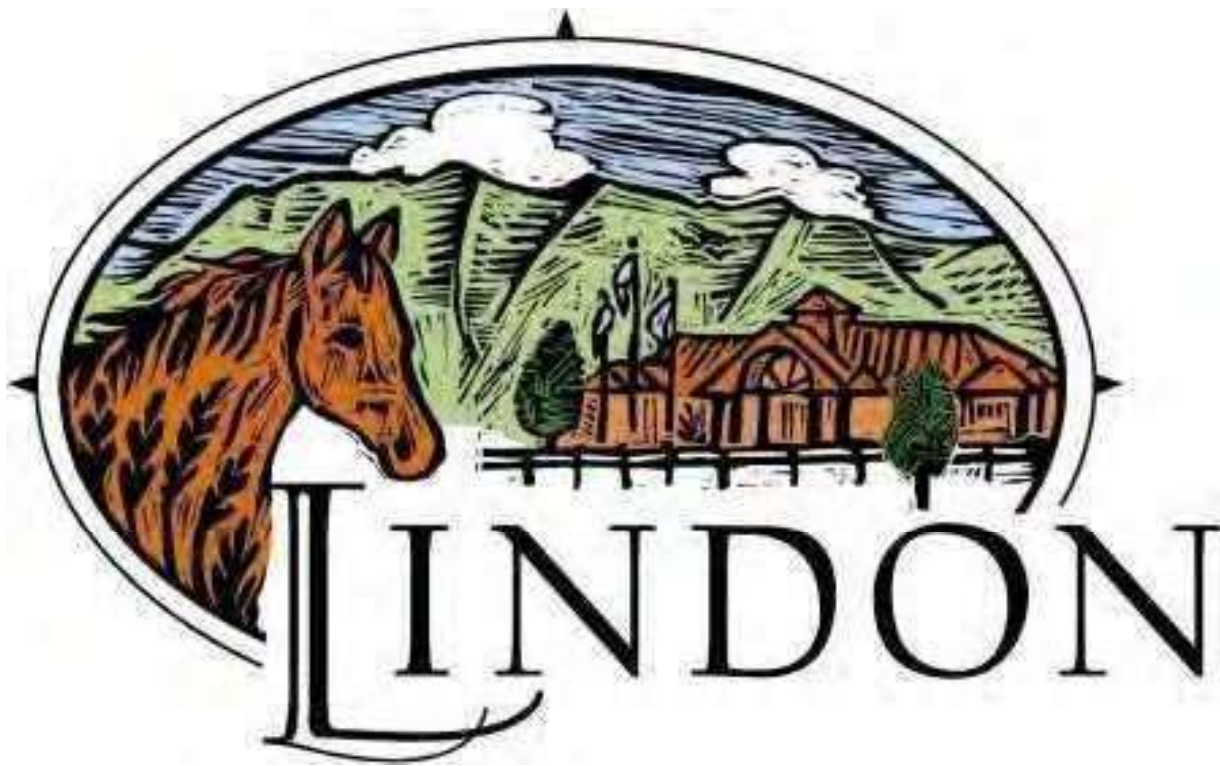


# **Lindon City Planning Commission Staff Report**



**December 09, 2025**

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, December 09, 2025**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at [www.youtube.com/LindonCity](http://www.youtube.com/LindonCity). The agenda will consist of the following items:

### Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

- 1. Call to Order**
- 2. Approval of minutes - Planning Commission 11/25/2025**
- 3. Public Comment**
- 4. Minor Subdivision Approval – Washburn Industrial Subdivision Plat B - Parcel: 14:064:0150**  
CIR Engineering, on behalf of the property owner, has made an application to subdivide Parcel 14:064:0150 for a two-lot subdivision (10 minutes)
- 5. Site Plan Approval - Lindon Washburn Building 2 - Parcel: 14:064:0150**  
CIR Engineering, on behalf of the property owner, requests site plan approval for one office/warehouse building at Parcel: 14:064:0150 (20 minutes)
- 6. Public Hearing - Development Agreement Amendment between Jason Brown and Lindon City**  
Jason Brown requests an amendment to the August 2024 approved development agreement between Jason Brown and Lindon City. The request is to reduce the amount of open space required in Lindon City Code 17.48.025 and 17.48.030. (20 minutes)
- 7. Community Development Director Report - General City Updates**

### Adjourn

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

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

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

**Posted By:** Britni Laidler, City Recorder

**Date:** 12/05/2025 **Time:** 5:00 pm

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

**Notice of Meeting**  
***Lindon City Planning Commission***



**Item 1 – Call to Order**

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

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, November 25, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 6:00 P.M.**

Conducting: Steve Johnson, Chairperson  
Invocation: Rob Kallas, Commissioner  
Pledge of Allegiance: Mike Marchbanks, Commissioner

**PRESENT**

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

**EXCUSED**

Ryan Done, Commissioner

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

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of November 11, 2025 were reviewed.

