

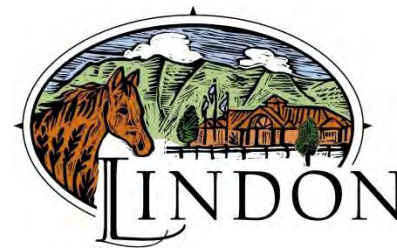


Lindon City Council Staff Report

Prepared by Lindon City
Administration

September 16, 2025

Notice of Meeting of the Lindon City Council



The Lindon City Council will hold a meeting at **5:15 pm on TUESDAY, September 16, 2025** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

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



REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor
Invocation: Lincoln Jacobs, Councilmember
Pledge of Allegiance: By invitation

1. Call to Order / Roll Call

2. Presentations and Announcements:

- a) Ceremonial Swearing-in of newly hired Officer David Balmforth
- b) Recognition of Officer Dave Farley for obtaining Corporal rank advancement
- c) Comments / Announcements from Mayor and Council members.

3. Open Session for Public Comment (*For items not listed on the agenda*)

4. Council Reports

5. Administrator's Report

6. Approval of Minutes — The minutes of City Council meeting from September 2, 2025.

7. Consent Agenda — (*Items do not require public comment or discussion and can all be approved by a single motion.* The following consent agenda was presented for approval:

- a) *There are no consent agenda items.*

8. Review & Action: General Plan Future Land Use Map Amendment – 231 S. 800 W., 345 S. 800 W., 338 S. 670 W.; Ordinance #2025-12-O. The Council will review and consider 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. The Planning Commission recommended approval of the change.

9. Review & Action: Zoning Map Amendment, Regional Commercial – 231 S. 800 W., 345 S. 800 W., 338 S. 670 W.; Ordinance #2025-13-O. The Council will review and consider a request to amend a portion of the Research & Business zone to Regional Commercial. The Planning Commission recommended approval of the change.

10. Review & Action: Development Agreement w/ Westland Development, LLC – 231 S. 800 W., 345 S. 800 W., 338 S. 670 W.; Resolution #2025-22-R. The Council will review and consider a request to approve a development agreement between Westland Development, LLC and Lindon City to stipulate specific conditions on a proposed development project. The Planning Commission recommended approval of the change.

11. 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) & 52-4-205(1)(c). This session is closed to the general public.

Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindon.gov. 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, City Recorder at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (<http://pmn.utah.gov>) and City (www.lindon.gov) websites.

Posted by: /s/ **Britni Laidler, Lindon City Recorder**

Date: **September 11, 2025; Time: 9:00 a.m.**; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

Meetings are typically broadcast live at www.youtube.com/user/LindonCity

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor

Invocation: Lincoln Jacobs, Councilmember

Pledge: By invitation

Item 1 – Call to Order / Roll Call

September 16, 2025 Lindon City Council meeting.

Carolyn Lundberg
Van Broderick
Cole Hooley
Jake Hoyt
Lincoln Jacobs
Steve Stewart

Item 2 – Presentations and Announcements

- a) Ceremonial Swearing-in of newly hired Officer David Balmforth
- b) Recognition of Officer Dave Farley for obtaining Corporal rank advancement
- c) Comments / Announcements from Mayor and Council members.

Item 3 – Open Session for Public Comment *(For items not on the agenda)*

Item 4 - COUNCIL REPORTS:

(20 minutes)

- A) MAG/MPO, COG, UIA, ULA, ULCT, Youth Council, School Dist (Mayor), Public Relations (media)
- B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building
- C) CTC, Healthy Utah, School District Liaison (Council), Historical Commission, Tree Board
- D) Police/Fire/EMS, CERT, Economic Dev., Lindon Days, Utah League of Cities & Towns Alternate
- E) Transfer Station Board, Planning Commission, Community Development/General Plan, Parks & Trails
- F) Youth Council (Lead Advisor), Econ. Dev, PG/Lindon Chamber of Comm., Senior Center, Edu. grants

- Carolyn Lundberg
- Van Broderick
- Cole Hooley
- Jake Hoyt
- Lincoln Jacobs
- Steve Stewart

Item 5 - ADMINISTRATOR'S REPORT*(10 minutes)***Misc. Updates:**

- October Newsletter article – **Adam Cowie**
- Citywide Drill, Monday, Sept 15th at 6:00pm. Come assist w/food drive.
- Meet the Candidates Night set for September 22 at 7:00 PM
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **September 2, 2025**

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

REGULAR SESSION – 5:15 P.M.

Conducting: Carolyn Lundberg, Mayor
 Invocation: Cole Hooley, Councilmember
 Pledge of Allegiance: Chief Brower

PRESENT

EXCUSED

Carolyn Lundberg, Mayor
 Van Broderick, Councilmember
 Cole Hooley, Councilmember
 Jake Hoyt, Councilmember
 Lincoln Jacobs, Councilmember
 Steve Stewart, Councilmember
 Brian Haws, City Attorney
 Adam Cowie, City Administrator
 Britni Laidler, City Recorder

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

2. Presentations and Announcements:

- a) **JustServe City recognition presented by Tom & Jane Fox, JustServe Specialists** – Tom and Jane Fox presented Lindon City with a certificate designating it as a JustServe City. Mr. Fox explained that Lindon had met the criteria to become a JustServe City and encouraged the city to continue on the path to become a global JustServe City. The Foxes provided commemorative items and took photos with the Council.

Mayor Lundberg thanked the Foxes for their coordination, noting that the city had already been working with JustServe for some time on events such as the Parks and Recreation programs and 9/11 Days of Service. She closed by expressing excitement about taking the next steps to become a global JustServe City.

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

4. COUNCIL REPORTS:

2 **Councilmember Hoyt** – Councilmember Hoyt expressed appreciation to Chief Brower
and the police department, acknowledging the difficult situation that occurred in
4 Tremonton and noting that the department was in his thoughts and prayers.

6 **Councilmember Broderick** – Councilmember Broderick provided several updates
during the meeting. He commended the Public Works staff for their respectful handling
8 of cemetery services for a long-time Lindon resident. He noted that Center Street has
recently received a seal coat and new striping, including a repainting of the roundabout.
10 He also reported positive progress at Well #5, which is currently testing at 2,500 gallons
per minute, recently increased to 3,250 gallons per minute, with expectations to reach
12 4,000 gallons per minute. Lastly, Councilmember Broderick mentioned that the Provo
Bench Canal Company board is recommending the dissolution of the company to
14 shareholders, with the North Union Irrigation Company likely to follow. This change
would allow water to be delivered through the city system instead of through canals that
16 experience up to 40% water loss. He acknowledged that although this is a complicated
process involving attorneys and consultants, it would provide significant benefits to
18 Lindon.

