

2 The Lindon City Council regularly scheduled meeting on **Monday, October 2, 2023, at**
4 **5:15 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: Van Broderick, Councilmember
10 Pledge of Allegiance: Steve Stewart

12 **PRESENT**

Carolyn Lundberg, Mayor
14 Jake Hoyt, Councilmember
Van Broderick, Councilmember
16 Randi Powell, Councilmember
Daril Magleby, Councilmember
18 Mike Vanchiere, Councilmember – appeared virtually for RDA
Adam Cowie, City Administrator
20 Brian Haws, City Attorney
Mike Florence, Community Development Dir.
22 Britni Laidler, Deputy Recorder

EXCUSED

Mary Barnes, Associate Planner

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

26 2. **Presentations and Announcements:** There were no presentations or
28 announcements at this time.

30 3. **Open Session for Public Comment** – Mayor Lundberg called for any public
comments. There were no public comments.

32 4. **COUNCIL REPORTS:**

34 **Councilmember Hoyt** – Councilmember Hoyt reported that the Lindon Truck or Treat
event will be held on October 27th stating if the council wants to have a trunk to
36 participate to let Mr. Bateman at the Parks and Recreation Department know. He then
stated Lindon Recreation is doing Junior Jazz this year. He also gave the date of the
38 Christmas Tree Lighting event, which will be held on December 4th this year. He then
stated that if there are any complaints about the new lights at the Anderson Farms
40 pickleball courts to please let Mr. Bateman know.

42 **Councilmember Vanchiere** – Councilmember Vanchiere was absent.

44 **Councilmember Magleby** – Councilmember Magleby reported that there have been 305
trees planted in working towards the goal of 1000. He noted that 110 of those were city

2 trees. He then stated that Mr. Bateman anticipates there will be many more in the
following months to help us hit our 1000 tree planting goal. He then stated that the Tree
4 Advisory presented 3 families with Yards of the Month. He then presented the Centennial
coins to the council. He also mentioned that next year we could have an “Open Sky
6 Drone in December if they can get a donor.

8 **Councilmember Powell**– Councilmember Powell reported that the Youth Council
elections were held last Monday, stating Jace Anderson was elected Youth Mayor. She
10 stated she anticipates him doing a great job and states all the youth will do a great job in
their positions and she looks forward to all they will be doing. She also reported they will
12 be helping with Meet the Candidates night on October 12th. She then stated the Senior
Center with be having a health fair on the 17th noting they will be closed next Monday for
14 Columbus Day. She then closed by stating they have a HEAT program even on the 12th
from 11:00 AM-1:00 PM and encouraged all who want to participate to schedule a time.

16 **Councilmember Broderick** – Councilmember Broderick thanked the Parks and
18 Recreation Department for the pickleball nets at Hollow Park. He touched base on having
attended an Engineering Meeting with Mayor Lundberg and Adam Cowie, and expressed
20 his love and appreciation for city staff. He stated the City Cemetery building is done and
he really likes the way it looks. He asked Mr. Cowie if they could perhaps do a tour of
22 the new building. Mr. Cowie stated they will reach out and get that scheduled.

24 **Mayor Lundberg** – Mayor Lundberg had nothing to report at this time.

26 **Administrator’s Report:** Mr. Cowie reported on the following items.

28 **Misc. Updates:**

- 30 • Next regular council meetings: October 16th & November 6th
- November 2023 newsletter assignment (due last week of October): Juan Garrido
- 32 • Fall Clean-up (city wide dumpsters), Nov 11th-20th
- Secondary Water will be turned off on or about October 15th
- 34 • Meet the Candidates Night – October 12th at 7 pm; City Council Chambers
- Lindon Life Skills 101 event; Nov 8th; 7pm @ Lindon Community Center
- General Election date: November 21st
- 36 • Misc. Items.

38 **6. Approval of Minutes** – The minutes of the regular City Council meeting of
September 18, 2023 will be reviewed.

