

2 The Lindon City Council regularly scheduled meeting on **Monday, December 1, 2025,**
3 **at 7:00 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
4 Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
Invocation: Steve Stewart, Councilmember
10 Pledge of Allegiance: Captain Randy Bell

12 **PRESENT** **EXCUSED**

Carolyn Lundberg, Mayor – *excused self at 9:00 p.m.*
14 Van Broderick, Councilmember
Jake Hoyt, Councilmember
16 Cole Hooley, Councilmember
Lincoln Jacobs, Councilmember
18 Steve Stewart, Councilmember
Michael Florence, Community Development Director
20 Brian Haws, City Attorney
Adam Cowie, City Administrator
22 Britni Laidler, City Recorder

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

26 2. **Presentations and Announcements:**

28 a) Brittany Wilde from the Planning Department presented the 2025 National
Planning Month Photo Contest winners. The theme this year was "Lindon
30 Life, where we shop, gather, and grow." Four community members were
recognized: Zane Winder (represented by his grandmother), Rebecca Roberts
32 (who was not present), McKindra Camp, and Andrea Caldwell. The
participants shared brief descriptions of their photos: Zane's photo was taken
34 at sunrise from Mount Timpanogos, McKindra's featured her children at the
Lindon Aquatic Center, and Andrea captured a scene while leaving an event at
36 Walker Farms. Each participant received a pass to the Lindon Aquatic Center
and a gift card to SWIG.

38 3. **Open Session for Public Comment** – Mayor Lundberg called for any public
40 comments. The following comments were made:

42 Luanne Olsen – addressed the Council to advocate for a community library in Lindon.
44 Mayor Lundberg explained that while the city does not have a library, they do offer a
library reimbursement program where residents can receive up to 75% reimbursement for

2 memberships at libraries in other cities. The mayor mentioned she regularly discusses
3 library options with county commissioners.

4

6 **4. COUNCIL REPORTS:**

7

8 **Councilmember Jacobs** – Councilmember Jacobs reported on the North Utah
9 Consolidated meeting where a potential rate increase was discussed, though it would
10 likely be in line with normal annual adjustments.

11

12 **Councilmember Hoyt** – Councilmember Hoyt shared an update about a police incident
13 where a distracted driver being pursued by Sergeant Gil Sanchez ended up crashing into
14 Sergeant Sanchez's vehicle. He also expressed appreciation for the Parks and Recreation
15 Department's tree lighting ceremony.

16

17 **Councilmember Broderick** – Councilmember Broderick reported that the Main Ditch
18 piping project is nearing completion with landscape rehabilitation underway, including
19 74 trees to be planted. He also mentioned that the Public Works Department is preparing
20 snowplows and invited everyone to visit the cemetery expansion which includes new
21 asphalt, concrete work, and columbarium footings.

22

23 **Councilmember Stewart** – Councilmember Stewart reported that the Youth Council
24 quickly responded to a request from Parks and Recreation to help remove dead plants
25 from 14 planters along Center Street. He also invited everyone to Lindon's Active Agers
26 Christmas party on December 17th at the Senior Center.

27

28 **Councilmember Hooley** – Councilmember Hooley reported that the Tree Board is
29 working with the planning department on additional tree types for 700 North. The
30 Historical Commission organized the tree lighting event and will be hosting Santa at the
31 "pilgrim house" near Rocky Mountain Park for the next three Monday nights. He noted
32 that the new school board for the Timpanogos School District has been sworn in with Jen
33 Lyman as chair, and they are seeking feedback on potentially changing the district name
34 through an online survey. He also highlighted several Communities That Care programs,
35 including a parent education program with 100% attendance, Red Ribbon Week
36 completion at several schools, and an upcoming Community Connection event at
37 Timpanogos High School on January 12th.

38

39 **Mayor Lundberg** – Mayor Lundberg thanked council for their amazing work with their
40 council assignments.

41

5. **Administrator's Report**

42

43 Administrator. Cowie reported on the following items:

- 44 • January Newsletter: Brian Haws
- 45 • Next Meeting: December 15th
- 46 • Employee Christmas Lunch, Community Center, Monday, Dec 8th @

2 12:30pm

4 • Misc. Items.

