibrant and sustainable parks that enhance the quality of life in our communities. With a strong commitment to blending aesthetic appeal, environmental responsibility, and functional design, his career has been marked by a series of successful projects that have provided clients with safe, enjoyable, and accessible recreational areas. With a keen eye for detail and a deep understanding of planning, design, and construction he is ready to contribute his skills and creativity to further elevate the field of park and recreation design.



CODY HOWICK, PE
Sports & Park Specialist
License #8159105

Years of Experience: **18**
Percentage of Time for Project: **10%**

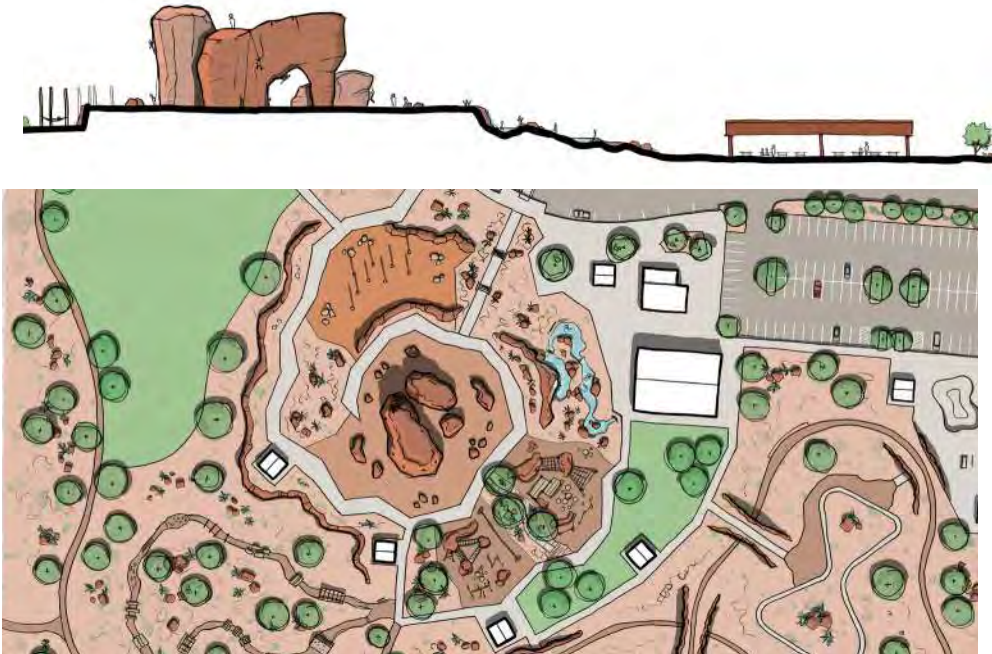
- ▶ Successfully completed 100+ parks and recreation projects.
- ▶ Basketball coach and sports enthusiast who understands the intricacies of sports field use and design.

Cody has worked at Civil Science since 2017 and offers unique experience in parks and recreation projects as over his career he has completed the design and construction of over 100+ parks and recreations projects. Most notably, he completed the work on The Fields at Little Valley Project for St. George City that included the construction of 24 post tension concrete pickleball courts, five high performance sand-based sports fields, utility infrastructure, and amenities for completion of a world class facility that hosts a number of national pickleball tournaments and the Huntsman World Senior Games. He completed engineering for the Snake Hollow Bike Park and an 80-acre one-of-a-kind bike skills park for St. George City. Many of his projects have involved landscape architecture for development and planning; this has given him a thorough understanding of how to reflect and balance architecture, stakeholder input, usability, feasibility, and cost into the final result of a parks and recreation project.



East Las Vegas Legacy Park Master Plan

RELEVANT EXPERIENCE



CURLY HOLLOW ADVENTURE PARK MASTER PLAN

LOCATION
St. George, Utah

CLIENT
City of St. George, Utah
Shane Moore, Leisure Services Director
(435) 627-4508

DATE COMPLETED: May 2024

CONSTRUCTION COST:
\$3.1 Million (Estimated)

PROJECT DESCRIPTION

In 2024, the City of St. George decided to hire a qualified firm to complete a park master plan for a 26-acre high profile adventure park. Recognizing the complexity and significance of developing an adventure park, the city prioritized expertise and experience in outdoor recreation design and management. Civil Science's specialized knowledge, innovative ideas, and collaborative approach were key assets in shaping **a visionary outdoor destination** that promotes active lifestyles, tourism, and economic vitality while preserving natural resources and enhancing community wellbeing for generations to come. Some unique and iconic features to the park plan include rock climbing walls, a hammock area, an obstacle course, adventure trails, a bike park, and a natural river water feature.

The City was able to use this master plan to **win a prestigious Regional Tier Utah Outdoor Recreation Grant for \$750,000.**

RELEVANCY TO LINDON 2025 RECREATION MASTER PLANS

The Curly Hollow master plan has many similarities to the challenges and opportunities present in the Lindon East Bench project. At Curly Hollow, in order to maximally utilize the large site area with limited funding, many low-cost, high-value park elements were included like bike trails and adventure courses. The outdoor adventure site elements provide recreation opportunities that are not available at most parks, and take advantage of the unique site and it's proximity to natural areas.



HURRICANE EQUESTRIAN PARK

LOCATION
Hurricane, Utah

CLIENT
City of Hurricane, Utah
Arthur LeBaron, City Engineer
(435) 635-2811

DATE COMPLETED: Spring 2022

CONSTRUCTION COST:
\$2.8 Million

PROJECT DESCRIPTION

The project consisted of the planning, design and construction of a 40-acre fairgrounds and equestrian site. The site was chosen by the City based on the limited space available at the current fairgrounds and the ever expanding need for equestrian and fairground facilities for the City and the region. The design and layout of the facilities and structures included panels, gates, announcer's booth, fencing, bleachers, lighting, restroom and concessions building, holding pens, contestant parking, and spectator parking. Also included with the design was a major wash crossing, utility infrastructure, grading and drainage improvements, a trailhead with neighborhood park, playground and restroom facility. Civil Science was involved with the planning, design and construction with the City. We led the **public participation and engagement process** to collect input from the City, Fairgrounds Board, Rodeo Club, and other interested participants, including the impacted utility agencies. Public opinion was incorporated into the design with the goal of producing a facility with the amenities and functionality wished for by the end users.

RELEVANCY TO LINDON 2025 RECREATION MASTER PLANS

Civil Science's past experience with equestrian park design is especially relevant to the Lindon Hollow master plan, where equestrian sports are a major part of the park use. **Equestrian facilities have specific design requirements that need to be addressed even at a master plan level to ensure the successful outcome of the project.**



SALEM POND PARK EXPANSION MASTER PLAN

LOCATION
Salem, Utah

CLIENT
Salem City, Utah
Matt Marizale, City Manager
(801) 423-2770

DATE COMPLETED: July 2024

CONSTRUCTION COST:
\$1.6 Million (estimated)

PROJECT DESCRIPTION

The City of Salem contracted with Civil Science to prepare a master plan for a new expansion to the very popular Salem Pond Park. This project involved a detailed analysis and layout of the park's future features, ensuring a well-balanced blend of recreational amenities and natural beauty. Our expert team worked to design a park that includes fishing piers by the pond, a fenced playground, a splash pad, shade pavilions, restrooms, and a small parking lot. Additionally, the park will feature a salvaged historic water wheel, incorporated as an art piece to celebrate Salem's rich agricultural heritage. **The team's expertise has ensured that the park's expansion will meet the recreational needs of Salem's growing population while preserving the area's natural charm.**

The Civil Science team leveraged their extensive experience in park master planning and deep understanding of Utah's unique environmental conditions to provide city with a detailed cost estimate. This crucial financial insight enables Salem to strategically seek funding and bring this vibrant community space to life.

RELEVANCY TO LINDON 2025 RECREATION MASTER PLANS

This master planning effort was for an expansion and renovation of an existing park, similar to what will be required for the Lindon Hollow park master plan. Balancing the historic character and use of the park with the need to modernize, renovate, and allow for continued future use were central challenges for this project, as we anticipate them being for Lindon Hollow.

RELEVANT EXPERIENCE



NEPHI RED CLIFFS PARK MASTER PLAN

LOCATION
Nephi, Utah

CLIENT
Nephi City
Craig Oswald, Parks & Recreation Director
(435) 250-8500

DATE COMPLETED: June 2025

CONSTRUCTION COST:
\$5.4 Million (Estimated)

PROJECT DESCRIPTION

Red cliffs park, master planned along with the Nephi Crimson Flats Baseball Complex, is envisioned as a medium sized neighborhood park that caters to the needs of the local community. During the master planning process Civil Science worked with the city and the public to determine what park elements would best serve the community, settling on an all-abilities playground pickleball courts, a multi-use sports field, and large, rentable pavilions.

RELEVANCY TO LINDON 2025 RECREATION MASTER PLANS

The Nephi Red Cliffs Park master planning effort was very similar to what will be required for all three parks, but especially the Thornton Area. **Similar to the Thornton area, there was not a firm set of park elements or design criteria at the outset of the master planning process.** Nephi City approached the master planning with an open mind, ready to explore design possibilities and determine the park elements that would best serve the community. **Through public meetings, a public survey, consultation with the city, and several rounds of design iteration, a concept was reached that satisfied and exceeded the desires of the public, city staff, and the city council.**



THUNDER JUNCTION PARK - PHASES 1 & 2

LOCATION
St. George, Utah

CLIENT
City of St. George, Utah
Mark Goble, Project Manager
(435) 703-0686

DATE COMPLETED: 2017-2021 (Phase 1), Ongoing (Phase 2)

CONSTRUCTION COST:
\$5.5 Million (Phase 1)

PROJECT DESCRIPTION

Prior to joining Civil Science, Jeff Peay was the lead designer and project manager for Phase 1 of Thunder Junction All-Abilities Park in St. George, Utah. This award-winning, nationally recognized park spans seven acres, with two acres dedicated to a playground.

The park's theme, "Dinosaurs in a Desert Oasis," includes a universally accessible playground with diverse play equipment. Highlights include a rumbling and erupting volcano with a Jurassic fort and slides, dinosaur sculptures, an interactive water feature, a sculpted cave, a climbing wall, and a sensory garden with musical instruments. Additionally, it features a wheelchair accessible train on a looped rail line, a train depot, shade structures, restrooms, concessions, and beautifully landscaped surroundings.

Based on the success and popularity of the first phase, the city decided to expand the park, and hired Civil Science to complete master planning and detailed design of the second phase of the park, which is currently in progress. Phase 2 will be "Ice Age" themed to compliment the dinosaur theming from phase 1 while adding a new and exiting twist. Phase 2 is planned to include many expanded play options for children of all abilities, including an asteroid bouldering area, a giant woolly mammoth play structure, and a prehistoric cave themed train stop with slides, climbing elements, and wheelchair accessible bridges and viewing platforms.

