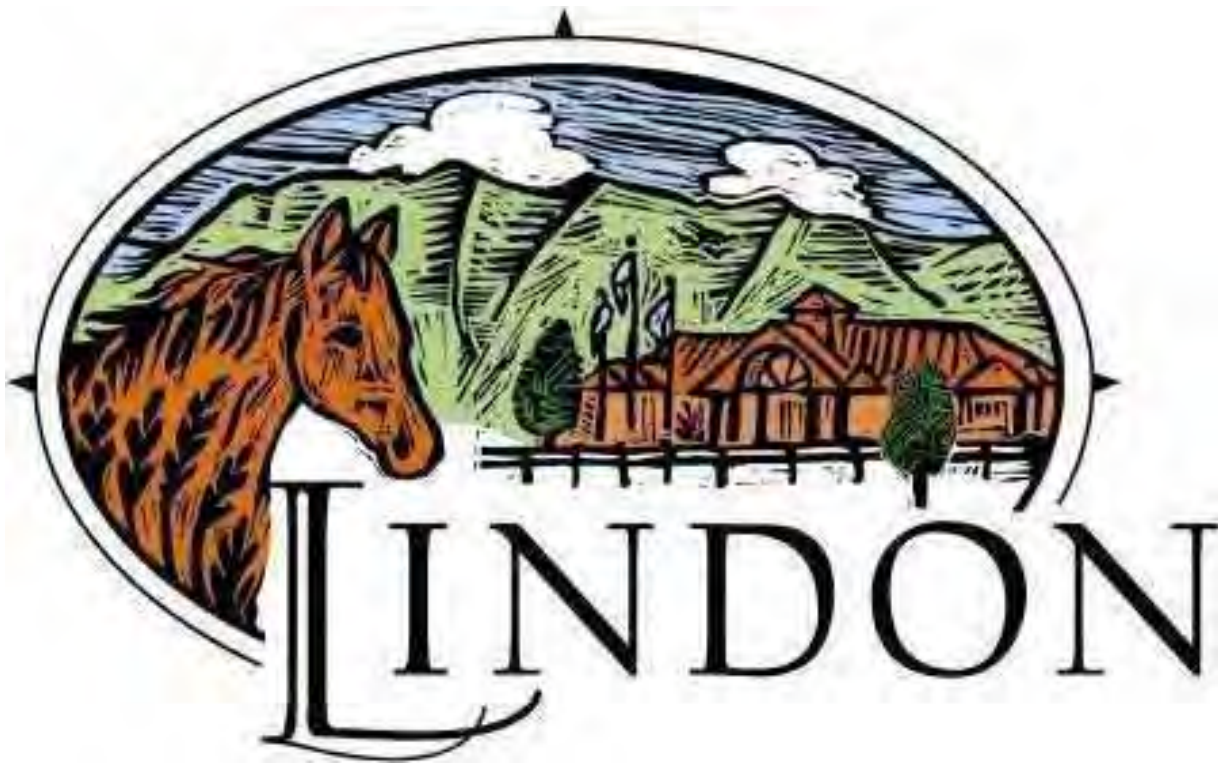


Lindon City Planning Commission Staff Report



September 9, 2025

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, September 9, 2025**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

1. Call to Order

2. Approval of minutes - Planning Commission 08/12/2025

3. Public Comment

4. Conditional Use Permit Approval– Home Occupation Daycare

Wendy McGarr has made an application for a conditional use permit at a residential property located at 730 E. 100 N. (Parcel # 52:380:004). (10 minutes)

5. Continued – General Plan Future Land Use Map Amendment.

West Land Development, LLC has made an application to amend the Lindon City General Plan Future Land Use Map designation for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. (Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013) from Flex Office to Flex Commercial. (10 minutes)

6. Continued – Zoning Map Amendment.

West Land Development LLC has made an application to amend the Lindon City Zoning Map designation on the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. (Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013) from Research & Business (R&B) to Regional Commercial (RG). (10 minutes)

7. Public Hearing – Development Agreement

Review and consider a recommendation for approval of a development agreement for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. (Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013) to construct four office/warehouse buildings and modify by agreement specifications. Application made by West Land Development LLC. (20 minutes)

8. Community Development Director Report - General City Updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. 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 at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Britni Laidler, City Recorder

Date: 09/5/2025 Time: 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson
Ryan Done

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, August 12, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Scott Thompson, Commissioner
Pledge of Allegiance: Ryan Done, Chairperson

PRESENT

Steve Johnson, Chairperson
Rob Kallas, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Mike Marchbanks, Commissioner
Sharon Call, Commissioner
Ryan Done, Commissioner
Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
Britni Laidler, City Recorder

EXCUSED

Karen Danielson, Commissioner

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of July 8, 2025 were reviewed.

COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 8, 2025 AS PRESENTED. COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Johnson called for comments from any audience member who wishes to address any issue not listed as an agenda item. There were no public comments.

CURRENT BUSINESS –

4. **Public Hearing – General Plan Future Land Use Map Amendment.** Troy Dana has made an application to amend the Lindon City General Plan Future Land Use Map designation for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W.(Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013) from Flex Office to Flex Commercial.

Michael Florence, Community Development Director, presented the application from Troy Dana to amend the Lindon City General Plan Future Land Use Map designation for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. from Flex Office to Flex Commercial.

2 Mr. Florence explained that the Canopy Business Park, where these properties are
located, was initially developed in the early 2000s. He noted that the Research and Business zone
4 was established for technology parks, call centers, and office-type buildings. The surrounding
properties have developed over time to include businesses like Home Depot and car dealerships.
6 Mr. Florence mentioned that other nearby properties had previously been rezoned from Research
and Business to commercial zones.

8
Mr. Florence explained the differences between the Flex Office and Flex Commercial
10 designations as follows:

- Purpose statement of the Research and Business zone is as follows:

- o The purpose of the Research and Business (R&B) zone is to provide an
aesthetically attractive working environment exclusively for and conducive to the
14 development and protection of offices, research and development institutions, and
certain specialized assembling and packaging uses as a secondary use to the
16 primary function of the building. The essential purpose of this zone is to achieve
development in a park-like setting that is an economic asset to the owners,
18 neighbors, and the community. This zone is more restrictive than other
commercial and manufacturing zones in the city with grounds that have an
20 abundance of landscaping, and land uses that do not create air, ground, noise, or
water pollution. Because the zone may be located adjacent to residential
22 development it must be properly screened with a wall and landscaping to create
compatibility. The zone should always be located adjacent to collector or arterial
24 streets. The zone is to be characterized by attractively designed buildings and off-
street parking lots situated among lawns, shrubs, and trees which give a more
26 pleasing appearance than other commercial and business zones.

- Purpose statement of the Regional Commercial zone is as follows:

- o The objective in establishing the regional commercial (RC) zone is to promote
opportunities and areas for commercial, service, professional and business uses.
- o The purpose of the regional commercial (RC) zone is to provide areas along the
32 interstate freeway for uses that are both compatible with and dependent on
freeway visibility and access.
- o Developments should be generally upscale with attention given to landscaping,
34 architecture, coordination of traffic circulation and building placement.
Developments should provide a pleasing and functional environment that
36 represents the quality of life in the city and also enhances employment
opportunities and the retail tax base of the city.
- o The zone is to be characterized by attractively designed buildings and off-street
40 parking lots situated among lawns, shrubs, trees, and plantings, which give a more
pleasing appearance than other commercial and business zones

42
Mr. Florence noted that the applicant provided concept site plans showing four proposed
44 buildings and presented that site plan to the commission. He stated that the developer plans to
protect the Heritage Trail that runs through the area as an amenity and buffer between the
46 commercial buildings and residential uses to the north.

2 Mr. Florence then discussed city staff concerns about protecting the neighborhood to the
north and maintaining consistency with the Canopy Business Park. He noted that the Regional
4 Commercial zone would require buildings to be oriented toward the public street. He then turned
the time over to the applicant, Troy Dana. Mr. Dana explained that the proposed development
6 would primarily serve small businesses that need office space along with storage areas. He
mentioned that the buildings would be attractive and designed to minimize impact on
8 neighboring residential areas. The buildings nearest to the road would be brick construction with
an appealing design.

10
Commissioners discussed several concerns, including whether the overhead doors would
12 face the residential area, height restrictions and setbacks from residential properties, potential
uses allowed in the Regional Commercial zone, concerns about future development if this
14 particular project doesn't proceed, and lighting and noise impacts on nearby residents. Several
commissioners expressed interest in creating a development agreement that would tie approval to
16 the presented site plan, remove certain allowed uses that might be problematic, include height
limitations, address lighting to prevent light pollution for neighbors, and potentially require an 8-
18 foot fence rather than the standard 7-foot requirement.

20 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
22 FAVOR. THE MOTION CARRIED.

Chairperson Johnson asked for any public comment, the following comments were made:

24 Ryon Allen – (resident on 200 South) stated he wasn't opposed to building something on the lot
but wanted to ensure minimal impact to residents. He preferred the current proposal over a
26 potential 4-story building that could be allowed under current zoning. He expressed concerns
about enforcement of rules regarding lighting, noise, and truck traffic.

28 Shane Smith - (resident at 755 West) noted that his backyard is in the green area between
proposed buildings A and C, and he supported the proposal. He expressed concerns about traffic
30 congestion at 800 West and 200 South.

The current property owner mentioned that they had previously addressed residents' lighting
32 concerns by installing reflectors and motion sensors on lights near residential areas, and
suggested the new developer would likely implement similar solutions.

34 Chairperson Johnson asked for any other public comments, hearing none he called for a
motion to close the public hearing.

36 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN
38 FAVOR. THE MOTION CARRIED.

40 After closing the public hearing, several commissioners expressed an interest in ensuring
that the proposed development would have minimal impact on the neighborhood. They discussed
the possibility of tying approval to a site plan that was presented by the applicant, and controlling

specific aspects such as lighting, noise, building height, and other potential uses that might be problematic for the neighborhood. The commission emphasized the importance of enforcing these conditions to protect nearby residents.

The commission members shared their concerns about the types of businesses that could potentially occupy the development, given the range of uses allowed under the proposed zoning change. Commissioner Schauers voiced apprehension about the possibility for increased noise and truck traffic if different types of businesses moved in. Commissioner Thompson highlighted the benefits of the development agreement in maintaining control over what could be built there, ensuring that any potential development aligns with the commission's goals and meets community standards.

Chairperson Johnson suggested continuing the item to allow staff time to work with the applicant on drafting a development agreement that would address the concerns mentioned. The commission recognized the need for such an agreement to bind the development to proposed standards and alleviate worries of constituents. With these considerations in mind, the commission decided to continue the item for further review.

Following general discussion, Chairperson Johnson called for any further comments or discussion from the Commission. Hearing none he called for a motion.

COMMISSIONER THOMPSON MOVED TO CONTINUE ORDINANCE 2025-12-O TO ALLOW THE APPLICANT TO WORK WITH CITY STAFF ON A DEVELOPMENT AGREEMENT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER DONE	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Public Hearing – Zoning Map Amendment. Troy Dana has made an application to amend the Lindon City Zoning Map designation on the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. (Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013) from Research & Business (R&B) to Regional Commercial (RG).

This was presented in agenda #4.

COMMISSIONER DONE MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Chairperson Johnson asked for any public comment, hearing none, he called for a motion to close the public hearing.

COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

Following general discussion, Chairperson Johnson called for any further comments or discussion from the Commission. Hearing none he called for a motion.

