

The Lindon City Council regularly scheduled meeting on **Monday, August 4, 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: Steve Stewart, Councilmember
Pledge of Allegiance: Adam Cowie

PRESENT

EXCUSED

Carolyn Lundberg, Mayor
Van Broderick, Councilmember
Cole Hooley, Councilmember
Jake Hoyt, Councilmember – *arrived at 5:21 p.m.*
Lincoln Jacobs, Councilmember
Steve Stewart, Councilmember
Mike Florence, Community Dev. Director
Noah Gordon, City Engineer
Trent Andrus, Assistant City Engineer
Heath Bateman, Parks and Recreation 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) **Employee of the Quarter Bryce McConkie** – Adam Cowie, City Administrator presented Bryce McConkie with the Employee of the Quarter Award, noting that Bryce had been with Lindon for 2.5 years after working in Draper for many years. Mr. McConkie was recognized for his friendliness, helpfulness, and positive attitude. He was specifically commended for handling the work of two building inspectors while the department was shorthanded, working extra hard to keep contractors happy during the transition. Mr. McConkie received a \$50 gift card in appreciation of his efforts.
- b) **Introduction of new City Planner II** - Mike Florence, Community Development Director introduced Brittany Wilde as the Planning Departments new City Planner II to the council. Mr. Florence noted that Ms. Wilde previously worked for Bear River Association of Governments as a regional planner and has a master's degree from Penn State. Mrs. Wilde was welcomed

by the Council, with Councilmember Jacobs humorously remarking that she "cannot leave for 5 years" because they need her desperately.

3. Open Session for Public Comment – Mayor Lundberg called for any public comments. There were no comments.

4. COUNCIL REPORTS:

Councilmember Hoyt – Councilmember Hoyt commended the Lindon Days celebration and specifically recognized the police department's involvement in community events. He appreciated the leadership approach of the Police Chief in having officers interact with the community during events like the concert, where they handed out glow sticks, and their participation in the parade.

Councilmember Broderick – Councilmember Broderick reported on attending the Provo Bench Canal and Irrigation Company meeting, noting that multiple meetings would be held in the coming months to determine the future of the irrigation company. He explained this could be good news for Lindon, providing a more effective way to deliver water into the secondary water system. He also mentioned ongoing road improvement work with seal coating happening on Center Street and other locations. Additionally, he noted that water consumption was up about 10% on secondary water over last year due to dry conditions, emphasizing the need to use water wisely during drought.

Councilmember Stewart – Councilmember Stewart commended the Parks and Recreation Department for an incredible Lindon Days celebration. He specifically praised Heath, Alan, Jamie, Tracy, McKindra, Wade, and others in the Park and Recreation Department for their efforts, noting that many residents had commented it was one of the best experiences they'd had. He also highlighted the Youth Council's extensive participation at various events including the car show, ice cream social, night out against crime, rodeo, parade, first responders' breakfast, and boat regatta.

Councilmember Jacobs – Councilmember Jacobs praised Lindon Days, particularly highlighting the Huck Finn fishing activity and the joy it brought to children. He mentioned that Mr. Florence had submitted the annual moderate income housing report to the state the previous week

Councilmember Hooley – Councilmember Hooley reported on the Communities That Care program, noting they've been doing phenomenal work with their programming. He mentioned that the program received a grant to continue operations, which was significant considering that two other CTCs were recently shut down. The grant was smaller than in previous years, so they are applying for additional funding through IHC to

fill the gaps. He also reminded residents to vote in the primary election for school board seats.

Mayor Lundberg – Mayor Lundberg thanked Councilmember Hooley for leading the meeting until her arrival. She joined other council members in praising the Parks and Recreation Department for the Lindon Days events. The Mayor then discussed secondary water metering, explaining that a joint meeting was held with Saratoga Springs to explore their methodologies for water metering. She noted that while Lindon has installed meters as required by state law, they are collecting data before implementing usage-based charges for secondary water. The goal is to establish a rate structure based on lot sizes to balance conservation needs with preserving Lindon's character. Juan Garrido, Public Works Director, added that they're experiencing some technical issues with communication between meters and the central system, but they're continuing to gather data.

