Lindon City Council
Staff Report

Prepared by Lindon City
Administration

June 1, 2026

Notice of Meeting of the
Lindon City Council

LINDON

The Lindon City Council will hold a meeting **at 5:15 pm on Monday, June 1, 2026** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

Scan or click here for link to download agenda & staff report materials:

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor
Invocation: Van Broderick, Councilmember
Pledge of Allegiance: By invitation

1. **Call to Order / Roll Call**
2. **Presentations and Announcements:**
   a) Announcements/Comments from Council Members.
3. **Open Session for Public Comment** *(For items not listed on the agenda)*
4. **Council Reports**
5. **Administrator's Report**
6. **Approval of Minutes** — The minutes of City Council meeting from May 18, 2026.
7. **Consent Agenda** — (*Items do not require public comment or discussion and can all be approved by a single motion.* The following consent agenda items will be presented for approval:
   a) Surplus Equipment disposal; Resolution #2026-19-R
   b) Planning Commissioner Reappointment, Sharon Call.
8. **Ordinance Amendment — LCC 17.32.110 and Cul-De-Sac Standard Drawing; Ord #2026-10-O**. Lindon City proposes to amend the residential and commercial cul-de-sac requirements to meet standards found in the International Fire Code. The Planning Commission recommended approval.
9. **Closed Session -** The City Council will discuss potential purchase or sale of real property per Utah Code 52-4-205(1)(e). This session is closed to the general public.

Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindon.gov. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Britni Laidler, City Recorder at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:
I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (http://pmn.utah.gov) and City (www.lindon.gov) websites.
Posted by: **/s/ Britni Laidler, Lindon City Recorder**

Date: **May 28, 2026**; **Time: 11:00 a.m.**; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

Meetings are typically broadcast live at www.youtube.com/user/LindonCity

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor

Invocation: Van Broderick, Councilmember
Pledge: By invitation

Item 1 – Call to Order / Roll Call

June 1, 2026 Lindon City Council meeting.

Carolyn Lundberg
Van Broderick
Cole Hooley
Jake Hoyt
Lincoln Jacobs
Steve Stewart

Item 2 – Presentations and Announcements

a) Announcements/Comments from Council Members.

Item 3 – Open Session for Public Comment *(For items not on the agenda)*

Item 4 - COUNCIL REPORTS:

A) MAG/MPO, COG, UIA, ULA, ULCT, Youth Council, Public Relations (media) - Carolyn Lundberg
B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building - Van Broderick
C) CTC, Healthy Utah, Historical Commission, Tree Board, Arts Committee - Cole Hooley
D) Police/Fire/EMS, CERT, Economic Dev., Lindon Days, Utah League of Cities & Towns Alternate - Jake Hoyt
E) Transfer Station Board, Planning Commission, Community Development/General Plan, Parks & Trails - Lincoln Jacobs
F) Youth Council (Lead Advisor), Econ. Dev, PG/Lindon Chamber of Comm., Senior Center, Edu. grants - Steve Stewart

Item 5 - ADMINISTRATOR'S REPORT *(10 minutes)*

Misc. Updates:

- June Newsletter: Heath Bateman
- June 3rd, 11am-1pm; Summer Kick-off event at Fryer Park (games, dunk tank, foam machine)
- June 12th, 7pm. Movies in the Park (Pheasant Brook Park)
- **Monday, June 15th, 12:30pm to 2pm, Joint lunch meeting w/Orem City Council at Orem City Hall**
- Misc. Items.

<u>Item 6</u> – Approval of Minutes

- Review and approval of City Council minutes: **May 18, 2026.**

Sample Motion: I move to (*approve, continue, deny*) the minutes (*as presented or amended*).

The Lindon City Council regularly scheduled meeting on **Monday, May 18, 2026, 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:	Jake Hoyt, Councilmember
Pledge of Allegiance:	Venna Orme

PRESENT
Carolyn Lundberg, Mayor
Lincoln Jacobs, Councilmember
Jake Hoyt, Councilmember
Van Broderick, Councilmember
Steve Stewart, Councilmember
Kristen Aaron, Finance Director
Michael Florence, Community Development Director
Brittany Wilde, City Planner
Brian Haws, City Attorney
Adam Cowie, City Administrator
Britni Laidler, City Recorder

EXCUSED
Cole Hooley, Councilmember

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

2. **Presentations and Announcements:**

   a) Presentations:

      i. City Administrator, Adam Cowie, presented the quarterly Employee Recognition Award to Heidi Steck, a front desk employee. Administrator Cowie read from a substantial collection of nominations submitted by fellow employees, highlighting phrases such as "always so pleasant on the phone," "a delight to work with," "steps up like no other employee I've seen," and "extremely helpful and friendly." Ms. Steck was presented with a $50 gift card. Council Member Stewart added personal remarks affirming Ms. Steck's diligence in administering the recognition program itself.

      ii. Councilmember Stewart, serving as the City's liaison for the Education Mini Grant program, reported that nearly $3,000 was distributed among 13 educators this cycle. Two teachers from Oak Canyon Junior High — Kelly Campbell and Natalie Robertson — were invited to present on behalf of the group. Their project, conducted over approximately three years, engages roughly 350 seventh-grade math students annually in a hands-on statistics project where students measure their own bodies and collaboratively construct a life-size model of the "average seventh grader" using materials such as chicken wire and PVC pipe. The teachers emphasized the project's focus on collaboration, creativity, and real-world application of mathematical concepts such as mean and mode and expressed gratitude for the grant funds that allowed them to purchase additional supplies.

iii. Jessica Miller, Chief Impact Officer at Community Action Services and Food Bank, presented findings from the organization's most recent triennial community needs assessment, identifying three priority areas affecting Utah County residents, including those in Lindon.

