

2 The Lindon City Council regularly scheduled meeting on **Monday, December 4, 2023,**  
4 **at 7:00 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,  
Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Carolyn Lundberg, Mayor  
Invocation: Mike Vanchiere, Councilmember  
10 Pledge of Allegiance: Anthony Sanchez

12 **PRESENT**

Carolyn Lundberg, Mayor  
14 Jake Hoyt, Councilmember  
Van Broderick, Councilmember  
16 Randi Powell, Councilmember  
Mike Vanchiere, Councilmember  
18 Adam Cowie, City Administrator  
Brian Haws, City Attorney  
20 Mike Florence, Community Dev. Director  
Mary Barnes, Associate Planner  
22 Kathryn Moosman, Recorder

**EXCUSED**

Daril Magleby, Councilmember

24 1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.

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

28 a) Promotion for Sargent to take Matt Barlow’s position. Chief Brower  
30 invited Officer Gil Sanchez and his wife forward. He then gave some  
background on Officer Sanchez and the promotion process stating officer  
32 Sanchez is highly qualified and will do a great job in this position. The  
mayor and council expressed their full support and congratulated Sargent  
34 Sanchez on his achievement.

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

38 4. **COUNCIL REPORTS:**

40 **Councilmember Hoyt** – Councilmember Hoyt reported the Parks and Recreation Dept.  
42 will be putting on a lot of holiday events including the Tree Lighting that was held earlier  
tonight that was very well attended, the Santa Extravaganza, Letters to Santa and the  
44 Santa Parade that is coming up on Friday. He also reported the Police Department had  
several arrests over the past weeks and they are in the hiring process for the sergeant

2 position. He expressed that he likes that we promote within the organization and this  
process has been handled really well. He also appreciates the hiring committee.

4  
**Councilmember Vanchiere** – Councilmember Vanchiere reported there were two  
6 development review applicants that came to the DRC meeting this morning. They had  
questions on setbacks, parking etc. He noted that the Community Development staff does  
8 a great job. In regards to the North Point Solid Waste District, they are having regular  
negotiations on a few issues including the final draft that their council approved with  
10 changing from a special service district to a local agency. They can come and do a full  
presentation or they can just meet with the mayor and Adam Cowie. He noted this takes  
12 Utah County out of the equation. The auditor, Rob Mann is requesting that we consider  
this so it is a smooth transition noting everyone is in favor of it. He also reported there are  
14 a lot of activities going on with the PG/Lindon Chamber of Commerce and they will  
continue to be active.

16  
**Councilmember Magleby** – Councilmember Magleby was absent.

18  
**Councilmember Powell**– Councilmember Powell reported that the Tree Lighting  
20 Ceremony tonight was phenomenal with such a great crowd. She noted she loved all the  
traditions and also the fresh approach, adding there were great comments offered. She  
22 also expressed her congratulations to Officer Sanchez and his promotion noting he will  
do a fabulous job in this capacity. She also reported they are taking donation of socks  
24 and food over the next month at the Senior Center. They will also be showing the Irving  
Berlin Christmas movie on their new screen. She noted the Senior Christmas party will  
26 be held on Wednesday the 13<sup>th</sup> at 5:30 and an rsvp is needed. She also reported on the  
youth council and events they are helping with.

28  
**Councilmember Broderick** – Councilmember Broderick reported the annual Tree  
30 Lighting Ceremony held tonight was a wonderful event. He added it is well supported by  
the community and they enjoy the spirit of the season. He also mentioned there are a lot  
32 of great holiday events going on this month.