COMMISSIONER CALL MOVED TO APPROVE MINUTES OF THE REGULAR MEETING OF NOVEMBER 11, 2025 WITH NOTED CHANGES. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

**CURRENT BUSINESS** –

4. **Minor Subdivision Approval – Tylan Walker Development.** Ty Walker has made an application to subdivide the Parcel 14:070:0341 for a one lot subdivision and dedicate the required hammerhead turnaround

Brittany Wilde, City Planner, presented a request for minor subdivision approval for property owned by Tylan Walker. The application proposes subdividing Parcel 14:070:0341 to create one new residential lot of approximately 0.74 acres. The proposal included a hammerhead turnaround for emergency and service vehicle access that would partially extend onto a neighboring property owned by the Eggett family.



2 Ms. Wilde explained that the subdivision approval is contingent upon City Council action  
to vacate an existing trail easement, which has been scheduled for discussion on December 1st.  
4 Additionally, the applicant must secure signatures and permissions from adjacent property  
owners for the hammerhead turnaround.

6  
8 Tylan Walker, the applicant, explained that his current proposal is based on the plans  
engineered by a previous owner, who had similarly intended to subdivide the parcel. Mr. Walker  
stated that he is closely adhering to the initial designs because they were previously approved by  
10 the city council and supported by neighboring property owners, including the Eggett family.  
However, he acknowledged that unforeseen issues have come up, leading to complications.  
12 These issues include discrepancies in property boundaries and agreements regarding the  
hammerhead turnaround, especially concerning its potential impact on the Eggett family's  
14 adjacent property.

16 Bernadette Eggett, owner of the neighboring property, expressed concerns about the  
hammerhead's impact on her ability to potentially subdivide her own property in the future. She  
18 explained that according to her survey, she has 1.009 acres, but there are discrepancies between  
her measurements and those being presented. Mrs. Eggett indicated that while she's not opposed  
20 to the development, she wants assurance that the hammerhead wouldn't prevent future  
development of her property.

22  
24 The Commission discussed whether to approve the application with conditions or to  
continue the item. They noted that while the proposal appeared to meet code requirements, there  
were outstanding questions about property boundaries, the exact placement of the hammerhead  
26 turnaround, and the impact on the Eggett property.

28 Several commissioners expressed support for continuing the item to allow time for the  
applicant and the Eggetts to resolve these issues. Commissioner Kallas remarked on the need to  
30 give the parties time to assess the discrepancies in property boundaries and the requirements for  
the hammerhead turnaround. This continuation was considered important, particularly to prevent  
32 the applicant from having to reapply if changes needed to be made to the plans. Commissioner  
Thompson questioned the practicality of the timeline, while Commissioner Danielson  
34 highlighted the benefit of avoiding the cost and inconvenience of a new application process  
should adjustments be needed. Chairperson Johnson suggested that continuing the item until the  
36 next meeting would allow the issues to be worked out and indicated that a continuation would  
not burden the applicant, who was present and indicated no opposition to the proposed delay.

38  
40 Chairperson Johnson called for any further comments or discussion from the  
Commission. Hearing none he called for a motion.

42 COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT'S  
REQUEST FOR MINOR SUBDIVISION APPROVAL AT PARCEL 14:070:0341 WITH THE  
44 FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH  
THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING  
46 DOCUMENTS AND PLAT; 2. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE  
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED

2 ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3.  
3 PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT  
4 MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO  
5 DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES AND INDIVIDUALS  
6 INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND  
7 PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS  
8 AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 5. REMOVAL OF THE  
9 TRAIL EASEMENT FROM THE PLAT IS CONTINGENT UPON THE CITY COUNCIL  
10 ACTION TO VACATE THE EXISTING TRAIL EASEMENT ON PARCEL 55:498:0005. IF  
11 THE TRAIL EASEMENT ON PARCEL 55:498:0005 IS NOT VACATED, THEN THE PLAT  
12 WILL INCLUDE THE TRAIL EASEMENT; AND 6. ALL ITEMS OF THE STAFF REPORT.  
13 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
14 RECORDED AS FOLLOWS:

15	CHAIRPERSON JOHNSON	AYE
16	COMMISSIONER KALLAS	AYE
17	COMMISSIONER THOMPSON	AYE
18	COMMISSIONER SCHAUERS	AYE
19	COMMISSIONER DANIELSON	AYE
20	COMMISSIONER CALL	AYE
21	COMMISSIONER MARCHBANKS	AYE
22	THE MOTION CARRIED UNANIMOUSLY.	

24 **5. Ordinance Amendment- 17.48.025, Lindon Village Zone (continued).** An ordinance  
25 amendment to Lindon City Code 17.48.025 for use in the Lindon Village Zone.

26  
27 Michael Florence, Community Development Director, presented updates to the proposed  
28 ordinance amendment for the Lindon Village Zone. He explained that a committee including  
29 Commissioners Danielson and Thompson, along with Councilman Jacobs, had reviewed the  
30 proposed uses based on feedback from previous meetings.

31 Key points of the amendment included:

- 32 • **Creation of a "commercial core district"** in areas 3, 5, 7, and 9 of the zone map with  
33 more specific use restrictions. According to the community development discussions, this  
34 was intended to focus on maintaining a walkable area with certain activities and  
35 businesses that align with this goal.
- 36 • **Automobile washes would not be allowed in the core districts** and must be located at  
37 least 500 feet from single-family residential uses or schools, and 3000 feet from another  
38 car wash. This restriction aligns with concerns about noise and activity associated with  
39 car washes, as the commissioners emphasized that these should not disrupt residential  
40 living or educational environments.
- 41 • **Building material and home improvement stores would be limited to 25,000 square**  
42 **feet in the core district**, a measure reflecting feedback to manage the scale of  
43 developments. Commissioners compared this to local standards, noting that the size  
44 aligns with nearby Ace Hardware and similar stores, prioritizing smaller, more  
45 community-friendly developments in the core area.

- **Hotels must be at least 200 feet from residential properties.** During discussions, it was noted that while hotels are permitted, their proximity to homes must be managed to prevent traffic and privacy issues, balancing local business interests with residential comfort.
- **Indoor recreational uses like golf, arenas, and music venues would be permitted with fixed seating.** These uses were seen as compatible with a walkable, vibrant community area, provided that there is structured seating to maintain order and safety.
- **Dance clubs would be prohibited while music venues would be conditional uses.** Commissioners, drawing from past administrative and community experiences, favored a more cautious approach with dance clubs due to potential nightlife disruptions, whereas music venues were viewed as a more controlled and culturally enriching option.

The Commission engaged in a lengthy discussion about finding the right balance between implementing the vision for a walkable town center area while not being overly restrictive for property owners. Several commissioners expressed concern that the original vision for the entire 700 North corridor may have evolved and questioned whether additional restrictions might further impede development. Chairperson Johnson shared his thoughts, emphasizing that the vision once portrayed to the residents involved a vibrant, walkable town center that would emulate a place like Riverwoods, offering a gathering space with parks, shops, and a community feel. He highlighted the feedback from residents who moved to Lindon with the expectation of this vision becoming a reality. The discussion revolved around the balance between adhering to this broader vision and the practicality of development restrictions that could make it challenging for landowners, like the Anderson family, to develop or sell their property effectively.

Commissioner Kallas shared his thoughts, saying it's important not to make too many rules for the area, so developers still want to come and work in Lindon City. Commissioner Thompson agreed and said while the original idea was nice, the city needs to change as things happen, just like they did on the north side of the area. Councilman Jacobs, who was present, explained that the City Council still wants to keep the area a place people can walk around easily, especially on the south side. But he also said that plans change over time because of real-life challenges. Commissioners Johnson and Kallas suggested thinking about allowing car dealerships and assisted living places under certain conditions, so they don't stop good development options from happening.

Ultimately, the commission focused on finding a balance that respects the city's goals and the current market conditions. This way, Lindon can be a place that both residents and potential developers find attractive.