RELEVANCY TO LINDON 2025 RECREATION MASTER PLANS

Thunder Junction, **one of Utah's most popular parks**, demonstrates to creativity and expertise of the Civil Science team. Creative master planning set the foundation for the success of this visionary project.



ELK RIDGE GOOSENEAST PARK

LOCATION
Elk Ridge, Utah

CLIENT
City of Elk Ridge
Melanie Paxton, City Council
(801) 423-2300

DATE COMPLETED:
Ongoing

CONSTRUCTION COST:
\$3.1 Million (Phase 1, Estimated)

PROJECT DESCRIPTION


Gooseneast Park, currently in design, is planned to be a unique outdoor focused destination that will be a major asset for the city of Elk Ridge. The park master plan includes a mountain bike skills park, an all abilities playground, an ice skating ribbon, walking trails, an interactive water feature, and an indoor/outdoor event center. Natural theming is a key component of the site design, ensuring that the park will compliment its beautiful mountain environment.

RELEVANCY TO LINDON 2025 RECREATION MASTER PLANS

Similar to the Lindon East Bench project, this park was set on a hillside property in a mountainous area. The design was fit into the site's topography, taking advantage of steep slopes for design features like a river water feature with waterfalls, a multi-level playground, and elevated viewing areas. **Our team's skills in grading and drainage allowed us to put forward solutions that are unique and exiting as well as safe and viable.**

The master planning phase of this project and accompanying cost estimates provided critical information for decision making later in the design process. Having a master plan will serve to guide the development of the park into a seamless and intentional development as it is constructed in several phases as funding becomes available. For the three sites in Lindon, we similarly see master planning as the first step to a multi-year process of securing funding, completing detailed design, and overseeing construction. **Master plans that are both functionally and thematically cohesive as well as technically sound will be an invaluable guide through all the steps required to complete a successful park project.**

ADDITIONAL EXPERIENCE

 Prior Contracts & Representative Projects of Civil Science & Project Manager*	Funding Acquisition & Management	Design & Topographical Survey	Concept Planning & Design	Project Theming & Branding	Public Involvement & Open Houses	Environmental & NEPA Compliance	Park Design Development	ADA Assessment & Compliance	Custom Playground Design	Specialty Park Design (Splash Pads etc.)	Park Construction Documents	Permitting & Approvals	Bidding & Negotiating	Construction Oversight	Maintenance Policies	Park Programming
All-Abilities Park Project (Thunder Junction) St. George*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
All-Abilities Playground Project (Iluka Park) Mackay, Qld Australia*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Dixon Park Improvements Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Meadow Valley Wash Park Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Rail City Linear Park Improvements Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Rose Park Improvements Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Cedar City Pickleball Courts at Bicentennial Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Cedar Hills Bonneville Trailhead Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Cedar Hills Mesquite Soccer Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Cedar Hills Timpanogos Cove Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Hurricane City Dixie Springs Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Hurricane City Equestrian Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Juniper Bend Park Park*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Kanab City Ranchos Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Echo Canyon Campground Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Lincoln County Fair and Rodeo Grounds Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Pioneer Park Upgrades*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Trailside Park Tennis Courts	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Provo Sherwood Hillside Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Salt Lake City 11th Avenue Park Improvements*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Sentinel Ridge Park*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
South Jordan City Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
South Jordan Oquirrh Shadows Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
South Jordan Prospector Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
South Jordan Ridge Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
St. George City Snake Hollow Bike Park Project	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
St. George City Little Valley Sports Complex (Pickleball & Soccer)*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
St. George City Fossil Falls Park Project	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
St. George City Temple Springs Park Project	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
UTA TIGER Grant - First/ Last Mile Projects	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Bianchi Park Upgrades Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Broadbent Park Upgrades Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Camp Success Preservation & Enhancement Phases I & II Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
White Pine County Courthouse Park Improvements Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
McGill Circle Avenue K Park Upgrades Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
North Ely Park Improvements Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Preston Community Park Improvements Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Ruth Community Park Upgrades Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Steptoe Park Upgrades Project*	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

* Represents a staff member that was involved with the project rather than Civil Science specifically

Civil Science has successfully completed hundreds of parks and recreation projects. Details for additional projects are available on request.

REFERENCES

Mark Goble

Project Manager | City of St. George

(435) 703-0686 | mark.goble@sgcity.org

Craig Oswald

Parks & Rec Director | Nephi City

(435) 250-8500 | mcoswald@nephi.utah.gov

Matt Marizele

City Manager | Salem City

(801) 423-2770 | mattm@saalemcity.org

APPROACH TO THE PROJECT

Project Understanding Overview

The Lindon 2025 Recreation Master Plans will include master planning for three sites: Lindon East Bench, Lindon Hollow, and the Thornton Area.

Lindon East Bench: This large foothills property is well suited to an outdoor adventure style park. Possible park elements include a pump track, a BMX course, pickleball, a trailhead, restrooms, disc golf, and an adventure course. Although the topography and unique shape of this are challenges for design, this site provides the perfect opportunity to create a **one-of-a kind adventure park** that fits into its mountain environment, takes advantage of the amazing view from the site, and provides a totally unique feel and experience.

Lindon Hollow: Lindon hollow is an existing park that could be benefited by several improvements and renovations, include terracing the hillside south of the arena, a new road from State 135 W to State St, remodeling the existing arena building, a new arena crows nest, improvements to baseball field 1, utility improvements, a retention basin, and possibly removing baseball field 2 and replacing it with increased parking. These upgrades will need to be carefully planned to ensure that they **connect seamlessly** into the existing park, both aesthetically and functionally. Due to the complex nature of the utility and roadway improvements on this project, the Civil Science team's experience in both park **landscape architecture and civil engineering qualifies us** to complete this master plan.

Thornton Area: The Thornton area, in process of being purchased by the city, will be used as a detention basin and possibly a park. Because this site has many possibilities for what it could become, **community involvement** will be especially important to determine what park amenities the community desires. It will be important to have several different concepts and programming approaches for the public to choose from so that all options are considered and the best possible outcome is reached. Because of the proposed roadway in the design of the site, it will be important to involve civil engineering and landscape architecture expertise in this master plan as well.

Tasks and Deliverables to Complete the Project

Based on the RFP, as well as our experience with many other park master plans, we believe the essential tasks to completing these master plans are as follows:

Base Mapping - Base mapping will be based on publicly available data, no survey will be completed at this stage.

Concept Development - Multiple concepts will be developed for each site. In this stage, **many different design ideas** are sketched and tried out, and after several rounds of sketching and iteration, concepts showcasing the best solutions are put forward. These will then be illustrated and used for public involvement and city review. We anticipate completing approximately three concepts for presentation for each site at this stage of the process.

Public Involvement - Public involvement will allow the public to share their thoughts, questions, and concerns about the initial concepts, and will guide the design of the final concepts.

Final Master Plans - Once comments and preferences have been received from the public and the city, the initial concepts will be refined into one final concept design for each property.

Cost Estimates - Each concept will include an accompanying concept cost estimate. As **a full service engineering firm**, Civil Science uses a large catalog of bid tabulations from similar project to formulate reliable and applicable costs for work to be completed. Our **in-depth knowledge of all aspects of park construction**, including earthwork, utilities, pavement, and irrigation systems allow us to prepare thorough and detailed cost estimates. Along with the master plans, quality cost estimates are essential for completing most grant applications.

Prioritized Project List - The project priority list will be based on the public involvement and meetings with the city This will enable the city to allocate funds as they become available to the highest priority projects.

Public Involvement Approach

Public involvement will be a critical part of each of the three master plans. This is especially true for the Lindon East Bench and Thornton Area, where the final list of park program elements has yet to be determined. Jeff and Jordan are experienced in public involvement and are qualified to complete the outreach for this project. If additional support is needed, **Civil Science is strategically partnered with Harmony Public Involvement**, a dedicated public involvement firm with a wide range of PI experience and expertise.



Important considerations for public involvement will include:

Notification - This can be done through flyers, notifications with utility bills, email notifications, or announcements on the city website and at physical city properties. Who is notified for a project is typically determined based on a radius around the park site, although for community parks the whole city is often given the opportunity to provide input.

Public Survey - Surveys are often an effective way to gather a large cross-section of how the public feels about parks projects. They are best done in conjunction with public meetings.

Public Meeting Format - Public meetings are an essential part of gaining public input, allowing personal contact with the public that often yields insights that would not be gained through surveys and other methods. Public meetings are often scheduled as an evening open house event, although other methods like setting up a table at the aquatic center or other public facility can be useful to talk to people who may not attend a formal meeting.

VALUE-ADDED SERVICES

Why choose Civil Science?

Unique Experience as City Park Planning Director

As director of park planning for the City of St. George for 10+ years, Jeff has unique experience with implementing landscape and irrigation standards. For years, he worked with their large maintenance crews for parks to understand the nuances of specifying features in irrigation systems, plants, and other park related standards. Within the City, he worked with recreational managers to understand the programming aspects of their jobs and help implement measures in plans and projects that would allow for better programming of facilities. Lastly, he worked with trail maintenance crews to recognize methods and manners that extended the life of trail asphalt and where concrete trails made more sense over asphalt.

Over the years of interaction and real-world knowledge from project elements led them to develop standards for the City of St. George. He was also involved with extensive plan reviews, the creation of landscape and plant palettes for developers, trail and sign branding, and open space ordinances. This experience uniquely qualifies Jeff to assist the City in establishing this important new piece of their parks and recreation infrastructure.



Lincoln County Sports Complex Master Plan

Local Firm, Local Commitment

At Civil Science, we pride ourselves on being a local firm with a deep-rooted commitment to helping communities thrive. With offices in Lehi and St. George, **we are not just consultants; we are neighbors invested in the growth and well-being of our local areas.** Our dedication to serving Utah communities is reflected in every project we do, ensuring that we deliver results that resonate with the needs and aspirations of the people who live here.

Many of our team members grew up in Utah, experiencing firsthand the unique challenges and opportunities that local communities face. **Two of our core team members for this project, Jeff Peay and Cody Howick, have close, long-time personal and family ties to Lindon.** This personal connection drives us to work diligently to create spaces that enhance the quality of life for residents.

We understand the importance of creating vibrant, functional, and beautiful public spaces that serve as the heart of the community. By collaborating closely with local stakeholders and leveraging our extensive experience in park master planning, we aim to deliver a master plan for the new parks that reflects the city's values and meets the needs of its residents. We will work to build a long-term relationship with Lindon City and will strive to help the City even after the plan is completed.

Award Winning Project Approach

Below are some key points highlighting the importance of creating a well-designed destination park, and what that could look like for Lindon:



1. Community Well-being: Parks provide spaces for relaxation, exercise, and social interaction, promoting physical and mental health among residents and tourists. Access to green spaces is particularly vital in communities similar to Lindon, offering a retreat and a platform for community events.