34  
**Mayor Lundberg** – Mayor Lundberg reported there will be an upcoming interfaith art  
show at the community center noting Nathan Osmond will be singing. The tickets sales  
36 will support a school in Columbia. She also attended a meeting with UTA where they  
discussed bus stops in Lindon. She also spoke on Officer Barlow’s retirement noting his  
38 open house was a great event. She also reported the County will be hosting an event for  
elected officials. They are also trying to get a major league baseball team to locate here  
40 and there is a good chance we may get the franchise. She also met with MAG noting we  
have our heritage trail nearly completed and hopefully we can get this done. It will go  
42 from the east mountains to the lake and is the first in the county. She noted there is one  
hangup down by the lake involving the Union Pacific. She noted the Board was asked  
44 for an increase in the original grant to complete the trail. She was also invited to attend  
the Alpine School District breakfast. She mentioned they discussed the district trying to

2 split that failed last year; they are undergoing changes in programs that affects Lindon  
4 Elementary and Rocky Mountain Elementary and they will provide the discussion results  
6 of the study of those programs. They have hired a 3<sup>rd</sup> party on a reconfiguration (dividing  
the district) and will provide the results in January or February and dependent on the  
results they may put it on the ballot in 2024.

8 **Administrator's Report:** Mr. Cowie reported on the following items.

10 **Misc. Updates:**

- 12 • Next regular council meetings: December 18th & January 2nd
- 12 • January 2024 newsletter assignment (due last week of December): Brian Haws
- 14 • Dec 4th, 6:00pm, Tree Lighting at Community Center
- 14 • Dec. 4th, Santa Extravaganza, after tree lighting ceremony
- 16 • Dec. 6th, Santa Parade, beginning at 6pm
- 16 • Dec 13th, Kathy Moosman retirement open house 12 – 1pm
- 18 • Dec 15th, Employee Christmas Party at Community Center, 6:00pm.
- 18 • Misc. Items.

20 6. **Approval of Minutes** – The minutes of the regular City Council meeting of  
22 November 20, 2023 will be reviewed.

24 COUNCILMEMBER HOYT TO APPROVE THE MINUTES OF THE  
REGULAR CITY COUNCIL MEETING OF NOVEMBER 20, 2023 AS PRESENTED.  
26 COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

28 COUNCILMEMBER HOYT	AYE
28 COUNCILMEMBER BRODERICK	AYE
30 COUNCILMEMBER POWELL	AYE
30 COUNCILMEMBER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

32

34 7. **Consent Agenda Items** – The following consent agenda item was presented for  
approval.

- 36 a) Employee Merit Increases; Mid-Year Budget Evaluation. In the FY2023-24  
38 budget the City Council approved a merit increase for employees (based upon  
employee performance) in accordance with the adopted pay scale. If warranted,  
40 the merit increases will be effective the first pay period of January 2024. Per past  
practice, the City evaluates mid-fiscal year budget constraints and economic  
42 indicators to determine if recommended merit increases are financially prudent.  
Given an optimistic local economic outlook and healthy General Fund reserves,  
44 the City Administration recommends the merit increase be applied as approved in  
the budget

2 COUNCILMEMBER POWELL MOVED TO APPROVE THE CONSENT  
AGENDA ITEM AS PRESENTED. COUNCILMEMBER VANCHIERE SECONDED  
4 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 COUNCILMEMBER VANCHIERE	AYE
COUNCILMEMBER POWELL	AYE
COUNCILMEMBER BRODERICK	AYE
8 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER VANCHIERE	AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 **CURRENT BUSINESS**

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

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

20 COUNCILMEMBER POWELL	AYE
COUNCILMEMBER BRODERICK	AYE
22 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER VANCHIERE	AYE

24 THE MOTION CARRIED UNANIMOUSLY.

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

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

34 THE MOTION CARRIED UNANIMOUSLY.

36 **9. Review & Action — Resolution #2023-25-R.** Consideration for adoption of a  
38 resolution of the City Council of Lindon City, Utah (the “City”), authorizing the  
execution of a sales tax agreement and the issuance of the City obligation created  
40 thereunder; authorizing and approving the execution of a general indenture, a  
supplemental indenture and other documents that may be required in connection  
42 therewith; acknowledging the issuance and sale by the Lindon City  
Redevelopment Agency, Utah of tax increment and sales tax revenue bonds,  
Series 2023; authorizing the taking of all other actions necessary to the  
44 consummation of the transactions contemplated by this resolution; and related  
matters.