COMMISSIONER MARCHBANKS MOVED TO CONTINUE ORDINANCE 2025-13-O TO ALLOW THE APPLICANT TO WORK WITH CITY STAFF ON A DEVELOPMENT AGREEMENT. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER DONE	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. Community Development Director

- Introduction of the new City Planner Brittany Wilde.
- Next meeting September 9th
- Misc. City Updates

ADJOURN –

COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 7:35 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, September 9, 2025

Steven Johnson, Chairperson

Michael Florence, Community Development Director

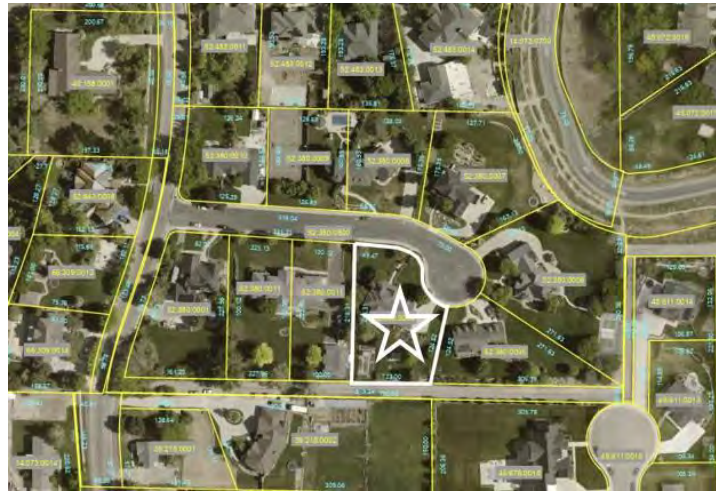
Item 4: Conditional Use Permit – ABC Building Blocks Preschool LLC – 730 E 100 N

Date: September 9, 2025
Applicant: Wendy McGarr
Presenting Staff: Brittany Wilde

General Plan: Residential Low
Current Zone: Residential (R1-20)

Property Owner: Wendy and Ed McGarr
Address: 730 E. 100 N.
Parcel ID: 52:380:004
Lot Size: 0.61 acres

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

To review a conditional use permit for an in-home preschool business and conditions to mitigate the impacts of a proposed use.

OVERVIEW

1. The applicant requests conditional use permit approval to use a portion of their home for an in-home preschool business. The Lindon City Standard Land Use Table indicates that both Private Primary and Secondary Schools and Child Daycares require a conditional use permit in the residential (R1-20) zone.
2. The applicant has applied for a home occupation business license which can be approved after Conditional Use Permit approval is granted. A home occupation business must follow the regulations found in section 17.04.400 of the Lindon City Code.
3. Lindon City's code used to have a minimum requirement regarding the maximum number of children in a residential daycare. In March 2022, an ordinance amendment was approved to remove that requirement, so that residential daycare capacities and regulations can be governed by the Utah Department of Health and Human Services.
 - a. According to the state, a provider that cares for children within a residential home for less than 4 hours a day is not required to be licensed with the State.
4. ABC Building Blocks Preschool LLC will operate for approximately 4 hours per day, from 9AM-12PM. After checking with an employee at the Child Care Licensing office, this means that ABC Building Blocks Preschool LLC does not need a childcare license.
5. A total of 10 students at a time will be within the preschool area, which is 269.5 sq ft.
6. Notices were mailed on August 29, 2025 to adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice.

MOTION

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit to use the residential property located at 730 E 100 N for an in-home preschool business, with the following conditions:

1. The applicant will comply with the Home Occupation Requirements found in Lindon City Code Section 17.04.400;
2. The business will only be operated by a resident of the home;
3. No more than 6 vehicles may be parked at the residence at one time;

4. The business will not generate more than five vehicles of traffic to the residence during any hour. The home occupation shall not generate any traffic before 9:00 a.m. or after 12:00 p.m.;
5. Drop off/pick up for the students will only occur on the property, or directly in front of the property;
6. Hours of operation for the home occupation business will be between 9:00 a.m. and 12:00 p.m. If the business exceeds these hours they will make application to amend their conditional use permit.
7. The applicant will continually maintain a Lindon City Home Occupation license; and
8. All items of the staff report.

SURROUNDING ZONING AND LAND USE

North: **R1-20** – residential

East: **R1-20** – residential

South: **R1-20** – residential

West: **R1-20** – residential

HOME OCCUPATION STANDARDS

The Home Occupation requirements in the Lindon City Code section 17.04.400 state that “The purpose and intent of this section... is to allow gainful occupations, professions, activities, or uses that are clearly customary, incidental, and secondary to the residential use of the property and which do not alter the exterior of the property or affect the residential character of the neighborhood.”

The following table identifies the requirements in section 17.04.400 of the Lindon City Code and whether or not the proposed business is in compliance with these requirements:

Required Standards	Compliant
Obtain a home occupation business license.	Yes - The applicant has applied for a home occupation business license which will be issued if the applicant receives conditional use permit approval.
Be clearly incidental to and secondary to the residential use of the dwelling unit and not occupy more than five hundred (500) square feet or twenty-five percent (25%) of the total floor space of such dwelling unit, whichever is less. This requirement does not apply to accessory buildings approved as part of a home occupation	Yes – The applicant has provided a floor plan that identifies the entire floor area, 269.5 sq ft, will be used for the preschool inside the existing home.
Be carried on entirely within the dwelling unit or accessory structure	Yes
Be carried on by one or more of the residents of the immediate family who reside in the dwelling unit.	Yes
Have no more than one (1) employee or part-time equivalent to one (1) employee who does not live in the dwelling unit work at the home.	Yes – ABC Building Blocks Preschool LLC will have one employee that will work at this preschool with the applicant.
Not have any external evidence of the home occupation (except as may be required by state law or city ordinance) nor any exterior displays, displays of goods, nor advertising signs (except as allowed by this section) visible from outside of the dwelling unit.	Yes

No more than six (6) motorized nonfarm vehicles shall be parked at the residence at any time, provided all of the vehicles can be parked legally, either in normal parking places on the lot occupied by the residence without parking in front of any other property.	Yes – All children attending the preschool will be dropped off and picked up at the home. The applicant has provided a site plan showing 8 possible parking spaces along the curb outside of the property.
The home occupation must not generate more than five (5) vehicles of traffic to the residence during any hour.	ABC Building Blocks Preschool LLC will be in session for 2.5 hours a day, from 9:15 AM – 11:45 AM. This has been addressed in the conditions of approval. See staff analysis below.
The home occupation shall not generate any traffic before 7:30 a.m. or after 6:00 p.m.	Yes – Drop-off times will be from 9 AM - 9:30AM, and pick-up will be from 11:45AM -12 PM

CHILD CARE BUSINESS STANDARDS

The Utah Department of Health regulates childcare centers and family childcare providers in the state of Utah. A childcare license is required for any in-home business that cares for children for four or more hours at a time. The proposed business will not have children at the home for more than four hours and is not required to obtain a state childcare license. The state does not issue licenses for in-home preschool businesses. Staff has verified this information with the Child Care Licensing office within the Utah Department of Health and Human Services.

STAFF ANALYSIS

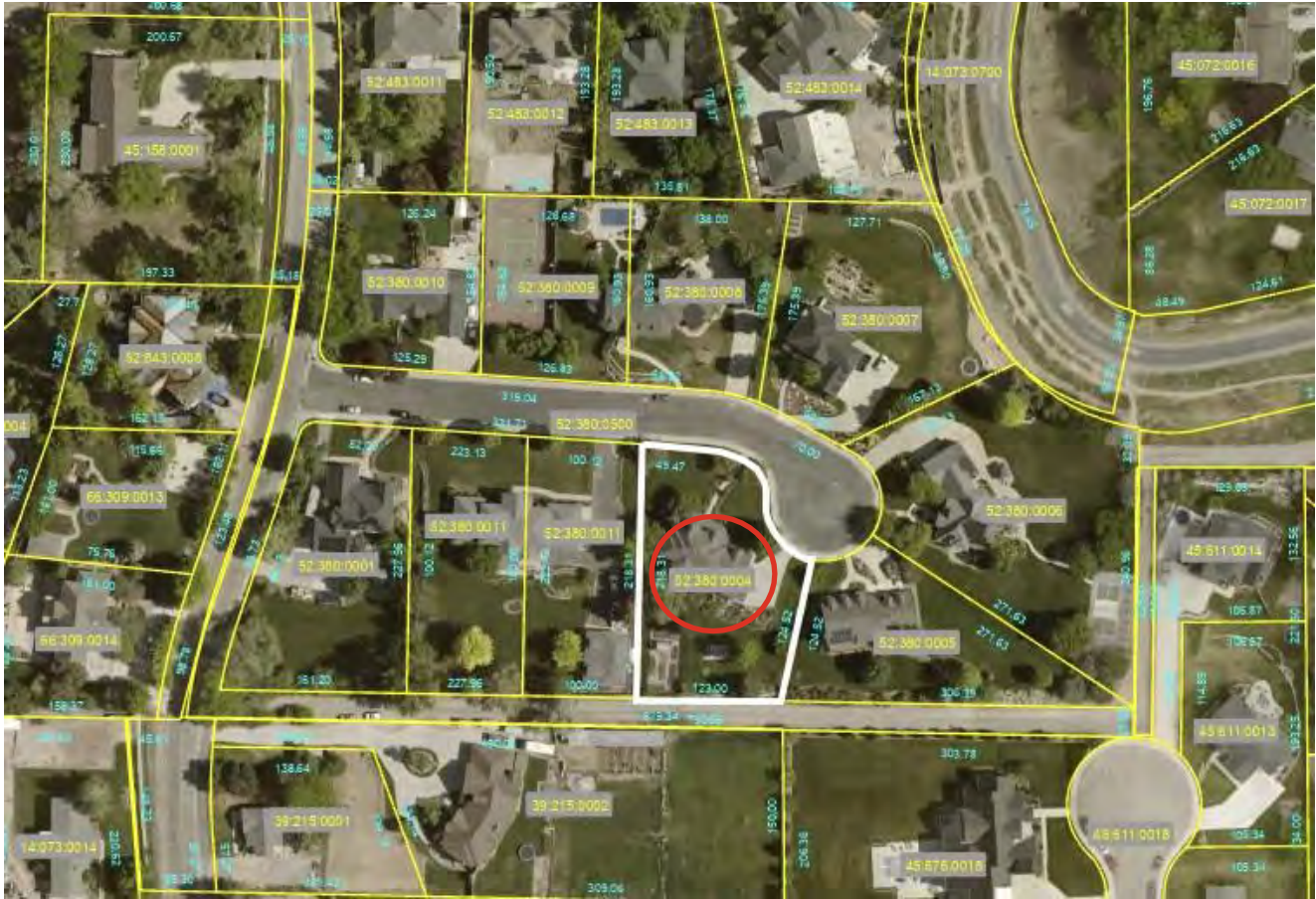
The information provided by the applicants show that they will be able to comply with the home occupation requirements in the city code. The applicants have worked with city staff to reduce the traffic impacts on the neighborhood. The business description states that the noisiest time would be around 11:35 AM, when the students go outside until pickup time between 11:45AM and 12PM. The business owner will be monitoring noise levels.

Conditions have been added to mitigate any potential traffic impacts that could occur in the future. The home occupation code states that all home occupation permits are reviewable upon written complaint to the planning commission, where the planning commission shall have the authority to attach more conditions to make it compatible with the surrounding neighborhood, or revoke the home occupation permit if the home occupation is no longer compatible with the neighborhood. The conditional use permit code states that if a person violates a conditional permit, a planning commission hearing shall be held to review the conditions and violations.