Councilmember Stewart – Councilmember Stewart reported that the Youth Council
20 would be having their first official meeting the following Monday, during which they
would elect a youth mayor, vice mayor, and six other positions. He noted that the 18
22 youth members had already been active during Lindon Days and were "quite special" and
ready to begin their service. He closed by noting that a Senior Resource Fair would be
24 held on Tuesday, September 9th from 11 AM to 1 PM at the Community Center, offering
information on finances, healthcare, nutrition, estate planning, and transportation
26 services.

Councilmember Jacobs – Councilmember Jacobs shared updates on several topics: the
28 Heritage Trail ribbon-cutting ceremony that Mayor Lundberg spoke at, which he found
inspiring as it showed the results of a project kickstarted with just a \$5,000 investment; a
30 Development Review Committee meeting where Colliers presented plans for the former
Vivint property, proposing retail pads and initially 550 apartments for phase two, and he
32 praised the staff for suggesting townhouses as a more suitable option; an upcoming
meeting with Civil Science concerning concept plans for three city parks; a chance
34 conversation during a pickleball tournament with representatives from the Bible Church
who were interested in purchasing some of the Thornton property; efforts to adjust the
36 temple lighting to turn off at 11 PM to reduce light impact for nearby residents;
discussions with the Transfer Station about selling property and exploring alternative
38 locations; and a positive interaction with a Lindon police officer, possibly Officer
Jameson, during what might have been a drug arrest.

40 **Councilmember Hooley** – Councilmember Hooley reported on several assignments:
Communities that Care is offering training on post-suicide interventions on September
42 22nd. The Historic Commission is meeting next week to prepare for holiday activities

like the tree lighting ceremony. The Trees Board reviewed tree needs and discussed alternatives for the Geneva area where trees were removed. Regarding the school board election, Jen Lyman and John Gad will be on the ballot after Wendy Cope dropped out and Alicia Alba declined to run. The interlocal school district committee has met with lobbyists to explore advocacy options for the changes being discussed.

Mayor Lundberg – Mayor Lundberg reported on several key developments, including the Heritage Trail ribbon-cutting, which featured representatives from sister cities and federal delegations. Notably, the trailhead is designated as the future site for a nature science center, expected to serve as a statewide hub for education and research, with Congressman Kennedy and Senator Curtis earmarking up to \$7 million in the next federal bill for its development. She highlighted the city's emphasis on infrastructure as a priority alongside public safety and community well-being. Additionally, Mayor Lundberg discussed a conversation with Stan Lockhart about the interlocal lobbying effort, where discussions have started with Central and West leadership regarding future school districts, focusing on debt service and capital cash accounts. Looking ahead, she mentioned an upcoming meet-the-candidates night for the Timpanogos School District and City Council elections, which will be administered with the help of the Youth Council.

5. **Administrator's Report**

Mr. Cowie reported on the following items:

- October Newsletter article – Adam Cowie
- Citywide Drill, Monday, Sept 15th at 6:00pm. Come assist w/food drive.
- Next regular meeting September 16th (TUESDAY)
- Meet the Candidates Night is set for September 22 at 7:00 PM
- Misc. Items.

6. **Approval of Minutes** – The minutes of the regular City Council meeting of August 8, 2025.

COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 8, 2025 AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK	AYE
COUNCILMEBER HOYT	AYE
COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **Consent Agenda Items** - Items do not require public comment or discussion and can all be approved by a single motion. The following consent agenda item was

2 presented for approval.

4 a) There were no consent agenda items.

6 **CURRENT BUSINESS**

8 **8. Review & Action: America250 Utah celebration; Resolution #2025-21-R.** The
 10 Council will review a request by the Mayor and the Parks & Recreation
 12 Department to participate in the America250 Utah celebration by forming a
 committee and holding event(s) to celebrate the 250th anniversary of the founding
 of the United States.

14 Mayor Lundberg presented a request to form a committee to plan and coordinate
 16 events celebrating America's 250th anniversary. She expressed her desire to coordinate
 with various groups including the tree board, Follow the Flag, and the heritage committee
 18 to incorporate activities throughout the year that would teach youth and celebrate the
 country.

20 Adam Cowie, City Administrator, asked if the Council would like staff to solicit
 22 applications from interested residents to participate in the committee, which the Council
 agreed would be appropriate.

24 Mayor Lundberg asked for any further comment from the council. Hearing none,
 she called for a motion.

26 COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION
 28 #2025-21-R AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE
 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

30 COUNCILMEMBER BRODERICK AYE
 COUNCILMEMBER HOYT AYE
 32 COUNCILMEMBER JACOBS AYE
 COUNCILMEMBER HOOLEY AYE
 34 COUNCILMEMBER STEWART AYE
 THE MOTION CARRIED.

36 **9. Review & Action: Emergency Operations Plan update; Resolution #2025-19-**
 38 **R.** Kelly Johnson, Lindon City Emergency Manager, will present proposed
 updates to the Lindon EOP.

40 Kelly Johnson, Lindon City Emergency Manager, presented the annual update to
 42 the Emergency Operations Plan (EOP). She noted that this would likely be her last formal
 presentation to the Council, as her last day with the city would be October 10th. Ms.
 44 Johnson explained that the changes to the EOP were relatively minor, those changes were
 as follows:

- The annual update to Support Annex F, which contains the succession plan for mayor pro tem
- Updating references to Utah County's plan, which has changed from an Emergency Operations Plan to a Comprehensive Emergency Management Plan (CEMP)
- Consideration of how often the EOP should be promulgated, with a suggestion that it could be done less frequently than annually

After discussion, the Council decided to maintain the annual review schedule, particularly with a new emergency manager coming in.

Ms. Johnson also noted that Support Annex T regarding recovery and mitigation funding may need updates in the future due to ongoing changes at the federal level with FEMA, DHS, and volunteer organizations. She then provided additional updates on a potential Utah County-wide interlocal agreement for the Special Response Team (SRT) offering specialty rescue services, an upcoming meeting with Lindon schools focusing on off-campus evacuation and reunification planning, the September 15th city drill and food drive during which she plans to provide brief training to Council members on volunteer management, donation management, and points of distribution during disasters, and a potential project to install ground-level weather stations around Lindon and Utah Lake to furnish better data to the National Weather Service.