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

COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE AMENDMENT 2025-17-O AS PRESENTED. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	NAY
COMMISSIONER KALLAS	NAY

COMMISSIONER THOMPSON AYE  
COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
COMMISSIONER CALL AYE  
COMMISSIONER MARCHBANKS AYE  
THE MOTION CARRIED UNANIMOUSLY.

*Commissioners Kallas and Johnson indicated their dissenting votes were due to concerns about being too restrictive, particularly regarding new car dealerships and assisted living facilities.*

## **6. Presentation and Discussion of Lindon City Commercial Landscape Strip**

Michael Florence, Community Development Director, presented information on the city's commercial landscape strip requirement stating that current code requires a 3-foot high, 20-foot wide landscaped berm maintained in a living, growing condition on all public street frontages, unless otherwise approved by the Planning Commission. Director Florence showed examples of various commercial properties along State Street and 700 North, noting that newer developments have moved away from traditional berms toward flatter landscaping with rocks and water-wise plantings.

The Commission discussed the practicality of berms in the context of water-wise landscaping, with several commissioners noting that rocks on bermed areas tend to roll down and create maintenance issues. There was general consensus that a 2-foot berm was more practical than a 3-foot berm, and that water conservation considerations should be incorporated into landscape standards. The Commission advised Director Florence to tell developers to plan for a 2-foot berm in accordance with the ordinance, but that developers could request alternatives during the site plan approval process if they had good reasons for different approaches.

## **7. Community Development Director Report**

- Next meeting December 9<sup>th</sup>
- Upcoming agenda items
- Christmas Luncheon on December 8<sup>th</sup>

## **ADJOURN –**

COMMISSIONER DANIELSON MOVED TO ADJOURN THE MEETING AT 7:47 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, December 9, 2025

---

Steven Johnson, Chairperson

2

4

---

Michael Florence, Community Development Director

## Item 4: Minor Subdivision Approval- Lindon Washburn Building 2

**Date:** December 09, 2025

**Applicant:** Reid Wintersteen  
**Presenting Staff:** Brittany Wilde

**General Plan:** Mixed Commercial  
**Current Zone:** Mixed Commercial

**Property Owner:**  
MEADOWBROOK ACRES LLC

**Parcel ID's:** 14:064:0150

**Type of Decision:** Administrative  
**Council Action Required:** No  
**City File #** 25-039-0



### **SUMMARY OF KEY ISSUES**

1. The applicant is seeking minor subdivision approval for a two-lot subdivision at approximately 500 N Geneva Road.

### **OVERVIEW**

1. The applicant is proposing to subdivide the commercial property into two lots with the following acreage:
  - a. Lot 2: 2.368 acres (103,150 sq ft)
  - b. Lot 3: 1.048 acres (45,650.88 sq ft)

### **MOTION**

I move to (*approve, deny, continue*) the applicant's request for minor subdivision approval at approximately 500 N Geneva Road (Parcel 14:064:0150) with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. If required, complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
4. Water shares or the fee in lieu of shares will be submitted to the city;
5. The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual; and
6. All items of the staff report.

**Surrounding Zoning and Land Use**

**North:** Lindon Village Commercial – Spring Gardens Senior Living

**East:** Residential – Single Family Homes

**South:** Light Industrial – Manufacturing/Warehouse

**West:** Anderson Farms Planned Development – vacant lot

**Subdivision Requirements**

<b>Required</b>	<b>Compliant</b>
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	<b>Yes</b>
A lot shall not be divided by a road, alley, or other lot.	<b>Yes</b>
Side lot lines shall be at right angles or radial to street lines, except where justified by the subdivider and approved by the planning commission.	
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	<b>Yes</b>
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of <b>10 feet</b> apportioned equally in abutting properties. <b>10 foot</b> front easement.	<b>Yes</b>
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	<b>Yes</b>
No lot shall be created which is more than three times as long as it is wide.	<b>Yes</b>
Storm drain plans provided that meet city drainage requirements.	<b>Yes</b>

**Engineering Requirements**

The City Engineer is working through technical issues related to the plat and will ensure all plat related issues are resolved before final approval is granted.

**Staff Analysis**

City staff have found that the subdivision meets the minimum zoning requirements and recommend approving the minor two-lot subdivision for mixed commercial development.