2 Mr. Cowie presented this item stating this is the resolution acting as the city  
council authorizing the issuance of the tax increment and sales tax revenue bonds, Series  
4 2023 Bond; he then explained the parameters and structures of the bond. Mr. Jason  
Burningham stressed the point in order to secure these rates with the sales tax as a  
6 backstop will be a big credit enhancement. Mr. Burningham explained the matrix noting  
one of the primary objectives and major lens was the city's ability to pay this early and  
8 there is some "call" flexibility. He then went over the different options and explained the  
tax increment and sales tax revenue bonds. He also reminded the council of the timeline  
10 noting we are an accelerated closing and will close on December 13<sup>th</sup>. He added with this  
motion and adoption, the legal documents will be prepared and then negotiate the  
12 purchase of the land quickly thereafter.

14 Mr. Cowie mentioned an issue they just found out last week with the greenbelt  
rollback taxes that are \$97,000 that we are required to pay as Ivory is not willing to pay  
those taxes. He noted this will be out of the general fund reserve to pay to the county. He  
16 stated we will continue to explore this issue and have more discussion.

18 Mayor Lundberg called for any further comments. Hearing none she called for a  
motion.

20 COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2023-25-  
R ADOPTING THE FINAL BOND RESOLUTION AND FINAL TERMS,  
22 CONDITIONS AND PROVISIONS RELATED TO THE ISSUANCE OF THE SERIES  
2023 BOND AS PRESENTED WITH THE CHANGES AS DISCUSSED BASED ON  
24 OPTION B. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE  
VOTE WAS RECORDED AS FOLLOWS:

26 COUNCILMEMBER VANCHIERE	AYE
COUNCILMEMBER POWELL	NAY
28 COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE

30 THE MOTION CARRIED 3 TO 1.

32 *Councilmember Powell explained her nay vote stating that while she hopes this*  
*project is smooth sailing, she equates this to having an outdoor wedding this time of year,*  
34 *but she does want this to work.*

36 **10. Public Hearing — Amendment to the Standard Land Use Table; Ordinance**  
**#2023-23-O.** The City Council will hold a public hearing to amend the Lindon  
38 Standard Land Use Table. The applicant, Utah Air Guns, requests approval from  
the Lindon City Council to allow indoor gun ranges as a conditional use in the  
40 Heavy Industrial zone.

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

2 Ms. Barnes presented this item noting that the applicant Justin Jacobson and Kyle  
Terry are present representing Utah Airguns. Ms. Barnes began by stating that the  
4 applicant is proposing an ordinance amendment to make gun ranges a conditional use in  
the Heavy Industrial (HI) zone where they are currently not permitted. She then explained  
6 that the 2023 general plan states the purpose of the Heavy industrial zone uses support  
intensive, high-impact industrial activities such as manufacturing, warehousing,  
8 assembly, and outdoor storage involving large-scale machinery and structures. A single  
district is located in the city on the west side of Geneva Road.

10 Ms. Barnes went on to say that uses should be designed and implemented to  
minimize any impact on the community, taking into account the preservation of natural  
12 resources and viewsheds, and minimizing use-generated impacts such as pollution, noise,  
and traffic. The application of transitional land uses along the edges of this district and  
14 the application of physical buffering techniques, such as walls and landscape screens, will  
help offset the impacts of heavy industry to adjacent and nearby uses.

16 Ms. Barnes stated that the majority of this concrete tilt building will be a  
warehouse, but there will also be a showroom and "shooting range" for their customers. It  
18 should also be noted that the "shooting range" that Utah Airguns is proposing will not  
accommodate any actual firearms that use powder to send the projectile downrange. The  
20 Utah Airguns range will only accommodate air powered guns. She then noted that indoor  
gun ranges are conditional in almost every other zone in the city, except for the planned  
22 commercial, research and business, and residential zones. In light industrial zones, which  
almost completely surrounds the Heavy Industrial zone, this is a conditional use. She  
24 stated that staff believes that allowing indoor gun ranges as a conditional use in the HI  
zone will have a minimal impact on the HI community. Staff believes that allowing gun  
26 ranges as a conditional use will help Lindon to diversify its business base, and provide a  
new and experiential business.