40
42 COUNCILMEMBER POWELL TO APPROVE THE MINUTES OF THE
REGULAR CITY COUNCIL MEETING OF SEPTEMBER 18, 2023 AS PRESENTED.
44 COUNCILMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

2 COUNCILMEMBER HOYT AYE
COUNCILMEMBER BRODERICK AYE
4 COUNCILMEMBER MAGLEBY AYE
COUNCILMEMBER POWELL AYE
6 THE MOTION CARRIED UNANIMOUSLY.

8 **7. Consent Agenda Items** – There were no consent agenda items.

10 **CURRENT BUSINESS**

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

14 COUNCILMEMBER POWELL MOVED TO RECESS THE LINDON CITY
COUNCIL MEETING AND CONVENE AS THE LINDON CITY RDA.
16 COUNCILMEMBER MAGLEBY SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

18 COUNCILMEMBER POWELL AYE
COUNCILMEMBER MAGLEBY AYE
20 COUNCILMEMBER BRODERICK AYE
COUNCILMEMBER HOYT AYE

22 THE MOTION CARRIED UNANIMOUSLY.

24 BOARDMEMBER POWELL MOVED TO ADJOURN THE LINDON RDA
MEETING AND RECONVENE THE LINDON CITY COUNCIL MEETING.
26 BOARDMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

28 BOARDMEMBER POWELL AYE
BOARDMEMBER VANCHIERE AYE
30 BOARDMEMBER MAGLEBY AYE
BOARDMEMBER BRODERICK AYE
32 BOARDMEMBER HOYT AYE

THE MOTION CARRIED UNANIMOUSLY.

34 **9. Review & Action (Continued) — Resolution #2023-17-R;** Intent to provide
36 financial backstop to the Lindon City RDA for purchase of property on 700
North.

38
40 Mr. Cowie presented this item stating this is recognition that the CDA/RDA isn't
generating enough money to cover this cost. This would allow the intent for the city to
provide a financial backstop.

42 Mayor Lundberg called for any further comments. Hearing none she called for a
motion to close the public hearing.

44

2 COUNCILMEMBER MAGLEBY MOVED TO APPROVE RESOLUTION #2023-
4 17-R, APPROVING THE INTENT TO PROVIDE FINANCIAL BACKSTOP TO THE
LINDON CITY RDA FOR PURCHASE OF PROPERTY ON 700 NORTH AS
PRESENTED. COUNCILMEMBER VANCHEIRE SECONDED THE MOTION. THE
6 VOTE WAS RECORDED AS FOLLOWS:

7 COUNCILMEMBER VANCHIERE	AYE
8 COUNCILMEMBER POWELL	AYE
9 COUNCILMEMBER MAGLEBY	AYE
10 COUNCILMEMBER BRODERICK	NAY
11 COUNCILMEMBER HOYT	NAY

12 THE MOTION CARRIED 3 TO 2.

14 **10. Review & Action — Bid Awards for Canal Drive and Center Street Road &**
Utilities Projects. The City Council will consider for approval the bid awards for
16 the Canal Drive and Center Street Road and Utilities Projects.

18 Mr. Cowie led this agenda item. He presented the two projects in discussion
explaining what the bids all entail. The first bid is the replacement of the water lines on
20 Canal Drive. Mr. Cowie then noted that this bid is so low because it does not include the
patching of the roads immediately afterwards. Noah Gordon, City Engineer let the
22 council know that this project is a winter project and voiced hope that the weather won't
be as bad this year as last year, so it won't cause too much of an issue. He stated they will
24 be doing asphalt millings and watch it through the winter. He noted that the road will be
fixed after winter when other roads are completed.

26 Mr. Cowie then presented the second bid for the water line replacement on Main
28 Street and Center Street. Mr. Gordon stated the reason this bid is so high is due to the
patching that will be done and the traffic control that will be needed due to the increased
30 traffic on that road. He then stated the reason for this being done is the water pipeline is
eroding due to the corrosive soil around it.

32 Following general discussion, Mayor Lundberg called for any further comments.
34 Hearing none she called for a motion.