Mayor Lundberg also reported on collaboration with Mountain Land Association of Governments for suicide prevention signage at trailheads. Chief Brower explained that they've been working with the Forest Service on signage that would trigger emotional responses with messages like "you matter" to show people care. The Mayor mentioned that Lindon was recognized as one of the premier communities partnering on this initiative.

The Mayor also highlighted the upcoming completion of the Heritage Trail, which will be the first lake-to-mountain multi-use trail in the valley, connecting with Murdoch and Bonneville trails down to the lake. Additionally, she provided an update on the future nature center project in collaboration with Utah Lake Authority and UVU, noting that Congressman Owens and Senator Curtis are working to secure \$2.5 million in funding for the project.

5. Administrator's Report

Mr. Cowie reported on the following items:

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

6. Approval of Minutes – The minutes of the regular City Council meeting of July 7, 2025 and July 15, 2025.

COUNCILMEMBER JACOBS MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 7, 2025 AND JULY 15, 2025 AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

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

12
a) **Utah County Interlocal Agreement for renewal of Communities That
14 Care (CTC) program funding; Resolution #2025-17-R**

16 b) **Surplus Equipment Disposal. Resolution #2025-18-R**

18 COUNCILMEMBER HOOLEY MOVED TO APPROVE THE CONSENT
AGENDA ITEMS AS PRESENTED WITH CLARIFICATION ON SECTION 4 OF
20 THE CTC AGREEMENT. COUNCILMEMBER STEWART SECONDED THE
MOTION. THE MOTION CARRIED.

22
CURRENT BUSINESS

24
8. **Review & Action: Bid Award for Park Master Planning Services.** The
26 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
28 plans for specific park locations.

30 Heath Bateman, Parks & Recreation Director, and Ron Clegg presented
information about the bid award for park master planning services. Mr. Clegg explained
32 that the city was working to be better prepared for recreation grant opportunities by
developing detailed master plans for three areas: the east bench, Lindon Hollow, and the
34 Thornton property. He noted that they had sent out an RFP to four firms and received
three responses, which were independently reviewed by himself, Heath, and Noah. Civil
36 Science was recommended as the best fit despite their higher cost, due to their
engineering division and their ability to handle the infrastructure aspects of the projects.

38
The council discussed the value of these master plans and their concerns about the
40 cost. Councilmember Hoyt questioned the expense and reflected on the Parks Master
Plan from six years ago, pondering if it was already becoming outdated. He sought
42 assurance that these specific park plans would have long-term value and that the city was
committed to moving forward with the projects in the near future, expressing a desire for
44 confidence that the city was making prudent budgetary decisions. Mr. Clegg and Mr.
Bateman explained that the plans would help the city compete for grants worth hundreds

2 of thousands to millions of dollars, emphasizing the increased competition for recreation
4 grants and the necessity of providing detailed plans to be awarded funds. Mr. Clegg noted
6 that where Lindon once stood alone in its grant applications, now many other
municipalities vied for the same funds.

8 After extensive discussion about the return on investment and consideration of
10 which parks were priorities, it became clear that the council appreciated the
12 comprehensive approach, realizing the competitive nature of current grant attainment.
14 Councilmember Broderick raised concerns about the existing state of critical
16 infrastructure and the need for effective allocation of resources yet acknowledged the
significant opportunity that grants could provide. Ultimately, the council decided to
proceed with all three sites, underlining a commitment to a calculated investment,
leveraging the opportunity to secure outside funding to enhance public spaces. They
recognized the potential benefits of the master plans not only in securing future grants but
also in providing a strategic framework for the city's recreational infrastructure
development.