Chief Brower took a minute to acknowledge Ms. Johnson's exceptional service to the city, noting that her caliber would be difficult to replace but that she had laid a strong foundation for her successor.

Mayor Lundberg asked for any further comment from the council. Hearing none, she called for a motion.

COUNCILMEMBER HOOLEY MOVED TO APPROVE RESOLUTION #2025-19-R AS PRESENTED WITH ANNUAL REVIEW AS DISCUSSED . COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED.

10. Review & Action: UDOT Agreement for road construction funding. The Council will review and consider an agreement with UDOT for funds to be transferred to the city to assist with construction costs associated with the 400 West / 400 North connection to State Street.

Adam Cowie, City Administrator, presented an agreement with UDOT for \$1 million in funding for the intersection at 400 North and State Street. Administrator Cowie explained that the agreement requires the city to begin construction within two years of signing and complete it within two years of receiving the funds.

Mayor Lundberg noted that the city is working to secure additional funding through the Mountain Land Association of Governments (MAG) and has made progress in getting the project added to the Regional Transportation Plan (RTP).

Councilmember Jacobs questioned language in the agreement about supporting a potential median at 200 North. Administrator Cowie clarified that this would not commit the city financially but rather indicates the city would not oppose UDOT if they determine a median is necessary based on crash data after the 400 North signal is operational.

Mayor Lundberg asked for any further comment from the council. Hearing none, she called for a motion.

COUNCILMEMBER STEWART MOVED TO APPROVE THE AGREEMENT BETWEEN UDOT AND LINDON CITY FOR THE 400 WEST/400 NORTH PROJECT FUNDING AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED

11. Review & Action: Policy Manual updates, Resolution #2025-20-R. The Council will review proposed updates to the Lindon City Policies & Procedures Manual.

Adam Cowie, City Administrator, presented various updates to the Lindon City Policies and Procedures Manual, including:

- Clarification that harassment or discrimination claims against the City Administrator would be investigated by the City Attorney or a third-party attorney
- Requirement that employees placed on administrative leave must be available with 24-hour notice
- Addition of federal requirements for K-9 handler overtime pay
- Clarification that positions with federal certifications or licenses (such as

- 2 police officers and CDL drivers) are prohibited from using medical cannabis
if it would jeopardize federal funding or clearances
- 4 • Updates to social media policies

6 Councilmember Hoyt inquired about a potential grant incentive policy that would
reward employees who secure grants for the city. Mayor Lundberg expressed concern
8 about federal kickback laws that might affect such a policy. Administrator Cowie
indicated that this policy was still in development and would be brought forward later.

10 Mayor Lundberg asked for any further comment from the council. Hearing none,
12 she called for a motion.

14 COUNCILMEMBER HOYT MOVED TO APPROVE RESOLUTION #2025-
20-R AS PRESENTED. COUNCILMEMBER STEWART SECONDED THE MOTION.
16 THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK	AYE
18 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER JACOBS	AYE
20 COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE
22 THE MOTION CARRIED	

24 **12. 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-
26 205(1)(c). This session is closed to the general public.

28 COUNCILMEMBER BRODERICK MOVED TO ENTER A CLOSED
SESSION. COUNCILMEMBER JACOBS SECONDED THE MOTION.

30 THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER BRODERICK	AYE
32 COUNCILMEMBER HOYT	AYE
COUNCILMEMBER JACOBS	AYE
34 COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE
36 THE MOTION CARRIED UNANIMOUSLY.	

38 COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED
SESSION AND RECONVENE THE REGULAR CITY COUNCIL MEETING.
40 COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

42 COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOYT	AYE
44 COUNCILMEMBER JACOBS	AYE
COUNCILMEMBER HOOLEY	AYE

2 COUNCILMEMBER STEWART AYE
THE MOTION CARRIED UNANIMOUSLY.

4 **Adjourn** –

6
COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING
8 AT 7:21 PM. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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12
14 Approved – September 16, 2025

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Britni Laidler, City Recorder

20

Carolyn O. Lundberg, Mayor

Item 7 – Consent Agenda – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion or may discuss individual items as needed and act on them separately.

- a) There are no consent agenda items.

Sample Motion: I move to ~~(approve, continue, deny)~~ the consent agenda items ~~(as presented or amended)~~.

8. **Review & Action: General Plan Future Land Use Map Amendment – 231 S. 800 W., 345 S. 800 W., 338 S. 670 W.; Ordinance #2025-12-O.** The Council will review and consider 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. The Planning Commission recommended approval of the change.

See attached staff report from the Planning Department.

Sample Motion: I move to (*approve, deny, or continue*) Ordinance 2025-12-O to amend the Lindon City General Plan Future Land Use for the identified properties from Flex Office to Flex Commercial with the conditions listed in the staff report (*as presented, or with changes*).

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

Date: September 16, 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

- 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.

Motion

I move to (approve, deny, 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:

- 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:
- The city council should carefully consider the applications 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 city council 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. General Plan Ordinance Amendment

