

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

6 **SPECIAL SESSION – 5:15 P.M.**

8 **PRESENT**

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

EXCUSED

Mike Florence, Community
Britni Laidler, City Recorder

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

22 2. **Presentation & Discussion – Representatives from Castlewood Development**
24 **will present an updated proposal for a mixed-use development along the 700**
North corridor. The City Council will review and provide general feedback on
26 the development plan and may discuss possible project incentives, and possible
28 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
representatives from Castlewood were present to address the council. Mr. Cowie outlined
32 some prerequisites for the project's advancement, highlighting the importance of
coordination between the city and Castlewood Development. He mentioned that a public
34 hearing would be required for zone changes and ordinance amendments, which would
involve the planning commission making recommendations to the city council. In
36 addressing the audience and council's questions about traffic and infrastructure, Mr.
Cowie reiterated that a detailed traffic impact study would be necessary once plans are
38 further solidified with retailers. Additionally, concerns were addressed regarding the
parking ratio, with Castlewood expressing their intention to conform to the city's
40 requirements and promising that no apartment units would be added until the project's
viability was ensured. The council stressed the significance of economic stimulus from
42 potential retail developments, as well as maintaining the vibrant and accessible character
desired for the area.

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

8 Councilmember Hoyt expressed frustration with the lack of progress in
10 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
was taken.

12 The developer, Castlewood, presented an updated plan that proposed adjusting
14 parking ratios to align with city requirements, aiming for 2 parking stalls per unit. These
16 changes were discussed in response to previous concerns about inadequate parking space.
18 Additionally, the developer emphasized their openness to working collaboratively with
20 the city on the project's unit mix and overall design, highlighting that although their plan
22 had been initially crafted with Costco in mind, they were willing to adapt to changing
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
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
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
- 30 • The potential economic benefits of the development for the city
- 32 • The need for a gathering place and community amenities
- Traffic and infrastructure considerations

36 Mayor Lundberg asked for any comments from the public present, the following
38 public comments were made:

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

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

2 Paul Gehring: stated that he lives further south and has a different perspective from
3 neighbors living directly adjacent to the development area. His main questions were
4 about the apartment buildings' height, and he expressed a preference for closing off
5 access to walking paths to maintain neighborhood privacy.

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

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

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

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

26 Barbara Schifano: asked questions regarding potential low-income housing and the
27 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
29 access points be sharply managed for neighborhood security.

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

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

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

42 **3. Closed Session** - The City Council will discuss potential purchase or sale of real
43 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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36 Britni Laidler, City Recorder

Carolyn O. Lundberg, Mayor