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

22 COUNCILMEMBER BRODERICK MOVED TO APPROVE AWARDING
24 CIVIL SCIENCE, THE PARK PLANNING SERVICE CONTRACT IN THE AMOUNT
OF \$69,400 AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
28 COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	AYE
30 COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED.

32
34 **9. Review & Action: Traffic calming recommendations.** The Council will review
& consider recommendations from the Lindon City Engineering division for
36 traffic calming measures to be installed on 400 North between 400 E and 800 E.

38 Trent Andrus and Noah Gordon from the Engineering Division presented
information regarding traffic calming measures for 400 North based on a resident's
40 request. The request stemmed from concerns about speeding in the area, and a traffic
study conducted by the city found that the 85th percentile speed was 33 mph in a 25 mph
42 zone, with average daily traffic of 3,400 vehicles. This speed and volume met the
threshold for traffic calming measures according to the city's citizen-initiated traffic
calming program criteria.

2 The engineers suggested the use of temporary plastic delineators, similar to those
employed by Lehi City, to create chokers in the roadway, aiming to narrow the road
4 width and subsequently slow down traffic. This approach was considered a temporary
solution to evaluate effectiveness before committing to permanent concrete structures.
6 Mr. Gordon added that temporary delineators could offer an inexpensive way of
determining the necessity of more permanent installations.

8
10 Mr. Washburn, a resident who had organized the local community regarding this
issue, raised concerns about the potential aesthetic impact and driveway access
12 challenges posed by the delineators. He suggested other options such as implementing a
center island, which he argued could be accommodated without significantly
compromising on-street parking, or reinstating a four-way stop at the intersection of 400
14 North and Canal Drive. He emphasized that many residents preferred these options over
the proposed delineators.

16
18 Mrs. Washburn also addressed safety concerns, highlighting the difficulty in
visibility at the 400 North and Canal intersection, particularly with the retaining wall and
landscaping, and the potential for increased traffic once the temple opens. She invited
20 council members to drive the area themselves to assess the visibility concerns firsthand
and consider the future strain on traffic flow.

22
24 The council discussed these concerns and acknowledged the need for further
study. They decided to look into the effectiveness of existing chokers within the city, like
those on 800 West, and agreed to wait for further data collection once school is back in
26 session, as traffic patterns may change with the school year. The decision was made to
revisit the issue after collecting more comprehensive data to best inform any further
28 actions regarding traffic calming measures on 400 North.

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

32
34 COUNCILMEMBER BRODERICK MOVED TO CONTINUE THE TRAFFIC
CALMING MEASURES ON 400 NORTH. COUNCILMEMBER HOYT SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE
38 COUNCILMEMBER JACOBS AYE
COUNCILMEMBER HOOLEY AYE
40 COUNCILMEMBER STEWART AYE
THE MOTION CARRIED.

42
44 **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

2 located at 377 S 800 W (Parcel 45:417:0017) from Flex Office to Flex
4 Commercial. The Planning Commission recommended approval of this item.

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

10 Mike Florence, Community Development Director presented this item. He noted
12 he would be presenting this item and agenda item #11 together. Mr. Florence presented a
14 request to amend the General Plan Future Land Use Map designation for the property at
16 377 S 800 W from Flex Office to Flex Commercial. The property is located in the
Canopy Business Park, which was subdivided around 2005. The applicant, Jeff
Alexander of Alexander's Print Advantage, was looking to add an office/warehouse
building on the corner parcel to expand his business while remaining in Lindon.

18 Jeff Alexander and his son Nick explained that they had outgrown their current
20 location and needed more warehouse and office space. Their current location was well-
22 maintained, and they emphasized their intent to build a tilt-up concrete building that
24 would complement the existing aesthetic of the business park, maintaining consistency
and architectural character. They assured the council that the building would not just be a
plain warehouse; it would possess multiple entrances, canopies, and varied designs to
meet the community's expectations for an attractive business environment. Nick
Alexander added that the new building's appearance would be similar in height to an
adjacent warehouse they are currently renting and promised it would be more
characteristically appealing.