Exhibit 1



Exhibit 2: Current General Plan Map Designation

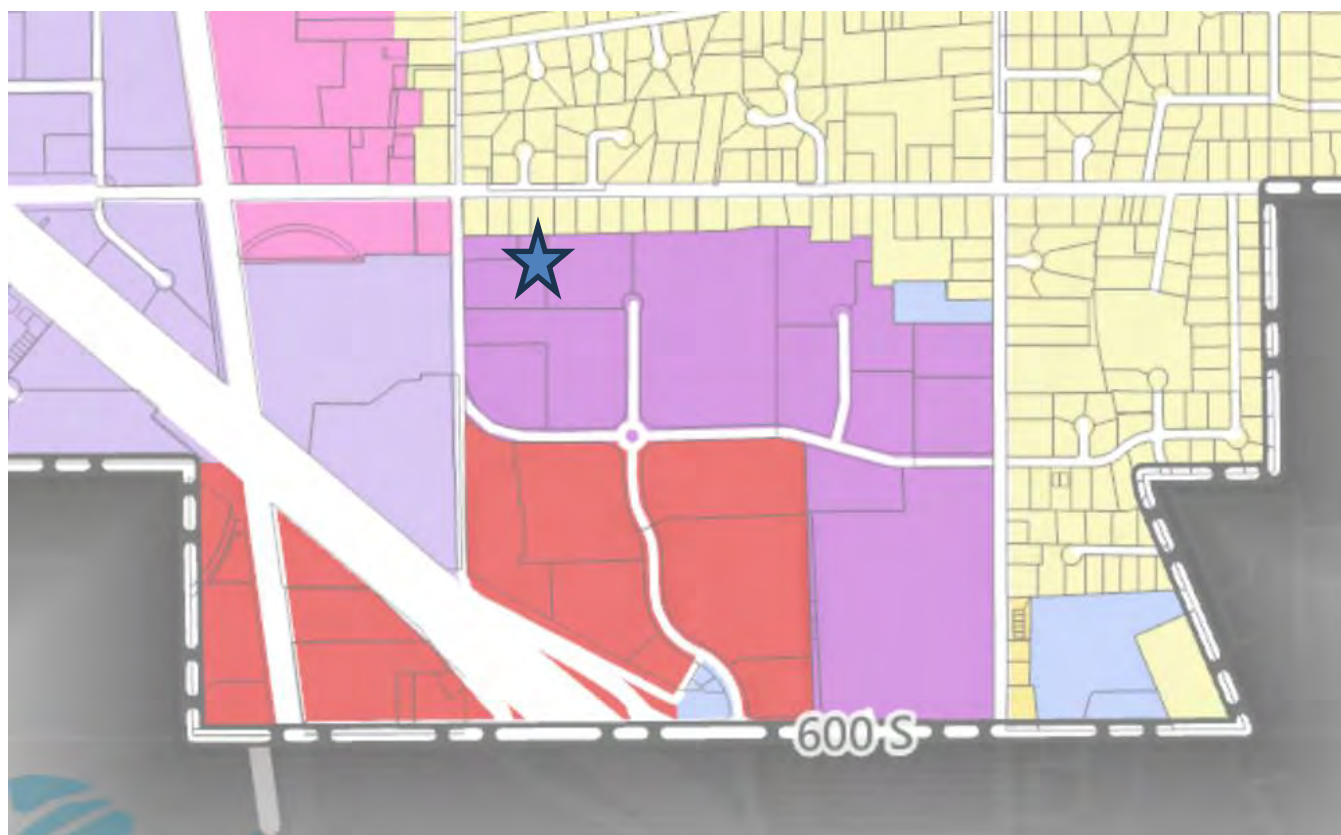
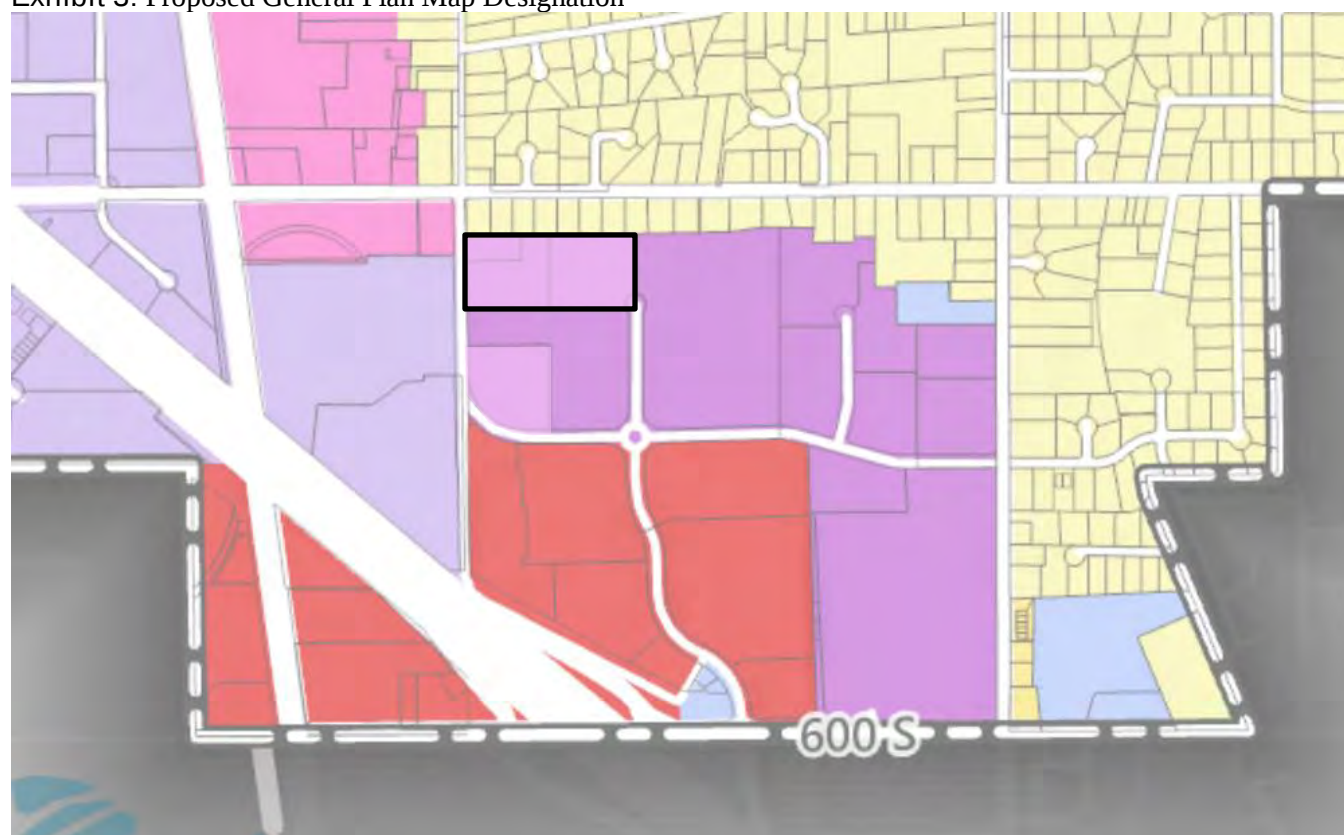