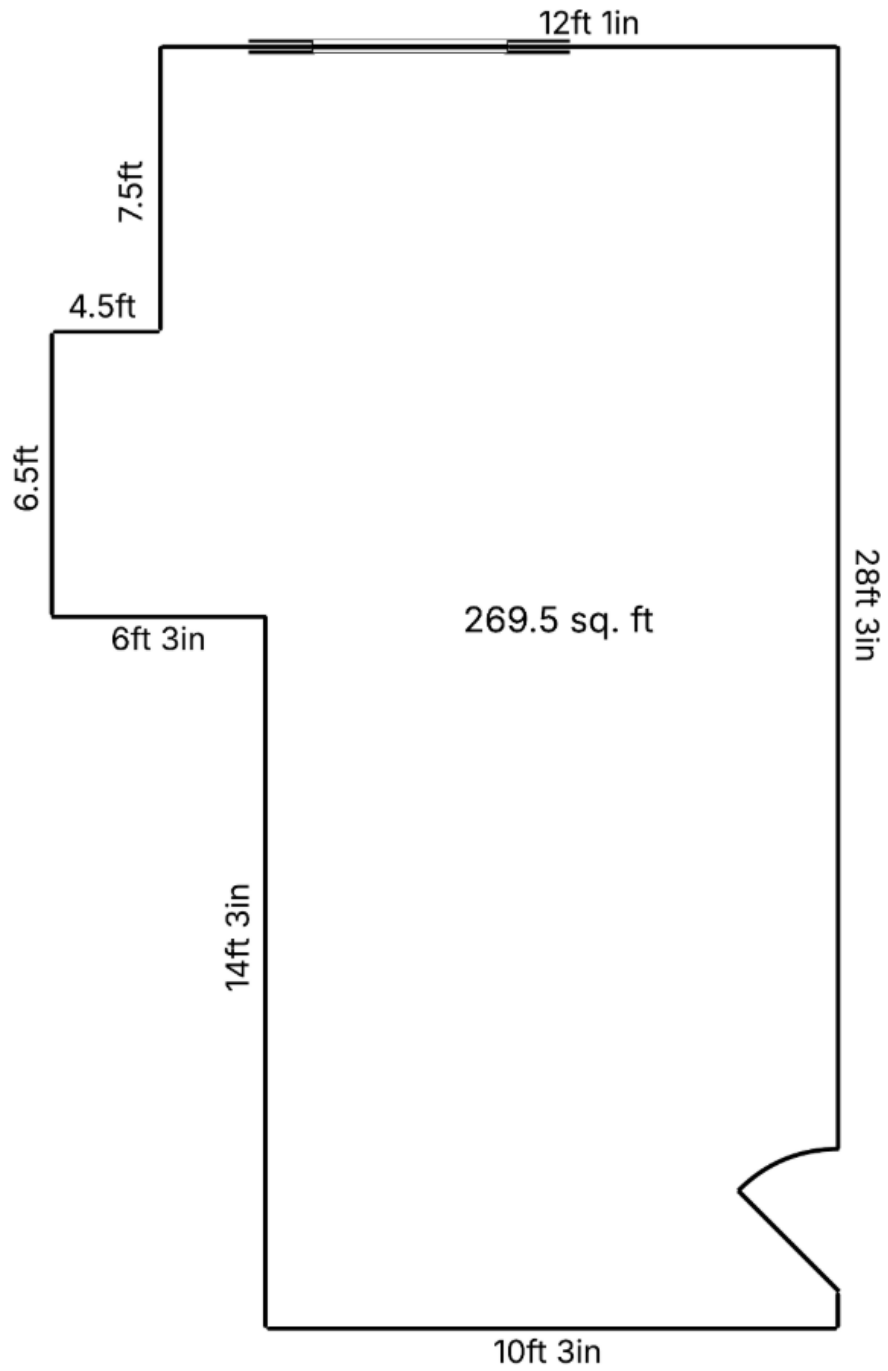
After reviewing city code and notifying the applicant, staff remains concerned about the amount of traffic this business may generate and the resulting impact on the neighborhood. The home occupation code allows 5 vehicles per hour, and the business is proposing to have 10 preschoolers. Staff believe that this preschool may affect the neighborhood due to the number of cars entering the location. The homeowner is going to need to figure out how to stagger the drop-off times to meet the city code requirement. The applicant will be the business license holder who will handle paperwork while the daughter- who operates the preschool- lives outside Lindon City limits. According to City code, the daughter would need to be the employee, and the property owner must operate the business. If issues do arise within the neighborhood, the commission will be able to review the conditions and modify them if needed.

EXHIBITS

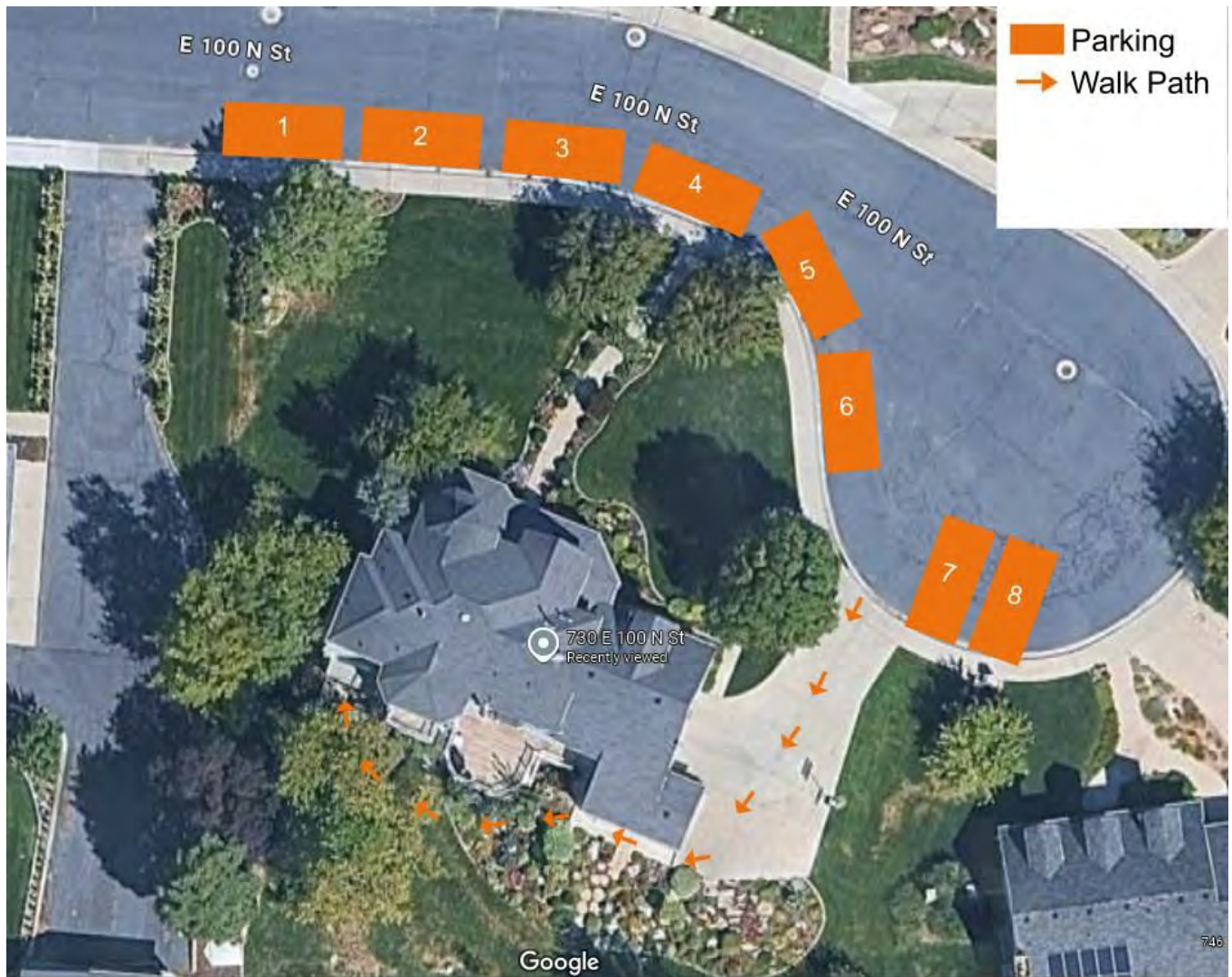
1. Aerial image
2. Floor Plan
3. Site Plan
4. Business description



Aerial Image



Floor Plan



Site Plan

Neighborhood Impact Statement for ABC Building Blocks Preschool

ABC Building Blocks Preschool will be operating three mornings/week — Tuesday, Wednesday and Thursday. Operating hours are 9:15-11:45am. Doors open at 9am and parents are expected to drop off their children between 9am and 9:30am. They have been asked to pick up their children no later than 12pm. Parents have been asked to park only in front of the property. There is plenty of parking and there will be no need to park in front of a neighbor's house.

There are currently ten four year olds enrolled. They will be in the backyard for outside play from 11:35 until pickup time. The backyard is very large and abuts the bridal path along the back, so there are neighbors only to the east and west. We have contacted all the home owners on our street and they are all very excited for Julia (most have known her since birth) and very supportive. They have even advertised the preschool to others in the area, helping her get some students.

In summary, there will be very little impact on our neighborhood and the neighbors are very agreeable to a preschool in my home.

Business Description

Item 5: General Plan Future Land Use Map Amendment – 231 S. 800 W., 345 S. 800 W., 338 S. 670 W.

Date: September 9, 2025

Project Address: 231 S. 800 W.,
345 S. 800 W., 338 S. 670 W.

Parcels: 17:015:0076,
45:386:0015, 45:329:0013

Applicant: Westland
Development LLC

Property Owner: Mecca
Holdings, LLC

General Plan: Flex Office

Current Zone: Research &
Business

Acres: 6.8333

City File Number: 25-030-6

Type of Decision: Legislative

Council Action Required: Yes

Presenting Staff: Michael
Florence



Summary of Key Issues

1. Whether to approve a request to amend the Lindon City General Plan Future Land Use Map to change the designation of the subject property from Flex Office to Flex Commercial.

Overview

- This item was continued from the August 12, 2025 planning commission meeting. The commission requested that the applicant file and application for a development agreement.
- The applicant is requesting an amendment to the General Plan Future Land Use Map to purchase the property and construct four new office/warehouse buildings. The four buildings are proposed to be divided into 54 office/warehouse units. Site plan and major subdivision approval would come later if the planning commission and city council approve the general plan and zoning map amendments.
- The Lindon Gateway Plat C subdivision was recorded in December 2005.
- The property has a current general plan map designation of Flex Office, and the assigned zoning is Research & Business.
- The applicant is proposing to amend the general plan map designation to Flex Commercial and amend the zoning map to Regional Commercial.
- The Canopy Business Park was initially set up as a technology and research office park. It is a very well-maintained business park with high commercial design standards.

Motion

I move to recommend (approval, denial, or continue) ordinance 2025-12-O to amend the Lindon City General Plan Future Land Use for the properties located at 231 S. 800 W., 345 S. 800 W., 338 S. 670 W. from Flex Office to Flex Commercial with the following conditions:

1. All items of the staff report

Surrounding General Plan & Zoning Designations and Land Use

North: Residential Low – Single-family homes

East: Flex Office, Research & Business (RB) – Office buildings

South: Flex Office, Research & Business (RB) – Office buildings

West: Light Industrial, Light Industrial – Steel manufacturing plant

General Plan

The current general plan designation for this area is Flex Office. The general plan states the following for the Flex Office and Flex Commercial designations:

Flex Office - This category supports a range of commercial, technology and professional office uses within unified and attractive office park settings. Focused in the south end of the city, this district provides a transition between established commercial uses near the 1600 North interchange and surrounding low density residential and light industrial uses. The area should continue to be developed as a well-planned, campus-like office setting and leverage the close proximity of I-15. .

Flex Commercial - These areas provide an attractive setting for a wide range of commercial, retail, office, wholesale, and service uses. They should be developed as part of well-planned, campus-like settings, strategically located in high visibility areas of the city in close proximity to Interstate-15, major gateways, and freeway interchanges. Clear and consistent urban design, streetscape, architectural, and site design standards should be established for these areas to ensure a unified and high quality appearance is achieved.