28 The applicant explained the business, the facility and how airguns work. He noted  
with their current rapid growth they will be one the biggest airgun suppliers. The are  
30 trying to make this a welcoming place with it being more of a novelty type facility.

32 Following some general discussion, the council was in agreement to approve this  
request as presented by staff.

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

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

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

42 COUNCILMEMBER POWELL MOVED TO APPROVE ORDINANCE #2023-  
44 23-O APPROVING AMENDMENTS TO THE STANDARD LAND USE TABLE TO  
ALLOW INDOOR GUN RANGES AS A CONDITIONAL USE IN THE HEAVY

2 INDUSTRIAL ZONE AS PRESENTED. COUNCILMEMBER HOYT SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

4 COUNCILMEMBER VANCHIERE AYE  
COUNCILMEMBER POWELL AYE  
6 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER HOYT AYE

8 THE MOTION CARRIED UNANIMOUSLY.

10 **11. Discussion and Work Item — Commercial Farm Zone.** City council will  
discuss potential amendments to the Commercial Farm zone. This item is for  
12 discussion purposes only with no action necessary.

14 Mike Florence, Community Development Director presented this item stating on  
June 19, 2023, the Lindon City Council approved the ordinance amendment for Bed and  
16 Breakfast uses in the Commercial Farm Zone. He noted at the same meeting the city  
council reviewed the current list of permitted and conditional uses allowed in the  
18 Commercial Farm Zone. The city council asked that the ordinance be reviewed to see if  
regulations and uses allowed in the zone need to be “tightened up” to ensure the original  
20 intent of the ordinance is met. The city council did remove amphitheater uses from the  
allowable list of conditional uses. Mr. Florence noted the city council will not be making  
22 any official decisions at this meeting, but discussing options with city staff in preparation  
for a future ordinance draft and public hearing.

24 Mr. Florence then explained that the topic of discussion with the planning  
commission and overview of comments to ensure that the 40% open space/agricultural  
26 requirement in the Commercial Farm zone is the primary focus of the zone. At the June  
19, 2023 meeting, the city council requested further discussion of whether additional  
28 agricultural standards should be added to the ordinance. The planning commission felt  
like a few minor changes could be made to the ordinance which includes the following:

- 30 1. amending the ordinance from an expectation of profit to reasonable  
revenue. Second, moving section 17.51.015, which is the Agricultural  
32 Production Requirement, above the list of permitted uses so that it is the  
focus of the ordinance.  
34 2. Review of the number and types of allowable conditional uses in the  
Commercial Farm Zone.

36 Mr. Florence further explained the Commercial Farms zone currently allows 14  
38 commercial uses as conditional uses. With the ordinance, as is currently adopted, a  
property owner could request for conditional use permit approval for each of the 14 uses.  
40 a. The planning commission felt like the uses in the zone did not need to be modified.  
Their opinion was that with the parking requirements and 40% agricultural requirement  
42 the list of conditional uses is self-regulating. 86 b. List of allowable conditional uses in  
17.15.012: Caretaker’s or farm-help accessory dwelling unit; commercial horse stables;  
44 farmers’ market; greenhouses; plant or garden nursery; garden center; bed and breakfast  
guestroom units; educational programs and associated facilities; reception center;

2 conference center; boutique; cafe; restaurant; veterinary clinic; and food manufacturing  
(not to exceed two thousand (2,000) square feet of processing and production area) c. If  
4 the city council wants to look at options to regulate the number of uses below are a few  
ideas: i. Cap the allowable building square footages ii. Reduce the percentage of  
6 allowable building coverage in the zone. (a) Wadley Farms has an approximate building  
coverage of 5% of the entire property. A 40% building coverage would allow up to 318,859  
8 square feet of building coverage. (b) Walker Farms has an approximate building coverage  
of 9% of the entire property. A 40% building coverage would allow up to 105,589 square  
10 feet of building coverage. (c) Most likely neither commercial farm zone would meet their  
allowed building coverage due to parking requirements. iii. Regulate the overall number  
12 of uses. iv. Regulate the number of uses by acreage. v. Follow something similar to the  
animal code where a property owner is allowed to have a certain number and type of uses  
14 depending on the overall acreage and type of uses. 3. Clarify in the ordinance that the  
40% building coverage only applies to the non-agricultural areas. Currently, the  
16 ordinance says that 40% of the overall lot or parcel can construct up to 40% of the  
property in buildings.

