

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

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
Invocation: 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
40 3. **Open Session for Public Comment** – Mayor Lundberg called for any public
comments. The following comments were made:

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

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

4. COUNCIL REPORTS:

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

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

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

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

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

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

5. **Administrator's Report**

Administrator. Cowie reported on the following items:

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

12:30pm

- Misc. Items.

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

- Explain how property tax impacts your city or town
- Show what your city is doing on housing and land use (partnership not preemption)
- Water Infrastructure Project Fee Study
 - Share your concerns about the recommended fee
 - Specifically look at how this will impact your system and citizens
 - Talk about cost-of-living concerns

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

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

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|-------------------------|-----|
| COUNCILMEMBER HOYT | AYE |
| COUNCILMEMBER HOOLEY | AYE |
| COUNCILMEMBER STEWART | AYE |
| COUNCILMEMBER BRODERICK | AYE |
| COUNCILMEMBERT JACOBS | 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. Public Hearing: Wildfire / wildland urban interface ordinance; Ordinance #2025-18-O. During the 2025 Utah Legislative Session, the Utah Legislature passed House Bill 48, Wildland Urban Interface (WUI) Modifications. As a component of this legislation, Lindon City is proposing to amend Lindon City 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
HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE
4 MOTION CARRIED.

6 Michael Florence, Community Development Director, presented information
about House Bill 48, which was passed during the 2025 Utah Legislative Session. The
8 bill requires cities to adopt the 2006 Wildland Urban Interface Code and establish a WUI
zone map. Mike presented the proposed map showing areas in orange that would be
10 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
14 Chief Building Official, Bryce McConkie, and Fire Captain, Randy Bell, helped
explain the three classification areas for hazards: extreme, high, and moderate. They
noted that most properties would likely fall into the moderate hazard category with
16 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
18 changes could be required for new buildings such as siding requirements, roofing
requirements and windows.

20
22 During the discussion, Council members expressed concerns about not having
complete information on potential costs for homeowners, impacts on insurance rates, and
uncertainties about how the state map would interact with the city's map. It was clarified
24 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
26 property taxes for existing properties.

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

30
32 Greg Harrison- is concerned about properties adjacent to his that aren't maintained and
pose fire risks, addressed to the Council during the public hearing. He asked whether
property owners of vacant lands, such as the large parcel owned by Salt Lake County
34 Water District, would be held responsible for maintaining these areas in a way that
reduces fire hazards.

36
38 This led to further discussions within the council about the responsibilities of
different property types and the challenges in managing fire risks posed by large,
undeveloped parcels adjacent to residential homes. During the discussions, it was
40 acknowledged that properties without structures might not face the same inspection and
fee obligations as residential properties with structures under the state's program.

42
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
asked if the city could take more proactive fire prevention measures.

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

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

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

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

30 Heidi Miller – Is with the Utah Valley Home Builders association and suggested to
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
if home could be removed from map since the development is happening now.

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

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

44 After considerable discussion among Council members, focusing on key concerns
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.
Key highlights from the discussion included Council members expressing unease about
4 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
6 during the public hearing, ensuring the approved map addressed both resident concerns
and compliance with new legislative requirements.

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

12 COUNCILMEMBER JACOBS MOVED TO APPROVE ORDINANCE #2025-
18-O AS PRESENTED WITH CHANGES OF REMOVING THE SIX HOUSES ON
14 700 NORTH, HALF OF QUEENSLAND COURT FOLLOWING THE ROAD ALL
THE WAY OUT, WHICH INCLUDES THE TWO LOTS THAT ARE ADJACENT TO
16 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
COUNCILMEMBER HOYT MOVED TO AMENDA TO AGENDA TO HEAR
26 ITEM #10 FOLLOWED BY ITEM #9. COUNCILMEMBER STEWART SECONDED
THE MOTION. THE MOTION CARRIED.

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

34 Michael Florence, Community Development Director, explained that at the
Council's request, the Planning Commission had conducted three meetings to review
36 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.

2
3 Planning Commissioners Ryan Done and Scott Thompson, who attended to
4 provide input, underscored the extensive time and effort devoted to develop these
5 recommendations, emphasizing the importance of achieving a balance in business types
6 that would foster the desired downtown environment while facilitating development.

7
8 Mayor Lundberg gave insight into the vision for this area and voiced appreciation
9 for planning commissions work on this. She then had to excuse herself from the meeting
10 due to a prior engagement.

11
12 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC
13 HEARING. COUNCILMEMBER STEWART SECONDED THE MOTION. THE
14 MOTION CARRIED.

15
16 Mayor pro tem Hoyt called for any public comment. The following comments
17 were made:

18
19 Amber Sweeney - an Anderson Farms resident, expressed her support for the proposed
20 changes and volunteered to assist in efforts to attract businesses to the area. Having
21 recently moved to the area, she found potential in the development along 700 North and
22 appreciated the quiet neighborhood of Anderson Farms. Sweeney highlighted concerns
23 about high-density housing potentially affecting the tranquil atmosphere but was
24 enthusiastic about the vision for Lindon Village.

25
26 Kristen Done- another resident, voiced her support for the changes but raised concerns
27 about the impact of car dealerships, particularly potential overflow parking issues. Done
28 shared personal observations from current situations where dealerships like Ken Garfin
29 American Fork caused parking overflow that affected local streets.

30
31 Ryan Done - speaking as both a resident and a planning commissioner, suggested that the
32 Council consider restricting drive-throughs in the core district to ensure the area remains
33 walkable and pedestrian-friendly. He noted specific examples from neighboring areas
34 like Pleasant Grove Boulevard, where drive-throughs disrupted pedestrian access and
35 walkability.

36
37 Mayor pro tem Hoyt called for any further public comment. Hearing none, he
38 called for a motion to close the public hearing.

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

43
44 After thorough discussion, the Council approved the ordinance with three
45 modifications to the proposed amendments:

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

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

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

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

THE MOTION CARRIED.

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

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

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

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

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

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.

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

#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.

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

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 asked for any further comment from the council. Hearing none, he called for a motion.

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

THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED.

Adjourn –

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

Approved – December 15, 2025

Britni Laidler, City Recorder

Carolyn O. Lundberg, Mayor