Land Use and Community Character

Policy 1.1 - Strike a balance between meeting future growth needs and demands while safeguarding the “Little Bit of Country” sense of place and high quality of life in Lindon

1.1a - Accommodate a full range of land uses in Lindon, including a balanced mix of residential, commercial, industrial, and special uses.

Economic Development Implementation Measures

1.1a - Organize and develop land use areas to take full advantage of Lindon’s strategic location in relation to transportation infrastructure.

2.1a - Expand the range of retail and commercial goods and services available within the community.

2.1c - Periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.

Staff Analysis

- The Canopy Business Park is a well-maintained and attractive office complex in the city
- July 2021 the planning commission and city council amended the zoning of the two parcels north of The Home Depot from PC-1 and Research & Business to Regional Commercial. When the Kia dealership came in, the property for the dealership was amended back to PC-1, but the property east of the dealership remains Regional Commercial.
- On August 4, 2025, the City Council, with a positive recommendation of the planning commission, amended the general plan and zoning map to Flex Commercial and Regional Business for the property at 377 S. 800 W.

- Purpose statement of the Research and Business zone is as follows:
 - The purpose of the Research and Business (R&B) zone is to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, research and development institutions, and certain specialized assembling and packaging uses as a secondary use to the primary function of the building. The essential purpose of this zone is to achieve development in a park-like setting that is an economic asset to the owners, neighbors, and the community. This zone is more restrictive than other commercial and manufacturing zones in the city with grounds that have an abundance of landscaping, and land uses that do not create air, ground, noise, or water pollution. Because the zone may be located adjacent to residential development it must be properly screened with a wall and landscaping to create compatibility. The zone should always be located adjacent to collector or arterial streets. The zone is to be characterized by attractively designed buildings and off-street parking lots situated among lawns, shrubs, and trees which give a more pleasing appearance than other commercial and business zones.
- Purpose statement of the Regional Commercial zone is as follows:
 - The objective in establishing the regional commercial (RC) zone is to promote opportunities and areas for commercial, service, professional and business uses.
 - The purpose of the regional commercial (RC) zone is to provide areas along the interstate freeway for uses that are both compatible with and dependent on freeway visibility and access.
 - Developments should be generally upscale with attention given to landscaping, architecture, coordination of traffic circulation and building placement. Developments should provide a pleasing and functional environment that represents the quality of life in the city and also enhances employment opportunities and the retail tax base of the city.
 - The zone is to be characterized by attractively designed buildings and off-street parking lots situated among lawns, shrubs, trees, and plantings, which give a more pleasing appearance than other commercial and business zones.
- The allowable uses in the Research & Business zone are limited to office type uses with secondary packaging or minor assembly. A few of the buildings do have overhead doors but they are limited and mostly screened from public view. It is not an area that has a lot of semi-truck deliveries except for the property at the corner of 500 S. 400 W.
- City staff's major concern is how office warehouse and small business uses will fit in with the existing Canopy Business Park. The Canopy Business Park started to develop in early 2000. There are three parcels that have remained vacant, including the parcel the council rezoned to Regional Commercial in 2021. At times, Lindon does run into parking issues in these multi-building/multi-small tenant buildings. In addition, at times it is difficult to monitor business licensing for the tenants because the spaces frequently turn-over with new tenants. In a review of building placement of the concept plan two items would need to be addressed to meet the Regional Commercial requirements:
 - 17.54.050(1b) - Orient buildings to the main street.
 - 17.54.060(1a) - All parking areas shall be set back a minimum of twenty-seven feet (27') from all dedicated public streets, as measured from property lines
- The planning commission should carefully consider the application to ensure that an office/warehouse design and future allowable uses of the Regional Commercial zone fit into the business park. The following links provide the allowable uses in both the Regional Commercial and Research and Business Zones
 - Regional Commercial – <https://lindon.municipal.codes/Code/17.54.020>
 - Research & Business (see list of uses under R&B in the table) - <https://lindon.municipal.codes/Code/AxA-III>

- The Regional Commercial zone does have its own design standards. The projects west of the PG Interchange are located within the Regional Commercial zone. The planning commission should evaluate those developments to see the types of buildings that would be considered if the general plan and zoning map were amended.

Regional Commercial Zone – West of PG Interchange



Exhibits

1. Aerial Photo
2. Current General Plan Map Designation
3. Proposed General Plan Map Designation
4. Concept Site Plan
5. General Plan Ordinance Amendment

Exhibit 1



Exhibit 2: Current General Plan Map Designation

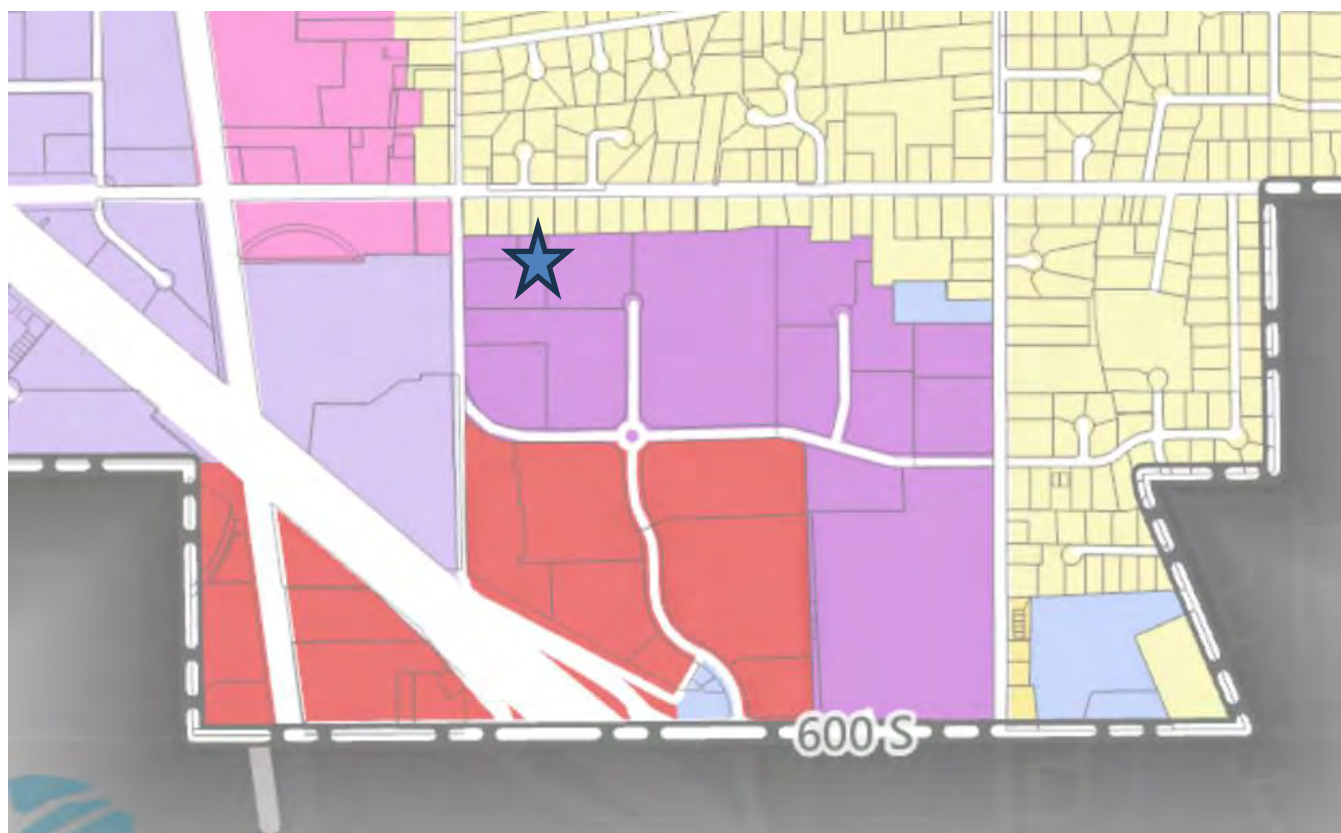
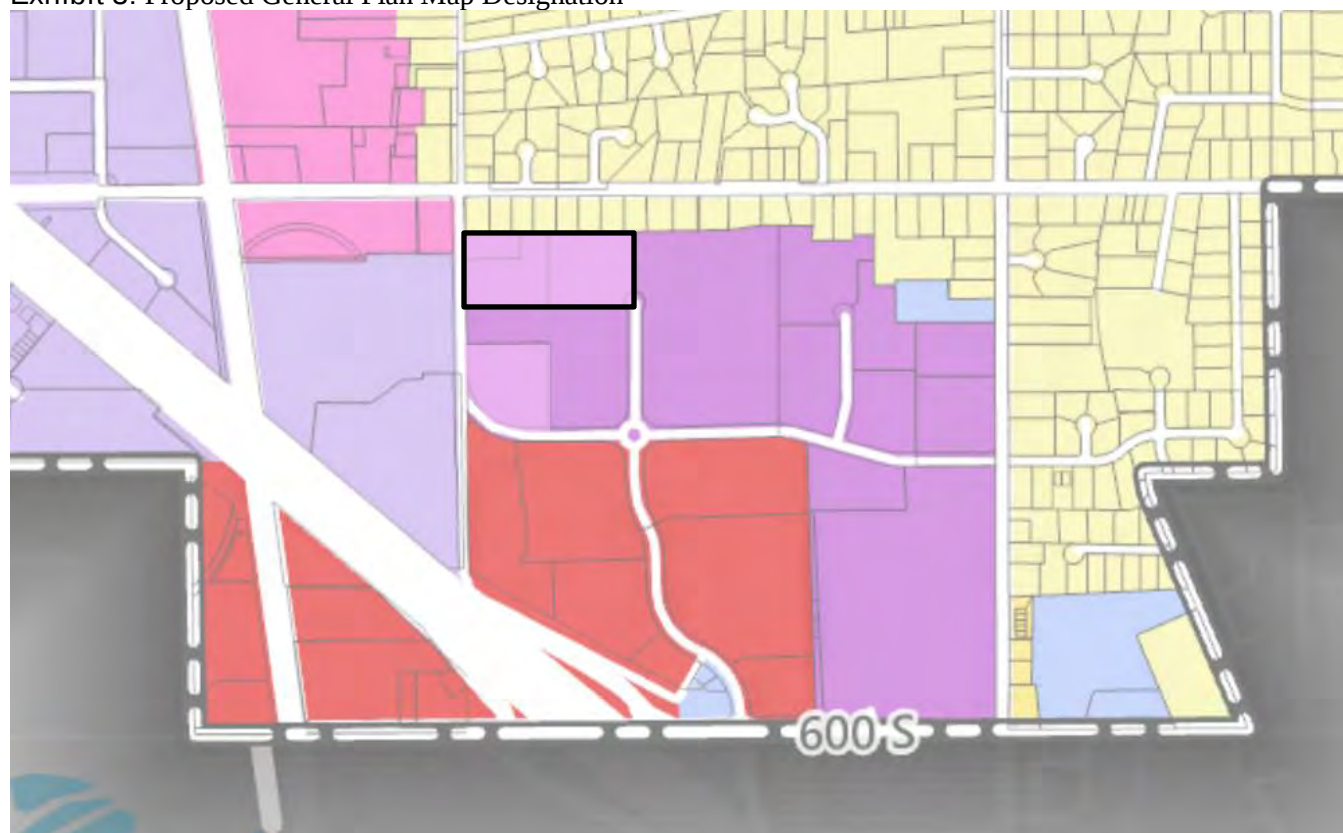