Housing Insecurity and Lack of Affordable Housing: Ms. Miller noted that rising home prices and high interest rates have created significant monthly payment burdens, with Utah ranking ninth in the nation for foreclosures. Rental costs have doubled since 2020, and eviction rates now exceed pre-COVID levels. The organization also noted a 34 percent increase in homelessness in Utah County over the past year, with mental illness (44%), domestic violence (38%), and substance use (23%) among the leading contributing factors.

Income Gap and Cost of Living: Ms. Miller reported a 26.2 percent increase in the cost of living since January 2021, and noted that the average wage in Utah County is falling further behind the living wage, a trend moving in the wrong direction.

Food Insecurity: An estimated 12.8 percent of Utah County residents are food insecure, with children and seniors disproportionately affected. Utah holds the highest senior malnutrition death rate in the nation. Food pantry utilization has increased significantly over the past five or six years.

Ms. Miller noted that Community Action served 98 unduplicated Lindon residents in 2025, with 95 percent of those individuals also participating in other programs. Over a third of those served were under 18 years old, and a majority were renters. She outlined the organization's programs addressing food insecurity, housing, and financial literacy, and noted that a food pantry previously located in Orem has closed and the organization is seeking to expand access closer to Lindon. Council Member Broderick asked about mental health and substance abuse partnerships; Ms. Miller confirmed an extensive partnership with Wasatch Behavioral Health.

iv. Aubrie Ivie was sworn in by City Recorder, Britni Laidler as a Deputy Recorder

v. Council Member Stewart introduced the incoming Lindon City Youth Council for 2026–2027, noting this is the program's fifth year and that membership has grown from 12–13 members to 22. Eighteen of the 22 members were present. Members were individually introduced and gathered for a photograph. Following the introduction, the Youth Council departed to complete a service project planting the Center Street planter boxes in a red, white, and blue theme in preparation for Memorial Day.

vi. Mayor Lundberg shared an account of assisting a mother duck and nine newly hatched ducklings along Geneva Road that morning, noting that Officers Clay and Farley responded to help safely escort the family approximately a quarter mile to a nearby creek, stopping traffic in coordination with a passing train. The story was received warmly by the Council and Youth Council members present.

Mayor Lundberg stepped away from the meeting and turned it over to Mayor Pro Tem Stewart at this time.

3. **Open Session for Public Comment** – Mayor Pro Tem Stewart called for any public comments. The following comments were made:

Rex Stanworth - a resident of 400 West, addressed the Council regarding traffic safety concerns on 400 West, particularly near the 500 South intersection. He reported that average vehicle speeds on the corridor had been measured at 39 miles per hour, that there are no crosswalks, and that he had personally experienced vehicles swerving toward him while walking his dog. He attributed increased traffic volumes in part to the ongoing 1600 North construction project and requested that the Council consider installing crosswalks, improved speed signage, flashing speed feedback signs similar to those on 200 South, and potentially a four-way stop at 500 South and 400 West.

Council Members acknowledged Mr. Stanworth's concerns. Council Member Hoyt noted that the 1600 North improvements, expected to be completed in approximately one year, may alleviate some of the diverted traffic. The Council thanked Mr. Stanworth for his comments.

4. **COUNCIL REPORTS:**

Councilmember Jacobs – Councilmember Jacobs reported that the spring recreational soccer season concluded successfully and that participant surveys would be distributed to gather feedback. He announced the City's summer kickoff special event scheduled for June 3 at 11:00 AM at Friar Park, featuring water games, public safety officers, and a dunk tank. He also announced that Lindon City was awarded a State of Utah CPR Planning Grant in the amount of $60,017 for shade installation and concrete repairs at Pheasant Brook baseball field, thanking Ron Clegg for his assistance in submitting the grant application.

Council Member Jacobs also provided an update on the North Point Solid Waste District, noting that plans to rebuild the transfer station are continuing to move forward. He presented a map illustrating discussions between UDOT's corridor preservation group and North Point Solid Waste regarding the potential purchase of property related to the future Vineyard Connector project. He explained that UDOT is proactively seeking to acquire the parcel to preserve corridor options for future freeway interchange configurations serving Lindon and Pleasant Grove, regardless of the ultimate timing of those improvements.

Councilmember Hoyt – Councilmember Hoyt acknowledged the Police Department's recognition dinner and encouraged Lindon's representative in the upcoming Pleasant Grove–Lindon Chamber of Commerce golf tournament to bring home the traveling trophy.

Councilmember Broderick – Councilmember Broderick reported on his attendance at the Utah County Water Supply Planning kickoff meeting with Central Utah Water Conservancy District, describing it as an early effort to coordinate among county cities on long-range water needs amid persistent drought conditions. He also attended the completion ceremony for the Deer Creek Inlet rehabilitation project, a $100 million undertaking by the Provo River Water Users Association that rehabilitated an 80-year-old infrastructure component serving 1.5 million people in Utah and Salt Lake Valleys. He noted that former Lindon Public Works Director Brad Jorgensen served as one of the lead engineers on the project.

Councilmember Stewart – Councilmember Stewart stated he had nothing new to report since he already presented the new Youth Council and Mini-Grants.

Councilmember Hooley – *Councilmember Hooley was absent.*

Mayor Lundberg – *Mayor Lundberg was absent for this item.*

5. Administrator's Report

- June Newsletter: Heath Bateman
- Monday, May 25th, Memorial Day program at cemetery
- Aquatic Center opens Saturday, May 23rd.
- Monday, June 15th, 12:30pm to 2pm, Joint lunch meeting w/Orem City Council at Orem City Hall

- Future TSD joint meeting times
- Misc. Items.

6. **Approval of Minutes** – The minutes of the regular City Council meeting of April 28, 2026 (Joint PC/CC Meeting), May 4, 2026, & May 4, 2026 (Joint CC/TSD Meeting).

COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 28, 2026 (JOINT PC/CC MEETING), MAY 4, 2026, & MAY 4, 2026 (JOINT CC/TSD MEETING). COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMER 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) PRWUA Subscription Contract Amendment. This agreement solidifies the transfer of 5 cubic feet of capacity in the Provo River Aqueduct (PRA) from CUWCD to Lindon City.

   b) Forged Fiber, Franchise Agreement. New franchise agreement providing terms and conditions allowing Forged Fiber to place their facilities within Lindon City right-of-ways.

   c) Trail Easement Agreement; Mecca Holdings. This is an amendment to a trail easement at approximately 231 S. 800 W., releasing interest in a prior trail easement for a new trail alignment which better serves the public and the property owner. The new trail route has already been paved.

   d) Surplus Equipment disposal; Resolution #2026-15-R

   e) Planning Commissioner Reappointment, Karen Danielson.

COUNCILMEMBER HOYT MOVED TO APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED. COUNCILMEMBER JACOBS SECONDED. THE MOTION CARRIED.

CURRENT BUSINESS

8. Recess to Lindon City Redevelopment Agency Meeting (RDA).

COUNCILMEMBER BRODERICK MOVED TO RECESS THE LINDON CITY COUNCIL MEETING AND CONVENE AS THE LINDON CITY RDA. COUNCILMEMBER JACOBS SECONDED. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

COUNCILMEMBER HOYT MOVED TO ADJOURN THE RDA MEETING AND RECONVENE AS THE CITY COUNCIL MEETING. COUNCILMEMBER BRODERICK SECONDED. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMER JACOBS	AYE

THE MOTION CARRIED UNANIMOUSLY.

9. Public Hearing: FY2025-26 Budget Amendment; Resolution #2026-16-R. The Council will review and consider amendments to the FY2025-26 city budget.

COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLC HEARING. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE MOTION CARRIED.

Finance Director, Kristen Aaron, presented the FY2025-26 budget amendment, noting that the majority of changes involve housekeeping adjustments, with the most significant item being the postponement of water projects — along with the associated $4 million bond — to the next fiscal year. In response to a question from Councilmember Hoyt, Director Aaron confirmed that park tax revenues came in on target for the year.

Mayor Pro Tem Stewart asked if there was any public present who wanted to make any comments, hearing none he asked for a motion to close the public hearing.

COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLC HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE MOTION CARRIED.

Mayor Pro Tem Stewart called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2026-16-R. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

10. **Public Hearing: Adoption of FY2026-27 Proposed Budget; Resolution #2026-17-R.** The Council will review and consider adoption of the FY2026-27 Proposed city budget. Additional refinements to the Final Budget for FY2026-27 will be made and presented to the City Council in a public hearing scheduled for June 15, 2026.

COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLC HEARING. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE MOTION CARRIED.

Mayor Lundberg rejoined meeting at 6:21 p.m.

Finance Director Aaron presented the proposed FY2026-27 budget, with discussion focused primarily on proposed utility rate changes and park tax fund allocations.

Sewer Rate Increases: Director Aaron presented a proposed 7 percent increase to the sewer base rate and a 10 percent increase to the usage rate, noting these figures represent a placeholder while City Engineer, Noah Gordon, continues to evaluate two potential structural changes to sewer billing. The first change under consideration is a tiered base rate structure for sewer, using AWWA multipliers based on water meter size — a methodology already applied to culinary water billing — which would result in higher base rates for larger-meter customers such as schools and churches, with minimal impact on typical residential customers. The second change under evaluation is a zone-based billing structure for sewer, analogous to the existing culinary water pressure zones, which would assess higher rates to customers in low-lying areas of the city where sewage must be lifted multiple times through lift stations before reaching the Orem wastewater treatment facility.

City Administrator Cowie provided context for the underlying rate pressures, explaining that the Orem water reclamation facility — which treats Lindon's sewage — faces hundreds of millions of dollars in capital improvements driven by both aging infrastructure and new federal EPA requirements for higher treatment standards prior to discharge into Utah Lake. Lindon, as a pass-through customer, is being assessed proportional fees for these upgrades. Councilmember Jacobs noted that TSSD, which serves most other northern Utah County cities, is experiencing a similar rate trajectory of approximately 100 percent increases over five years.

The Council acknowledged the equitable considerations of zone-based billing and noted that the existing culinary water billing already employs a similar zone structure. Staff indicated that final rate recommendations will be brought forward for the June 15 budget adoption meeting, though it was noted there is some possibility the analysis may not be fully complete by that date.

Park Tax Fund Allocations: Director Aaron proposed reallocating park tax revenues to reflect current spending patterns, specifically increasing the share directed to facilities maintenance from 32 percent while reducing the community center allocation, which has been accumulating unspent balances due to slowed improvement activity. Parks and the aquatic center would remain at 20 percent each, and the contingency allocation would decrease from 18 to 15 percent.

Mayor Lundberg called for any public comment at this time. Hearing none she called for a motion.

COUNCILMEMBER BRODERICK MOVED TO CLOSE THE PUBLC HEARING. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE MOTION CARRIED.

City Administrator Cowie advised the Council that Lindon currently receives fire and EMS dispatch services through the City of Orem, which contracts with the City of Provo. Provo has proposed a significant fee increase for the coming fiscal year. Staff has solicited bids from Central Dispatch, located near the Utah County Sheriff's complex, and received a substantially lower quote. Staff is continuing discussions with Provo to determine whether they will match the Central Dispatch pricing. Chief Brower confirmed that the level of service provided by Central Dispatch is considered comparable. Councilmember Jacobs raised a question about the operational implications of dispatch jurisdiction and cell tower routing, which the Chief acknowledged as an inherent consideration in any dispatch arrangement.

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION #2026-17-R. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER HOYT AYE

COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER STEWART AYE
COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED UNANIMOUSLY.

11. Review & Action: Utah Retirement Systems (URS) pick-up contribution reimbursements; Resolution #2026-18-R. The Council will review and consider a resolution codifying actions previously taken to reimburse URS Tier 2 non-public safety employees for specific retirement contributions.