28 The council discussed the implications of changing the zoning, with concerns
30 about the precedent it might set. They were reassured by Mr. Florence, who clarified the
32 stringent design standards within the regional commercial zone, which include a
requirement for 60% glass on street-facing facades, articulated designs, and landscaped
surroundings. These assurances helped alleviate concerns regarding future ownership
34 should the Alexanders decide not to proceed with the purchase. In addition, it was noted
that the regional commercial zone does allow for more flexibility in building design,
36 making it a suitable choice for Alexander's updated warehouse and office needs.

38 The Planning Commission had already unanimously recommended approval for
40 this amendment, noting the importance of supporting local businesses. The Alexanders
expressed their commitment to maintaining high standards in both property appearance
and landscaping, akin to their original building, which is nearing its 30th year and
42 remains in good condition. Jeff Alexander conveyed their ability to subdivide the new
building into multiple office warehouse units if necessary, ensuring its adaptability and
44 continued alignment with business park standards.

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

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

8 Councilmember Hooley expressed concern about changing the zoning as it might
10 set a precedent. He highlighted the city's master plan's original intention for the area to be
cohesive and questioned what might be lost by deviating from that vision. Despite his
12 concerns, he recognized the importance of supporting the growth of local businesses like
Alexander's, which promised to maintain high aesthetic standards for their new building.

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

18 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE 2025-10-O
AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USE FOR THE
20 PROPERTY LOCATED AT 377 S. 800 W. FROM FLEX OFFICE TO FLEX
COMMERCIAL AS PRESENTED. COUNCILMEMBER STEWART SECONDED
22 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK	AYE
24 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER JACOBS	AYE
26 COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

28 THE MOTION CARRIED

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

36 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
HEARING. COUNCILMEMBER HOYT SECONDED THE MOTION. THE MOTION
38 CARRIED.

40 *This item was presented in agenda item #10.*

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

2 COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.
COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE MOTION
4 CARRIED.

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

8
COUNCILMEMBER STEWART MOVED TO APPROVE ORDINANCE 2025-
10 11-O TO AMEND THE LINDON CITY ZONING MAP FROM RESEARCH &
BUSINESS TO REGIONAL COMMERCIAL AS PRESENTED. COUNCILMEMBER
12 HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

14 COUNCILMEMBER HOYT AYE

COUNCILMEMBER JACOBS AYE

16 COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

18 THE MOTION CARRIED

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

24 Mike Florence, Community Development Director, presented this item. He stated
that Steve Johnson has served on the Planning Commission for 3 terms and would like to
26 serve another 3-year term.

28 COUNCILMEMBER HOYT MOVED TO APPROVE THE RE-
APPOINTMENT OF STEVE JOHNSON AS A PLANNING COMMISSIONER WITH
30 A THREE-YEAR TERM AS PRESENTED. COUNCILMEMBER BRODERICK
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

32 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER HOYT AYE

34 COUNCILMEMBER JACOBS AYE

COUNCILMEMBER HOOLEY AYE

36 COUNCILMEMBER STEWART AYE

THE MOTION CARRIED.

38
13. Closed Session - The City Council will discuss potential purchase or sale of real
40 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.

42
COUNCILMEMBER BRODERICK MOVED TO ENTER A CLOSED
44 SESSION. COUNCILMEMBER HOOLEY SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

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

8

COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED
10 SESSION AND RECONVENE THE REGULAR CITY COUNCIL MEETING.
COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS
12 RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE
14 COUNCILMEMBER HOYT AYE
COUNCILMEMBER JACOBS AYE
16 COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER STEWART AYE
18 THE MOTION CARRIED UNANIMOUSLY.

20 **Adjourn** –

22 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 8:38 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL
24 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26

28 Approved – September 2, 2025

30

32

Britni Laidler, City Recorder

34

Carolyn O. Lundberg, Mayor