Exhibit 3: Proposed General Plan Map Designation



ORDINANCE NO. 2025-12-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USES MAP ON A PORTION OF THE PROPERTY IDENTIFIED BELOW FROM FLEX OFFICE TO FLEX COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on July 31, 2025, a land use application was submitted to Lindon City to amend a portion of the Lindon City General Plan Future Land Use Map on parcel 17:015:0076, 45:386:0015, 45:329:0013 from Flex Office to Flex Commercial; and

WHEREAS, on August 12, 2025, 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 general plan map amendment, and recommended that the City Council adopt the Flex Commercial designation for the area highlighted in the maps associated with this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals Strike a balance between meeting future growth needs and demands while safeguarding the "Little Bit of Country" sense of place and high quality of life in Lindon; and

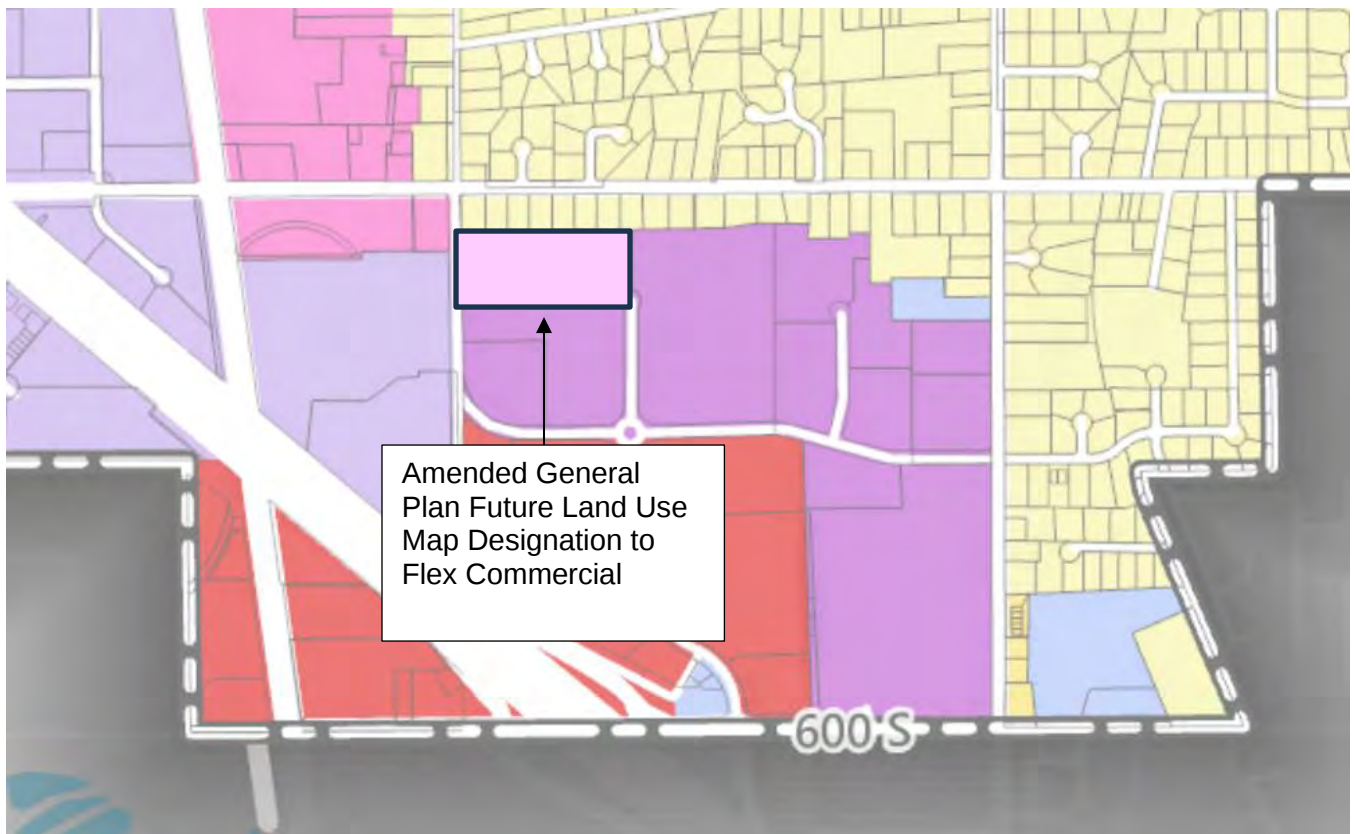
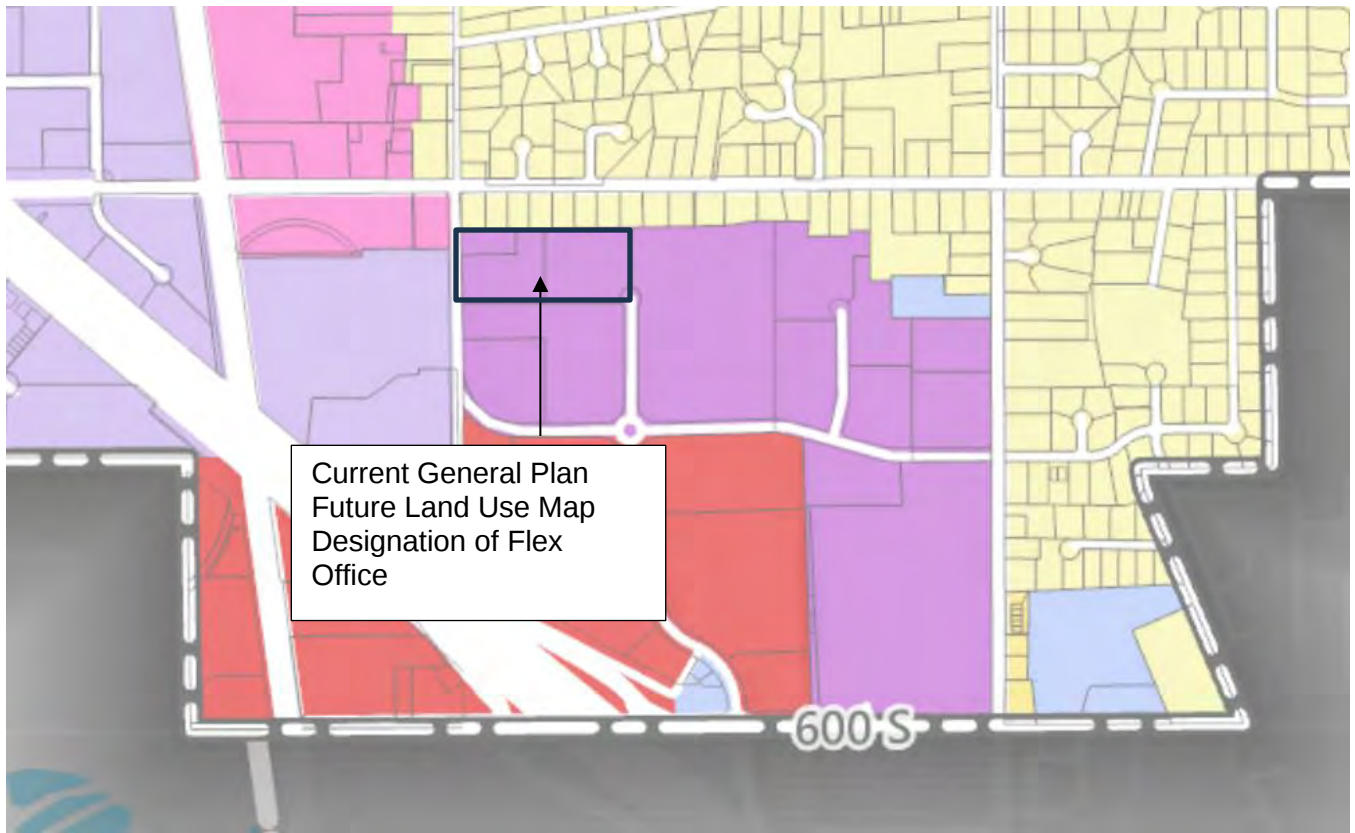
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.; and

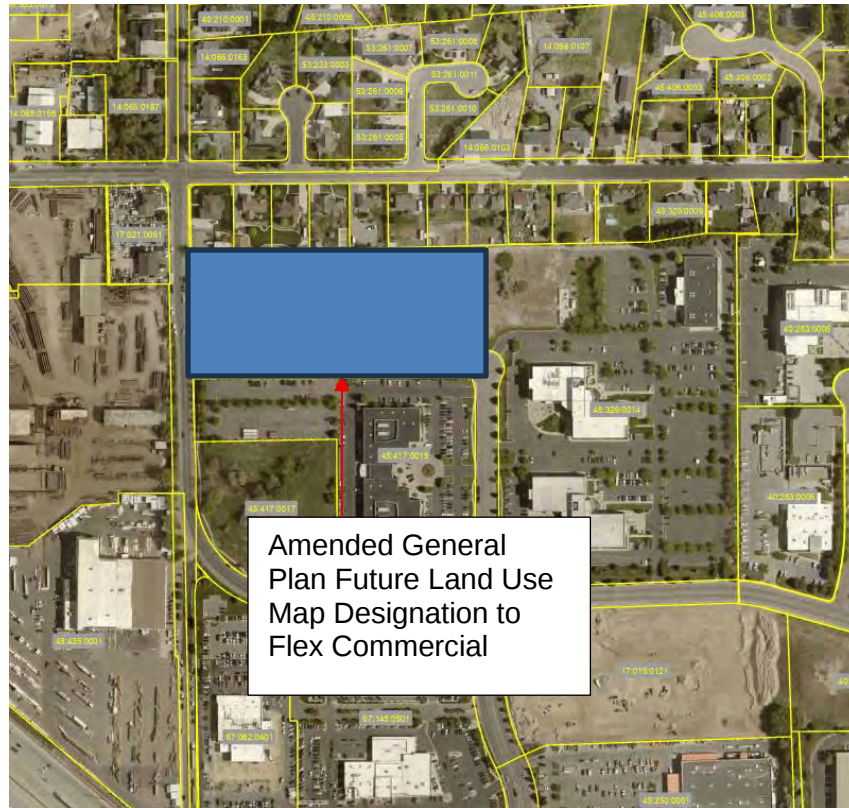
WHEREAS, the Council held a public hearing _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

SECTION I: The Lindon City General Plan Future Land Use Map is hereby amended as follows:

Parcel ID	Property Owner	Address
17:015:0076	MECCA HOLDINGS LLC	231 S 800 W
45:386:0015	MECCA HOLDINGS LLC	345 S 800 W
45:329:0013	MECCA HOLDINGS LLC	338 S 670 W





SECTION II: 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 III: 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 IV: 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 _____, 2025.

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

PROJECT INFORMATION:

APPROXIMATE LOCATION -
345 SOUTH 800 WEST AND 338 SOUTH 670 WEST LINDON, UTAH

CURRENT ZONE: RESEARCH AND BUSINESS
PROPOSED ZONE: REGIONAL COMMERCIAL

(4) SEPARATE OFFICE / RETAIL / LIGHT MANUFACTURING / WAREHOUSE
APPROXIMATELY 132,000 SQ.FT OF BUILDING AREA

BUILDING A - APPROXIMATELY 28,000 SQ. FT.
BUILDING B - APPROXIMATELY 50,000 SQ. FT.

BUILDING A & B WILL BE A TWO STORY TYPE V-B WOOD CONSTRUCTION
BUILDINGS WITH POTENTIAL SEPARATE CONDO UNITS THAT INCLUDE
THE MAIN FLOOR AND SECOND FLOOR OF EACH UNIT.

BUILDING C - APPROXIMATELY 25,300 SQ. FT.
BUILDING D - APPROXIMATELY 28,300 SQ. FT.