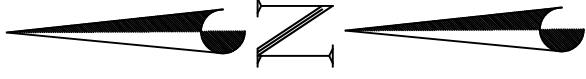
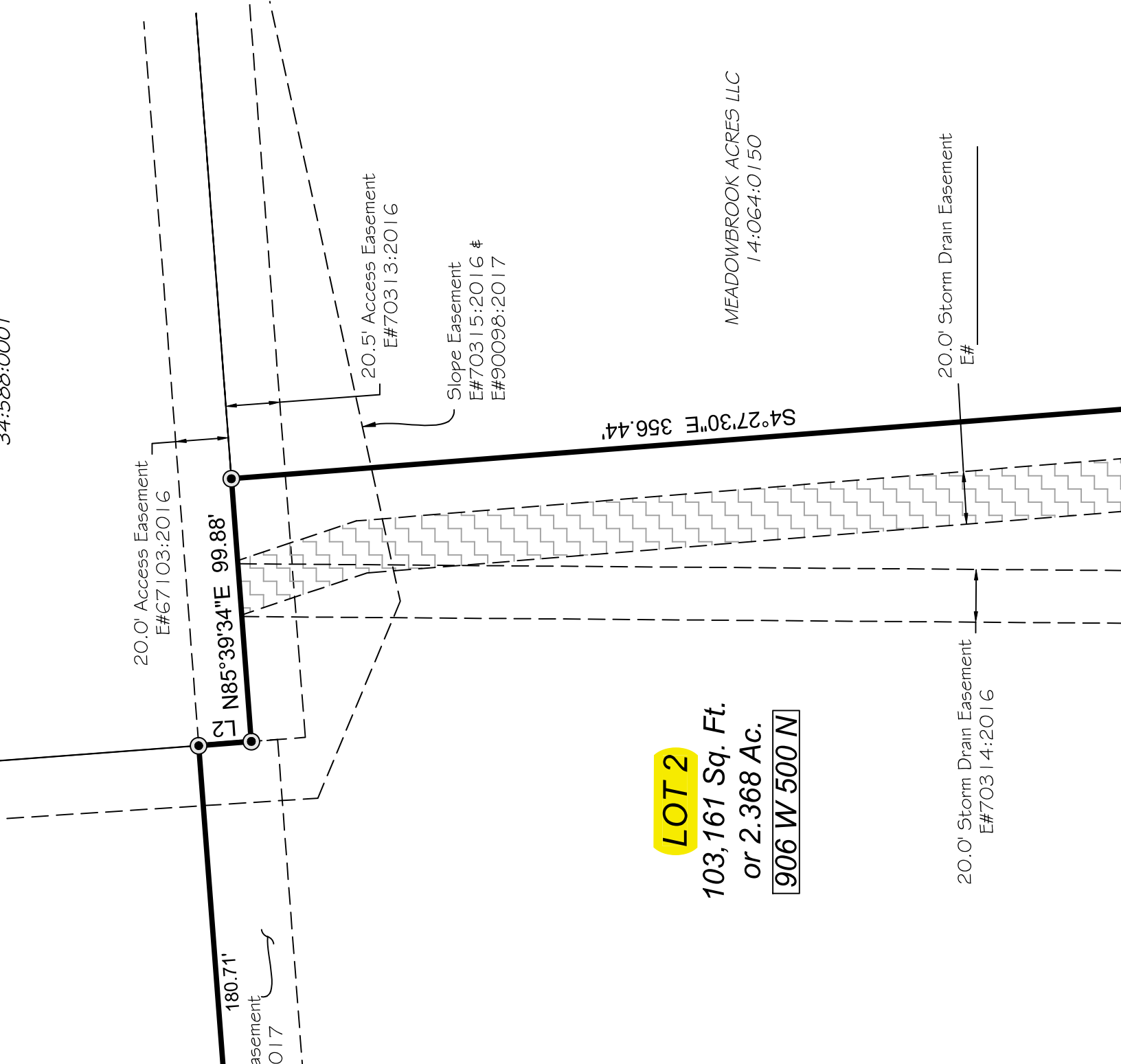
**EXHIBITS**

1. Aerial photo
2. Subdivision Plat





Aerial Photo



1"=50'  
Scale in Feet

LINE TABLE

LINE #	LENGTH	BEARING
L1	11.41	S86° 15' 39"W
L2	20.00	S4° 20' 26"E
L4	54.73	N85° 15' 21"E
L5	24.86	S4° 42' 16"E

## Item 5: Site Plan Approval – Lindon Washburn Building 2

**Date:** December 09, 2025

**Applicant:** Reid Wintersteen

**Presenting Staff:** Brittany Wilde

**General Plan:** Mixed Commercial

**Current Zone:** Mixed Commercial

**Property Owner:**

MEADOWBROOK ACRES LLC

**Parcel ID:** 14:064:0150

**Type of Decision:** Administrative

**Council Action Required:** No

**Project #:** 25-038-2



### **SUMMARY OF KEY ISSUES**

1. The applicant is seeking site plan approval to develop 2.368 acres into an office, warehouse, and manufacturing building