Administrator Cowie explained that in 2024, the Utah Retirement System required additional employee-paid contributions into the pension system for Tier 2 employees (those hired after 2011). At that time, the Council passed a resolution committing to pick up the additional contribution for public safety employees, and a subsequent discussion indicated the intent to extend the same benefit to all non-public safety employees. Upon review, staff determined that the record was not sufficiently clear as to whether that broader commitment was intended to be ongoing or subject to annual budget discretion.

The proposed resolution formalizes the intent of the 2024 action, clarifying that the City will cover the additional URS contributions for all Tier 2 employees, not just public safety. Director Aaron noted a technical distinction: state legislation permits the City to pay the contribution directly to URS on behalf of public safety employees but requires that non-public safety employees receive a reimbursement after the fact, which is subject to income tax as additional compensation. The resolution also explicitly provides that this benefit is subject to annual budget availability and may be modified in the future.

Director Aaron confirmed that even after accounting for the cost of these reimbursements, the City's overall retirement costs are projected to decrease by approximately $33,000 in the coming fiscal year due to other rate adjustments. Council Members expressed support, noting that this benefit has been important for employee retention, particularly in the competitive public safety hiring market

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER JACOBS MOVED TO APPROVE RESOLUTION #2026-18-R. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER STEWART AYE
COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED UNANIMOUSLY.

12. Review & Action: Concept Plan Review: Dunn's Cove, 564 W 550 N – (This item was continued from the May 4th meeting) Wayne Corbridge, of Sego Homes, has applied for a concept plan review to receive general feedback on proposed residential development of the property located at 564 W 550 N.

Community Development Director, Michael Florence, introduced the concept plan submitted by Wayne Corbridge of Sego Homes for a proposed residential development on a 1.48-acre parcel at 564 W 550 N. The property is triangularly shaped, currently zoned General Commercial, and is situated adjacent to Walmart on the west, Check City and other commercial uses on the east, and existing residential neighborhoods to the south. The property has been listed on the commercial market since approximately 2003 with no successful development.

Director Florence noted that no existing Lindon zone would accommodate the proposed use and density, and that moving forward would require creation of a new residential zoning designation and ordinance. He also identified a fire code deficiency with the proposed internal turnaround configuration, noting that the applicant had explored but not pursued a connection to the private Walmart access road on the west.

The plan presented to the Council had been revised from an earlier concept reviewed by the Planning Commission. The prior concept proposed 23 units per acre with three- and four-story buildings; the revised proposal reduces the count to 27 units at approximately 18 units per acre, with building heights stepped from two stories near the southern residential boundary to three stories toward the commercial north end. All units would feature two-car garages, and as many units as possible would include 18-foot driveways. Comparable projects cited included Songbird Cove and Tillia Court, both of which were approved at 10 units per acre.

Wayne Corbridge addressed the Council, emphasizing the site's long commercial vacancy and its potential as a transitional land use between commercial and residential. He stated that affordability is a personal priority and that increased density is the primary mechanism for achieving lower price points, with estimated starting prices around $393,000–$399,000 for the smaller slab-on-grade units and higher prices for the five larger units with basements on the south end of the site. Spencer Corbridge described outreach efforts to fifteen neighboring property owners, of which one attended the neighborhood meeting. That resident expressed support for the project in concept but requested that the southernmost units not be excessively tall, a concern addressed in the revised plan by limiting those units to two stories.

Council discussion was substantive. Councilmember Hoyt expressed concern about the precedent of converting commercial-zoned land to residential and about the step from 10 units per acre — the highest density previously approved in Lindon — to 18 units per acre, cautioning that each approval sets a new baseline for future requests. He acknowledged, however, that the property's long vacancy and the quality of Sego Homes' track record are relevant factors, and he stated his concerns transparently so as not to surprise the applicant at a later stage.

Councilmember Jacobs indicated general comfort with the density given the site's proximity to State Street, its adjacency to higher-intensity commercial uses, and the reduced traffic generation expected compared to a busy commercial development. He expressed strong support for the driveway parking design, contrasting it favorably with projects in other communities where street parking is chronic.

Council Member Broderick raised questions about ADUs, noting that state legislation is progressively limiting the ability of cities and HOAs to restrict accessory dwelling units. The applicants stated that the design of units 6 through 27 as slab-on-grade construction would make ADU creation physically impractical, and that CC&Rs in the planned HOA would prohibit ADUs and cap rental occupancy at approximately 30 percent, consistent with the approach used in Songbird Cove. Director Florence noted that the City's ordinance can also designate the area to prohibit ADUs, and that Lindon is currently at 6 percent of the allowable 25 percent of the community that can be so restricted under state law. City Attorney Brian Haws clarified, however, that while HOAs may restrict rentals, state law as of the prior legislative session prevents HOAs from restricting ADUs that meet city code requirements.

Mayor Lundberg offered conceptual suggestions about potentially reducing the number of units in the northern triangle to allow a proper fire apparatus turnaround, which could bring density closer to 16 units per acre while still representing an increase over previously approved projects.

13. **Review & Action: General Plan Future Land Use Map Amendment.** Jake Tate with AWA Engineering has made an application to amend the Lindon City General Plan Future Land Use Map designation for the property located at 500 S 400 W (Parcel 17:015:0141) from Flex Office to General Commercial.

City Planner, Brittany Wilde, presented agenda items #13 and #14 together, as both requests are directly related and pertain to the same property at 500 South 400 West (Parcel 17:015:0141), located within the Canopy Business Park. Jake Tate of AWA Engineering has applied to amend the General Plan Future Land Use Map designation for the frontage lots along 1600 North from Flex Office to General Commercial, while the remainder of the property would retain its existing Flex Office designation. Staff found the amendment consistent with General Plan policies supporting a balanced mix of land uses, expanded commercial and retail opportunities, and strategic use of Lindon's transportation access. Staff also noted the projected increase in traffic and accessibility resulting from the ongoing 1600 North widening project.