18 Mr. Alan Colledge stated he helped work with the city years ago on how to  
preserve agriculture within the city. At that time, it was forward thinking, and what they  
20 thought they may see in 10 years. He stated that in trying to preserve Lindon, the  
conditional uses are what will help maintain those open spaces with the owner's ability to  
22 supplement. He noted that he isn't sure what the future will hold, but these conditional  
uses will allow open spaces to remain. He stated that he didn't see any concern with the  
24 conditional uses as listed due to the city having input in making sure that any new  
Commercial Farms stay in compliance.

26 Mr. Florence asked for direction from the council at this time including the  
number of conditional uses, 40% building coverage and revenue vs. profit. There was  
28 then some general discussion regarding these topics. Mr. Florence stated he come back  
with an ordinance draft for the public hearing.

30 Brian Haws, City Attorney, stated it comes down to complaint-based issues where  
we will review and ensure they are complying with the ordinance noting this gives us an  
32 instrument if a problem arises.

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

36 **12. Public Hearing — Subdivision Ordinance Amendment #2023-22-O.** The City  
Council will hold a public hearing to amend 17.02 - Lindon Definitions, 17.08 -  
38 City Council Review, 17.32 - Subdivision, 17.09 - Land Use Authority and  
Appeal Authority, and 17.33 Plat Amendment codes. Lindon City requests  
40 approval from the Lindon City Council to amend the abovementioned Lindon  
City Codes and to bring those codes into compliance with Utah State Code (SB  
42 174



2 COUNCILMEMBER POWELL MOVED TO OPEN THE PUBLIC HEARING.  
3 COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT  
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 Mr. Florence also led this item stating that during the 2023 State of Utah  
7 legislative session, the legislature passed SB 174 which establishes a new process for  
8 subdivision review and approval. He noted one of the main points of the legislation is that  
9 it prohibits a city council from reviewing and approving a subdivision for single-family  
10 homes, two-family dwellings, or townhomes. The deadline for SB 174 requiring  
11 municipalities to adopt the provisions is February 1, 2024. In addition, the Utah  
12 legislature also passed HB 406 which limits the pavement width for a local residential  
13 roadway to 32'. Lindon City currently has a minimum pavement width of 34' for a local  
14 residential street. Mr. Florence noted after further review, the city council will be the only  
15 body reviewing the specifications of the development manual with a public hearing.

16 Mr. Florence then presented the draft ordinance amendments with an overview as  
17 follows:

18 17.02 – Definitions

- 19 • The proposal is to add the following State definitions to the city code:
  - 20 ○ Administrative Land Use Authority
  - 21 ○ Residential Roadway
  - 22 ○ Review Cycle
  - 23 ○ Subdivision Improvement Plan
  - 24 ○ Subdivision Ordinance Review
  - 25 ○ Subdivision Plan Review

26 17.08.090 – City Council Review

- 27 • This section allows the city council to be the final land use authority for any land  
28 use application prior to the planning commission reviewing it. With the new State  
29 code prohibiting the city council from approving specific subdivision types, this  
30 only leaves site plan and conditional use permit reviews that the city council  
31 could give final approval on. Because of the State Legislature's focus on the  
32 planning commission and city staff approving administrative items, city staff is  
33 recommending the removal this section of the code so the city council can focus  
34 on legislative issues. The city council will still be the final land use authority on  
35 all zone change and ordinance amendment applications.