BUILDING C & D WILL BE A SINGLE STORY TYPE III-B CONCRETE TILT-UP
CONSTRUCTION BUILDINGS WITH POTENTIAL SEPARATE CONDO UNITS.

CURRENT BUILDING RENDERINGS SHOW MAIN BUILDING PARAPET AT
30'-0" FROM MAIN FLOOR, WITH ACCENT PANELS AT 32'-0"

LAND USE: (295,819 SQFT / 6.79 ACRES)
• 92,600 SQFT OF BUILDING FOOTPRINT (31.30% OF SITE)
• 72,496 SQFT OF LANDSCAPE (24.50% OF SITE / 25% REQUIRED)
• 130,723 SQFT OF IMPERVIOUS SURFACE (44.20% OF SITE)

PARKING USE:
• 340 PARKING STALLS PROVIDED WITH (8) ADA STALLS (9' x 18')
• 337 PARKING STALLS REQUIRED

FINAL PARKING DETERMINATION WILL BE MADE AT SITE PLAN
APPROVAL FOLLOWING LINDON CITY PARKING CODE 17.18.070 -
MINIMUM NUMBER REQUIRED.

POTENTIAL MATERIAL INFORMATION:

(BASED ON CURRENT RENDERING)

BUILDING A AND B - WOOD CONSTRUCTION:
- BLACK BRICK
- WHITE BRICK
- GRAYISH WOOD PANEL

BUILDING C AND D - CONCRETE TILT-UP CONSTRUCTION:
- BLACK PAINT WITH HORIZONTAL REVEAL LINES
- WHITE PAINT WITH DARK GRAY ACCENT
- WOOD BOARD FORM CONCRETE

FINAL BUILDING MATERIAL DETERMINATION WILL BE MADE AT SITE
PLAN APPROVAL FOLLOWING LINDON CITY ARCHITECTURAL DESIGN
STANDARDS CODE 17.54.050 - MINIMUM DESIGN STANDARDS REQUIRED

























































Item 6: Zoning Map Amendment – Regional Commercial

Date: September 9, 2025

Project Address: 231 S. 800 W.,
345 S. 800 W., 338 S. 670 W.
Parcels 17:015:0076, 45:386:0015,
45:329:0013

Applicant: Westland Development
LLC
Property Owner: Mecca Holdings,
LLC

General Plan: Flex Office
Current Zone: Research &
Business

City File Number: 25-031-3

Type of Decision: Legislative
Council Action Required: Yes

Presenting Staff: Michael Florence



Summary of Key Issues

1. Whether to recommend approval of a request to amend the Research & Business zone to Regional Commercial.

Overview

The purpose of the request is to:

- Construct four office/warehouse buildings with individual tenant spaces
- This item was continued from the August 12, 2025 planning commission meeting. The commission requested that the applicant apply for a development agreement.

Motions

I move to (*approve, deny, or continue*) ordinance 2025-13-O to amend the Lindon City zoning map from Research & Business to Regional Commercial with the following conditions:

1. All items of the staff report

Surrounding Zoning Designations and Land Use

North: Residential Low – Single-family homes

East: Flex Office, Research & Business (RB) – Office buildings

South: Flex Office, Research & Business (RB) – Office buildings

West: Light Industrial, Light Industrial – Steel manufacturing plant

General Plan

See general plan goals and policies as found in the General Plan Land Use Map Amendment report for this same property.

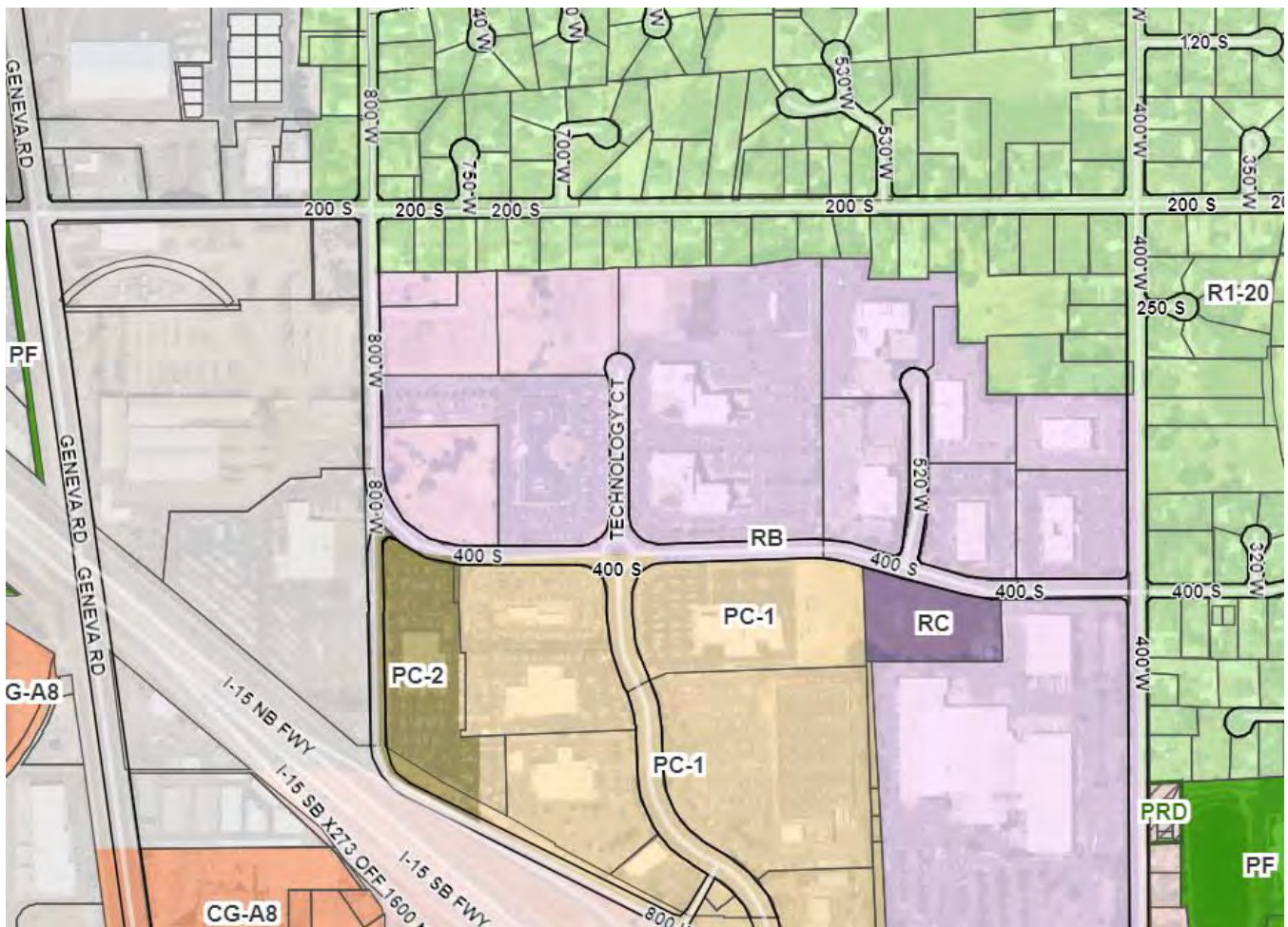
Staff Analysis

- See staff's analysis as found in the General Plan Land Use Map Amendment report for this same property.

Exhibits

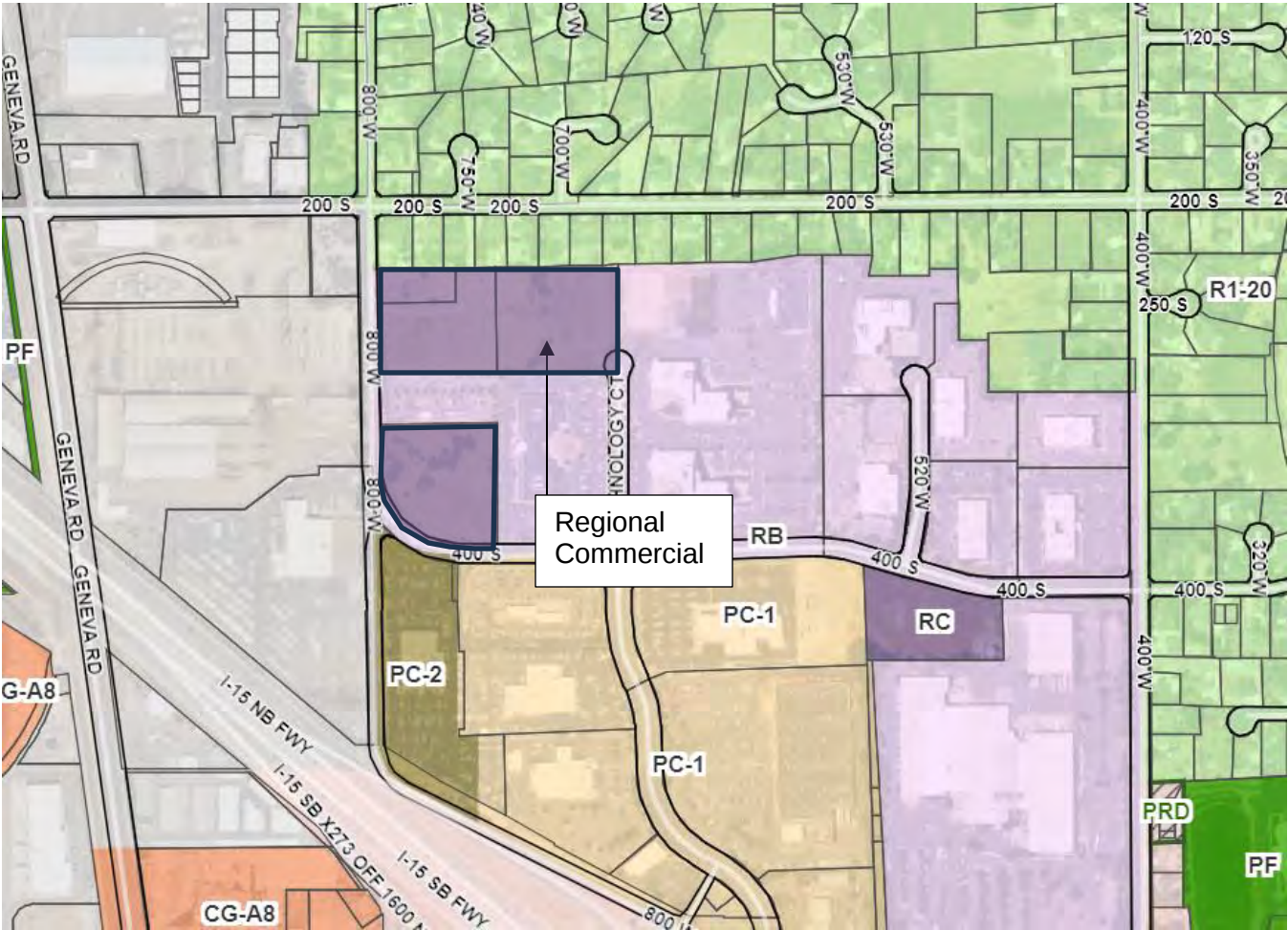
1. Current Zoning Map Designation
2. Proposed Zoning Map Designation
3. Zoning Map Ordinance Amendment

Exhibit 1



-  Research & Business
-  Regional Commercial

Exhibit 2



ORDINANCE NO. 2025-13-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM RESEARCH & BUSINESS TO REGIONAL COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on July 31, 2025, a land use application was submitted to Lindon City to amend the Lindon City Zoning Map from Research & Business to Regional Commercial for parcel 17:015:0076, 45:386:0015, 45:329:0013 ; and

WHEREAS, on August 12, 2025, 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 rezone, and recommended that the City Council adopt the zone map amendment as adopted in this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals Strike a balance between meeting future growth needs and demands while safeguarding the "Little Bit of Country" sense of place and high quality of life in Lindon; and