2. Tourism and Economic Development: Sports complexes attract tourists, and well-maintained parks and recreational facilities add to the region's appeal. They contribute to the local economy by attracting visitors, supporting businesses such as restaurants and hotels, and creating job opportunities in the tourism sector.



3. Environmental Benefits: A successful park project contributes to environmental sustainability by preserving green spaces and promoting biodiversity. They also offer opportunities for environmental education and awareness, fostering a sense of stewardship among residents.



4. Cultural and Recreational Opportunities: A successful park project often hosts cultural events, festivals, and recreational activities that celebrate local heritage and bring communities together. They serve as hubs for outdoor recreation, offering opportunities for hiking, biking, picnicking, and other leisure activities.



5. Community Cohesion: A successful park project contributes to community cohesion by providing spaces for people of all ages and backgrounds to connect and socialize.

AWARD-WINNING PROJECT APPROACH

Example Application - Thunder Junction All-Abilities Park



PROJECT SCOPE OF WORK

Based on the Project Understanding & RFP outlined above, CS will provide the following services where tasks will include:

Master Planning Services

1. Attend a project kick-off meeting and site visit with the City selected steering committee.
2. Summarize site inventory and analysis findings.
3. Based on meetings with the City, prepare up to 3 preliminary concept sketches for each of the 3 sites (Lindon East Bench, Lindon Hollow, Thornton Area) for city review and input.
4. From input gathered from the City, develop a preferred concept plan for each of the 3 sites to be used for public meetings.
5. Present the preferred concept plans (one for each park site) and associated renderings to the public in an open house format. Up to 3 public meetings or events will be held. Receive feedback and review with City, and adjust master plans accordingly.
6. Prepare park master plans with color rendered graphics that clearly show what the final park will look like.
7. Prepare 3 opinions of probable costs for the park master plans, one for each site.
8. Present to park master plans and opinions of probable cost to city council.
9. Incorporate any feedback from city council and produce final master plans and opinions of probable cost.
10. For the purposes of this RFP, plan on attending up to 4 progress meetings with the City staff to develop the master plans, and up to 1 meeting with the City Council for review and final approval. This meeting count does not include the open houses or kick-off meeting.

Deliverables

- a. Up to 9 preliminary park concepts, 3 per site
- b. 3 Preferred concept plans, 1 per site
- c. 1 Public involvement plan
- d. 3 Final master plans, 1 per site
- e. 3 Final engineer's opinions of cost, 1 per site
- f. Park priority list



Snake Hollow Bike Park



Southern Hills Park

FEE PROPOSAL

CS proposes to complete the Scope of Work outlined above as follows:

LINDON EAST BENCH MASTER PLAN	
Site Inventory and Analysis	\$ 2,500.00
Project Kickoff Meeting	\$ 400.00
Progress Meetings	\$ 1,600.00
Council Presentation	\$ 1,000.00
Preliminary Sketches	\$ 6,200.00
Preferred Concept Plan	\$ 2,800.00
Final Master Plan	\$ 5,800.00
Opinion of Probable Cost	\$ 2,500.00
Public Involvement, Incl. Open House Meetings	\$ 2,400.00
LINDON EAST BENCH TOTAL	\$ 25,200.00

LINDON HOLLOW MASTER PLAN	
Site Inventory and Analysis	\$ 2,500.00
Project Kickoff Meeting	\$ 400.00
Progress Meetings	\$ 1,600.00
Council Presentation	\$ 1,000.00
Preliminary Sketches	\$ 5,500.00
Preferred Concept Plan	\$ 2,200.00
Final Master Plan	\$ 4,600.00
Opinion of Probable Cost	\$ 2,500.00
Public Involvement, Incl. Open House Meetings	\$ 2,400.00
LINDON HOLLOW TOTAL	\$ 22,700.00

THORNTON AREA MASTER PLAN	
Site Inventory and Analysis	\$ 2,500.00
Project Kickoff Meeting	\$ 400.00
Progress Meetings	\$ 1,600.00
Council Presentation	\$ 1,000.00
Preliminary Sketches	\$ 5,100.00
Preferred Concept Plan	\$ 2,000.00
Final Master Plan	\$ 4,000.00
Opinion of Probable Cost	\$ 2,500.00
Public Involvement, Incl. Open House Meetings	\$ 2,400.00
THORNTON AREA MASTER PLAN TOTAL	\$ 21,500.00

TOTAL	\$ 69,400.00
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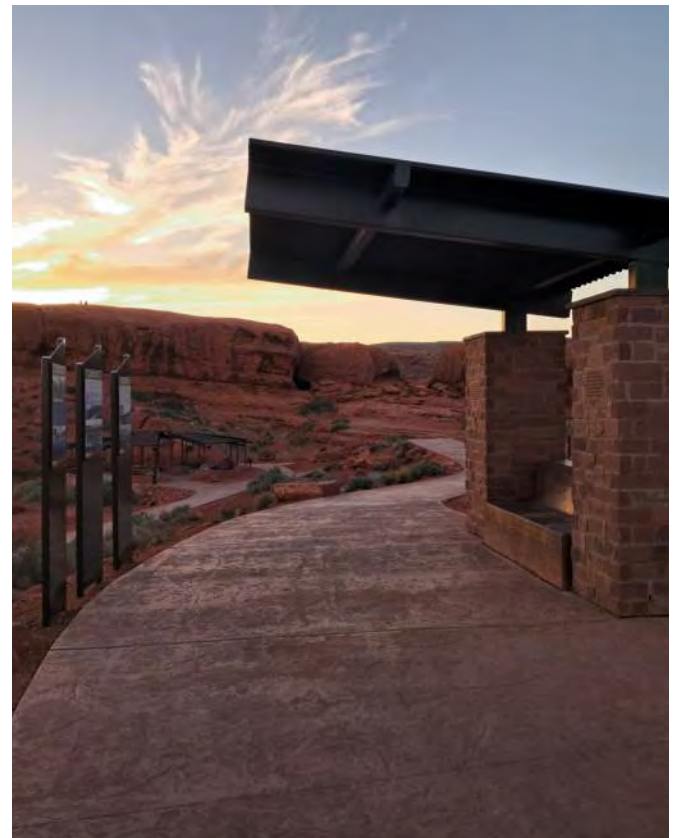
Fees shown assume the completion of all three master plans as part of one contract. Meetings may be combined between the three master plans. Professional fees shown are not to exceed unless upon written authorization from the City. Professional fees will be billed as a fixed fee lump sum amount based on the percentage of progress.

SCHEDULE

CS proposes the following project schedule:

Notice to Proceed	Aug 7, 2025
Kickoff Meeting	Aug 14, 2025
City Review of Prelim. Concepts	Sept 12, 2025
Public Meetings	Sept 23 - Oct 7, 2025
Submit Plans & EOC for City Review	Nov 7, 2025
City Review of Master Plans, EOC	Nov 17 - Nov 30, 2025
Address City Comments	Dec 1 - Dec 15, 2025
Project Completion	Dec 19, 2025

**Schedule is based on information and assumptions related to typical project scope. If we are selected by the city, we can adjust the schedule according to the city's requirement.*



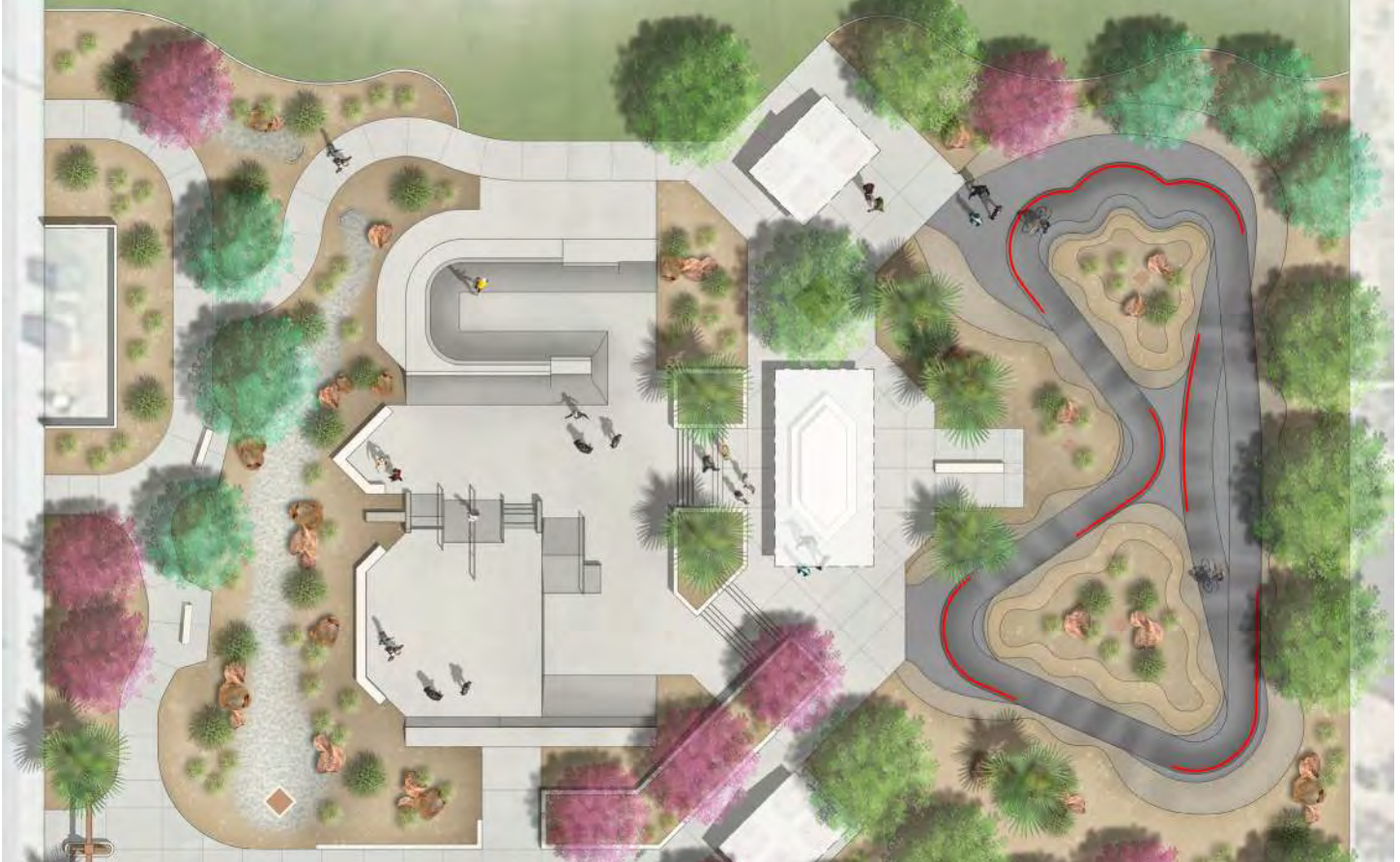
Pioneer Park Interpretive Trail

ADDITIONAL SERVICES

The City may authorize Civil Science to furnish or obtain from others additional services of the types listed below, which are not included in the basic Scope of Work. If such additional services are authorized by the City, then Civil Science shall be entitled to an equitable increase in compensation for such additional services.