36 17.09 – Land Use and Appeal Authority Table #1

- 37 • Amends which public bodies are the final land use and appeal authorities for  
38 Lindon City 17.32 Subdivision-Special Requirements
- 39 • Outlines that the planning commission is the final land use authority for  
40 preliminary subdivision approvals.
- 41 • Updates processing requirements for subdivisions.
- 42 • Allows for agricultural exemptions from plat requirements.
- 43 •
- 44 •

- 2 • Allows the planning commission to approve street alignments that vary from the Street Master Plan Map but still accomplish street connectivity requirements.
- 4 • Updates the categories of streets.
- 6 • Removes the requirement that the planning commission approves street names.
- 8 • Makes correct references to the General Plan and the Parks, Trails, and Recreation Master Plan.
- 10 • Removes the requirement for a conditional use permit for subdivisions.
- 12 • Makes a reference to the Flood Damage Prevention Ordinance found in 17.62 instead of design requirements in the subdivision code.
- 14 • Adopts the State appeals language for engineering standards. 17.33 – Amending a Recorded Plat
- 16 • Clarifies when an amended plat is required.
- 18 • Removes the requirement that if the city engineer and planning director have a “difficult question” about a lot line adjustment that the question goes to the planning commission.
- 20 • For Lot Line Adjustments, the appeal authority is changed to the board of adjustment.

20 Following some general discussion, the council was in agreement this is just housekeeping to come into compliance with state code. Mayor Lundberg stated she wants to ensure transparency and the noticing procedures.

22 Councilmember Powell voiced her views on this update stating that citizens and the legislature needs to know this takes away their ability to have a say as an elected representative. Mayor Lundberg voiced her concerns and asked for clarification on some items. Mr. Cowie gave clarification on this amendment using the 700 North Development area and that in order for the Council to have more input, it would require making those specific changes now.

28 Mr. Haws, City Attorney stated that once an application is filed, even if city doesn't like it, the applicant is vested as long as they meet all code requirements. So, if the council has any concerns, now is the time to fix it. General discussion regarding development agreements followed.

30 Following some additional comments, the Council was in agreement to approve the Subdivision Ordinance Amendment #2023-22-O as presented by staff.

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

38 COUNCILMEMBER POWELL MOVED TO CLOSE THE PUBLIC HEARING.  
40 COUNCILMEMBER VANCHIERE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

44

2 COUNCILMEMBER HOYT MOVED TO APPROVE ORDINANCE 2023-22-O  
AS PRESENTED. COUNCILMEMBER POWELL SECONDED THE MOTION. THE  
4 VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT AYE  
6 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER POWELL AYE  
8 COUNCILMEMBER VANCHIERE AYE

THE MOTION CARRIED UNANIMOUSLY.

10 **13. Public Hearing — Development Manual Updates; Ordinance #2023-24-O.**

The City Council will hold a public hearing to amend and update the Lindon City  
12 Land Development Policies, Standard Specifications and Drawings Manual  
regarding land use procedures and processes, development specifications,  
14 required document submittals, technical terms, and to bring the document into  
compliance with Utah State Code (SB 174)

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

20 Mr. Florence presented this item giving a summary of the key issues noting along  
22 with the amendments to the subdivision and zoning codes the city is also proposing to  
update the Lindon City Land Development Policies Standard Specifications and Drawing  
24 Manual (Development Manual). Since SB 174 only allows the city to perform four  
review cycles on a subdivision application the ULCT recommends that all subdivision  
26 checklists need to be updated. He noted the checklists are located within the  
Development Manual.

28 Mr. Florence stated City staff decided since the checklists need to be updated that  
the city should also do a comprehensive review of the Development Manual and update  
30 any outdated information. The City is also proposing to update the pavement and  
sidewalk specifications in the development manual. Current State law requires that  
32 anytime the city updates a development specification that a public hearing is required to  
be held.

34 Mr. Florence then gave an overview of Amendments to the Development Manual  
as follows:

36 Chapter One – Welcome to Lindon

- 38 • Update the Lindon City Community Profile.
- Update department contact information.

40 Chapter Two – Application and Submittal Requirements

- 42 • Updates application process information from paper application to online  
applications.
- Provides correct times for Development Review Committee Meetings.
- 44 • Coordinates final land use authorities with zoning code.
- Provides guidance for when a traffic study is required by the city engineer.

