

2 The Lindon City Council regularly scheduled meeting on **Tuesday, July 15, 2025, at**
4 **5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
Lindon, Utah.

6 **SPECIAL SESSION – 5:15 P.M.**

8 **PRESENT**

Carolyn Lundberg, Mayor
Development Director
Van Broderick, Councilmember
Cole Hooley, Councilmember
Jake Hoyt, Councilmember
Lincoln Jacobs, Councilmember
Steve Stewart, Councilmember
Brian Haws, City Attorney
Adam Cowie, City Administrator
Whitney Hatfield, Deputy Recorder

EXCUSED

Mike Florence, Community
Britni Laidler, City Recorder

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

24 2. **Presentation & Discussion – Representatives from Castlewood Development**
26 **will present an updated proposal for a mixed-use development along the 700**
28 **North corridor.** The City Council will review and provide general feedback on
the development plan and may discuss possible project incentives, and possible
purchase of property for economic development purposes in the area. No motions
will be made on this item.

30 Adam Cowie, City Administrator, presented the item and noted that
32 representatives from Castlewood were present to address the council. Mr. Cowie outlined
some prerequisites for the project's advancement, highlighting the importance of
34 coordination between the city and Castlewood Development. He mentioned that a public
hearing would be required for zone changes and ordinance amendments, which would
36 involve the planning commission making recommendations to the city council. In
addressing the audience and council's questions about traffic and infrastructure, Mr.
38 Cowie reiterated that a detailed traffic impact study would be necessary once plans are
further solidified with retailers. Additionally, concerns were addressed regarding the
40 parking ratio, with Castlewood expressing their intention to conform to the city's
requirements and promising that no apartment units would be added until the project's
42 viability was ensured. The council stressed the significance of economic stimulus from
potential retail developments, as well as maintaining the vibrant and accessible character
44 desired for the area.

2 Mayor Lundberg opened the discussion by addressing the council's previous
concerns about the number of residential units proposed. She suggested starting with 200
4 units and adjusting from there, acknowledging that this number might be controversial
but could serve as a starting point for negotiations.

6 Councilmember Hoyt expressed frustration with the lack of progress in
8 determining an acceptable number of residential units. He emphasized the importance of
moving forward with a decision, recognizing the potential lost opportunity if no action
10 was taken.

12 The developer, Castlewood, presented an updated plan that proposed adjusting
parking ratios to align with city requirements, aiming for 2 parking stalls per unit. These
14 changes were discussed in response to previous concerns about inadequate parking space.
Additionally, the developer emphasized their openness to working collaboratively with
16 the city on the project's unit mix and overall design, highlighting that although their plan
had been initially crafted with Costco in mind, they were willing to adapt to changing
18 circumstances following Costco's recent decision not to proceed with their development
at the site. Castlewood expressed interest in exploring different configurations to not only
20 meet the city's goals but also to stimulate economic growth in the area. They reiterated
that while there might be a shift from townhomes to other types of housing units, the total
22 number of residential units would remain consistent with prior commitments, ensuring
the project's success.

24 Council members discussed various aspects of the proposal, including:

- 26 • The importance of having a vision for the area and not defaulting to
standard commercial development
- 28 • Concerns about building height and proximity to existing residential areas
- The potential economic benefits of the development for the city
- 30 • The need for a gathering place and community amenities
- Traffic and infrastructure considerations

32 Mayor Lundberg asked for any comments from the public present, the following
34 public comments were made:

36 Hilda Panhorst: inquired about the number of doors on the proposed development, noting
that there are high door numbers in the area. She expressed her opinion that the proposal
38 is a beautiful plan and suggested 300 doors might be a good number but doubted the
viability of 200 for the developer.

40 Justin Discoe: thanked the council for opening public comments and highlighted that the
42 topic is of significant interest to the residents. He emphasized the general opposition to
the proposed walking path, citing privacy and security concerns due to narrow roads and
44 the high number of children in the neighborhood.

2 Paul Gehring: stated that he lives further south and has a different perspective from
4 about the apartment buildings' height, and he expressed a preference for closing off
access to walking paths to maintain neighborhood privacy.

6 Brody Davis: expressed concern about the height and proximity of apartment buildings to
8 residential areas. He stated that he prefers moving high-density developments to the
periphery to reduce impact on neighborhood coziness.

10 Kristi Done: stated she has been a resident for over 16 years, expressed concern about the
12 increased traffic and transient nature of high-density apartment complexes. She stated
that she prefers reducing the number of doors and supported lowering building height to 3
14 stories.

16 Jeremy Jensen: echoed concerns about 4-story buildings compromising privacy and
emphasized the potential disruption from external access and requested the
18 reconsideration of the walking path. His additional concern was infrastructure adequacy,
particularly the difficulty getting onto I-15.

20 Scott Thompson: a planning commission member, underscored the importance of the city
22 holding control to prevent standard commercial development. He acknowledged the
limitations the planning commission faces in declining projects without proactive
24 planning, reaffirming project benefits as tax revenue generators for the city.

26 Barbara Schifano: asked questions regarding potential low-income housing and the
criteria used by the council in selecting retailers. She emphasized careful considerations
28 should the mix aim at keeping high resident investment value intact and requested that
access points be sharply managed for neighborhood security.

30 Jenni Lawrence: stated she lives in the "Fieldstone Homes" area, objected to any
32 development including walkway. She forewarned deterioration in housing prices due to
suggested planning and preferred townhomes over apartment buildings.

34 Chelsea Austin: She called for more council transparency, clarity, and delivery of
36 complex documentation in concise communication. Ms. Austin advocated for the
presentation of data, aiding clear resident understanding of proposed logical transitions.

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40 Mayor Lundberg asked for any further comment from the council. Hearing none,
she moved onto the next agenda item.

42 **3. Closed Session** - The City Council will discuss potential purchase or sale of real
property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-
44 205(1)(c). This session is closed to the general public.

2 COUNCILMEMBER BRODERICK MOVED TO ENTER A CLOSED
SESSION. COUNCILMEMBER STEWART SECONDED THE MOTION.

4 THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK AYE

6 COUNCILMEMBER JACOBS AYE

COUNCILMEMBER HOYT AYE

8 COUNCILMEMBER HOOLEY AYE

COUNCILMEMBER STEWART AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 *Councilmember Stewart excused himself at 8:35*

14 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED
SESSION AND RECONVENE THE REGULAR CITY COUNCIL MEETING.

16 COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

18 COUNCILMEMBER BRODERICK AYE

COUNCILMEMBER JACOBS AYE

20 COUNCILMEMBER HOYT AYE

COUNCILMEMBER HOOLEY AYE

22 THE MOTION CARRIED UNANIMOUSLY.

24 **Adjourn –**

26 COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
AT 9:30 PM. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL
28 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 Approved – August 4, 2025

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Britni Laidler, City Recorder

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Carolyn O. Lundberg, Mayor