Exhibit 3: Proposed General Plan Map Designation



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

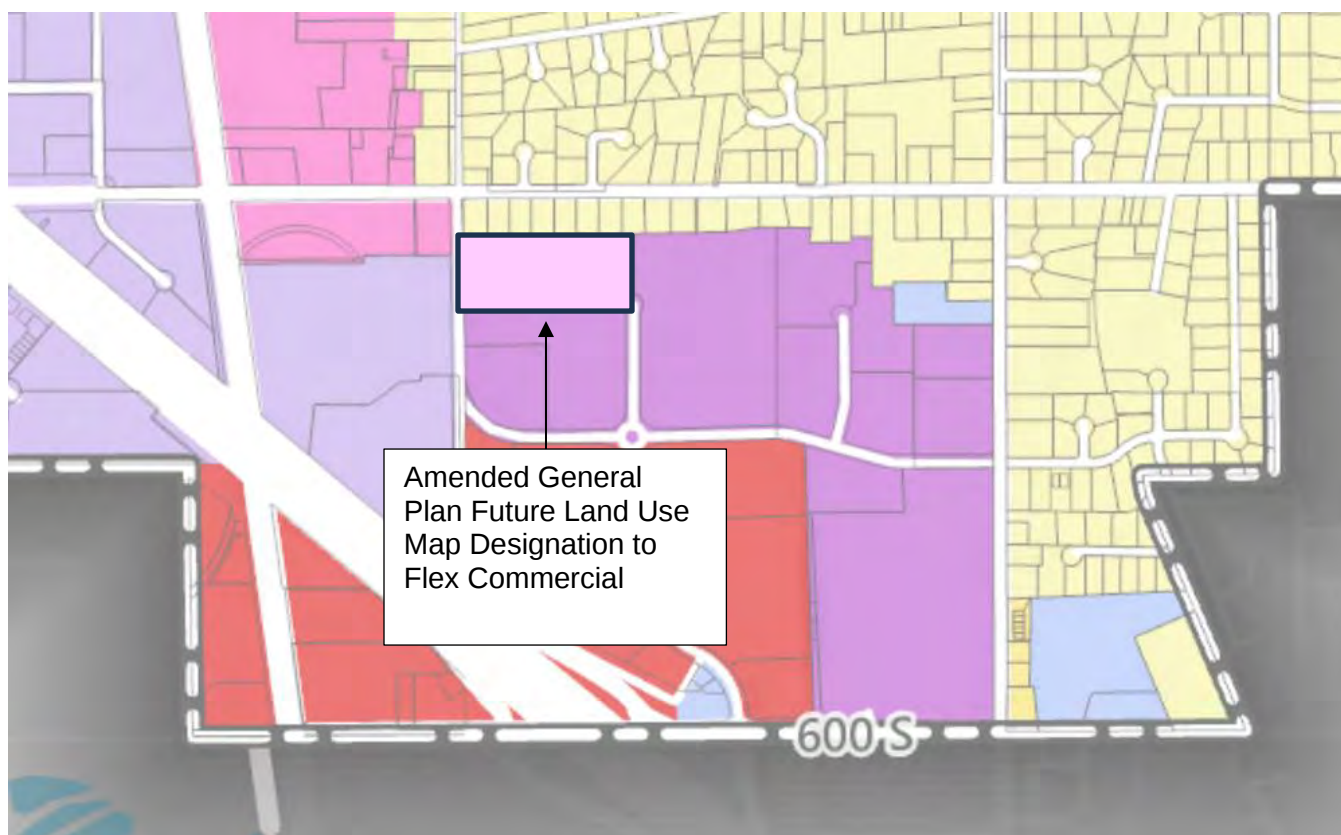
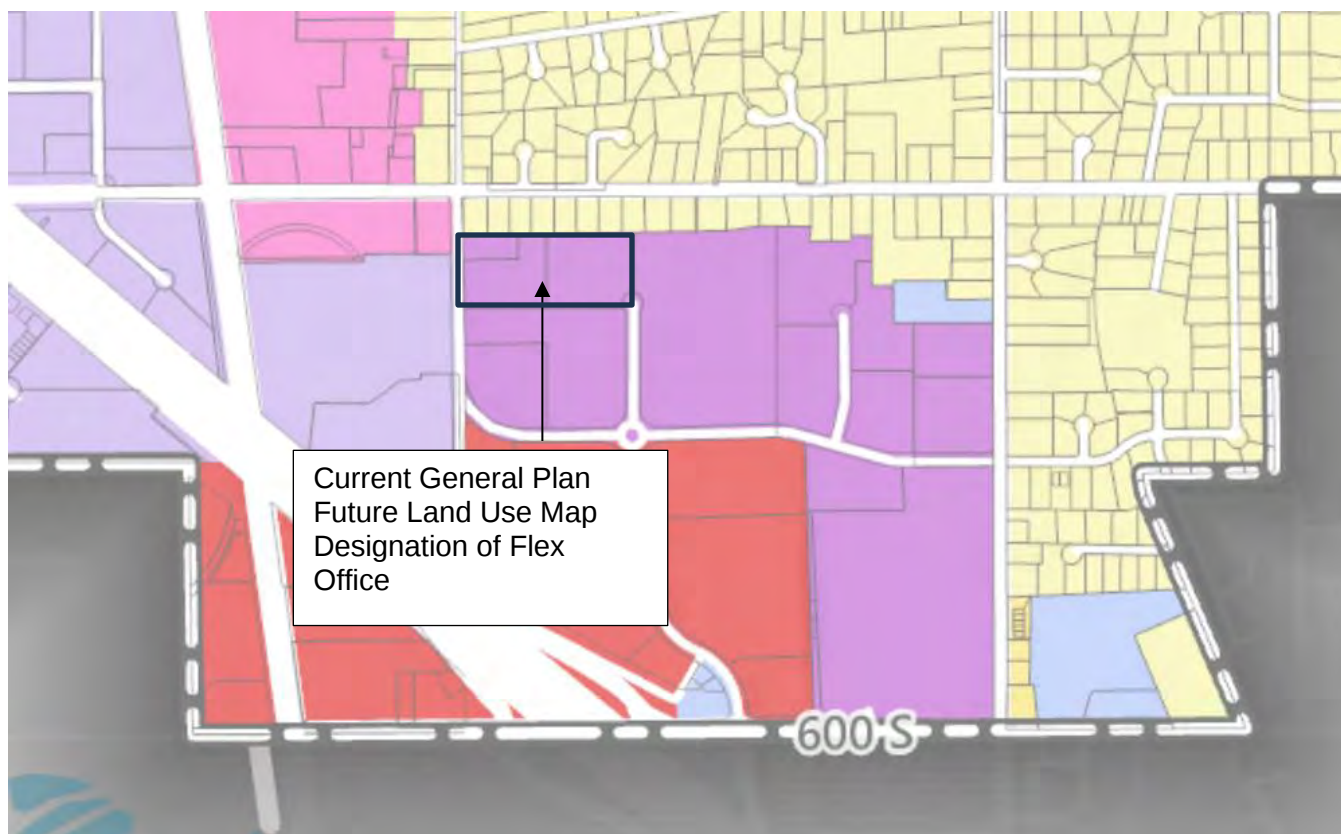
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community; and