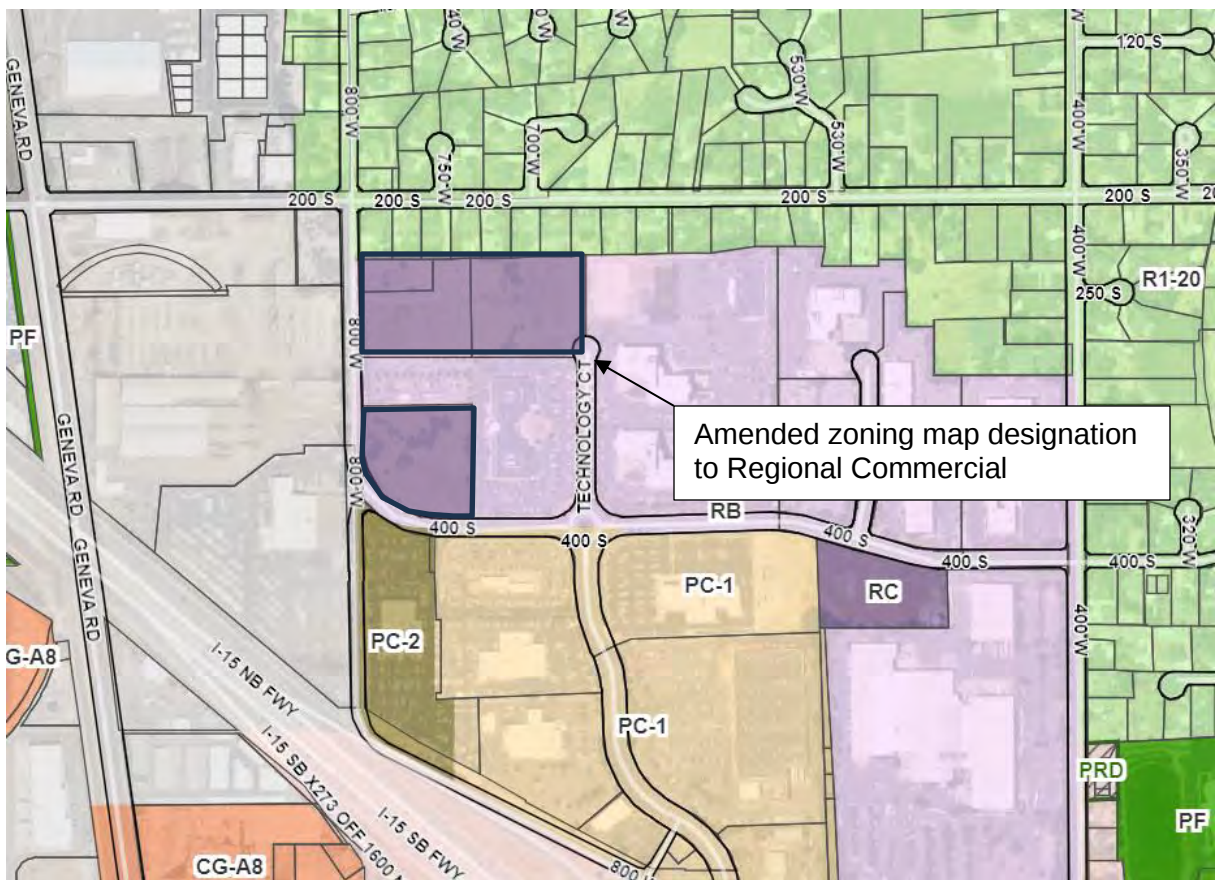
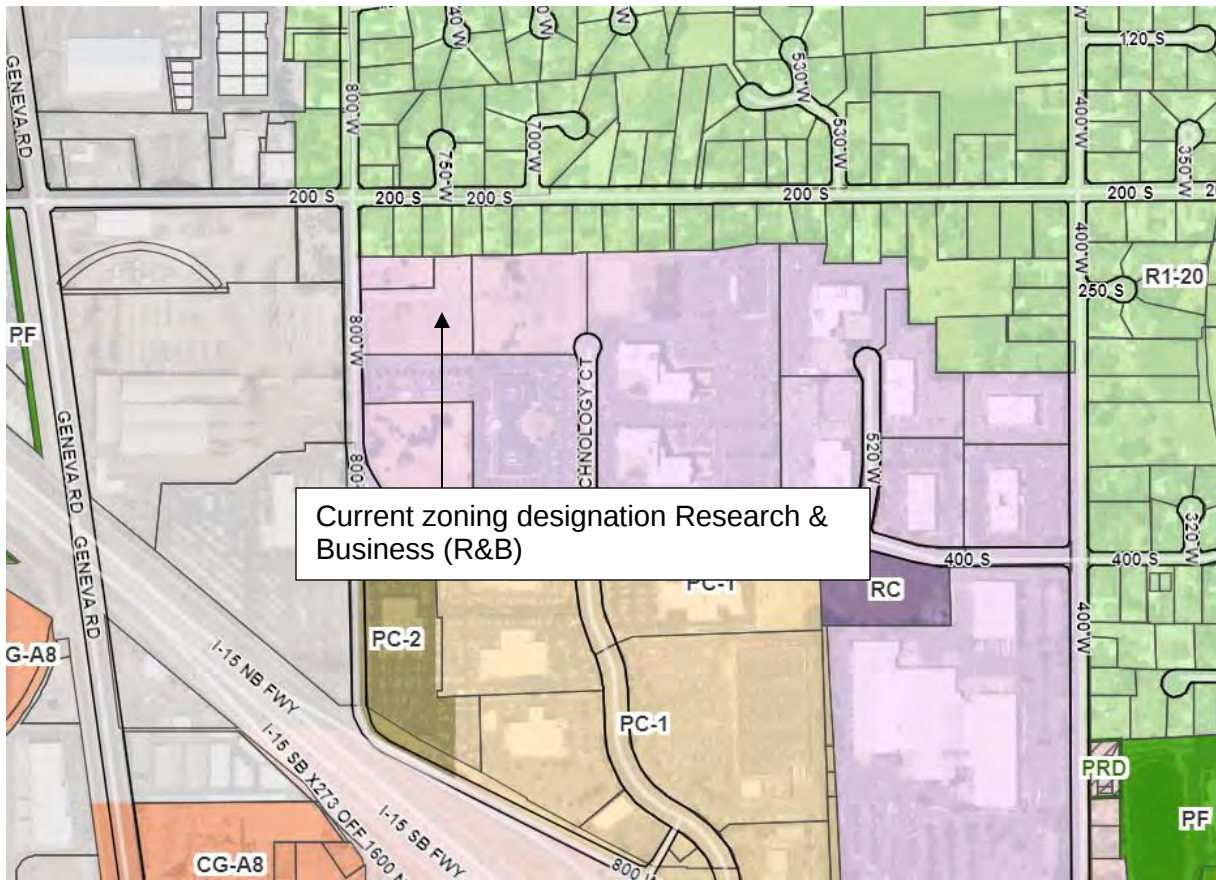
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.; and

WHEREAS, the Council held a public hearing _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

SECTION I: The Lindon City Zoning Map is hereby amended as follows:

Parcel ID	Property Owner	Address
17:015:0076	MECCA HOLDINGS LLC	231 S 800 W
45:386:0015	MECCA HOLDINGS LLC	345 S 800 W
45:329:0013	MECCA HOLDINGS LLC	338 S 670 W





SECTION II: 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 III: 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 IV: 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 _____, 2025.

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

Item: 7 **Proposed Development for Westland Development, LLC**

Date: September 9, 2025

Project Address: 231 S. 800 W.,
345 S. 800 W., 338 S. 670 W.
Parcels 17:015:0076, 45:386:0015,
45:329:0013

Applicant: Westland Development
LLC

Property Owner: Mecca Holdings,
LLC

General Plan: Flex Office
Current Zone: Research &
Business

City File Number: 25-034

Type of Decision: Legislative
Council Action Required: Yes

Presenting Staff: Michael Florence

Motion

I move to recommend (approval, denial, or continue) of Resolution 2025-22-R to adopt the development agreement between Westland Development LLC and Lindon City.

Summary of Key Issues

1. Whether to recommend approval to the Lindon City Council a request for approval of a development agreement with Westland Development, LLC and Lindon City for the properties located at 231 S. 800 W., 345 S. 800 W., 338 S. 670 W.

Overview

- Westland Development LLC has applied to amend the Lindon City zoning map and general plan future land use map.
- At the Planning Commission meeting on August 12, 2025 the planning commission continued the zoning map and general plan amendments and requested that the applicant apply for a development agreement with the city.
- The purpose of the development agreement is to address specific development requirements so that the future development has minimal impact on the adjoining residential use and to agree upon specific development regulations, such as the site plan and architectural renderings.

Surrounding Zoning and Land Use

North: Residential Low – Single-family homes

East: Flex Office, Research & Business (RB) – Office buildings

South: Flex Office, Research & Business (RB) – Office buildings

West: Light Industrial, Light Industrial – Steel manufacturing plant

Development Agreement

During the August 12, 2025 planning commission meeting, the commission discussed a number of items to ensure that the future development project is compatible with the surrounding residential uses and continues the overall success of the Canopy Business Park. The following developer obligations are addressed in the agreement:

1. Concept and Architectural Plans. The Developer agrees to construct the development consistent with the Concept Site Plan and Architectural Plans and the requirements set forth in this Agreement and the City Code.
2. The Developer will construct four office/warehouse buildings of approximately 132,000 total square feet, as identified in Exhibit B, for office, warehouse, retail, and manufacturing spaces on four separate pad sites. The buildings will be constructed with the design and materials as shown in Exhibit C, including the architectural requirements as found in the Regional Commercial zoning ordinance.
3. The maximum height of any building will be thirty-five feet (35') to the top of the parapet. The setback and height transition requirements from residential, as found in 17.48.020, will apply to this development and the Regional Commercial zone as it pertains to this property.
4. A minimum seven-foot wall will be constructed as a buffer between the commercial and residential properties.
5. Only down-directed lighting will be permitted on the north elevation of buildings A and C. A photometric study will be provided for the development as part of the site plan approval review to ensure no light trespass or spill over into the residential neighborhood.
6. No overhead doors will be installed on the north elevations of Buildings A and C. All overhead doors are required to be constructed of glass to increase the architectural design of the buildings.
7. All Architectural and Site Design requirements as found in the Regional Commercial zone – 17.54 will be met. Buildings A and B will have the west elevation oriented to 800 W. to meet the architectural requirements of Lindon City Code 17.54.050
8. The area between Buildings A and C and the residential property boundary will be landscaped. Both sides of the trail will also be landscaped. The public trail area will count towards the overall landscape percentage. Trees meeting the City's development requirements will be planted every thirty feet the length of buildings A and C.
9. No outdoor storage is permitted between the north elevation of Buildings A and C and the residential property boundary.
10. The zone map amendment is conditioned upon the applicant signing the development agreement, applying to amend the existing subdivision plats and parcel to consolidate the properties into one lot, approval of the subdivision by Lindon City, and the subdivision plat being recorded with the Utah County Records Office within one year from the date the Lindon City Council approves the zone map amendment. In the event that the development agreement is not signed by the applicant, the property is not subdivided or the subdivision plat is not recorded within one year from approval by the Lindon City Council to amend the zoning of the property, then the Research and Business (R&B) zone will remain in effect.
11. The Developer shall be allowed to subdivide the development into two (2) legally platted lots for the ability to phase the development. The plats shall provide appropriate cross-access easements for vehicular and pedestrian circulation, emergency service access, and utility easements.
12. The Developer agrees that the following uses are prohibited:
 - Gasoline service station with convenience store.
 - Dance club/music venue.