36 COUNCILMEMBER POWELL MOVED TO APPROVE THE BID AWARDS
FOR CANAL DRIVE AND CENTER STREET ROAD & UTILITIES PROJECTS AS
38 PRESENTED. COUNCILMEMBER MAGLEBY SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

40 COUNCILMEMBER VANCHIERE	AYE
41 COUNCILMEMBER POWELL	AYE
42 COUNCILMEMBER MAGLEBY	AYE
43 COUNCILMEMBER BRODERICK	AYE
44 COUNCILMEMBER HOYT	AYE

THE MOTION CARRIED UNANIMOUSLY.

2 **11. Discussion Item (Continued) — Mini Round-Abouts.** The City Engineers will
4 present information about mini roundabouts and how they may be used to help
 improve traffic flow and increase pedestrian safety in certain areas of the city.

6 Trent Andrus, Staff Engineer, presented this item. He started by presenting a table
8 showing how larger vehicles and those with trailers will function with mini roundabouts
 verses bulb outs. Mr. Andrus then presented information on the rating of both of those
10 items in comparison. Mr. Andrus went on to present crash data analysis on the 400 N and
12 Center Street intersection stating there were a total of 22. Of those 22 crashes, 19 of them
14 were intersection related noting that that analysis noted that of the 22 crashes, 14 of them
 could have been avoided with a roundabout or signal installed. Mr. Andrus then
 presented a video on mini roundabouts to the council that showed appearance and how
 larger vehicles maneuver them.

16 Councilmember Magleby voiced his agreement for roundabouts, and how well
18 they can work once you get used to them. Councilmember Powell commented she thinks
20 they are nice; however, she is concerned that if it becomes more of a yield instead of a
 stop sign and if it could cause people to drive faster down that road. She stated she would
22 like to increase education on the mini roundabouts for citizens if we go with these.
24 Councilmember Broderick asked Mr. Andrus why he thinks no other cities in this area
 have had mini roundabouts. Mr. Andrus stated it is likely due to the fact that this is still
 quite a new concept. Councilmember Broderick then stated he likes the concept and likes
 that the mini roundabouts are easier for larger vehicles to navigate.

26 Following some additional discussion, the council was in agreement to continue
28 this item for further discussion.

30 Mayor Lundberg called for any further discussion or comments from the Council.
 Hearing none she moved on to the next agenda item.

32 **12. Public Hearing — Ordinance #2023-14-O; Public hearing to amend LCC**
34 **17.04.220 and LCC Title 44, Single Family Residential.** Lindon City requests
36 ordinance changes to single-family residential zoning codes to incorporate by
 reference all single-family zoning districts as well as adopt and clarify single
38 family development requirements for the Anderson Farms Planned Development,
 R3 Overlay, and Planned Residential Development single family zones.

40 COUNCILMEMBER BRODERICK MOVED TO OPEN THE PUBLIC HEARING.
42 COUNCILMEMBER POWELL SECONDED THE MOTION. ALL PRESENT VOTED
 IN FAVOR. THE MOTION CARRIED.

44 Mike Florence, Community Development Director presented this item stating
 Chapter 17.44 of the Lindon City only covers the R1-20 and R1-12 zones, which are the
 more traditional single-family zones within the city. Since the creation of 17.44, three

2 other zones have been added to the city code with their own, albeit often smaller, single
 4 family residential uses. These three zones are: 1. The Anderson Farms Planned
 6 Development zone (AFPD) (17.41). 2. R3-Overlay zone (R3) (17.45). 3. The Planned
 8 Residential Development Overlay zone (PRD) (17.76). He noted all three of these new
 10 zones have single-family residential components to them, but they are not included in the
 12 single-family residential code chapter.