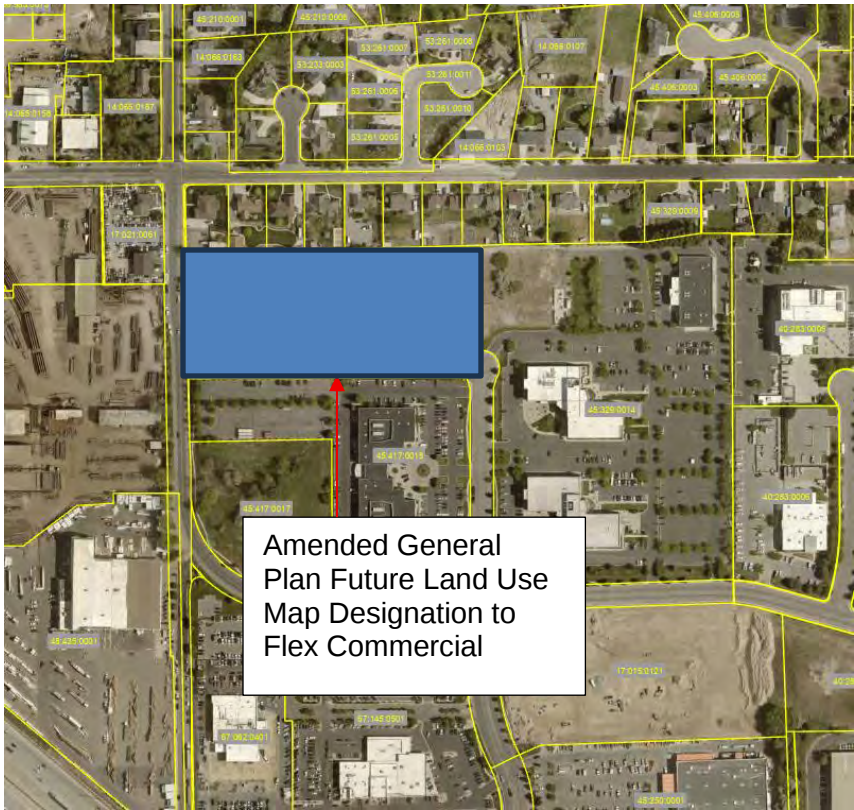
WHEREAS, the Council held a public hearing on _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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

9. **Review & Action: Zoning Map Amendment, Regional Commercial – 231 S. 800 W., 345 S. 800 W., 338 S. 670 W.; Ordinance #2025-13-O.** The Council will review and consider a request to amend a portion of the Research & Business zone to Regional Commercial. The Planning Commission recommended approval of the change.

See attached staff report from the Planning Department.

Sample Motion: I move to (*approve, deny, or continue*) Ordinance 2025-13-O to amend the identified properties from the Research & Business zone to the Regional Commercial zone with the conditions listed in the staff report (*as presented, or with changes*).

Zoning Map Amendment – Regional Commercial

Date: September 16, 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.

