The Lindon City Council regularly scheduled meeting on **Tuesday, September 16, 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:	Lincoln Jacobs, Councilmember
Pledge of Allegiance:	Don Farley

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) **Ceremonial Swearing-in of newly hired Officer David Balmforth –** Chief Brower introduced David Balmforth as the new officer hired to fill a vacancy in the police department. He brings with him more than 22 years of experience in various capacities, having served not only with the department for over two decades but also having completed an additional year with UTA. Chief Brower emphasized that Officer Balmforth will serve the city exceptionally well, pointing out his ability to integrate seamlessly into both the department and the broader community of citizens. Acknowledging Balmforth's expansive experience, Chief Brower was confident that he would provide significant contributions to Lindon City. City Recorder, Britni Laidler proceeded with administering the oath of office, conducting a solemn ceremony where Officer Balmforth raised his hand and repeated the oath, officially marking his place as a valued member of the Lindon City Police Department team.

   b) **Recognition of Officer Dave Farley for obtaining Corporal rank advancement –** Chief Brower introduced Officer Dave Farley and his family, including his wife Sarah and some extended family members who were present for the ceremony. The Chief provided an overview of the police department's rank structure, explaining that it comprises officer, corporal, sergeant, lieutenant, and chief. Advancement within this structure, particularly to the rank of corporal, entails fulfilling several stringent requirements, which the Chief detailed during his remarks.

Officer Farley has successfully completed various leadership development courses, advanced traffic crash investigations training, and child forensic interviewing coursework, all of which are prerequisites for his new rank. Additionally, Officer Farley has gained valuable experience over the years, further qualifying him for this leadership position. Recognizing the significance of this advancement, Chief Brower emphasized the hard work and dedication required to meet these rigorous standards, acknowledging the effort and perseverance Officer Farley has demonstrated in his career.

In a ceremonial gesture of recognition for his advancement to Corporal, Sarah Farley was invited to come forward and pin the corporal badge on her husband. As she did so, the moment was marked by proud applause from both family members and colleagues, celebrating not only Officer Farley's achievement but also recognizing the support of his family. Chief Brower expressed gratitude for the dedication and commitment shown by Officer Farley, highlighting the important role that family plays in supporting those who serve in law enforcement.

c) **Comments / Announcements from Mayor and Council members** - Mayor Lundberg shared comments regarding Constitution Week, which would be celebrated September 17-23. She explained that this observance celebrates the rights and responsibilities of American citizenship and was established in 1956 by President Dwight D. Eisenhower following a petition by the Daughters of the American Revolution.

The Mayor also addressed the recent tragic murder that occurred in the community, expressing condolences to the Kirk family, staff, and those present at Utah Valley University when the tragedy occurred. She thanked first responders, particularly the Lindon City Police Department, which was activated to assist Orem City, the hospital, and Utah Valley University. Mayor Lundberg emphasized that in the face of violence and fear, the Constitution calls citizens to act with courage, defend the rights of all citizens, and ensure that hatred and intimidation do not silence voices. These sentiments were thoughtfully echoed by Councilmember Jacobs in the invocation, highlighting the community's shared grief and resilience. Mayor Lundberg reflected on the precious freedoms enshrined in the Constitution, which not only allow individuals to express themselves and practice their faith but also assemble and hold the government accountable. These freedoms, she noted, demand that citizens assume the responsibility to engage in civil discourse peacefully and treat others with dignity and respect, as urged by the governor. Mayor

Lundberg concluded by expressing gratitude to the council and city staff for embodying these values, serving the residents of Lindon with integrity, fairness, and dedication, as they navigate this difficult time.

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

4. **COUNCIL REPORTS:**

Councilmember Jacobs – Councilmember Jacobs reported on Planning Commission activities, noting that items covered in their last meeting would be addressed in tonight's agenda.

Councilmember Broderick – Councilmember Broderick expressed appreciation for the public safety drill and acknowledged the work of staff, city officials, and residents in organizing it. He also serves as a block captain and noted that citizens respond well to the drill. He gave a special acknowledgment to the police force and first responders regarding the recent event at UVU, which occurred near his home where his mother still lives.