4 ○ From ULCT: **Things to talk about with your Legislators before Legislative Session:**

6 ▪ Explain how property tax impacts your city or town

8 ▪ Show what your city is doing on housing and land use
(partnership not preemption)

10 ▪ Water Infrastructure Project Fee Study

12 • Share your concerns about the recommended fee

12 • Specifically look at how this will impact your system and citizens

14 • Talk about cost-of-living concerns

14 **6. Approval of Minutes** – The minutes of the regular City Council meeting of
16 November 17, 2025 & November 18, 2025.

18 COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE
20 REGULAR CITY COUNCIL MEETING OF NOVEMBER 17, 2025 & NOVEMBER
20 18, 2025 AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 COUNCILMEMBER HOYT AYE
COUNCILMEMBER HOOLEY AYE
24 COUNCILMEMBER STEWART AYE
COUNCILMEMBER BRODERICK AYE
26 COUNCILMEMBERT JACOBS AYE
THE MOTION CARRIED UNANIMOUSLY.

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

34 a) *There were no consent agenda items.*

36 **CURRENT BUSINESS**

38 **8. Public Hearing: Wildfire / wildland urban interface ordinance; Ordinance
#2025-18-O.** During the 2025 Utah Legislative Session, the Utah Legislature
40 passed House Bill 48, Wildland Urban Interface (WUI) Modifications. As a
42 component of this legislation, Lindon City is proposing to amend Lindon City
44 Code Title 15.08 to adopt the 2006 Wildland Urban Interface Code that is issued
by the International Code Council and to adopt a Wildland Urban Interface zone
map as required by House Bill 48. These actions are required in order for the city
to be eligible for state financial reimbursement for fighting wildfires.

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

6 Michael Florence, Community Development Director, presented information
8 about House Bill 48, which was passed during the 2025 Utah Legislative Session. The
10 bill requires cities to adopt the 2006 Wildland Urban Interface Code and establish a WUI
12 zone map. Mike presented the proposed map showing areas in orange that would be
designated as Lindon's WUI zone, which included Canberra Heights due to its existing
fire sprinkler requirements, and properties adjacent to large undeveloped areas.

12 Chief Building Official, Bryce McConkie, and Fire Captain, Randy Bell, helped
14 explain the three classification areas for hazards: extreme, high, and moderate. They
16 noted that most properties would likely fall into the moderate hazard category with
18 minimal building requirement changes, though this would depend on the state's official
map which is expected in January. Chief Official McConkie gave examples of what
requirements and windows.

20 During the discussion, Council members expressed concerns about not having
22 complete information on potential costs for homeowners, impacts on insurance rates, and
24 uncertainties about how the state map would interact with the city's map. It was clarified
26 that the city's WUI requirements would apply to new construction, while the state's
program would involve property inspections and potentially fees assessed through
property taxes for existing properties.

28 Mayor Lundberg called for any public comment. The following comments were
30 made:

32 Greg Harrison - is concerned about properties adjacent to his that aren't maintained and
34 pose fire risks, addressed to the Council during the public hearing. He asked whether
36 property owners of vacant lands, such as the large parcel owned by Salt Lake County
Water District, would be held responsible for maintaining these areas in a way that
reduces fire hazards.

38 This led to further discussions within the council about the responsibilities of
40 different property types and the challenges in managing fire risks posed by large,
undeveloped parcels adjacent to residential homes. During the discussions, it was
42 acknowledged that properties without structures might not face the same inspection and
fee obligations as residential properties with structures under the state's program.

44 Laura Belnap - expressed frustration about neighboring undeveloped property that poses
fire risks despite efforts by neighbors to create defensible space

2 Roger Jackson – reported his insurance rates increased 56% due to California fires and
3 asked if the city could take more proactive fire prevention measures.

4 David Gardner – addressed the Council and advocated for removing 770 North from the
5 Wildland Urban Interface (WUI) district. He argued that development in the area is
6 imminent, with a road and homes planned. Mr. Gardner specifically noted that the
7 development is set to take place within the next year, suggesting that the road expected
8 would run through their backyards, creating a fire barrier. He inquired if it would be
9 possible to adjust the WUI line now with this development in mind, rather than needing
10 to amend it later once the development is complete.

