

The Lindon City Joint City Council and Planning Commission held a meeting on **Monday, April 28, 2026 beginning at 6:00 p.m.** at the Lindon City Center 100 N. State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Carolyn Lundber, Mayor
Invocation: Carolyn Lundberg, Mayor

PRESENT

Carolyn Lundberg, Mayor
Cole Hooley, Councilmember
Lincoln Jacobs, Councilmember
Jake Hoyt, Councilmember
Steve Stewart, Councilmember
Van Broderick, Councilmember
Steve Johnson, Commissioner
Sharon Call, Commissioner
Scott Thompson, Commissioner
Karen Danielson, Commissioner
Ryan Done, Commissioner
Jared Schauers, Commissioner
Mike, Marchbanks, Commissioner
Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
Adam Cowie, City Administrator
Aubrie Ivie, Deputy Recorder
Britni Laidler, City Recorder

EXCUSED

Rob Kallas, Chairperson

CURRENT BUSINESS-

1. 2026 Utah Legislative Update

Community Development Director, Michael Florence, presented an overview of key provisions arising from SB284, the 2026 legislative land use bill, and several other new state laws affecting city operations.

Accessory Dwelling Units (ADUs). Director Florence provided background on the evolution of ADU legislation. In 2021, the City adopted an accessory apartment map limiting ADUs in approximately 6% of the city. A 2023 legislative provision retroactively allowed internal ADUs on lots of 6,000 square feet or greater platted by October 2021, which Director Florence noted explained the presence of accessory apartments in subdivisions such as Anderson Farms and Songbird Cove. The 2026 session marks the first year the state has mandated that cities permit *detached* ADUs on lots of 11,000 square feet or greater, meaning the City's existing 12,000 square foot minimum threshold must be reduced by ordinance. The City retains authority to regulate height, massing, setbacks, and parking. On parking, the new law limits the City to

2 requiring only one stall for detached ADUs of 650 square feet or less, while two stalls may still
be required for larger units. Commissioner Schauers confirmed with Director Florence that the
4 11,000 square foot detached ADU standard applies citywide, with no geographic restriction. The
current maximum ADU size provisions (40% of the home or 1,500 square feet, whichever is
6 less) remain intact, as the legislation only addresses parking relative to square footage.

8 **Moderate Income Housing Report.** Director Florence noted that the annual moderate income
housing report, previously submitted to the Department of Workforce Services, will now be
10 directed to the Governor's Office of Economic Development. For the current year, the reporting
requirement has been simplified to submitting only the number of residential certificates of
12 occupancy issued.

14 **Planning Commission Training and Ethics.** The legislature added a mandatory one-hour
annual ethics training requirement for planning commissioners, supplementing the existing three-
16 hour annual land use training requirement. Director Florence explained that the ethics component
focuses on conflict-of-interest matters. The legislature also codified new grounds for removal of
18 a planning commissioner, including misuse of public funds for political purposes, violation of
the Municipal Officers and Employees Ethics Act, and—most notably—acting with intent to
20 influence a land use application in a manner that creates an "impermissible bias" in the
commissioner's quasi-judicial role. Director Florence explained that this standard derives from a
22 Utah Supreme Court case involving Springville City and means that a commissioner cannot be
so committed to a position in advance of a hearing that they effectively refuse to consider
24 evidence. He noted that the league of cities highlighted the example of a commissioner rallying
neighborhood opposition prior to a public meeting as potentially problematic. This provision is
26 effective May 6, 2026.

28 **Applicant Request to Bypass Planning Commission.** A new provision allows an applicant who
believes the Planning Commission is taking an unreasonable amount of time on a
30 recommendation to request that the City Council directly take over the review and make a
decision. Director Florence stated this has not been an issue in Lindon but noted the provision
32 exists. Commissioner Schauers asked whether the Council could still refer the matter back to the
Planning Commission; Director Florence indicated the statute appears to preclude that option.
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Political Signs on Park Strips. Under HB33, a local government may not prohibit a property
36 owner or lawful occupant of land adjacent to a park strip from placing a political sign on that
strip, provided the property owner is required to maintain it or consents to its use. Director
38 Florence noted that this intersects with the U.S. Supreme Court's *Reed v. Gilbert* ruling, which
prohibits cities from regulating sign content, creating complexity in enforcement of commercial
40 signage on park strips. The City's plan is to work with property owners to verify consent before
removing signs, which may slow enforcement. Director Florence noted the League of Cities is
42 dissatisfied with the bill and intends to seek amendments in the next legislative session.
Commissioner Schauers referenced a related provision allowing individuals to remove signs
44 from utility poles and deposit them with the city, which may carry a fee for the sign's owner.

46 **New and Unlisted Business Uses.** Director Florence described a provision that allows an
applicant seeking approval of a new or unlisted business use to submit directly to the City

Council, bypassing the Planning Commission entirely. The statute explicitly states that a municipality may not require an applicant to submit such a request to the Planning Commission for consideration or approval. Director Florence noted the City will need to establish a review timeframe by ordinance.