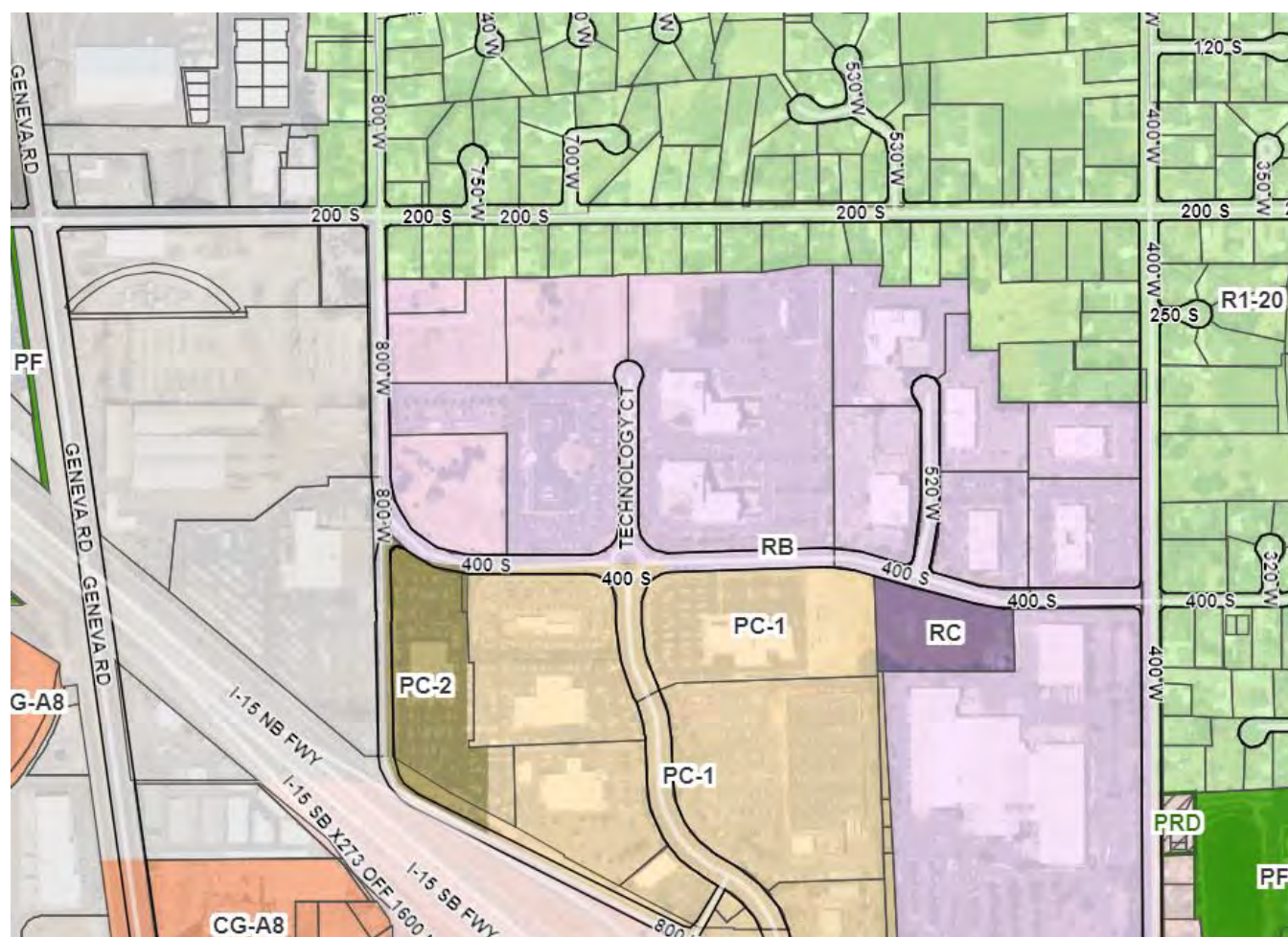
Staff Analysis

- 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

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

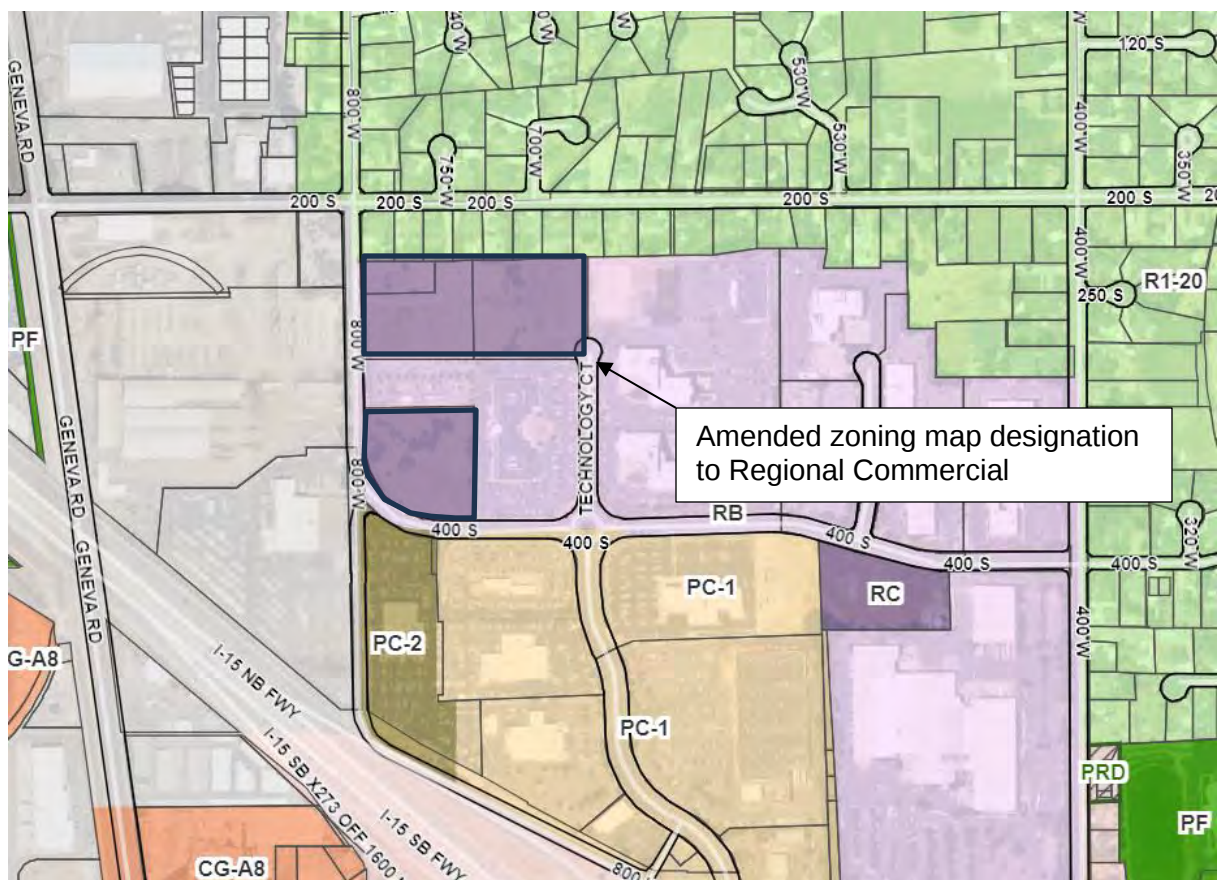
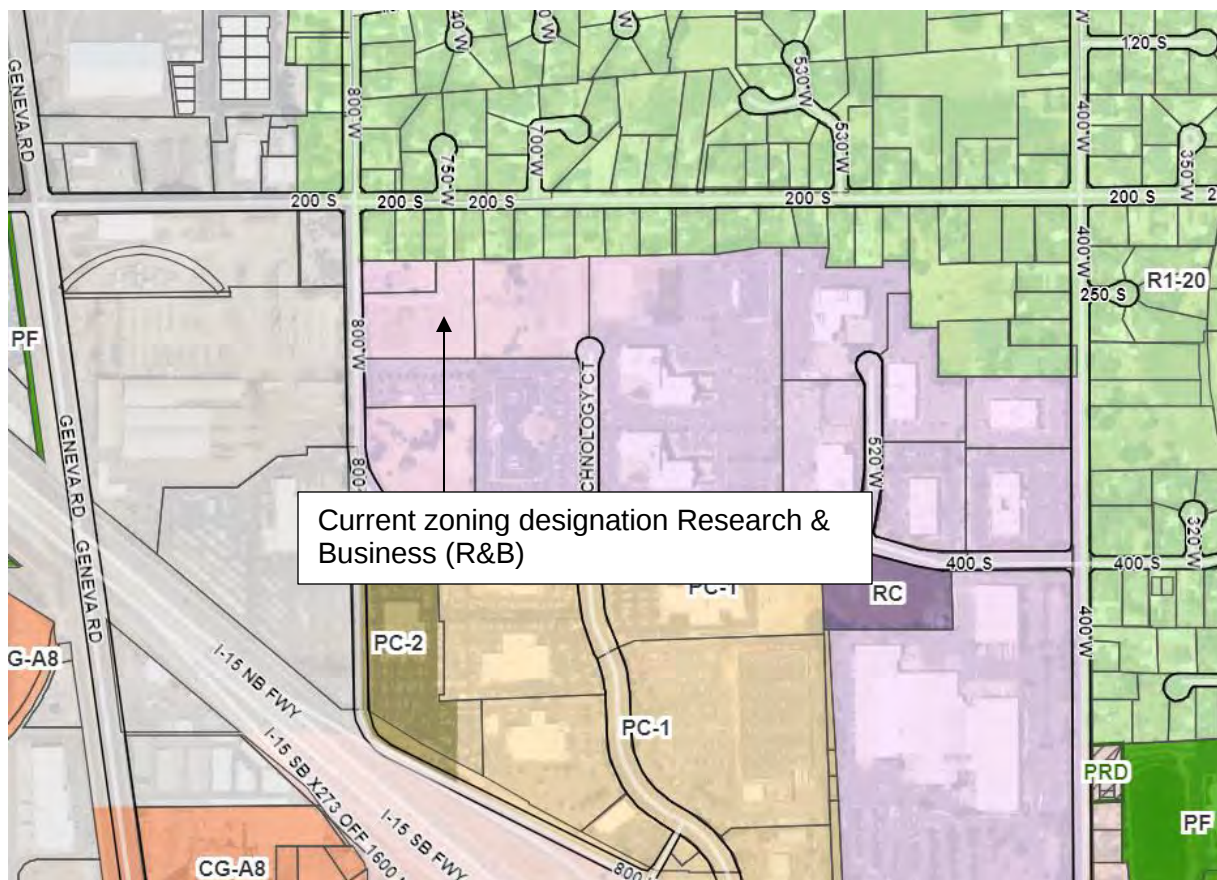
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.; and

