The Lindon City Council regularly scheduled meeting on **Monday, November 3, 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:	Officer Harmon

PRESENT	EXCUSED
Carolyn Lundberg, Mayor	Van Broderick, Councilmember
Jake Hoyt, Councilmember	
Cole Hooley, Councilmember	
Lincoln Jacobs, Councilmember	
Steve Stewart, Councilmember	
Michael Florence, Community Development 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 Recognition Award: Officer Brandon Jameson.** City Administrator Adam Cowie presented the third quarter employee recognition to Officer Brandon Jameson. He read a statement from a coworker highlighting Officer Jameson's extensive work restarting the drone program for the Lindon Police Department. Officer Jameson had acquired funding through grants, become licensed and certified as a drone pilot, and continued to pursue training to improve his skills.

   Additionally, Officer Jameson was commended for spotting a vehicle that was wanted in relation to several alleged felonies while off duty. He coordinated a high-risk traffic stop with on-duty officers, enabling the arrest of the alleged predator.

   Mayor Lundberg expressed additional appreciation for Officer Jameson's work with drone technology, noting that it had recently helped apprehend a multi-community crime ring that had stolen hundreds of thousands of dollars' worth of goods.

3. **Open Session for Public Comment** – Mayor Lundberg called for any public

comments. The following comments were made:

<u>Sandra Christiansen</u> - from Lakeview Road expressed concerns about the Thornton Park concept plan. She asked whether the intersection at 400 West and Lakeview would have a two-way or four-way stop sign. She also noted concerns about insufficient parking spaces for the planned amenities and questioned whether there would be fencing to secure the playground area given its proximity to what would be a high-traffic road.

<u>Doug Christiansen</u> - also from Lakeview Road, shared similar concerns about the park. He expressed support for the park concept over residential development but raised concerns about the lack of parking for the proposed soccer fields, the absence of designated crosswalks, and traffic safety. He recommended that the intersection should be a four-way stop.

<u>Minta Valentine</u> - voiced excitement about the park but shared concerns about parking issues related to the nearby reception center. She asked about plans for Gilman Lane and whether it would be a through road, which could cause additional parking and safety problems.

Councilmember Hoyt, who serves on the master planning committee, clarified that the plan is still very high-level and assured the residents that their concerns were being considered. He noted that the reception center parking issues had been part of the planning conversations and encouraged continued public involvement as the plans develop.

4. COUNCIL REPORTS:

<u>Councilmember Broderick</u> – *Councilmember Broderick was absent.*

<u>Councilmember Stewart</u> – Councilmember Stewart thanked the recreation department for the Halloween Spectacular event and expressed appreciation for the youth council's involvement. He also recognized Jamie Jensen for her work with the senior program and the youth council, particularly her connection with the Communities of Care program and the Supporting Young Minds mental health initiative.

<u>Councilmember Hoyt –</u> Councilmember Hoyt reported on attending the Lindon Cares luncheon for community leaders. He also shared information from the Police Chief about an upcoming CERT mock drill on November 8th, which would include participants from neighboring cities. He mentioned that the president of the PG Lindon Chamber of Commerce is running for mayor of Pleasant Grove, which could potentially create a conflict of interest.

<u>Councilmember Hooley</u> – Councilmember Hooley reported that the tree board had met recently to review recommendations for the 700 North area. He noted that the Historic

Commission is working on the upcoming tree lighting event, which will incorporate feedback from previous years. He reminded everyone that the last day to turn in ballots was the following day, with a drop box available outside the building until 8 PM.

Councilmember Jacobs – Councilmember Jacobs commented on the Halloween Spectacular, noting that Heath had reported 35 trunks and approximately 2,500 attendees, with sponsorships totaling $1,850. He announced that the pirate ship is being rebuilt and painted, a hockey clinic is scheduled for the following Wednesday, and that he would be attending "Waste Con" on November 12th.

Mayor Lundberg – Mayor Lundberg mentioned the upcoming Turkey Trot on November 22nd, with registration open on the city website. She encouraged residents to sign up for the city newsletter to stay informed about events.

5. **Administrator's Report**
   Mr. Cowie reported on the following items:
   - December Newsletter: Jake Hoyt
   - Election Day November 4th
   - Fall clean-up (dumpsters available around town): Nov 15 - Nov 24
   - Tree Lighting, Monday, Dec 1st @ 6pm (City Council meeting follows at 7pm)
   - Misc. Items

6. **Approval of Minutes** – The minutes of the regular City Council meeting of October 20, 2025.

COUNCILMEMBER STEWART MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF OCTOBER 20, 2025 AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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

   a) There were no consent agenda items.

CURRENT BUSINESS

8. **Presentation & Discussion: Park Master Plans.** Representatives from Civil Science will present proposed designs for the park master plans on the Thornton property, City Center Park, and East Bench park area. The Council will provide feedback on the designs before final adoption at a future meeting.