1. Design phase services including detailed design, layout, grading, utilities, preparation of construction documents, etc.
2. Construction phase services including bid assistance, oversight, inspection, administration, etc.
3. Geotechnical investigations or laboratory tests, well tests, borings, hydraulic investigations, soils investigations, water quality studies, or other studies or tests recommended by Civil Science and completed by Civil Science, Civil Science's consultants, or specialists in the discipline, subject to the provisions outlined in this agreement, regardless of which phase of the project the studies or tests are requested or occur in.
4. Services to make detailed measured drawings of or to investigate existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by Owner or others.
5. Services resulting from significant changes in the scope, extent, or character of the portions of the project designed or specified by Civil Science or its design requirements including, but not limited to, changes in size, complexity, City's schedule, character of construction, or method of financing; and revising previously accepted studies, reports, drawings, specifications, or contract documents when such revisions are required by changes in laws and regulations enacted subsequent to the effective date of this agreement or are due to any other causes beyond Civil Science's control.
6. Redesigns ordered by City after final master plans have been accepted by City or after substantial work has been completed on previously approved concepts.

If the City chooses to move forward with the Project, we recommend execution of a contract based on this Proposal in a format agreeable to both parties. We appreciate the opportunity to work with the City on this and other projects. Please call me at (435) 705-1862 with any questions or concerns.



Mesquite Skate Yard

- 9. Review & Action: Traffic calming recommendations.** The Council will review & consider recommendations from the Lindon City Engineering division for traffic calming measures to be installed on 400 North between 400 E and 800 E.

Sample Motion: I move to (approve, deny, or continue) the traffic calming measures on 400 North *(as presented, or with changes)*.

See attached information from the city Engineering Division.

The City has received a few comments from the public about speeding on 400 N, which are detailed below by Chief Brower. We also received an email from a resident, which is attached at the end of this section in the staff report.

From Lindon Police Chief, Mike Brower:

In reviewing our emails related to speeding concerns on 400 N, I was able to locate the following:

May 2022. Mr. Washburn dropped off a letter signed by neighbors of his related to concerns of speeding. (I spoke with him in person and conducted follow-up through a phone conversation and email.)

February 2023. Mr. Washburn sent an email regarding a motorcycle speeding on 400 N. (Owner contacted and cited)

August 2024. A Mr. Simon emailed a speeding concern between 140 N and 400 N on 835 E.

Actions Taken:

Officers are pro-active (when time permits) in conducting speed enforcement. We have had a speed trailer on 400 N on multiple occasions.

July 14, 2025

Subject: Proposed Traffic Calming Improvements – 400 North

Dear Lindon City Resident,

We are reaching out to inform you of a proposed traffic calming project along 400 North between 400 East and the Murdock Canal Trail—a corridor where safety concerns and speeding have been reported by local residents.

Project Background

In September 2024, a speed study conducted by the City revealed that the 85th percentile speed on this segment of 400 North was 33 MPH, exceeding the posted speed limit of 25 MPH. The corridor also sees a relatively significant traffic load, with an average daily traffic (ADT) volume of approximately 3,400 vehicles. Based on the combination of the speed and volume of traffic, this stretch of road qualifies for the installation of traffic calming measures to be considered.

Because 400 North is designated as a major collector and serves as a primary emergency response route, vertical traffic calming measures like speed humps are not allowed. However, horizontal measures—such as chokers or median islands—are permitted and offer a way to reduce speeds while still accommodating emergency vehicles. Chokers are typically constructed with concrete islands that narrow the width of the street, which helps to discourage motorist speeding.

Proposed Improvements

The City is proposing a combination of permanent and temporary chokers along 400 North:

- Permanent concrete chokers will be installed at the Murdock Canal Trail crossing, near the intersection of 400 North and the trail. These chokers will be similar to those currently installed at trail crossings on Center Street and 200 South. Their purpose is to enhance safety for trail users and reduce vehicle speeds at a heavily used street crossing with visibility issues.
- Temporary chokers, made with plastic delineators, will be installed at approximately 470 East and 570 East. These temporary installations will allow the City to evaluate their effectiveness in slowing traffic, gather feedback from residents and drivers, and accommodate future pavement improvements before any permanent chokers are installed in these locations.

Next Steps & How to Provide Feedback

The Lindon City Council will review this proposal at their regular meeting on August 4th, 2025. Residents are encouraged to attend, ask questions, and share feedback during this public meeting. If you are unable to attend, we still want to hear from you. Please contact the Lindon City Public Works Department at 801-796-7954 or tandrus@lindon.gov to provide input or ask questions. The planned layout for the temporary chokers and a photograph showing an example of installed temporary traffic calming are enclosed for your information. Your input and involvement in this project are vital and greatly appreciated.

Sincerely,



Trent Andrus, P.E.
Assistant City Engineer
Lindon City

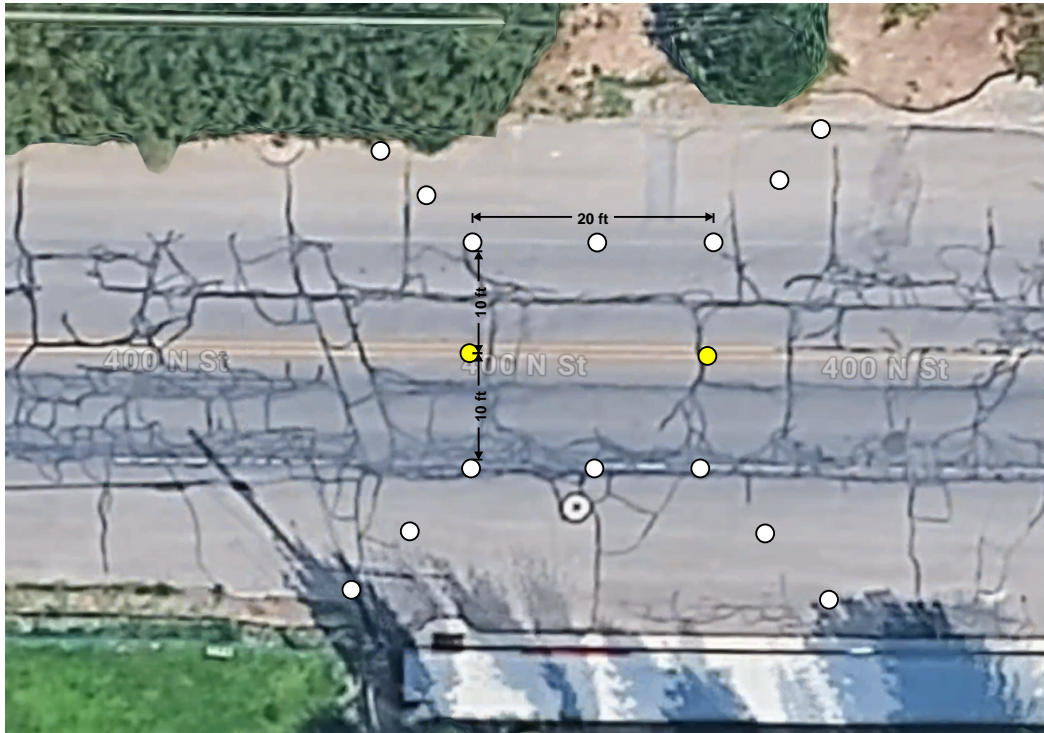


Figure 1. Planned layout of delineators for a temporary choker.



Figure 2. An example of temporary traffic calming in Lehi. (Photo from article in Daily Herald, May 17, 2025)

Neighborhood Positions on Proposed Traffic Calming Improvements - 400 North

From Washburn Management, LC [REDACTED]

Date Wed 7/30/2025 7:00 PM

To Carolyn Lundberg <clundberg@lindon.gov>; Steve Stewart <sstewart@lindon.gov>; Jake Hoyt <jhoyt@lindon.gov>; Van Broderick <vbroderick@lindon.gov>; Cole Hooley <chooley@lindon.gov>; Lincoln Jacobs <ljacobs@lindon.gov>

Cc Adam Cowie <acowie@lindon.gov>; Trent Andrus <tandrus@lindon.gov>

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Dear Mayor Lundberg and City Council Members,

The homeowners and residents of homes on 400 North between 400 E and 600 E are aware of your plans to discuss proposed traffic calming improvements for 400 North at your regular meeting on August 4th. We have shared our opinions about the proposed improvements with each other, and now desire to share our opinions with you in advance of the meeting so you will better understand our positions before the meeting begins. Here are the elements of the proposed plan that we have discussed together, and our positions regarding the various elements of the proposed plan:

1. What data has the city collected for the flashing speed signs that were recently installed on 400 E? If there is data before & after installation showing the signs are effective in reducing vehicle speeds, we would like to review it.
2. If the flashing speed signs on 400 E have been effective, our group believes adding this type of signage in both directions on 400 N is the preferred FIRST STEP for mitigating vehicle speeds on 400 N.
3. If the flashing speed signs on 400 E have not proven effective, our group doesn't want them installed on 400 N.
4. Our group is opposed to the city's proposal to install "temporary chokers" on 400 N at 470 E and 570 E. Our group believes the plastic delineators have a cheap, cluttered look that would degrade the overall appearance of our neighborhood. Our group doesn't want the plastic delineators installed even if they are effective in reducing vehicle speeds.
5. Our group has no concerns and is supportive of the city's proposal for a new permanent choker at the Murdock Trail crossing on 400 N.

6. Bert & Nancy Bean, and Diane Fage are all confirming that years ago, the intersection of Canal and 400 N was a 4-way All-Stop intersection. But the stop signs on 400 N were removed following the development of the subdivisions on the East bench. Our group wants the city to look at this intersection to see if, given increased traffic over the years, the intersection meets warrants to have the stop signs on 400 N replaced, making it an All-Stop intersection again.
7. If it does meet warrants and is restored to an All Stop intersection, our group believes there would be no need to install a choker on 400 N at 570 E.
8. Our group is aware that the Church has made a decision to leave the gate on the access road connecting their parking lot to 400 N permanently open. This has resulted in a marked increase in vehicle traffic on the access road and has created a de-facto "T" intersection which has no stop signs to safely regulate traffic. Our group views this as an unsafe situation and wants the city to evaluate whether the increase in vehicle traffic at this location meets warrants for installing stop signs and creating a "T" intersection. If it does meet warrants and is established as an All-Stop "T" intersection, our group believes there would be no need to install any type of traffic calming device on 400 N at 470 E.
9. If this location does not meet warrants for an All-Stop "T" intersection, our group wants the city to evaluate whether a traffic calming "Chicane" can be installed on 400 N at 470 E **which meets the criteria outlined in Items #10 and #11 below.**

"Chicanes are sidewalk extensions that create a zigzag pattern with alternating curves to disturb the straight path of the roadway. This requires motorists to steer back and forth in order to navigate the road, causing speed reductions and more cautious driving. Chicanes work best on low volume roadways with lower speed limits, making them ideal for residential neighborhoods. Curb and sidewalk extensions, parking spots, or garden boxes can be used to create chicanes, providing both neighborhood functionality and safety."