- 2 • Update infrastructure bonding information.
- 4 • Refers to the State of Utah Low Impact Development requirements instead of Lindon City requirements. The State has specific requirements where in 2015 when the manual was last updated the city has suggested standards.
- 6 • Updates required documents to be submitted prior to a pre-construction meeting.
- 8 • Updates checklist of documents and plans to be submitted for all land use applications.
- 10 • Updates itemized information that needs to be included on the plans for review.
- 12 • Provides Utility Trench Patching requirements.
- 12 • Provides dewatering plan requirements.
- 12 • Provide asphalt and sawcut requirements for when a roadway is widened.
- 14 • Updates appropriate forms for each reviewing department.
- 14 Chapter 5 – Standard Drawings
  - 16 • Standard Drawing 2a –
    - 18 ○ Local Streets - reduces the pavement width from 34’ to 32’ and increases the sidewalk width from 4’ to 5’.
    - 20 ○ Collector and Local Commercial Streets – reduces the pavement width from 50’ to 48’ and increase the sidewalk width to 5’.
    - 22 ○ The purpose in increasing the sidewalk width to 5’ is that the city then maintains the same overall right-of-way width. In addition, a 5’ sidewalk is the standards width for most communities and it also provides for better ADA access landing areas. The additional sidewalk width is also better from a pedestrian standpoint, it provides for addition distance from the roadway and pedestrian passing. Finally, UDOT’s standard is a 5’ sidewalk when there is a park strip. This allows for a better transition from UDOT to Lindon sidewalks.
  - 28 • Standard Drawing 2b
    - 30 ○ Trail-Type 66’ Street – reduces the pavement width from 44’ to 43’ and decreases the trail width to 9.5’
    - 32 ○ Trail-Tye 50’ street – reduces the pavement width from 28’ to 27’ and increases the sidewalk width to 5’.
    - 34 ○ Eliminates the cross section with a 6’ trail because the city does not use this cross section.
  - 36 • Standard Drawing 3b – updates the sidewalk detail to a 5’ sidewalk.
  - 38 • Standard Drawing 5a - updates the sidewalk detail to a 5’ sidewalk.
  - 38 • Standard Drawing 6a – updates the corner ramp and sidewalk width requirements as well as sidewalk thickness requirements.
  - 40 • Standard Drawing 6b – Eliminates this drawing because it is not used.
  - 42 • Standard Drawing 6c – Updates the curb, gutter and sidewalk and sidewalk thickness.
  - 42 • Adds a clear view diagram drawing.
  - 44 • Updates the trash enclosure diagram.
  - 44 • Updates ADA parking and loading specifications.

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

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

Following some general discussion, the council was in agreement to approve Ordinance #2023-24-O approving the updates to the Development Manual Updates as presented by staff.

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 2023-24-O AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- COUNCILMEMBER HOYT                      AYE
- COUNCILMEMBER BRODERICK            AYE
- COUNCILMEMBER POWELL                AYE
- COUNCILMEMBER VANCHIERE            AYE

THE MOTION CARRIED UNANIMOUSLY.

**14. Review & Action – 2024 Road Maintenance Bid Award.** The City Council will consider awarding the 2024 road maintenance projects to the low bidder, Geneva Rock, in the amount of \$1,307,469.26.

Adam Cowie, City Administrator presented this item stating the City Council will consider awarding the 2024 road maintenance projects to the low bidder, Geneva Rock, in the amount of \$1,307,469.26.

Following some general discussion, the Council was in agreement to award the 2024 road maintenance projects to the low bidder, Geneva Rock, in the amount of \$1,307,469.26.

COUNCILMEMBER VANCHIERE MOVED TO APPROVE THE 2024 ROAD MAINTENANCE BID AWARD AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- COUNCILMEMBER HOYT                      AYE
- COUNCILMEMBER BRODERICK            AYE
- COUNCILMEMBER POWELL                AYE
- COUNCILMEMBER VANCHIERE            AYE

THE MOTION CARRIED UNANIMOUSLY.

**15. Review & Action — Canvass & Certification of 2023 General Election**