12 Scott Esplin – asked whether a recreational trail could serve as a fire barrier

14 Eric Swenson – highlighted that there has been significant clearance of vegetation behind
15 his house, resulting in approximately 70 feet of cleared dirt, which he considered a
16 sufficient fire barrier. Despite this, he raised concerns about the impact that being
17 designated as part of the Wildland Urban Interface (WUI) zone may have on his
18 insurance. He shared that, in the past, he had experienced losing insurance coverage at 1
19 point after the California fires, as his provider, Progressive, had dropped his coverage.
20 Although he was able to find a new provider thanks to his insurance agent, he worried
21 that being included in the WUI zone could label his property in a way that might affect
22 insurance availability and rates, even if areas are amended later. He appealed to the
23 council that at least the four or five homes where roads are planned for development
24 should not be included in the WUI zone.

26 Kim Jackson – voiced concern regarding potential insurance cancellations for homes in
27 the WUI zone

30 Heidi Miller – Is with the Utah Valley Home Builders association and suggested to
31 homeowners to find those insurance companies that insure high risk areas, and use them,
32 because there are companies that specialize in those high-risk areas.

34 Landon Marsh – lives in one of homes on Lindon and Pleasant Grove boarder and asked
35 if home could be removed from map since the development is happening now.

36 Mayor Lundberg called for more public comments. Hearing none, she called for a
37 motion to close the public hearing.

40 COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.
41 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE MOTION
42 CARRIED.

44 After considerable discussion among Council members, focusing on key concerns
45 including potential impacts on homeowners and the possible increase in insurance rates,

2 the Council decided to approve the ordinance with modifications to the proposed map.
4 Key highlights from the discussion included Council members expressing unease about
6 proceeding without comprehensive cost details and apprehensions about the influence of
the state map on city regulations. The decision also took into account insights shared
during the public hearing, ensuring the approved map addressed both resident concerns
and compliance with new legislative requirements.

8
10 Mayor Lundberg asked for any further comment from the council. Hearing none,
she called for a motion.

12 COUNCILMEMBER JACOBS MOVED TO APPROVE ORDINANCE #2025-
14 18-O AS PRESENTED WITH CHANGES OF REMOVING THE SIX HOUSES ON
700 NORTH, HALF OF QUEENSLAND COURT FOLLOWING THE ROAD ALL
16 THE WAY OUT, WHICH INCLUDES THE TWO LOTS THAT ARE ADJACENT TO
1200 EAST. COUNCILMEMBER STEWART SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

18 COUNCILMEMBER HOYT AYE
COUNCILMEMBER HOOLEY AYE
20 COUNCILMEMBER STEWART AYE
COUNCILMEMBER JACOBS AYE
22 COUNCILMEMBER BRODERICK AYE
THE MOTION CARRIED.

24
26 COUNCILMEMBER HOYT MOVED TO AMENDA TO AGENDA TO HEAR
ITEM #10 FOLLOWED BY ITEM #9. COUNCILMEMBER STEWART SECONDED
THE MOTION. THE MOTION CARRIED.

28
30 **10. Public Hearing: Ordinance Amendment to section 17.48.025; Lindon Village**
Zone; **Ordinance #2025-17-O.** The Council will review and consider a
32 recommendation by the Planning Commission to amend permitted, conditional
and non-permitted uses in the Lindon Village Zone.

34 Michael Florence, Community Development Director, explained that at the
36 Council's request, the Planning Commission had conducted three meetings to review
allowable uses in the Lindon Village Zone. The focus was to identify a "core district"
(districts 3, 5, 7, and 9) where more restrictive uses would facilitate the development of a
38 walkable downtown area with community gathering spaces. The proposed amendments
included various restrictions and modifications designed to align with the city's vision for
40 the area. These changes encompassed allowing breweries with a minimum seating area of
2,000 square feet and limiting home improvement centers up to 25,000 square feet in the
42 core area. Additionally, car washes would be required to be at least 500 feet away from
residences or schools, with a 3,000-foot separation between car washes to prevent
44 clustering. The proposal also included prohibiting various uses like flea markets, dance
clubs, and water slide parks within the core area.

Planning Commissioners Ryan Done and Scott Thompson, who attended to provide input, underscored the extensive time and effort devoted to develop these recommendations, emphasizing the importance of achieving a balance in business types that would foster the desired downtown environment while facilitating development.

Mayor Lundberg gave insight into the vision for this area and voiced appreciation for planning commissions work on this. She then had to excuse herself from the meeting due to a prior engagement.

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

Mayor pro tem Hoyt called for any public comment. The following comments were made:

Amber Sweeney - an Anderson Farms resident, expressed her support for the proposed changes and volunteered to assist in efforts to attract businesses to the area. Having recently moved to the area, she found potential in the development along 700 North and appreciated the quiet neighborhood of Anderson Farms. Sweeney highlighted concerns about high-density housing potentially affecting the tranquil atmosphere but was enthusiastic about the vision for Lindon Village.