This is what a typical Chicane with landscaping, stamped concrete & signage looks like:



10. The placement of chokers and Chicanes along 400 N is a very sensitive issue. None of us who own homes on 400 N want a choker or a Chicane placed directly in front of our home, or placed where it restricts access in and out of our existing driveways. Such placements would negatively impact the appearance, street side parking, functionality and value of our homes. The proposed location at 570 E is especially problematic because there isn't a spot at this location where a new choker or Chicane wouldn't be directly in front of Bunker's and Fage's homes and restricting access in and out of their existing driveways. Does the city have an alternate location to propose where impact would be less severe? If not, we believe the 570 E location should be removed from the city's proposed mitigation plan, and an All-Stop intersection at 400 N and 600 E (Canal) should be added to the city's proposed mitigation plan.

11. We believe any new choker or Chicane placed along 400 N should include tasteful landscape elements to enhance the beauty of the street, our homes and our neighborhood.

12. We believe that the proposed city mitigation plan should include at least one additional new pedestrian or school crossing across 400 N. Possible locations for new pedestrian or school crossings include 600 E, 500 E and 470 E.

Looking ahead, our group is aware that additional new vehicle traffic will begin to utilize city streets to access the new Lindon temple when it becomes operational. Many of those temple patrons living north of the temple will use 400 E, 400 N and Canal Street to access the temple, bringing additional levels of traffic on 400 N through our neighborhood. In addressing the above items we desire to be proactive and create a mitigation plan that will handle new levels of temple traffic on 400 N when it arrives.

We greatly appreciate the time spent thus far on the 400 North mitigation plan by Adam Cowie, Trent Andrus, public works staff, and by Mayor Lundberg! We're looking forward to working with the city to further develop a refined Traffic Calming Plan for 400 North that we can all support!

Regards,

400 North Residents

Q

10. Public Hearing - General Plan Future Land Use Map Amendment, Ordinance 2025-10-O.

The council will review and consider an amendment to the Lindon City General Plan Future Land Use Map designation for the property located at 377 S 800 W (Parcel 45:417:0017) from Flex Office to Flex Commercial. The Planning Commission recommended approval of this item.

Sample Motion: I move to (*approve, deny, or continue*) Ordinance 2025-10-O amending the Lindon City General Plan Future Land Use for the property located at 377 S. 800 W. from Flex Office to Flex Commercial (*as presented, or with changes*).

General Plan Future Land Use Map Amendment – 377 S. 800 W.

Date: August 4, 2025

Project Address: Parcels
45:417:0017

Applicant: Jeff Alexander
Property Owner: Mecca Holdings, LLC

General Plan: Flex Office
Current Zone: Research & Business

City File Number: 25-027-6

Type of Decision: Legislative
Council Action Required: Yes
Presenting Staff: Michael Florence



Summary of Key Issues

1. Whether to approve a request to amend the Lindon City General Plan Future Land Use Map to change the designation of the subject property from Flex Office to Flex Commercial.

Overview

- The applicant is requesting an amendment to the General Plan Future Land Use Map to purchase the property and construct a new office/warehouse building.
- The Lindon Gateway Plat C subdivision was recorded in December 2005.
- The property has a current general plan map designation of Flex Office, and the zoning is Research & Business.
- The applicant is proposing to amend the general plan map designation to Flex Commercial and amend the zoning map to Regional Commercial.
- The Canopy Business Park was initially developed as a technology and research office park. It is a very well-maintained business park with high commercial design standards.
- The planning commission unanimously recommended approval of the general plan amendment.

Motion

I move to (approve, deny, or continue) ordinance 2025-10-O to amend the Lindon City General Plan Future Land Use for the property located at 377 S. 800 W. from Flex Office to Flex Commercial with the following conditions:

1. All items of the staff report

Surrounding General Plan & Zoning Designations and Land Use

North: Flex Office, Research & Business (RB) – Office parking lot

East: Flex Office, Research & Business (RB) – Office building

South: General Commercial, PC-1/PC-2 – Car dealerships

West: Light Industrial, Light Industrial – Steel manufacturing plant

General Plan

The current general plan designation for this area is Flex Office. The general plan states the following for the Flex Office and Flex Commercial designations:

Flex Office - This category supports a range of commercial, technology and professional office uses within unified and attractive office park settings. Focused in the south end of the city, this district provides a transition between established commercial uses near the 1600 North interchange and surrounding low density residential and light industrial uses. The area should continue to be developed as a well-planned, campus-like office setting and leverage the close proximity of I-15. .

Flex Commercial - These areas provide an attractive setting for a wide range of commercial, retail, office, wholesale, and service uses. They should be developed as part of well-planned, campus-like settings, strategically located in high visibility areas of the city in close proximity to Interstate-15, major gateways, and freeway interchanges. Clear and consistent urban design, streetscape, architectural, and site design standards should be established for these areas to ensure a unified and high quality appearance is achieved.

Land Use and Community Character

Policy 1.1 - Strike a balance between meeting future growth needs and demands while safeguarding the “Little Bit of Country” sense of place and high quality of life in Lindon

1.1a - Accommodate a full range of land uses in Lindon, including a balanced mix of residential, commercial, industrial, and special uses.

Economic Development Implementation Measures

1.1a - Organize and develop land use areas to take full advantage of Lindon’s strategic location in relation to transportation infrastructure.

2.1a - Expand the range of retail and commercial goods and services available within the community.

2.1c - Periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.

Staff Analysis

- The Canopy Business Park is a well-maintained and attractive office complex in the city
- July 2021 the planning commission and city council amended the zoning of the two parcels north of The Home Depot from PC-1 and Research & Business to Regional Commercial. When the Kia dealership came in, the property for the dealership was amended back to PC-1 but the property east of the dealership remains Regional Commercial.
- The Research and Business zone purpose statement:
 - The purpose of the Research and Business (R&B) zone is to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, research and development institutions, and certain specialized assembling and packaging uses as a secondary use to the primary function of the building. The essential purpose of this zone is to achieve development in a park-like setting that is an economic asset to the owners, neighbors, and the community. This zone is more restrictive than other commercial and manufacturing zones in the city with grounds that have an abundance of landscaping, and land uses that do not create air, ground, noise, or water pollution. Because the zone may be located adjacent to residential development it must be properly screened with a wall and landscaping to create compatibility. The zone should always be located adjacent to collector or arterial streets. The zone is to be characterized by attractively designed buildings and off-street parking lots situated among lawns,

shrubs, and trees which give a more pleasing appearance than other commercial and business zones.

- The allowable uses in the Research & Business zone are limited to office type uses with secondary packaging or minor assembly. A few of the buildings do have overhead doors but they are limited and mostly screened from public view. It is not an area that has a lot of semi-truck deliveries except for the property at the corner of 500 S. 400 W.
- City staff's major concern is how office warehouse and small business uses will fit in with the existing Canopy Business Park. The Canopy Business Park started to develop in early 2000. There are three parcels that have remained vacant, including the parcel the council rezoned to Regional Commercial in 2021.
- The city council should carefully consider the application to ensure that an office/warehouse use and future allowable uses of the Regional Commercial zone fit into the business park. The following links provide the allowable uses in both the Regional Commercial and Research and Business Zones
 - Regional Commercial – <https://lindon.municipal.codes/Code/17.54.020>
 - Research & Business (see list of uses under R&B in the table) - <https://lindon.municipal.codes/Code/AxA-III>
- The Regional Commercial zone does have its own design standards. The projects west of the PG Interchange are located within the Regional Commercial zone. The city council should evaluate those developments to see the types of buildings that would be considered if the general plan and zoning map were amended.
- The applicant, Jeff Alexander, owns Alexander Printing in Lindon, located at 245 S. 1060 W. It is a very well-maintained and landscaped property and a great business in the community. Mr. Alexander intends to construct a 50,000-60,000 square-foot building.
- City staff have recently been contacted by other potential developers for the vacant property north of the property for this application. They are also in the process of considering whether to submit an application to amend the general plan to Flex Commercial and zoning map to Regional Commercial for that property. That property owner is looking at constructing four buildings divided into condominium units.

Area West of PG Interchange – Zone Regional Commercial



Exhibits

1. Aerial Photo
2. Current General Plan Map Designation
3. Proposed General Plan Map Designation
4. General Plan Ordinance Amendment