Councilmember Hoyt – Councilmember Hoyt shared updates from Chief Brower regarding the public safety drill, reporting that 6,870 pounds of donations were collected through the food drive and 72% of residences were accounted for, which was slightly lower than previous years. He also noted that there were approximately 10 applicants for the emergency manager position, which would close the following week, with several qualified applicants. Councilmember Hoyt inquired about the status of the emergency manager position and whether it would remain full-time.

Councilmember Stewart – Councilmember Stewart reported that the Youth Council held their first official meeting the previous Monday and conducted elections. With 17 of 18 members present, they elected 8 officers and noted the remaining 10 members will serve as at-large members. He also mentioned that the Youth Council participated in the food drive collection.

Councilmember Hooley – Councilmember Hooley reported on Communities That Care, announcing a Key Leaders lunch and training scheduled for September 30th from 11:45 to 1:00. He explained that Communities That Care is a research-based program with specific activities required to maintain fidelity to the model. He invited council members to attend and encouraged them to invite other community leaders, noting that when key leaders focus on a similar list of community needs, they can accomplish more. Regarding the tree board, Councilmember Hooley reported they are doing well. For the interlocal agreement, they recently met and are preparing to release a public-facing document outlining updates on the district's status, including improved financial outlook due to tax increases. Councilmember Hooley also shared that the Historic Commission would like to continue the practice started last year of having an honorary tree-lighter at the tree lighting ceremony. The commission submitted four names for consideration: Diane Page, Boyd Walker, Sue Speed, and Rhonda Vanchiere. He noted that the Historic Commission is also seeking reappointments as several terms have lapsed, and they would like to put out a citywide application for new members with skills in historical research, writing and editing, website development, and graphic design.

Mayor Lundberg – Mayor Lundberg reported on the food drive and city drill, noting that participation was still very good for the city compared to nationwide standards. She mentioned the Senior Resource Fair, which offered a free $10 Walmart gift card to attendees who played bingo by visiting tables, and thanked Walmart for being a great community partner. The Mayor then announced upcoming events including a movie in the park on October 3rd and the Halloween Spooktacular on October 24th and invited businesses to host a trunk for the popular event, which attracts thousands of people. Mayor Lundberg recognized community member, Ann Stevens for organizing the concerts in the park throughout the summer, with the last one held the previous weekend. She also highlighted the CERT (Community Emergency Response Team) program, noting that a new training cohort would begin on October 9th, 11th, 23rd, and 25th. She encouraged council members to participate in the training, which provides valuable skills and knowledge to help the community during disasters. The Mayor closed by mentioning the Day of Service held the previous Saturday, coordinated with local ecclesiastical leaders in Pleasant Grove and Lindon, which was successful and included many outdoor and indoor activities.

5. **Administrator's Report**

   Mr. Cowie reported on the following items:
   - October Newsletter article – Adam Cowie
   - Next regular meeting October 6th (TUESDAY)
   - Meet the Candidates Night is set for September 22nd at 7:00 PM
   - Fall Clean-up will be November 15-24th
   - Misc. Items.

6. **Approval of Minutes** – The minutes of the regular City Council meeting of September 2, 2025.

COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 2, 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. **<u>Consent Agenda Items</u>** - Items do not require public comment or discussion and can all be approved by a single motion. The following consent agenda item was presented for approval.

   a) *There were no consent agenda items.*

<u>CURRENT BUSINESS</u>

Councilmember Hoyt had to excuse himself from the meeting at this time.

Mayor Lundberg noted that we will be hearing agenda item #10 first as it provides the foundation for the other related zoning items, then proceeding to items 8 & 9

COUNCILMEMBER JACOBS MOVED TO AMEND THE CITY COUNCIL REGULAR MEETING AGENDA TO HEAR AGENDA ITEM #10 FIRST THEN FOLLOWED BY ITEM AGENDA ITEMS 8 & 9. COUNCILMEMBER STEWART SECONDED. THE MOTION CARRIED.

8. **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.