Kristen Done- another resident, voiced her support for the changes but raised concerns about the impact of car dealerships, particularly potential overflow parking issues. Done shared personal observations from current situations where dealerships like Ken Garfin American Fork caused parking overflow that affected local streets.

Ryan Done - speaking as both a resident and a planning commissioner, suggested that the Council consider restricting drive-throughs in the core district to ensure the area remains walkable and pedestrian-friendly. He noted specific examples from neighboring areas like Pleasant Grove Boulevard, where drive-throughs disrupted pedestrian access and walkability.

Mayor pro tem Hoyt called for any further public comment. Hearing none, he called for a motion to close the public hearing.

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

After thorough discussion, the Council approved the ordinance with three modifications to the proposed amendments:

2 • Gas stations would not be permitted in the core districts and would be required to
4 have a minimum of 3,000 square feet of store space in other parts of the village.
6 • Drive-throughs were to be designated as conditional uses within the core districts
8 to provide more control over their placement and impact on pedestrian zones.
10 • Event centers, which had raised concerns about noise and parking overflow,
12 would not be permitted in the Lindon Village area, aligning with the Council's
14 aim to foster a community-focused downtown.

12 Mayor pro tem Hoyt asked for any further comment from the council. Hearing
14 none, he called for a motion.

14 COUNCILMEMBER HOOLEY MOVED TO APPROVE ORDINANCE #2025-
16 17-O WITH THE FOLLOWING CHANGES: THAT GAS STATIONS WILL NOT BE
18 PERMITTED IN THE CORE DISTRICTS AND MUST BE A MINIMUM OF 3,000
20 SQUARE FEET OF STORE SPACE IN OTHER DISTRICTS WITHIN THE
22 VILLAGE; THAT DRIVE-THROUGHS WILL BE CONDITIONAL USE IN THE
24 CORE; THAT EVENT CENTERS WOULD NOT BE PERMITTED IN THE
26 VILLAGE. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE
28 WAS RECORDED AS FOLLOWS:

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

28 THE MOTION CARRIED.

30 **9. Discussion Item: Trail easement release.** The Council will discuss whether or
32 not to require a trail easement between 300 East & Center Street.

32 Michael Florence, Community Development Director, presented information
34 about a trail easement between 300 East and Center Street. The property at 270 East
36 Center currently has a 10-foot trail and public utility easement that was established in
38 2009. Ty Walker, who purchased property west of 270 East, is requesting that the trail
40 easement requirement be removed from his property.

42 The Planning Commission had recommended not requiring Mr. Walker to include
44 the trail easement on his property, but the matter was brought to the Council because they
46 would need to authorize removing the existing easement on the 270 East property as well.

42 City Administrator, Adam Cowie, provided historical context, explaining that the
44 trail was originally intended to provide pedestrian access to Center Street when the road
46 that had been in the master plan was changed to a hammerhead design. However, the trail

2 was never constructed and was later removed from the Parks and Recreation Master Plan
in 2020.

4
6 After discussion, Council members reached consensus that the trail easement was
no longer needed since there are now sidewalks on 200 East and 400 East, and the trail
would only serve a small number of houses.

8 **11. Review & Action: Employee policies & procedures update; Resolution**

10 **#2025-30-R.** The Council will review and consider for approval a new Grant
Incentive Award Policy and update to the Differential Pay & Certification policy.

12
14 City Administrator, Adam Cowie, presented updates to the Grant Incentive Award
Policy and Differential Pay & Certification policy. He provided examples showing that a
16 \$7,000 grant would result in a \$400 incentive award, while a \$217,000 grant would result
in a \$1,200 incentive award.

18 Council members were supportive of the policies and discussed making the Grant
Incentive Award Policy retroactive to capture recent grant awards. Mayor pro tem Hoyt
20 asked for any further comment from the council. Hearing none, he called for a motion.

22 COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2025-
30-R AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION.

24 THE VOTE WAS RECORDED AS FOLLOWS:

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

30 THE MOTION CARRIED.

32 **Adjourn** –

34 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
36 AT 10:10 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Approved – December 15, 2025

40
42 Britni Laidler, City Recorder

44 Carolyn O. Lundberg, Mayor