Exhibit 1



Exhibit 2: Current General Plan Map Designation

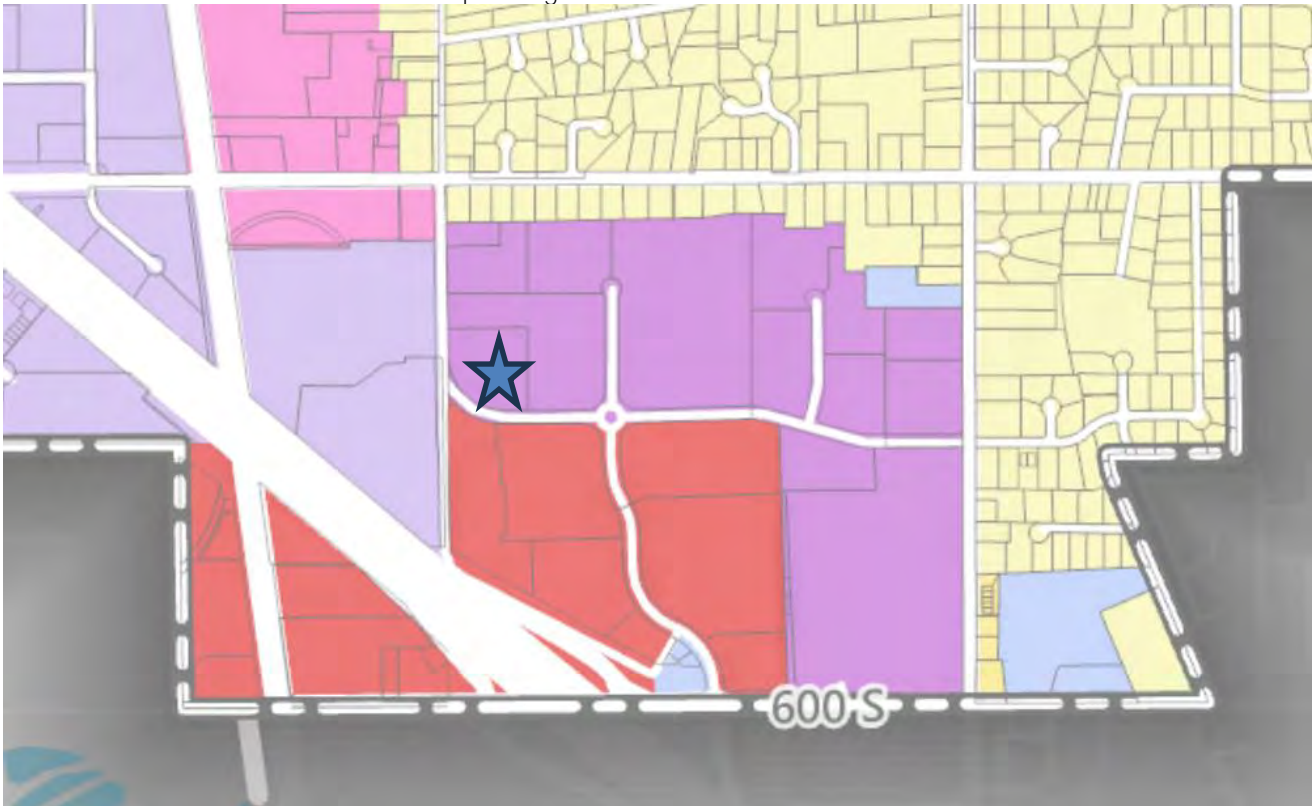
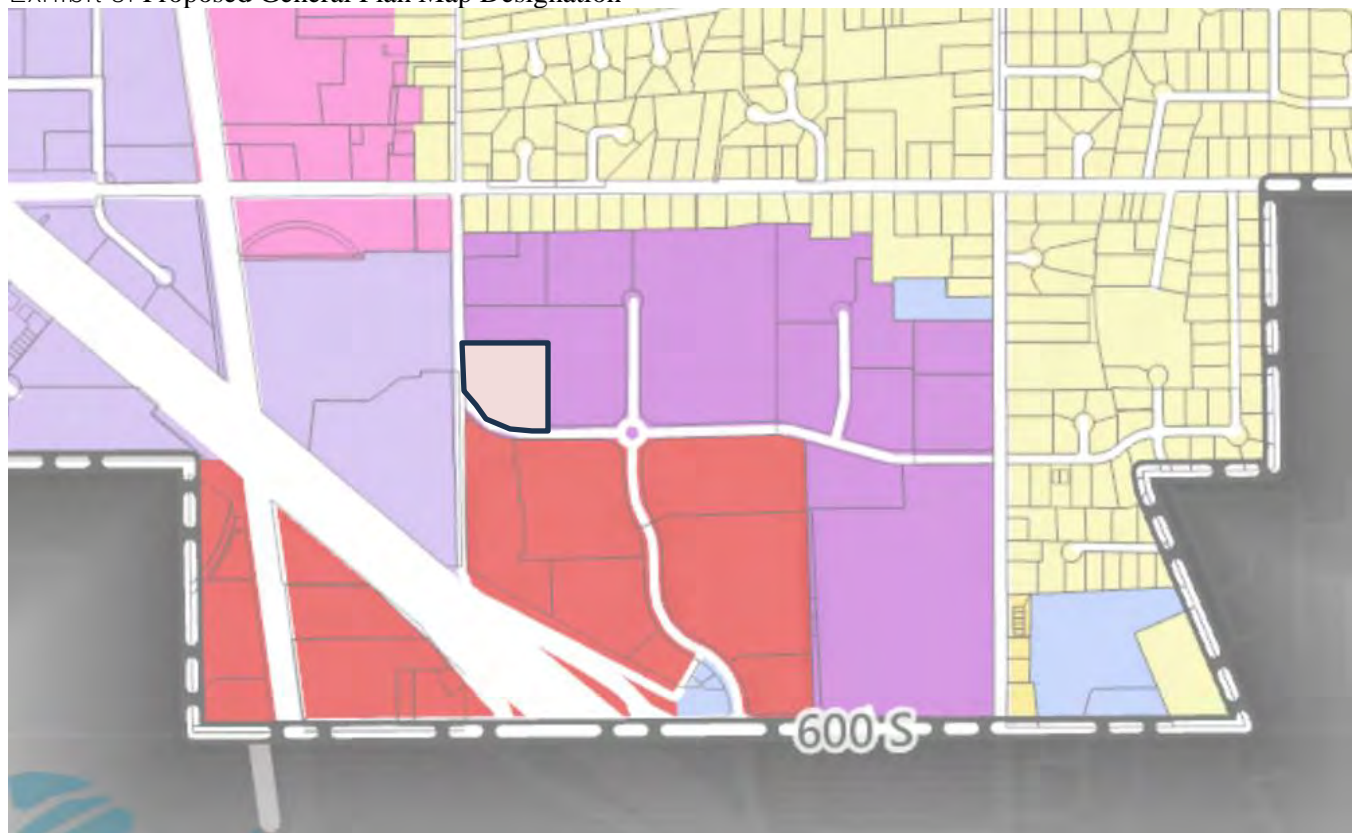


Exhibit 3: Proposed General Plan Map Designation



ORDINANCE NO. 2025-10-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USES MAP ON A PORTION OF THE PROPERTY IDENTIFIED BELOW FROM FLEX OFFICE TO FLEX COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on June 26, 2025, a land use application was submitted to Lindon City to amend a portion of the Lindon City General Plan Future Land Use Map on parcel 45:417:0017 from Flex Office to Flex Commercial; and

WHEREAS, on July 8, 2025, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the general plan map amendment, and recommended that the City Council adopt the Flex Commercial designation for the area highlighted in the maps associated with this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals Strike a balance between meeting future growth needs and demands while safeguarding the "Little Bit of Country" sense of place and high quality of life in Lindon; and

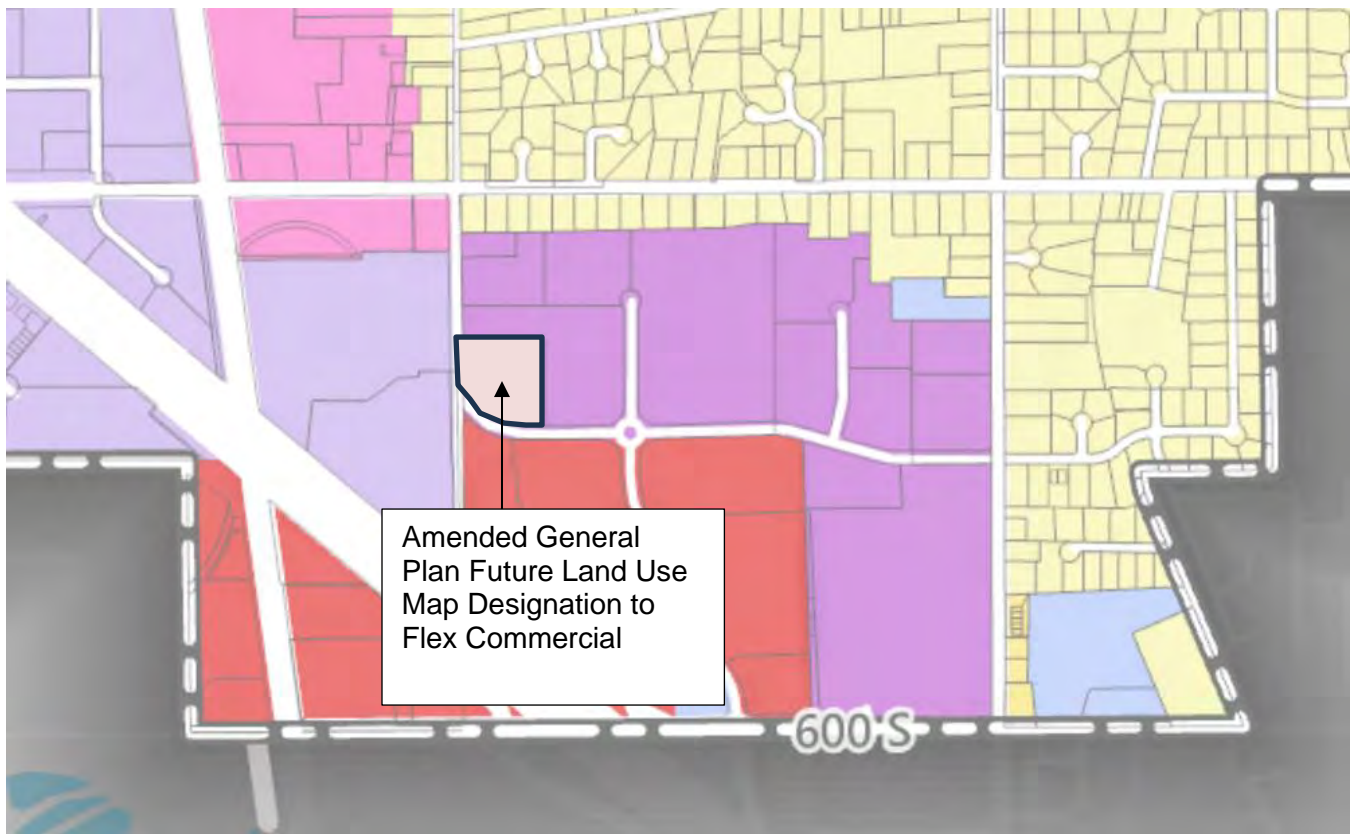
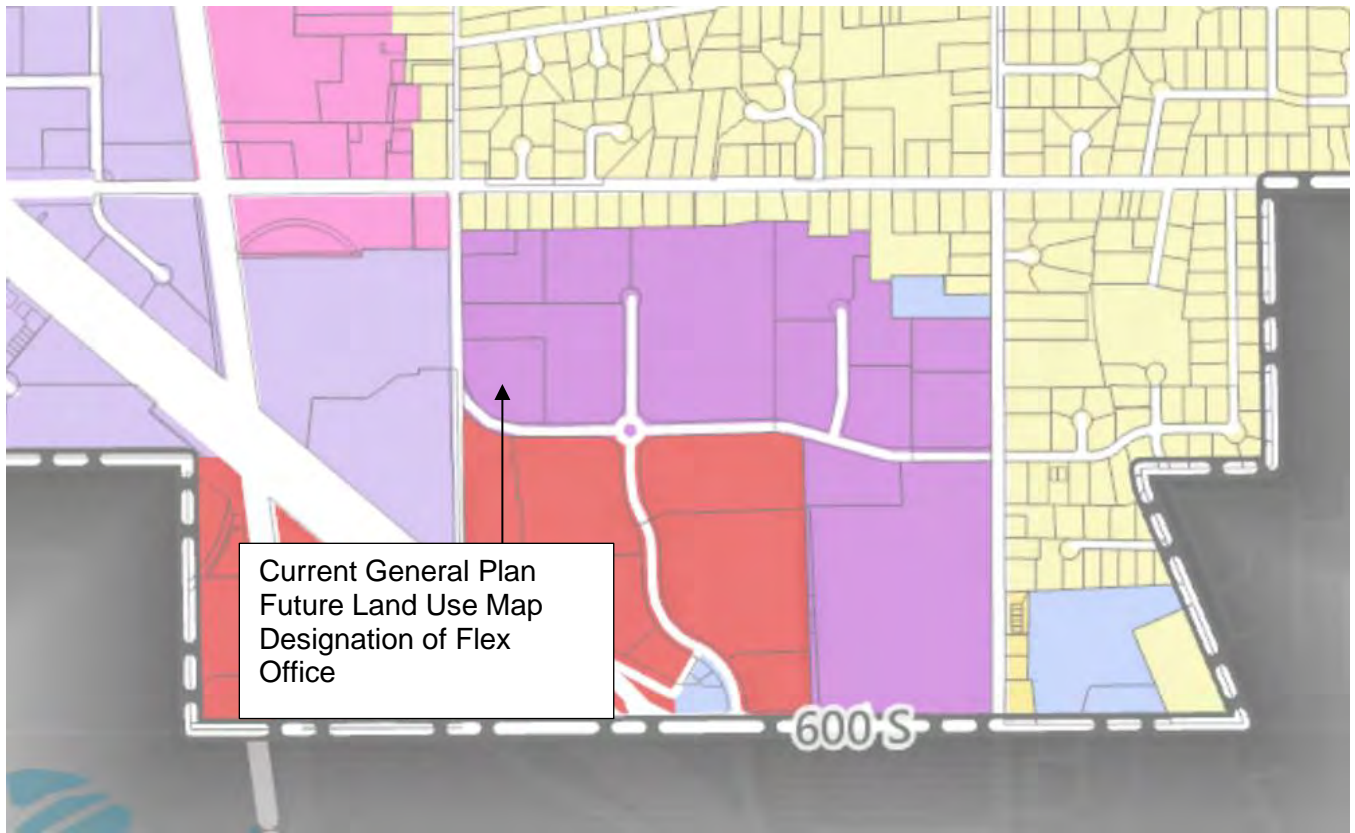
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.; and