Jake Tate addressed the Council, explaining that the proposal creates 4 commercial pad sites along the 1600 North frontage — with lots 2 through 4 oriented primarily toward food users with drive-throughs and lot 1 configured as a multi-tenant building with a drive-through component. He described plans to work with UDOT to upgrade the two existing driveway accesses to current standards as part of frontage improvements and noted that a Planned Commercial 1 (PC-1) pylon sign would be important for visibility given the approximately 40-foot grade change across the site. Mr. Tate confirmed that parking for existing flex office tenants in the rear of the property meets city code with parking available on the east and west sides of the remaining parcel.

Discussion touched on traffic management at the two driveway accesses to 1600 North, the possibility of a future access to 400 West as that road is designated a minor collector in anticipation of its eventual connection to State Street, and concern about the adequacy of the northbound right-turn radius at the 400 West and 1600 North intersection. Mayor Lundberg and Director Florence indicated they would follow up with UDOT regarding the turn lane configuration at that corner, particularly in light of the future 400 West–State Street connection.

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER JACOBS MOVED TO APPROVE ORDINANCE 2026-08-O TO AMEND THE LINDON CITY GENERAL PLAN FUTURE LAND USE FOR THE PROPERTY LOCATED AT 500 S. 400 W. FROM FLEX OFFICE TO GENERAL COMMERCIAL WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE STAFF REPORT. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

14. **Review & Action: Zoning Map Amendment.** Jake Tate with AWA Engineering has made an application to amend the Lindon City Zoning Map designation on the property located at 500 S 400 W (Parcel 17:015:0141) from Research & Business (R&B) to Planned Commercial 1 (PC 1).

Continuing from the presentation under agenda item #13, City Planner Wilde presented the associated zoning map amendment for the same frontage lots, requesting a change from Research & Business (R&B) to Planned Commercial 1 (PC-1), consistent with the General Plan amendment approved under Item 13. The Council noted that the PC-1 designation is Lindon's only zone permitting a pylon sign, which staff and the applicant agreed is important for the viability of the development given the site's topography. Director Florence confirmed that the Planning Commission had approved the associated subdivision plat contingent upon Council approval of both the General Plan and zoning map amendments

Mayor Lundberg called for any further discussion or comments from the council. Hearing none she called for a motion.

COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE 2026-09-O TO AMEND THE LINDON CITY ZONING MAP FROM RESEARCH & BUSINESS TO PLANNED COMMERCIAL 1 (PC-1) WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE STAFF REPORT. COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

15. **Closed Session -** The City Council will discuss potential purchase or sale of real property per Utah Code 52-4-205(1)(e). This session is closed to the general public.

COUNCILMEMBER JACOBS MOVED TO ENTER A CLOSED SESSION TO DISCUSS POTENTIAL PURCHASE OR SALE OF REAL PROPERTY. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

Councilmember Hooley attended virtually during the closed session.

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

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

THE MOTION CARRIED UNANIMOUSLY.

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 9:03 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – June 1, 2026

____
Britni Laidler, City Recorder

____
Carolyn O. Lundberg, Mayor

<u>Item 7</u> – Consent Agenda – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion or may discuss individual items as needed and act on them separately.

a) Surplus Equipment disposal; Resolution #2026-19-R
b) Planning Commissioner Reappointment, Sharon Call.

Sample Motion: I move to (*approve, continue, deny*) the consent agenda items (*as presented or amended*).

RESOLUTION NO. 2026-19-R

A RESOLUTION DECLARING CERTAIN PROPERTY AND EQUIPMENT OWNED BY LINDON CITY TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF THE LISTED ITEMS.

WHEREAS, the Municipal Council of Lindon City has adopted policies and procedures for the disposal of surplus property and equipment, with said policy found in Section 3 of the Lindon City Policies and Procedures Manual; and

WHEREAS, the policy requires that a public meeting be held concerning the declaration of any property & equipment deemed to be surplus by the City and which has an estimated valued over $100; and

WHEREAS, the identified property & equipment is no longer needed and/or has exceeded its useful life and needs to be disposed of.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

Section 1. That the items described on the attached listing be declared as surplus property of the City; and

Section 2. That these items be offered for sale to the public through their listing on www.publicsurplus.com or other comparable on-line auction site, or disposal by other means as outlined in the Lindon City Policies and Procedures Manual. If listed for sale, the items will be offered for minimum bids when appropriate. If the minimum bid is not realized, administrative staff may dispose of the items at their discretion including selling for less than the minimum bid; and

Section 3. This resolution shall take effect immediately upon passage.

Adopted and approved this 1st day of June, 2026.

By ______________________________
Carolyn O. Lundberg, Mayor

Attest:

By ______________________________
Britni Laidler, City Recorder

SEAL:

Lindon City
100 North State Street
Lindon, UT 84042-1808

LINDON
ADMINISTRATION

TEL 801-785-5043
FAX 801-785-4510
www.lindoncity.org

May 20, 2026

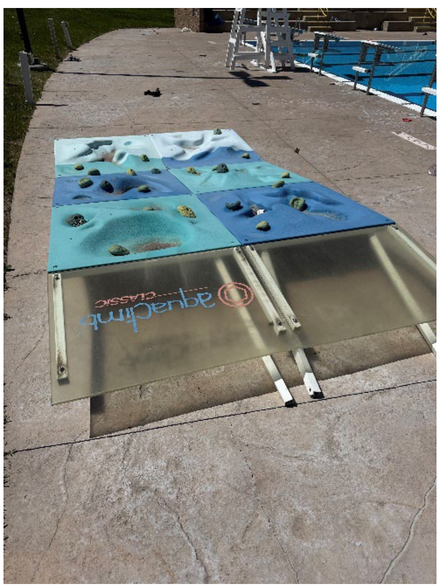
Proposed Item for Surplus

Items: Aquaclimb Pool Climbing Wall

Reason for surplus:

- New Climbing Wall Installed

Estimated value: $500



Scotsman Ice Maker

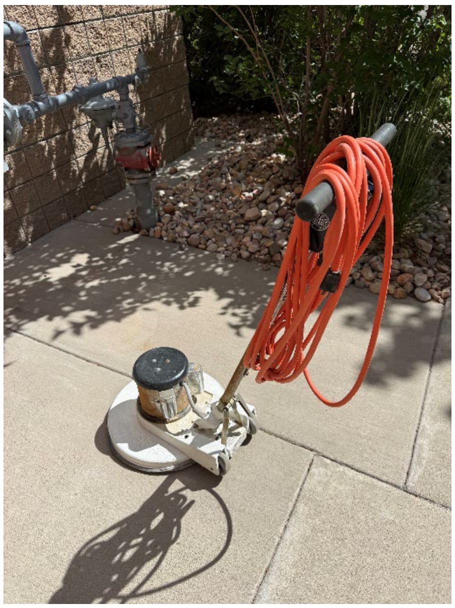
Reason for surplus:
- Replaced with new ice machine

Estimated value: $100

Floor Buffing Machine

Reason for surplus: No longer used

Estimated Value: $100



Alex Roylance
Facilities and Fleet Manager

Lindon City
100 North State Street
Lindon, UT 84042-1808

LINDON

TEL 801-785-7687
FAX 801-785-7645
www.lindon.gov

June 2, 2026

Sharon Call
933 E. 230 N.
Lindon, Utah 84042

Sharon,

On June 1, 2026 the Lindon City Council approved the recommendation of Mayor Lundberg to re-appoint you as a member of the Planning Commission for Lindon City. Our records indicate that this will be your seventh term as a Planning Commissioner. It is anticipated that you will serve a full three-year term which will expire the last day of June 2029, or until your respective successor has been appointed.

We are excited to continue working with you and appreciate your willingness to serve the City of Lindon and represent the citizens in our community.

Sincerely,

Carolyn O. Lundberg
Mayor

Michael Florence
Community Development Director

Lindon City
100 North State Street
Lindon, UT 84042-1808

LINDON
COMMUNITY DEVELOPMENT

TEL 801-785-7687
www.lindoncity.org

Memorandum

TO: City Council
FROM: Planning Staff
SUBJECT: Planning Commissioner Terms & Proposed Re-Appointments
DATE: June 1, 2026

Planning Commissioner terms are for three years.

Current Commissioners & Term Expiration Dates:

Steve Johnson	August 2028	Fourth Term
Sharon Call	June 2029	Seventh Term
Mike Marchbanks	January 2027	Fourth Term
Rob Kallas	January 2027	Fourth Term
Scott Thompson	January 2028	Third Term
Jared Schauers	January 2028	Third Term
Karen Danielson	May 2029	Second Term
Ryan Done	September 2027	First Term (Alternate)

8. **Ordinance Amendment – LCC 17.32.110 and Cul-De-Sac Standard Drawing; Ord #2026-10-O**. Lindon City proposes to amend the residential and commercial cul-de-sac requirements to meet standards found in the International Fire Code. The Planning Commission recommended approval.

   Sample Motion: I move to (*approve, deny, or continue*) Ordinance #2026-10-O (*as presented, or with changes*).

Ordinance Amendment – 17.32.110 and Cul-De-Sac Standard Drawing

Date: June 1, 2026 **Applicant**: Lindon City **Presenting Staff**: Michael Florence **Type of Decision**: Legislative **Council Action Required**: Yes, the planning commission unanimously recommended approval	**MOTION** I move to (*approve, deny, or continue*) ordinance amendment 2026-10-O (*as presented, or with changes*).

Summary of Key Issues

- Lindon City is proposing to amend the residential and commercial cul-de-sac requirements to meet the standards found in the International Fire Code.
- Lindon City will need to amend Lindon City Code Title 17.32.110(7); and
- Lindon City Development Manual Drawing 8A for standard cul-de-sacs.
- The current standard right-of-way (2' behind the sidewalk) cul-de-sac width is 100'. The proposed standard right-of-way cul-de-sac width is increased 112'.
- The Orem Fire Department has recommended that Lindon increase its cul-de-sac size to meet the International Fire Code requirements. In addition, with trucks regularly increasing in size, larger radii are needed for proper turnaround.

Draft Ordinance Amendment Language

Subdivision Code

17.32.110(7). Permanent cul-de-sac streets serving no more than fourteen (14) lots, and not more than six hundred fifty feet (650') long, whichever is more restrictive, may be permitted and shall be provided with a right-of-way at the turnaround of ~~fifty-foot (50')~~ fifty-six foot (56') radius or more.