14 Mr. Florence then stated that instead of amending 17.41, 17.45, and 17.76 with
 16 the same information, staff is proposing to add the single-family components of each of
 18 these zones to Chapter 17.44, while also providing for some requirements that are more
 20 tailored towards smaller single-family lots. In the Anderson Farms Development
 22 Agreement, it states that anything that is not specifically covered in the development
 24 agreement will be governed by the city code. Therefore, some of the requirements within
 26 17.44 Single Family Residential have been applied to the AFPD homes. However, this
 28 has become an issue because 17.44 was created for the R1 zones, which have larger lots
 30 and setbacks. He noted that absolutely no changes are being made to the requirements in
 the R1-20 and R1-12 zone and that this ordinance amendment is simply adding language
 about the other single-family zones in the city.

Mr. Florence went on to say that this ordinance amendment strictly affects the
 single-family residential lots within these three zones. A benefit to this ordinance
 amendment will be that if a home builder, developer, or future resident is looking for the
 requirements to build a single-family home in one of these zones, it will be easier to find
 the requirements because they are easily laid out in one single-family residential code
 chapter. He noted this ordinance amendment includes the “general provision” of
 projections into yards, which is in found in 17.04.220. Currently, this general provision
 does not reflect the current code. The amendment will simply refer to 17.44.090 for the
 projections into yards code.

Mr. Florence then presented the terms of the ordinance, with attention to the
 setback requirements. He then went on to present the table included in the staff report of
 what other cities currently do and showed that those numbers are varied, so it really is up
 to each city to decide what works best for them.

	Staircases	Decks/balconies	Patio	Cantilevers, architectural projections	Setbacks (general)
Provo	Can project 4 ft into a rear and front yard, 2 ft into a side yard.	Can project 4 ft into a back and front yard, 2 ft into a side yard.	Can project 12" into a min rear yard	4 ft into a back and front yard, 2 ft into a side yard.	Front: 23' Rear: 20' Side: 10' Street side: 23'
Springville	5' into front yard, 2' into a side yard, and 10' into the rear yard	5' into front yard, 2' into a side yards and 10' into the rear yard	5' into any front yard, 2' into any side yard and no closer than 15' from the rear lot line.	2 ft into any required yard	Front: 25' Rear: 25-30' Side: 8-10' Street side: 20'
Lehi	3' into any yard	Balconies can project 3' into any yard.		1' into side and rear yards	Front: 25' Rear: 30' Side: 10'
Orem	2' into any yard	Can go to property line if less than 18" tall.	Can go to property line if less than 18" tall.	2' into any yard	Front: 22.5' Rear: 22.5' Side: 5-15'
Pleasant Grove	4' into front and rear yard, 2' into side yard.	12' into rear yard.	12' into rear yard.	4' into front and rear yard, 2' into side yard.	Front: 25' Rear: 25' Side: 10'
Eagle Mountain	Do not allow staircases to project into any required yards	5-10' projection into yards depending on lot size		1'-2' into front, rear, and side yard.	Front: 25-15' Rear: 25-20' Side: 8-10' Street side: 15'
Payson	Do not allow to project into any required yards	5' into front setback, may go up to 15' away from rear property line.	At a minimum, must stay 5' away from property line	4' into front and rear yard, 2' into side yard.	Front: 25' Rear: 25' Side: 8' Street side: 20'

32

2 Mr. Florence let the commission know that Ms. Barnes has done a lot of research
4 on this and has visited a lot of developments to make sure they have as much information
as they can.

6 Mayor Lundberg called for any further public comments. Hearing none she called
for a motion to close the public hearing.

8 COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.
10 COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

14 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE #2023-14-
16 O AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

18 COUNCILMEMBER HOYT AYE
19 COUNCILMEMBER BRODERICK AYE
20 COUNCILMEMBER POWELL AYE
21 COUNCILMEMBER VANCHIERE AYE

22 THE MOTION CARRIED UNANIMOUSLY

24 Mayor Lundberg called for any further discussion or comments from the Council.
Hearing none she called for a motion to adjourn.

26 **Adjourn** –

28 COUNCILMEMBER POWELL MOVED TO ADJOURN THE MEETING AT
30 8:30 PM. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32 Approved – October 16, 2023

34
36 _____
38 Kathryn A. Moosman, City Recorder

40
42 _____
Carolyn Lundberg Mayor