WHEREAS, the Council held a public hearing _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

SECTION I: The Lindon City General Plan Future Land Use Map is hereby amended as follows:

Parcel ID	Property Owner	Address
45:417:0017	MECCA HOLDINGS LLC	377 S 800 W





SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2025.

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

11. Public Hearing - Zoning Map Amendment, Ordinance 2025-11-O. The council will review and consider an amendment to the Lindon City Zoning Map designation on the property located at 377 S. 800 W. (Parcel 45:417:0017) from Research & Business to Regional Commercial. The Planning Commission recommended approval of this item.

Sample Motion: I move to (*approve, deny, or continue*) Ordinance 2025-11-O to amend the Lindon City zoning map from Research & Business to Regional Commercial (*as presented, or with changes*).

Zoning Map Amendment – Regional Commercial

Date: August 4, 2025

Project Address: Parcels 45:417:0017
Address: 377 S 800 W

Applicant: Jeff Alexander
Property Owner: Mecca Holdings, LLC

General Plan: Flex Office
Current Zone: Research & Business

City File Number: 25-028-3

Type of Decision: Legislative
Council Action Required: Yes

Presenting Staff: Michael Florence



Summary of Key Issues

1. Whether to amend the zoning of the property located at 377 S. 800 W. from Research & Business to Regional Commercial.

Overview

The purpose of the request is to:

- Jeff Alexander, the owner of Alexander's Print Advantage is requesting a rezone of the property located at 377 S. 800 W. to construct an office warehouse building to expand their business.
- The planning commission unanimously recommended approval.

Motions

I move to (*approve, deny, or continue*) ordinance 2025-11-O to amend the Lindon City zoning map from Research & Business to Regional Commercial with the following conditions:

1. All items of the staff report

Surrounding Zoning Designations and Land Use

North: Research & Business (RB) – Office parking lot

East: Research & Business (RB) – Office building

South: PC-1/PC-2 – Car dealerships

West: Light Industrial – Steel manufacturing plant

General Plan

See general plan goals and policies as found in the General Plan Land Use Map Amendment report for this same property.

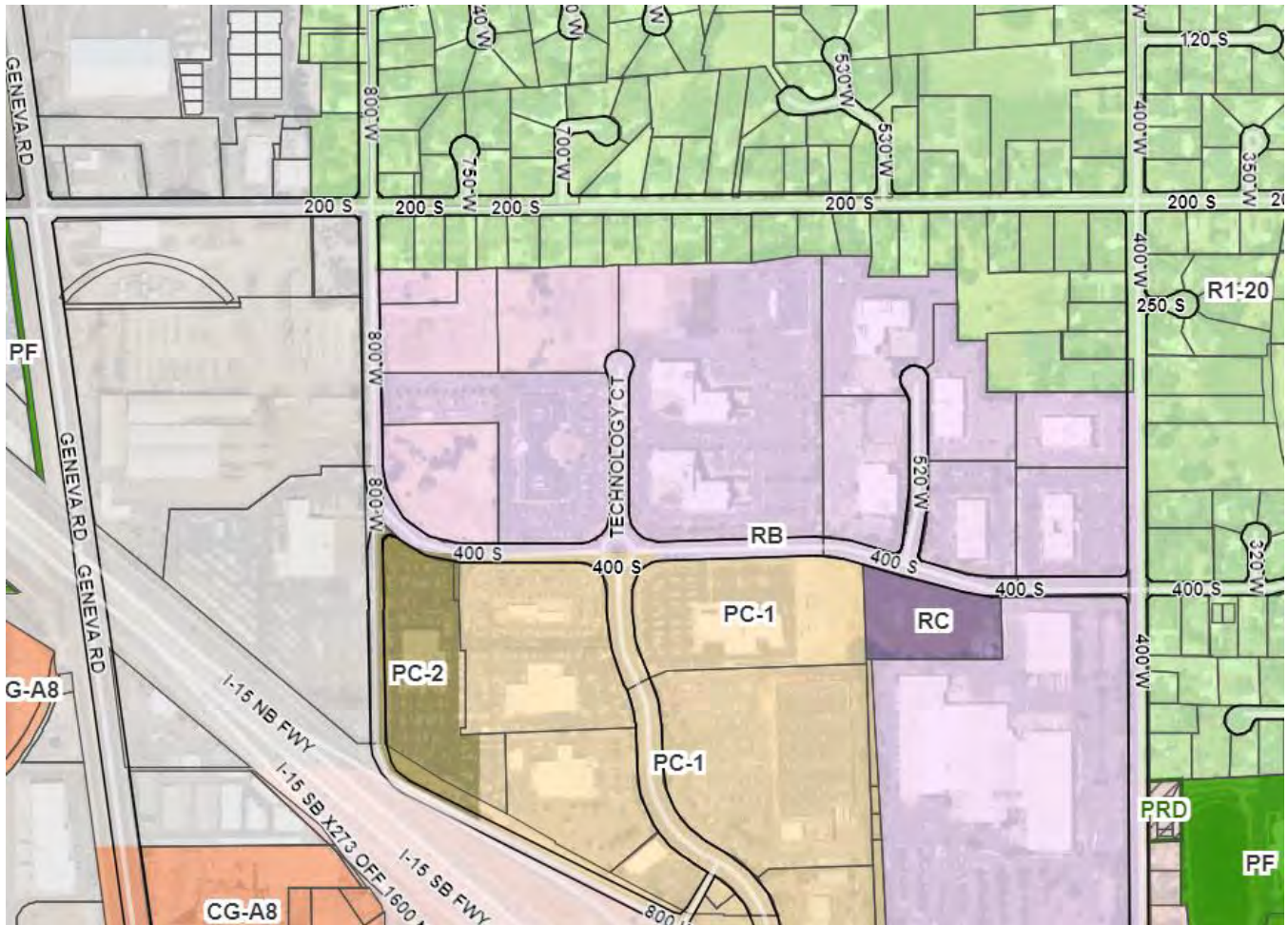
Staff Analysis


- See staff's analysis as found in the General Plan Land Use Map Amendment report for this same property.

Exhibits

1. Current Zoning Map Designation
2. Proposed Zoning Map Designation
3. Zoning Map Ordinance Amendment

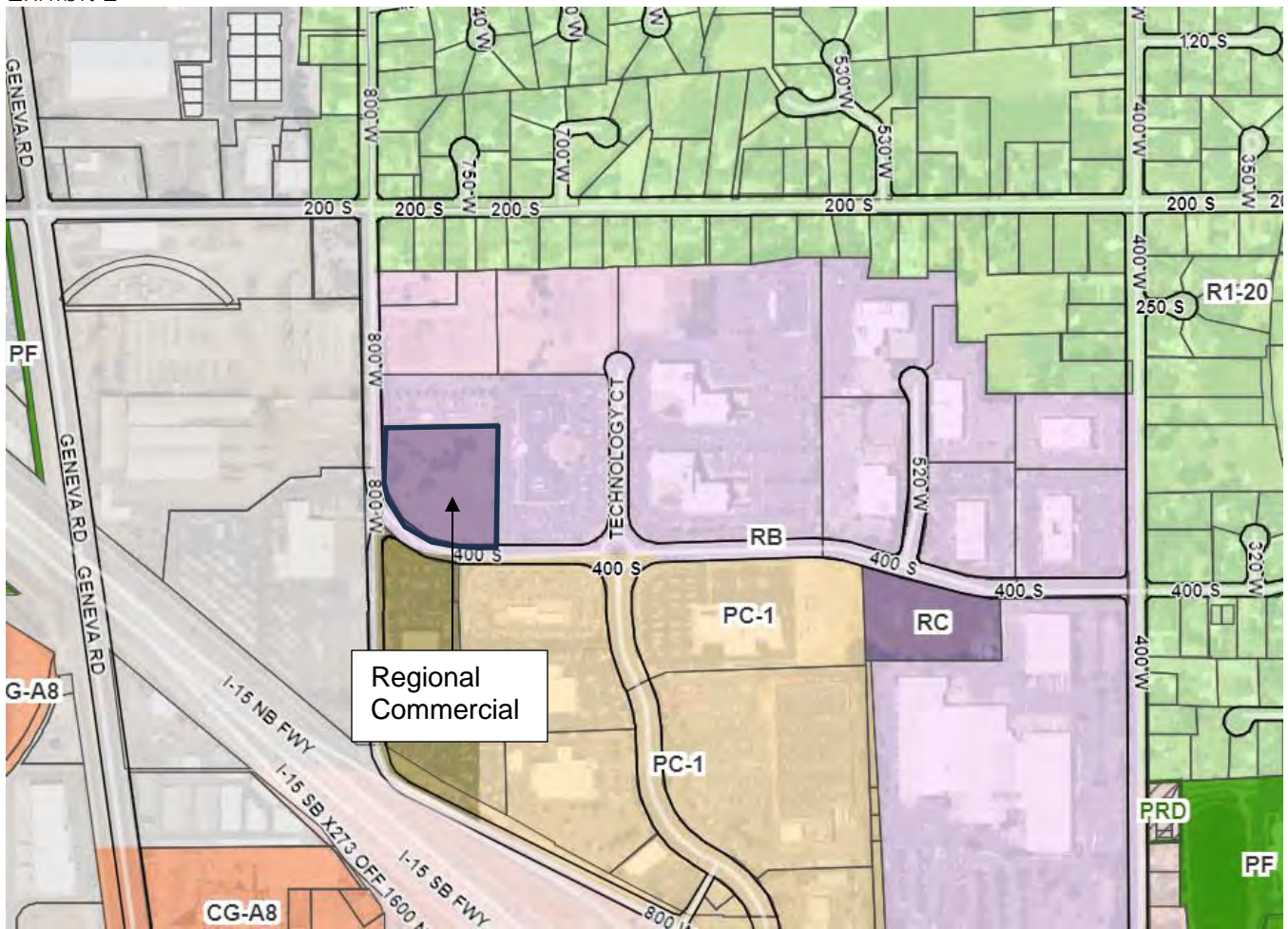
Exhibit 1



 Research & Business

 Regional Commercial

Exhibit 2



ORDINANCE NO. 2025-11-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM RESEARCH & BUSINESS TO REGIONAL COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on June 26, 2025, a land use application was submitted to Lindon City to amend the Lindon City Zoning Map from Research & Business to Regional Commercial for parcel 45:417:0017; and