WHEREAS, the Council held a public hearing on _____, 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

10. Review & Action: Development Agreement w/ Westland Development, LLC – 231 S. 800 W., 345 S. 800 W., 338 S. 670 W.; Resolution #2025-22-R. The Council will review and consider a request to approve a development agreement between Westland Development, LLC and Lindon City to stipulate specific conditions on a proposed development project. The Planning Commission recommended approval of the change.

See attached staff report from the Planning Department.

Sample Motion: I move to (*approve, deny, or continue*) Resolution 2025-22-R adopting the development agreement between Westland Development, LLC and Lindon City (*as presented, or with changes*).

Proposed Development for Westland Development, LLC

Date: September 16, 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

Presenting Staff: Michael Florence



Summary of Key Issues

- Whether to approve a request for 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.
- The planning commission unanimously recommended approval of the development agreement.
- The applicant desires to construct 4 office/warehouse buildings on the site for a total of 132,000 square feet of building space.
- The council will be reviewing 3 applications for this development. The applicant has also applied to amend the general plan future land use map designation from Flex Office to Flex Commercial and to amend the zoning map from Research and Business to Regional Commercial. **See those reports for additional general plan and zoning information.**
- The purpose of the development agreement is to address specific development requirements and uses so that the future development has minimal impact on the adjoining residential properties and to agree upon specific development regulations.
- Some of the issues that the Regional Commercial zoning ordinance that could have an affect on the adjoining residences are addressed in the development agreement and are as follows:
 - Height. The Regional Commercial zone allows for an 80' height. The agreement sets the max height at 35'.
 - Residential setback. There is no minimum residential setback in the RC zone. 30' has been established in the development agreement. The setback will be landscaped, including trees, and down-directed building lighting.
 - Only clerestory windows can be installed on the facades facing the residential zone. Windows that are placed high enough on the façade that people inside the commercial building can't look out of them.
 - No overhead doors on the north elevations of buildings A and C that face residential. No outdoor storage in the landscape area between buildings A and C.

Motion

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

Overview

- Westland Development LLC has also applied to amend the Lindon City zoning map and general plan future land use map.
- The four buildings are proposed to be divided into 54 office/warehouse units. Site plan and major subdivision approval would come later if the city council approves the general plan and zoning map amendments.
- 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 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.

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. 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 – 17.54.
3. The maximum height of any building will be thirty-five feet (35') to the top of the parapet. Buildings A and C will be setback a minimum of thirty feet (30') from the residential zone.
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. Only Clerestory windows will be located 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. Buildings A and B will have the west building entrances 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, where applicable. Trees meeting the City's development requirements will be planted every thirty feet along 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, approval of the subdivision by Lindon City, and the subdivision plat being recorded with the Utah County Recorder's 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”); 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”); 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 the 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 D; 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 Research and Business (R&B) Zone to a zone designated as Regional Commercial (RC) Zone.

C. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to a Regional Commercial (RC) 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 Regional Commercial (RC) zone, and this Agreement shall control.

D. Developer Obligations:

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.

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 – 17.54.

The maximum height of any building will be thirty-five feet (35') to the top of the parapet. Buildings A and C will be setback a minimum of 30' from the residential zone.

A minimum seven-foot wall will be constructed as a buffer between the commercial and residential properties.

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.

No overhead doors will be installed on the north elevations of Buildings A and C. Only Clerestory windows will be located 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.

Buildings A and B will have the west building entrances oriented to 800 W. to meet the architectural requirements of Lindon City Code 17.54.050

The area between Buildings A and C and the residential property boundary will be landscaped. Both sides of the trail will also be landscaped, where applicable. Trees meeting the City's development requirements will be planted every thirty feet along the length of buildings A and C. No outdoor storage is permitted between the north elevation of Buildings A and C and the residential property boundary.

The zone map amendment is conditioned upon the applicant signing the development agreement, applying to amend the existing subdivision plats and parcel, approval of the subdivision by Lindon City, and the subdivision plat being recorded with the Utah County Recorder's 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.

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.

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 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:

<u>If to City:</u>	ATTN: Brian Haws City of Lindon 100 N. State Lindon City, Utah 84042 Attn: City Attorney
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<u>If to Developer:</u>	Westland Development, LLC, Attn: Troy Dana P.O. Box 1849 Draper, UT 84020
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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 LINDON,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Carolyn O. Lundberg, Mayor

Attorney for the City

State of Utah)
:ss
County of Utah)

On this ____ day of _____, 20____, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the Mayor of the City of Lindon, a Utah municipal corporation, and said document was signed by her on behalf of said municipal corporation by authority of the Lindon Municipal City Code by a Resolution of the Lindon City Council, and she acknowledged to me that said municipal corporation executed the same.

Notary Public
My Commission Expires:

Westland Development,
a Limited Liability Company

By: _____

Name: _____ (printed)

Title: _____

State of Utah)
:ss
County of Utah)

On the ____ Day of _____, 2025, personally appeared before me _____, in his/her capacity as _____, of Westland Development LLC, being duly sworn by me, did say that he/she was duly authorized by the company to sign the forgoing instrument in behalf of said company.

Notary Public
My Commission Expires:

EXHIBIT A

(Legal Descriptions 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 to Legal Descriptions of the Property. Development Agreement

EXHIBIT A

(Legal Descriptions 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 (Not all renderings are attached to this agreement, but are on file with the Lindon City Community Development Office)

EXHIBIT D
RESOLUTION 2025-22-R

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



EXHIBIT C

ARCHITECTURAL RENDERINGS (Not all renderings are attached to this agreement, but are on file with the Lindon City Community Development Office)

























EXHIBIT D
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

11. 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) & 52-4-205(1)(c). This session is closed to the general public.

Sample Motions:

- I move to enter a closed session. (roll-call vote)

Discussion

- I move to close the closed session and reconvene the regular City Council meeting.

ADJOURN