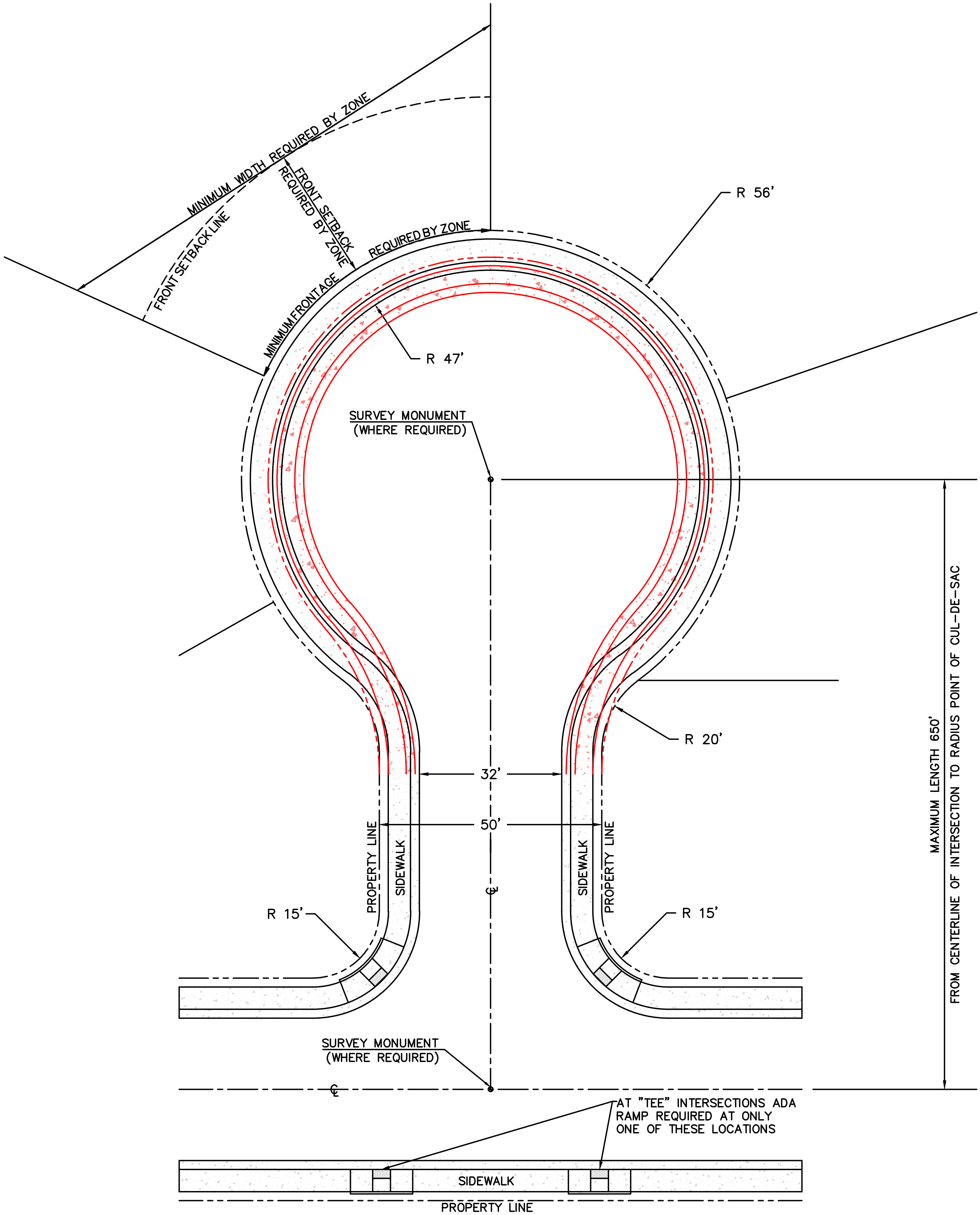
Family Impact Consideration:

The Lindon City Planning Commission and City Council have reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation.

Exhibits

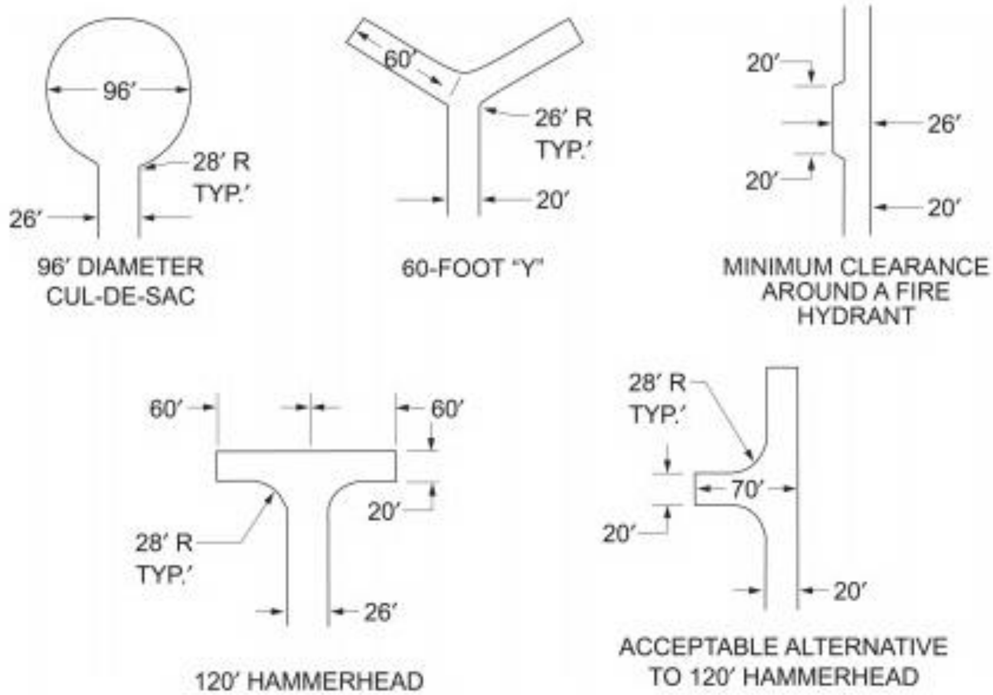
1. Proposed cul-de-sac drawing overlaid in "red" with current cul-de-sac width.
2. International Fire Code Cul-de-sac Standard
3. Ordinance

Exhibit 1 - Proposed cul-de-sac drawing overlaid in “red” with current cul-de-sac width.



MINIMUM WIDTH REQUIRED BY ZONE
FRONT SETBACK LINE
FRONT SETBACK REQUIRED BY ZONE
MINIMUM FRONTAGE REQUIRED BY ZONE
R 56'
R 47'
SURVEY MONUMENT (WHERE REQUIRED)
R 20'
32'
50'
PROPERTY LINE
SIDEWALK
R 15'
SIDEWALK
PROPERTY LINE
R 15'
MAXIMUM LENGTH 650' FROM CENTERLINE OF INTERSECTION TO RADIUS POINT OF CUL-DE-SAC
SURVEY MONUMENT (WHERE REQUIRED)
AT "TEE" INTERSECTIONS ADA RAMP REQUIRED AT ONLY ONE OF THESE LOCATIONS
SIDEWALK
PROPERTY LINE