WHEREAS, on July 8, 2025, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed rezone, and recommended that the City Council adopt the zone map amendment as adopted in this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals Strike a balance between meeting future growth needs and demands while safeguarding the "Little Bit of Country" sense of place and high quality of life in Lindon; and

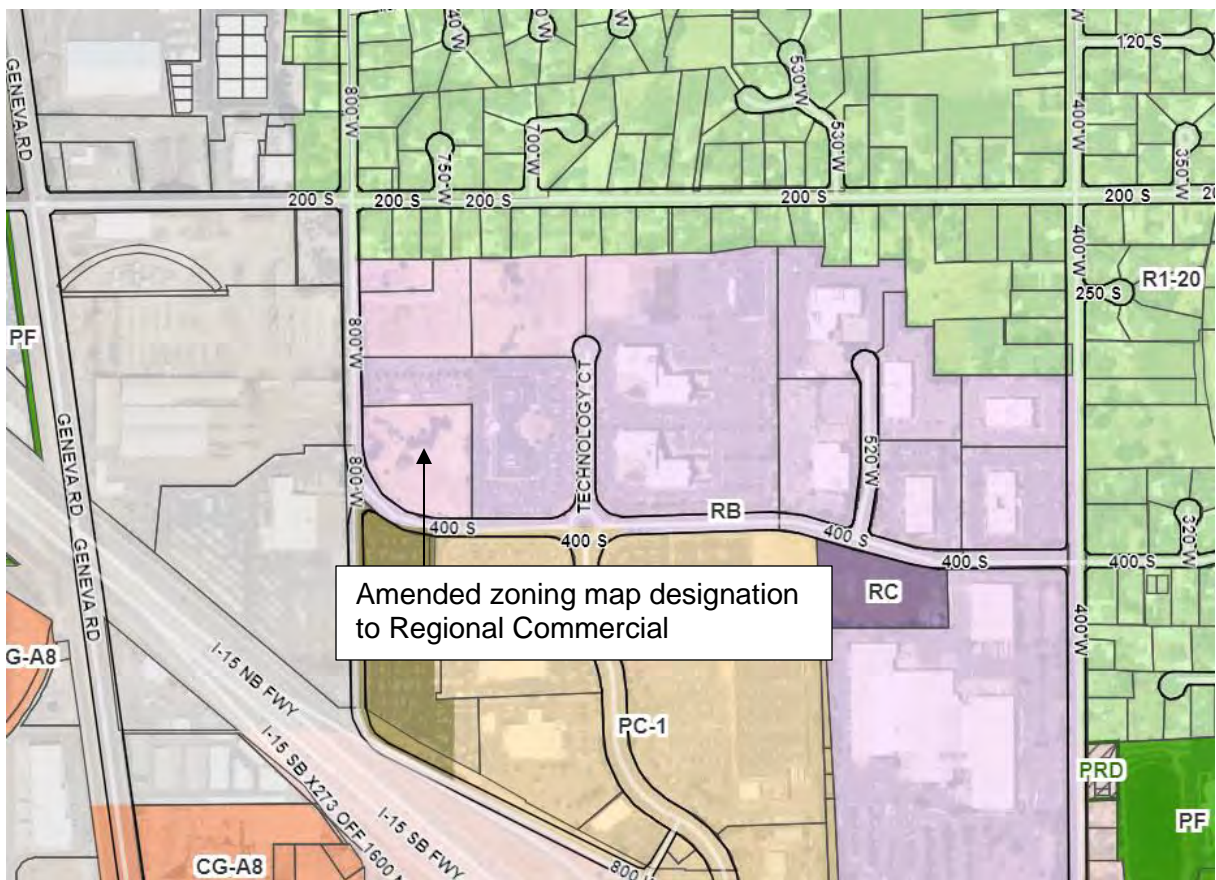
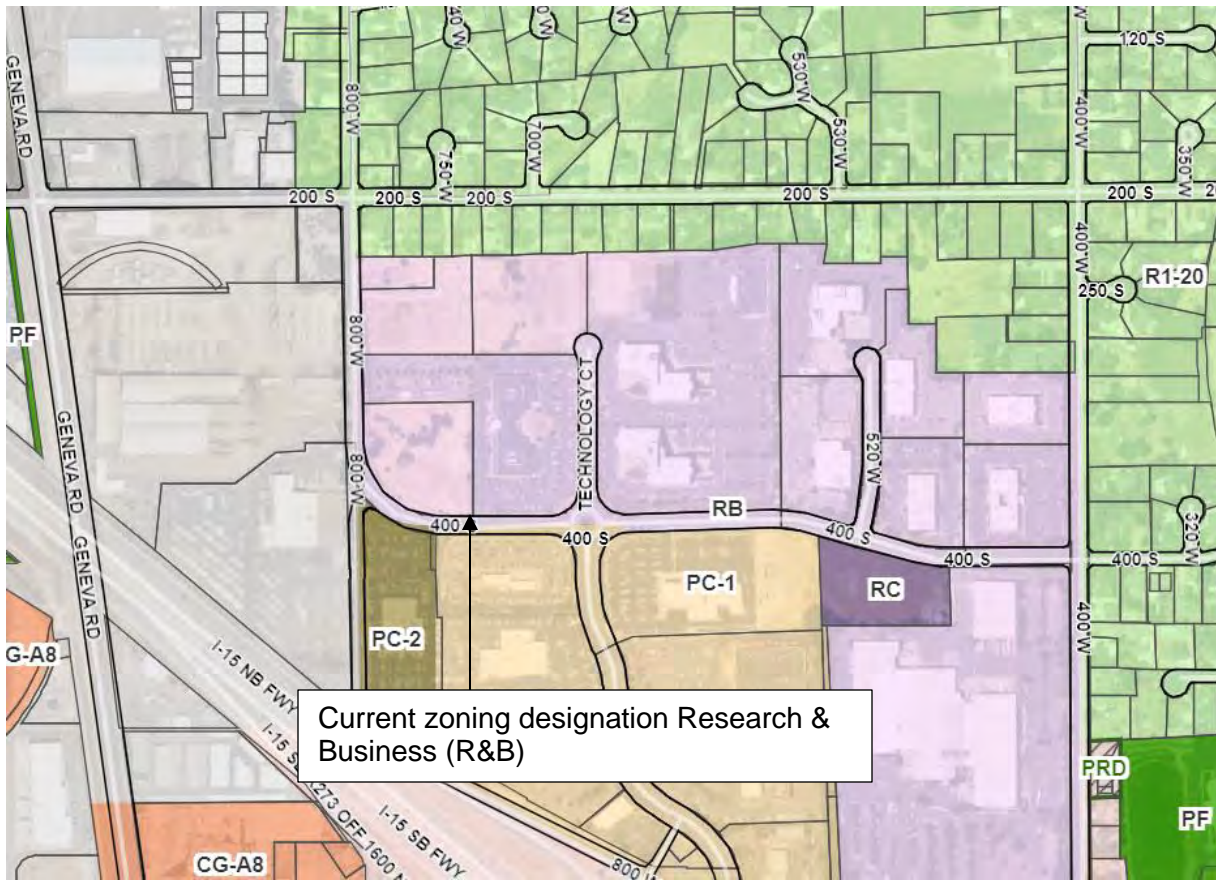
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.; and

WHEREAS, the Council held a public hearing _____, 20____, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

SECTION I: The Lindon City Zoning Map is hereby amended as follows:

Parcel ID	Property Owner	Address
45:417:0017	MECCA HOLDINGS LLC	377 S 800 W



ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

12. Review & Action: Planning Commissioner reappointments. The Council will review and consider re-appointing Steve Johnson as a Planning Commissioner, serving a new three-year term

Sample Motion: I move to (*approve, deny, or continue*) the re-appointment of Steve Johnson as a Planning Commissioner with a three-year term (*as presented, or with changes*).

Memorandum

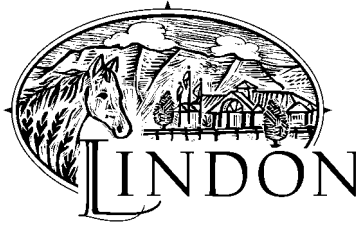
TO: City Council
FROM: Planning Staff
SUBJECT: Planning Commissioner Terms & Proposed Re-Appointments
DATE: August 4, 2025

Planning Commissioner terms are for three years.

Current Commissioners & Term Expiration Dates:

Steve Johnson	August 2028	Fourth Term
Sharon Call	June 2026	Sixth Term
Mike Marchbanks	January 2027	Fourth Term
Rob Kallas	January 2027	Fourth Term
Scott Thompson	January 2028	Third Term
Jared Schauers	January 2028	Third Term
Karen Danielson	March 2026	First Term
Ryan Done	September 2027	First Term (Alternate)

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



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

Steve Johnson
581 North Locust Avenue
Lindon, Utah 84042

August 5, 2025

Mr. Johnson,

On August 4, 2025, the Lindon City Council approved the recommendation of Mayor Lundberg to re-appoint you as a member of the Planning Commission for Lindon City. Our records indicate that this will be your fourth term as a Planning Commissioner. It is anticipated that you will serve a full three-year term which will expire the last day of August 2028, or until your respective successor has been appointed.

We're excited to continue working with you and appreciate your willingness to serve the City of Lindon. You've been a great voice for our community. As always, please feel free to contact me at 801-785-7687 to discuss any questions you may have about the position or issues within the city.

Sincerely,

Carolyn Lundberg
Mayor

Michael Florence
Community Development Director

13. 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:

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

Discussion

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

ADJOURN