Heath Bateman, Parks & Recreation Director, introduced Jeff Peay and Jordan Goff from Civil Science, who presented concepts for three park locations. Jordan Goff first presented the Thornton Park plan, which included a new road connection, multi-use fields that could serve as stormwater detention, pickleball or basketball courts, a pavilion, and a playground. The design incorporated feedback from a public survey with over 200 responses and input gathered at community events.

Council discussion focused on parking concerns, the need for playground shading, the potential addition of restrooms, and the safety of the playground's proximity to the road. Estimated cost for the Thornton Park was approximately $2.9 million, not including the road construction.

Mr. Goff then presented the concepts for the City Center Park. Improvements included enhancing the existing baseball field, potentially expanding the gravel parking lot, adding a new parking lot where city-owned rental homes currently exist, and installing a prefabricated restroom building. The plan also included terraced seating on the hillside next to the arena and an announcer's booth. The estimated cost was $1.7 million.

Discussion of City Center Park centered on balancing the needs for parking with maintaining the baseball field. Heath Bateman noted that the field has historically been used for younger children's baseball, and Councilmember Hoyt expressed interest in maintaining the field due to its shade, which Pheasant Brook Park lacks. Councilmember Hooley asked questions about the placement of pickleball courts relative to the proximity of homes and the impact that could have on residents. He asked if there were ways to preserve the second baseball field at City Center park and design it so that it could be used as overflow parking when needed. He also expressed the need for shade over any structure for children to ensure its usability during the summer months. Options for reorienting the field to accommodate both uses were considered.

Lastly Mr. Goff presented the concepts for the East Bench Park which included formalizing the existing road and parking, adding natural features like a bike skills course, pickleball courts, and a restroom building. A significant constraint was an aqueduct easement that limited what structures could be built in certain areas. Residents Daniel and Melissa Hutchison and Steve Chudleigh, whose properties neighbor the East Bench Park site, expressed concerns about the proposed pickleball courts blocking mountain views and creating noise and light pollution. The council agreed to reconsider the pickleball courts in that location and requested alternative options.

The time was then turned over to Ron Clegg who discussed grant possibilities, noting that the Land and Water Conservation Fund grant cycle was currently open until January 15th and could potentially be used for the Thornton Park. He emphasized the need for the council to decide whether the City Center Park should prioritize baseball or parking, as it was difficult for the planning team to move forward without clear direction.

Mayor Lundberg asked for any further comment from the council. Hearing none, she moved on to the next agenda.

9. Presentation & Discussion: Station Area Plans. Community Development Director, Mike Florence, will present a general overview of state requirements for Station Area Plans as is currently required around BRT and Light Rail transit stops.

Community Development Director, Michael Florence, presented an overview of state requirements for Station Area Plans, emphasizing the significance of these plans as stipulated by House Bill 462, passed in 2022. He noted that this legislation requires cities with transit stations for light rail, front runner, or bus rapid transit to develop and adopt station area plans, aligning them with their moderate-income housing obligations. The plans are required to address five specific criteria: increasing housing availability and affordability, promoting sustainable environmental conditions, enhancing access to opportunities, increasing transportation choices, and creating connections between transit modes and the surrounding community infrastructure.

Director Florence elaborated that for light rail stations, the required plan must encompass a half-mile radius around the station. Conversely, bus rapid transit (BRT) stations require a planning radius of a quarter mile. He presented maps highlighting potential future transit corridors in Lindon, which included a light rail line projected through the Geneva corridor and multiple-envisioned BRT stops along State Street. He pointed out that for cities with multiple designated transit stations; plans must initially be developed for a minimum of three stations. Afterward, an additional station plan must be crafted each subsequent year.

City Administrator, Adam Cowie, contributed to the discussion, noting recent talks regarding the potential purchase of land intended for a future light rail transit stop. Such an acquisition would activate the requirement for station area planning. Furthermore, Administrator Cowie clarified that, although state code does not specify a particular density requirement for these areas, higher density housing near transit stops is heavily advocated by the Utah Transit Authority (UTA) and Mountainland Association of Governments (MAG).

Mayor Lundberg shared insights from transportation meetings, noting that light rail in Utah County might be over 30 years away, contrasting with a shift in enthusiasm for BRT along State Street. Planning complexities, including financial and community impact, were highlighted. These transit plans aim to comply with legislative requirements and proactively address evolving regional transit needs, fostering sustainable growth and enhancing quality of life for Lindon residents. Mayor Lundberg then asked for any further comment from the council. Hearing none, she moved on to the next agenda item.

10. **Public Hearing: Administrative Appeal Authority; Administrative Hearings; Ordinance #2025-15-O.** An ordinance enacting Lindon City Code, Chapter 2.22 "Administrative Hearings", to establish the processes and procedures governing administrative hearings to replace the city's board of adjustment and amending various sections of the Lindon City Code to incorporate said processes and procedures.

COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE MOTION CARRIED.

City Attorney, Brian Haws, explained that the extensive 37-page ordinance would replace the Board of Adjustment with an Administrative Law Judge (ALJ), marking a significant structural shift in how appeals processes are conducted within the city. This ordinance outlines the process for selecting and hiring an ALJ, who would ideally be an individual with legal training or specialized experience in administrative law and governmental issues. This crucial change is aimed at ensuring decisions are made with the necessary technical expertise, particularly in areas such as variances, code enforcement hearings, and other administrative matters, where state and federal laws have become increasingly technical and restrictive. Mr. Haws elaborated that the current Board of Adjustment, composed of appointed representatives from the Lindon community, meets very infrequently, largely due to the specialized nature and decreased frequency of cases that require their attention.

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

COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE MOTION CARRIED.

Councilmember Hoyt mentioned that it would be nice for Lindon residents to keep making these decisions. However, today's complex land laws require experts with legal or administrative training. This change helps to follow strict rules and makes sure that handling appeals is fair and consistent, protecting people's property rights and the city's legal position.

Another important aspect of this transition is the establishment of an effective mechanism to remove an ALJ, if necessary, to maintain accountability. The ordinance steers towards a model where public hearings and decisions are made with legal preciseness while still allowing room for public involvement through documentation available to the community. This transition reflects a broader trend seen across Salt Lake County, leaning towards utilizing ALJs for their specialized skill set in navigating complex legal waters, in contrast to the traditional board of adjustment approach still prevalent in several Utah Valley cities. Councilmember Hooley asked several questions about the ordinance change. One question resulted in modifying the ordinance. Councilmember Hooley also expressed concern that the shift to an administrative law judge would limit transparency by not requiring an open meeting. He recommended ways of enhancing transparency. General discussion followed.

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

COUNCILMEMBER JACOBS MOVED TO APPROVE ORDINANCE #2025-15-O ENACTING LINDON CITY CODE CHAPTER 2.22 AS PRESENTED WITH DISCUSSED CHANGES TO THE MAJOR AND MINOR SUBDIVISION IN PART 37. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED.

11. **Discussion Item: Arts Committee.** The Council will discuss and provide feedback on creation of a possible Arts Committee to foster creativity, connection, and community through the arts.

Councilmember Cole Hooley, in collaboration with Parks & Recreation Director Heath Bateman, presented the concept of creating a city Arts Committee. The proposed committee would organize current arts offerings and foster new opportunities, operating similarly to the city's tree board with five community volunteers, a chairperson, a parks and recreation staff liaison, and a council liaison.

Councilmember Hooley explained that Lindon already has several arts activities that could benefit from a coordinating body, and many neighboring cities have similar structures. The committee would qualify Lindon to become an arts agency, opening up additional resources from the state. Initially, the committee would not require additional budget, operating under the parks and recreation umbrella and potentially applying for park grant funding as needed.

Director Bateman added that once established, the committee might attract interest from groups seeking funding for activities like children's musicals. He noted that arts programs have been somewhat underfunded from the park tax over the past 12 years.

All council members expressed support for the concept. Mayor Lundberg noted that it would provide an organizational structure for existing initiatives like the art displays at the community center and concerts in the park. The next step would be to develop a formal policy for council adoption, rather than an ordinance.

Mayor Lundberg asked for any further comment from the council. Hearing none, she moved on to the next agenda item.

12. **Discussion Item: Review draft employee policies & procedures.** The Council will review and provide feedback on drafts of a new Grant Incentive Award Policy and draft update to the Differential Pay & Certification policy.

City Administrator Cowie presented drafts of two employee policies:

1. Grant Incentive Award Policy: This policy would incentivize employees to seek grants and donations beyond their normal work duties. The policy would apply to grants over $500 and includes a point system based on the competitiveness of the grant, dollar amount, time commitment, city match requirements, and whether it's a new funding source. Maximum awards would be $1,200 for high-point grants that typically involve 1-2 years of work.

2. Differential Pay & Certification Policy: This policy would provide small incentive pay (around $25 per month) for employees who obtain certifications beyond those required for their positions. Administrator Cowie presented a form that employees would use to document the value of the certification to the city, costs, and training requirements.

Discussion points included whether to include donations (like the $9-10K value of equipment donated for the police K-9 program), whether grants that offset employee costs should qualify, and whether the policy might be inequitable since not all positions have equal opportunity to seek grants.

The council was supportive of both policies. For the Grant Incentive Policy, they requested case studies showing how the scoring mechanism would apply to previous grants. Cowie indicated he would bring back finalized proposals at a future meeting.

<u>Adjourn</u> –

COUNCILMEMBER STEWART MOVED TO ADJOURN THE MEETING AT 8:15 PM. COUNCILMEMBER HOYT SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – November 17, 2025

Britni Laidler, City Recorder

Carolyn O. Lundberg, Mayor