Exhibit 2 – International Fire Code



ORDINANCE NO. 2026-10-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING LINDON CITY SUBDIVISION ORDINANCE 17.32.110(7) AND THE LINDON CITY LAND DEVELOPMENT POLICIES, STANDARD SPECIFICATIONS AND DRAWINGS – STANDARD SPECIFICATION 8A AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to continue to plan for future growth and change; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General plan to consider existing development patterns, environmental conditions, infrastructure needs, transportation requirements, and fiscal impacts when planning future land uses; and

WHEREAS, the Lindon City Council has reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation; and

WHEREAS, the Lindon City Council finds that it is necessary to amend the Lindon City Subdivision ordinance 17.32.110(7) and Specification 8A of the Lindon City Land Development Policies, Standard Specifications and Drawings Manual; and

WHEREAS, on May 26, 2026, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance; and

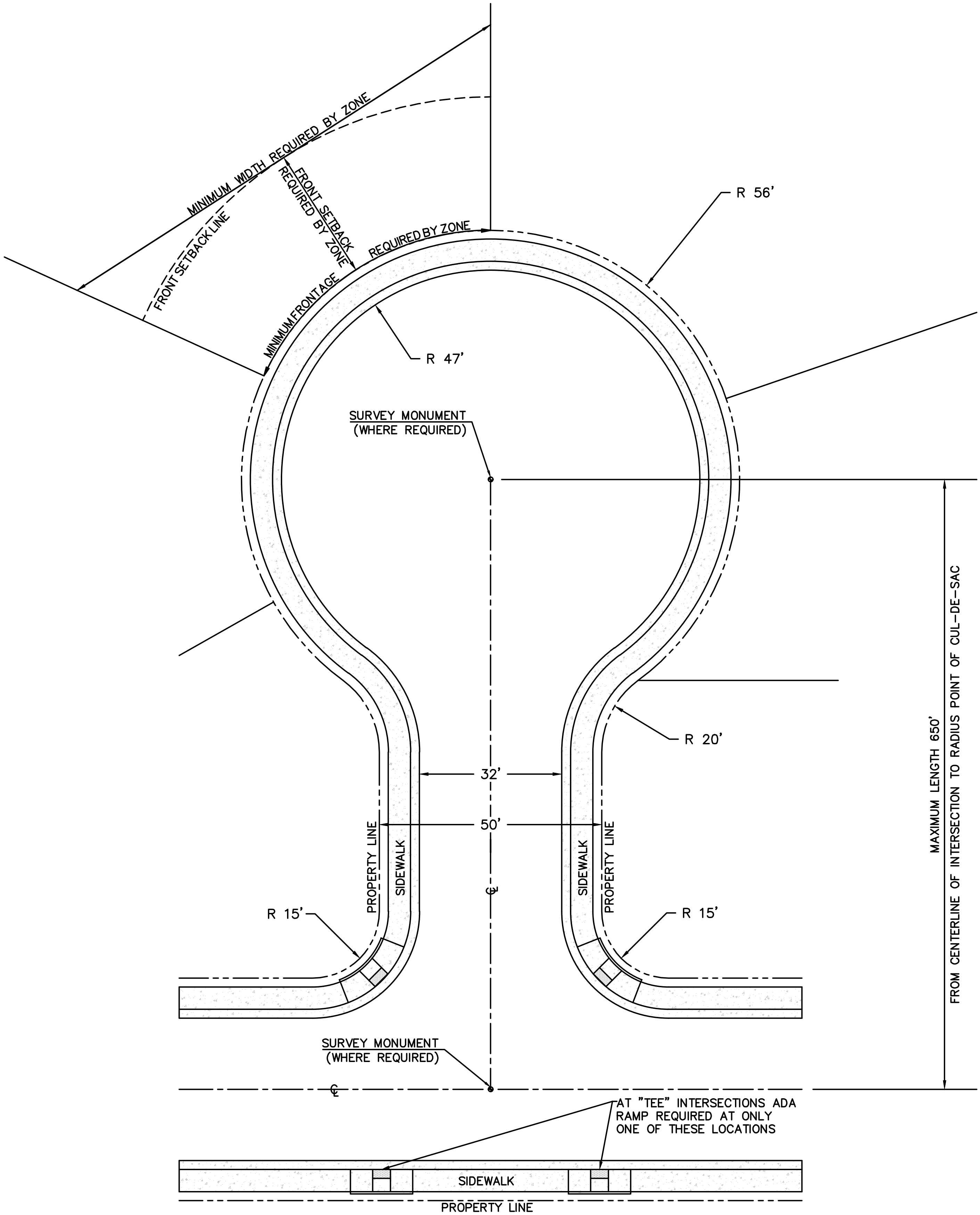
WHEREAS, the Council held a public meeting on June 1, 2026, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Amend Lindon City Code 17.32.110(7) as follows:

17.32.110(7). Permanent cul-de-sac streets serving no more than fourteen (14) lots, and not more than six hundred fifty feet (650') long, whichever is more restrictive, may be permitted and shall be provided with a right-of-way at the turnaround of ~~fifty-foot (50')~~ fifty-six foot (56') radius or more.

SECTION II: Amend Lindon City Specification 8A of the Lindon City Land Development Policies, Standard Specifications and Drawings Manual as follows:



LINDON
100 NORTH STATE
(801) 785-7687

STANDARD CUL-DE-SAC

DRAWN: TRA
DESIGN: TRA
REVISION:
ADOPTED:

8a

SECTION III: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION IV: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION V: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this __________day of ____________________________, 2026.

____
Carolyn O. Lundberg, Mayor

ATTEST:

____
Britni Laidler,
Lindon City Recorder

SEAL

9. **Closed Session -** The City Council will discuss potential purchase or sale of real property per Utah Code 52-4-205(1)(e). This session is closed to the general public.

Sample Motion: I move to enter a closed session to discuss potential purchase or sale of real property.

(*Roll call vote needed to enter a closed session*)

(*To close the Closed Session*)

Sample motion: I move to close the Closed Session and reconvene the regular open meeting.

ADJOURN