Michael Florence, Community Development Director, presented this item. He explained that the property is located in the Canopy Business Park, a well-maintained business park originally developed as a technology park. The property is surrounded by residential uses to the north, industrial to the west, and research and business zone uses elsewhere.

Director Florence stated the proposed development includes four buildings with approximately 132,000 square feet of office warehouse space on 6.8 acres. The buildings range from 25,000 to 50,000 square feet with approximately 340 parking stalls (about 6.3 stalls per unit). He then noted that many business parks have insufficient parking, often providing only 3 stalls per unit, but this development would have significantly more.

Director Florence displayed renderings of the buildings, describing them as attractive with nice entrances and glass overhead doors. He highlighted that buildings A and B (closest to the residential area) would be wood construction with brick veneer and hardy board, while buildings C and D would be concrete tilt-up with wood board form. A 30-foot landscape buffer would separate the buildings from residential properties, and a 7-foot masonry wall would be installed along the property line extending to 800 West.

The development agreement includes several key provisions:

- Construction according to the presented building elevations and site plan
- Minimum of 132,000 square feet of office warehouse retail manufacturing space
- Maximum height of 35 feet (compared to 48 feet allowed in the current zone)
- 30-foot residential setback
- 7-foot masonry wall
- Down-lit lighting with required photometric study
- No overhead doors on the backs of buildings A and C facing residents
- Front entrances facing 800 West for buildings A and B
- No outdoor storage between buildings A and C
- The zoning map amendment is conditioned on the developer recording the subdivision plat within one year and signing the development agreement
- The project may be phased into two phases
- Certain uses in the regional commercial zone would be prohibited due to potential impacts on residential properties, including dance clubs, gasoline stations, exhibit halls, convention centers, amusement parks, golf driving ranges, outdoor recreation centers, and water slides

Councilmember Jacobs added that the Planning Commission had dedicated two meetings to this proposal, and both meetings saw a good turnout from residents. He highlighted the positive exchange between residents and the developer, noting that both parties showed a willingness to work together to find mutually agreeable solutions. He conveyed that the residents' concerns were effectively addressed during these discussions.

James Bullington and Troy Dana from Westland Development LLC were present at the meeting to address any questions and provide further clarification. Mr. Dana communicated that their plan is to focus on developing buildings A and B as the first phase of the project. He mentioned that the design accommodates 54 individual units, but some tenants might prefer to take multiple units to meet their business needs. As they are still under contract to purchase the property, they have not yet started to pre-lease the units.

In response to questions from the council about the potential for units to be divided and access issues from the residential side, the developers elaborated that the units are roughly 1,500 square feet in size. They further explained that the absence of parking on the residential side would make such configurations impractical and unappealing from a market perspective. They assured the council that the project has been carefully planned to avoid any negative impact on the surrounding residential neighborhood. The discussion underscored the developers' commitment to aligning their project with community expectations and regulatory requirements, ensuring transparency and careful consideration of all stakeholder inputs.

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

COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION 2025-22-R ADOPTING THE DEVELOPMENT AGREEMENT BETWEEN WESTLAND DEVELOPMENT, LLC AND LINDON CITY AS PRESENTED. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED.

9. **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.

Community Development Director Michael Florence presented the 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. This change would align with the development agreement just approved.

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

COUNCILMEMBER STEWART MOVED TO APPROVE 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. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED.

10. **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.

Community Development Director Michael Florence presented the request to amend a portion of the Research & Business zone to Regional Commercial. He noted that this would be the third property in this area to be rezoned to Regional Commercial in recent years, following the property behind the Kia dealership and the Alexander's Print property.

Councilmember Hooley supported the request but expressed a forward-looking concern about the frequency of zone changes to Regional Commercial, questioning if there might be a point at which the city should be concerned about maintaining a variety of business types to help during economic downturns.

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

COUNCILMEMBER STEWART MOVED TO APPROVE 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. COUNCILMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED.

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.

COUNCILMEMBER BRODERICK MOVED TO ENTER A CLOSED SESSION. COUNCILMEMBER HOOLEY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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

COUNCILMEMBER STEWART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 6:50 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 6, 2025

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Britni Laidler, City Recorder

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Carolyn O. Lundberg, Mayor