Alcohol Proximity to Community Locations. A new law allows restaurants and hotels that serve alcohol to locate within 300 feet of a library, playground, or park—previously prohibited community locations—if the City Council first holds a public hearing and forwards a recommendation to the Department of Alcohol and Beverage Control for final consideration.

Family Impact Analysis. A new requirement mandates that, except in emergencies, the governing body must consider the impact of any proposed ordinance on family health, stability, and formation prior to adoption. Director Florence indicated this will be addressed through a "whereas" statement in ordinances or a dedicated section in staff reports affirming that family impacts have been considered.

Mayor Carolyn Lundberg noted that the League of Cities had distributed supplemental materials on additional legislative changes and acknowledged that the City Attorney, Brian Haws, is often engaged to interpret ambiguous provisions given the volume and pace of legislation passed each session.

2. 700 N. Update

Mayor Lundberg opened a broader discussion on the 700 North corridor, inviting both bodies to reflect on shared goals and the current development posture. Planning Commissioner Johnson raised a persistent concern regarding the gap between the publicly communicated vision for 700 North—a walkable, mixed-use, aesthetically distinctive development—and what the City's current zoning ordinances actually require or guarantee. He stated that residents frequently cite the vision presented at open houses and expect that outcome, yet the existing code does not prevent a developer from constructing conventional commercial buildings that fully meet zoning requirements but fall far short of the envisioned character. Commissioner Johnson noted that this creates a credibility problem with residents and suggested the City owes them transparency about what can and cannot be compelled by ordinance.

Mayor Lundberg acknowledged the tension and identified two factors that have thus far prevented piecemeal development on the south side: the Anderson family's stated preference to sell the property as a single unified parcel, and the absence of approved residential uses, which has limited developer interest. She noted that the City retains meaningful negotiating leverage when developers seek changes outside current zoning, particularly housing entitlements, as that is the context in which a development agreement—and the conditions therein—can be negotiated.

Mayor Lundberg provided an update on efforts to attract anchor commercial tenants. Costco has remained on the City's development list following the previous CEO's decision to pause the project. The current CEO has been described as more conservative, and the primary obstacle was proximity cannibalization with existing Utah County Costco locations, with the

2 Lindon site falling slightly outside Costco's comfort threshold. Mayor Lundberg noted she had
recently reached out to Costco after the company issued a press release indicating plans for
4 aggressive domestic expansion of approximately 15 new U.S. stores annually. She expressed
optimism that Costco may revisit the site given reported congestion and reduced shopping
6 frequency at nearby locations. Regarding Sam's Club, Mayor Lundberg reported that the City's
development deck is currently with Sam's Club's real estate team, supported by a regional
8 director who is enthusiastic, though no decision-making response has been received.

10 Commissioner Schauers inquired about the current status of negotiations with
Castlewood Development. Mayor Lundberg noted that discussions have stalled on the number of
12 housing units Castlewood is seeking in exchange for delivering other development elements, and
on the question of whether the City might acquire the large commercial pad directly to control
14 future anchor tenant negotiations without an intermediary. It was noted informally that
Castlewood is primarily a residential developer and that its involvement may have contributed to
16 complications in prior Costco discussions.

18 **3. Development coordination discussion**

20 Mayor Lundberg invited both bodies to discuss shared goals for Lindon's long-term
development identity. She emphasized the value of having unified objectives—both to guide
22 decision-making internally and to provide developers with clear expectations when engaging
with the City. Participants expressed broad agreement on prioritizing strong commercial
24 development and noted the need to balance that goal with the housing obligations imposed by
state law, particularly in the context of the transit-oriented development area.

26 Mayor Lundberg referenced the approach taken by other Utah cities such as Bountiful
28 and West Valley, which have acted as primary developers by acquiring land, improving it, and
selectively selling parcels to chosen commercial partners. She noted this represents a more active
30 civic investment model and is not one the City has pursued, though it remains a conceptual
option.

32 Commissioner Marchbanks noted that Lindon's reputation among developers and
34 commercial brokers has transformed substantially over the past two decades, describing the City
as now regarded as among the best to work with in the region. Commissioner Schauers echoed
36 this sentiment, expressing admiration for the depth of expertise and preparation demonstrated by
the Planning Commission, and noting that he consistently hears positive feedback from
38 developers who have worked with City staff.

40 Mayor Lundberg and Commissioner Schauers acknowledged a pending resolution of
technical difficulties with the City's YouTube broadcasting system, which had experienced a
42 hardware failure estimated at approximately \$20,000 to repair. The matter had been bid out, with
installation expected by the following Monday's Council meeting. It was noted that audio
44 recordings of meetings are available on the state portal as required, and staff agreed to distribute
a link to Planning Commission and Council members to facilitate access.

2 Mayor Lundberg closed the discussion by expressing appreciation for City Administrator
4 Adam Cowie, Director Michael Florence, City Recorder Britni Laidler, and the broader staff
team, as well as for the dedication of both elected and appointed officials.

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8 Approved May 26, 2026

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Steven Johnson, Chairperson

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Michael Florence, Community Development Director

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22 Approved May 18, 2026

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Britni Laidler, Recorder

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Carolyn Lundberg, Mayor