- Exhibit halls.
- Convention centers.
- Amusement parks.
- Golf driving range. Indoor permitted
- Recreation center/bowling lanes/roller skating rink.
- Water slides.

Staff Analysis

Staff believe that with the proposed development and use regulations in the draft development agreement that the project will be an economic benefit to the city and have minimal impact on the adjoining residential neighborhood. The architectural design of the development and site layout should be compatible with the Canopy Business Park

Exhibits

1. Development Agreement

WHEN RECORDED, RETURN TO:

Lindon City
100 N. State Street
Lindon, UT 84042

DEVELOPMENT AGREEMENT

The City of Lindon City, a Utah municipal corporation (the “City”), and Westland Development, LLC or assigns (the “Developer”), enter into this Development Agreement (this “Agreement”) this _____ day of _____, 20____ (“Effective Date”), and agree as set forth below. The City and the Developer are jointly referred to as the “Parties” and each may be referred to individually as “Party.”

RECITALS

WHEREAS, the Developer has under contract certain real property identified as Assessor’s Parcel Number(s) 17:015:0076, 45:386:0015, 45:329:0013 specifically described in attached Exhibit A (the “Property”) and intends to develop the Property consistent with the Concept Site Plan attached as Exhibit B (the “Concept Site Plan”) and Architectural Renderings attached as Exhibit C (the Architectural Renderings); and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) et seq., as amended, and (2) the Lindon City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Property is currently subject to the Zoning Ordinance of Lindon City and is within the Research and Business zone (the “R&B Zone”). A copy of the provisions of such zone designation in the Lindon City Code is attached as Exhibit D; and

WHEREAS, on July 31, 2025, the Developer submitted a land use application to amend the Lindon City General Plan Future Land Use Map and submitted a land use application to amend the Lindon City Zoning Map ; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires an amendment to the Lindon City General Plan Future Land Use Map on the Property from Flex Office to Flex Commercial; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from Research and Business (the “R&B Zone” to Regional Commercial (the “RC Zone”). A copy of the provisions of the Regional Commercial Zone designation in City Code is attached as Exhibit E; and

WHEREAS, the Developer and the City acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features which advance the policies goals and objectives of Lindon City General Plan, encourage economic development, preserve and buffer existing neighborhoods, or contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

WHEREAS, this Agreement shall only be valid upon approval of such by the Lindon City Council (the “City Council”), pursuant to Resolution R-22-2025, a copy of which is attached as Exhibit F; and

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves a general plan amendment for the Property currently designated at Flex Office to Flex Commercial and zone change for the Property currently zoned as Research and Business to a zone designated as Regional Commercial.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Planning and Land Use Ordinance of Lindon City.

B. Enforceability. The City and the Developers acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developers relative to the Property shall vest, only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as the Click or tap here to enter text. Zone to a zone designated as Click or tap here to enter text. Zone.

C. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to a Click or tap here to enter text. zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code, including the Click or tap here to enter text. zone, and this Agreement, this Agreement shall control.

D. Developer Obligations:

1. Concept and Architectural Plans. The Developer agrees to construct the development consistent with the Concept Site Plan and Architectural Plans and the requirements set forth in this Agreement and the City Code.
2. The Developer will construct four office/warehouse buildings of approximately 132,000 total square feet, as identified in Exhibit B, for office, warehouse, retail, and manufacturing spaces on four separate pad sites. The buildings will be constructed with the design and materials as

shown in Exhibit C, including the architectural requirements as found in the Regional Commercial zoning ordinance.

3. The maximum height of any building will be thirty-five feet (35') to the top of the parapet. The setback and height transition requirements from residential, as found in 17.48.020, will apply to this development and the Regional Commercial zone as it pertains to this property.
4. A minimum seven-foot wall will be constructed as a buffer between the commercial and residential properties.
5. Only down-directed lighting will be permitted on the north elevation of buildings A and C. A photometric study will be provided for the development as part of the site plan approval review to ensure no light trespass or spill over into the residential neighborhood.
6. No overhead doors will be installed on the north elevations of Buildings A and C. All overhead doors are required to be constructed of glass to increase the architectural design of the buildings.
7. All Architectural and Site Design requirements as found in the Regional Commercial zone – 17.54 will be met. Buildings A and B will have the west elevation oriented to 800 W. to meet the architectural requirements of Lindon City Code 17.54.050
8. The area between Buildings A and C and the residential property boundary will be landscaped. Both sides of the trail will also be landscaped. Trees meeting the City's development requirements will be planted every thirty feet the length of buildings A and C.
9. No outdoor storage is permitted between the north elevation of Buildings A and C and the residential property boundary.
10. The zone map amendment is conditioned upon the applicant signing the development agreement, applying to amend the existing subdivision plats and parcel to consolidate the properties into one lot, approval of the subdivision by Lindon City, and the subdivision plat being recorded with the Utah County Records Office within one year from the date the Lindon City Council approving the zone map amendment. In the event that the development agreement is not signed by the applicant, the property is not subdivided or the subdivision plat is not recorded within one year from approval by the Lindon City Council to amend the zoning of the property then the Research and Business (R&B) zone will remain in effect.
11. The Developer shall be allowed to subdivide the development into two (2) legally platted lots for the ability to phase the development. The plats shall provide appropriate cross-access easements for vehicular and pedestrian circulation, emergency service access, and utility easements.
12. The Developer agrees that the following uses are prohibited:
 - Gasoline service station with convenience store.
 - Dance club/music venue.
 - Exhibit halls.
 - Convention centers.
 - Amusement parks.
 - Golf driving range. Indoor permitted

- Recreation center/bowling lanes/roller skating rink.
- Water slides.

E. City Obligations:

1. Development Review. The City shall review development of the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations.

F. Vested Rights and Reserved Rights .

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agreed Developer has the vested right to develop and construct the Property in accordance with: (i) the Regional Commercial (Exhibit E) zoning designation, subject to any express modifications contained herein; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

2. Reserved Rights. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in *Section III.A.* above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Utah County (the "County"); and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The City shall have the right to enforce all provisions of the Lindon City Code, pursuant to the process and procedures outlined therein, unless such provision has been expressly modified by this Agreement. Nothing in the Agreement shall be interpreted or construed as a waiver by the City of governmental immunity or other statutory or constitutional rights of municipalities or local governments afforded to Lindon City under Federal, State or Local laws. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

G. General Provisions.

1. Notices. All notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to City: ATTN: Brian Haws
City of Lindon
100 N. State
Lindon City, Utah 84042
Attn: City Attorney

If to Developer: Westland Development, LLC, Attn: Troy Dana
P.O. Box 1849
Draper, UT 84020

2. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Developer represents to the City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Utah County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall

otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Utah County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If a Developer alleges a breach of this Agreement by the City, the Developer entitled to the rights and remedies established by Municipal Land Use, Development Act as contained in Chapter 9a of Title 10 of the Utah state Code and is bound to comply with appeals process set forth in Chapter 17.09 of the Lindon City Code ,

11. Assignability. The rights, responsibilities, benefits, obligations, and burdens of Developer under this Agreement may be assigned in whole or in part by Developer upon providing the City prior written notice and upon receiving the City consent to the assignment, which shall not be unreasonably withheld. The City may object to and limit the assignment of the Agreement to a particular assignee, if the City can provide reasonable evidence that a proposed assignee does not have the necessary abilities to fulfill the Developer's obligations under the Agreement. The Developer may not assign any portion of this MDA without first securing and providing to the City an express written acceptance by the assignee of all obligations and burdens which have been, or may hereafter be, created under this Agreement, including the acceptance of all real, personal, tangible and intangible burdens and obligations.

11.1. Certain Sales not an Assignment. Developer's selling or conveying lots or condominium units in any approved Subdivision to users shall not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by Developer.

11.2. Related Party Transfer. Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service), Developer's entry into a joint venture for the development of the Project or Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced conditions unless specifically designated as such an assignment by Developer. Developer shall give the City Notice of any event specified in this subsection within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

11.3. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request. Such Notice shall

include providing the City with all necessary contact information for the proposed assignee.

11.4. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities as it relates to any Phase within the Property, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

11.5. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Development Agreement as a condition precedent to the effectiveness of the assignment.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF SOUTH LINDON,
a Utah Municipal Corporation

APPROVED AS TO FORM:

13.

14. By: _____

15. Carolyn O. Lundberg, Mayor
the City

Attorney for

State of Utah)
:ss
County of Utah)

Notary Public
My Commission Expires:

Notary Public
My Commission Expires:

EXHIBIT A

(Legal Description of the Property)

Parcel Number: 17:015:0076

COM S 0 DEG 56' 1" E 221 FT & E 30.11 FT FR NW COR. SEC. 4, T6S, R2E, SLB&M.; N 89 DEG 47' 3" E 272.9 FT; S 0 DEG 21' 7" E 115.65 FT; S 88 DEG 55' 55" W 270.76 FT; N 1 DEG 23' 10" W 119.7 FT TO BEG. AREA 0.734 AC.



Parcel Number: 45:386:0015

LOT 15, PLAT B, LINDON GATEWAY SUBDV. AREA 2.613 AC.



EXHIBIT A

(Legal Description of the Property)

Parcel 45:329:0013

LOT 13, PLAT A, LINDON GATEWAY SUBDV. AREA 3.486 AC.



EXHIBIT B

CONCEPT SITE PLAN

EXHIBIT C

ARCHITECTURAL RENDERINGS

EXHIBIT D

REGIONAL COMMERCIAL ZONE CITY CODE PROVISIONS

EXHIBIT F

RESOLUTION 2025-22-R

RESOLUTION NO. 2025-22-R

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN WESTLAND DEVELOPMENT LLC AND LINDON CITY FOR PROPERTIES LOCATED AT 231 S. 800 W., 345 S. 800 W., 338 S. 670 W. (PARCEL #'s 17:015:0076, 45:386:0015, 45:329:0013) AND SETTING AN EFFECTIVE DATE.

WHEREAS, on July 31, 2025 Westland Development LLC filed a land use application to amend the Lindon City General Plan Future Land Use Map from Flex Office to Flex Commercial and amend the Lindon City zoning map from Research and Business to Regional Commercial for the properties located at 231 S. 800 W., 345 S. 800 W., 338 S. 670 W. (Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013); and

WHEREAS, on August 13, 2025 Westland Development LLC filed a land use application for a development agreement for the above mentioned properties and parcel numbers; and

WHEREAS, Westland Development LLC has prepared renderings and site plan exhibits to specify the building design, exterior building materials, and site layout and amenities of the proposed development; and

WHEREAS, the City Council finds that the resulting development will result in benefits to the City and its residents by, among other things, requiring the orderly development of the property as part of the overall development plan and meeting the commercial intent of the area and zoning for future tenants; and

WHEREAS, the City Council finds that the resulting development is consistent with the Lindon City General Plan in providing a development that is part of a well-planned campus-like setting with clear and consistent urban design, streetscape, architectural, and site design standards to ensure a unified and high-quality appearance; and

WHEREAS, the City Council has reviewed the development agreement and has found its terms and conditions to be acceptable; and

WHEREAS, the City Council has received a favorable recommendation from the Lindon City Planning Commission for the zoning amendment.

NOW, THEREFORE, be it resolved by the Lindon City Council, that Mayor Carolyn Lundberg is hereby authorized to review the Development Agreement, including all exhibits, and if found to be consistent with the terms and conditions presented this night, including such modifications as have been noted on the record, if any, to then sign and deliver said Agreement to Westland Development LLC, making such Agreement lawfully binding upon Lindon City.

PASSED AND RECORDED THIS _____ DAY OF _____, 2025.

Carolyn O. Lundberg
Mayor

ATTEST:

Britni Laidler
Lindon City Recorder