### **OVERVIEW**

1. The applicant is proposing to construct one office, warehouse, and manufacturing building
  - a. Building 1 – 39,502 sq ft
  - b. Lot 2 will remain vacant and no development is proposed for now.

### **MOTION**

I move to (*approve, deny, or continue*) the applicant's request for site plan approval for the property located approximately at 500 North Geneva Road with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering plans;
2. The plans will meet zoning and development specifications as found in the Lindon City Development Manual;
3. Final building and site design will meet the requirements of the Mixed Commercial zone and applicable development requirements as found in Title 17 of the Lindon City Code;
4. Landscape percentages will be added to the plan to ensure landscape requirements are met; and
5. All items of the staff report.

**Surrounding Zoning and Land Use****North:** Lindon Village Commercial – Spring Gardens Senior Living**East:** Residential – Single Family Homes**South:** Light Industrial – Manufacturing/Warehouse**West:** Anderson Farms Planned Development – vacant lot**Site Development Standards****Parking**

Parking standards are based on the zone and the different uses in the building and their respective square footage.

<b>Required</b>	<b>Provided</b>	<b>Compliant?</b>
76	76	Yes
Drive isle 24' width	26'	Yes
Bicycle parking. 6 required	6	Yes

**Traffic Conditions**

The development will be served by two primary access points: one connection to North Geneva Road and another to West Anderson Lane. A third access point is anticipated at 800 West as that roadway is constructed in coordination with future development in the vicinity.

**Landscaping Standards**

Landscaping standards are based on the zone and the amount of parking.

<b>Interior Parking Lot Landscaping Standards</b>	<b>Compliant?</b>
A parking lot with 10 or more required parking spaces shall provide at least 40 sq ft of interior landscaped area for each parking space. $40 \times 76 = 3,040$ sq ft required.	Yes - 3,040 sq ft
The landscape materials shall consist of at least 75% living vegetation, and 25% of xeriscape materials.	Not indicated, but the site appears to meet this requirement
Trees must be installed within the interior parking lot landscaping areas at a ratio of 1 tree for every 10 required parking stalls.	Yes

<b>Required Site Landscaping</b>	<b>Provided</b>	<b>Compliant?</b>
A landscape strip 20 ft in width from the back of the sidewalk.	22'	Yes
Required landscape area shall include a minimum thirty percent (30%) decorative rock, bark, mulch and/or other ground covers other than lawn.	8,645 sq ft	Yes
Trees must be planted every 30 ft on center along public street frontages and planted at least seven feet (7 ft) from any impermeable surface.	Trees are planted every 30'	Yes

## Other Site Requirements

Site requirements are based on the development standards for the indicated zone

Requirements	Provided	Compliant?
Minimum Lot Size of 1 acre	2.368 acres	Yes
Building Setback <ul style="list-style-type: none"><li>• Front: 20'</li><li>• Rear: 0'</li><li>• Side: 0</li><li>• Side (when adjacent to street): 20'</li></ul>	The building is a minimum of 20' from the street.	Yes
Building Height: 48'	37'	Yes

## **Building Design and Architectural Standards**

### Architectural Design

Design Element	Design Standard Requirement	Proposed Design Element
Building Materials	All structures in the Mixed Commercial Zone shall have finishes of brick, decorative block, stucco, wood, concrete tilt-up or other materials and designs approved by the Planning Commission (17.50.070(1)). Concrete tilt-up buildings meet the architectural treatment requirement, subject to the standards in section 17.50.070(2).	Yes. The applicant is proposing concrete tilt-up buildings. Architectural features will consist of glass storefront windows, and pop-out entrance panels on the North-East and South-East sides of the building.
Color	Earth-tone colors	Earth-tone colors

### **Engineering Requirements**

The City Engineer is working through technical issues related to the civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted.

### **Staff Analysis**

The developer is proposing a well-designed site with enhanced landscape treatments as part of Phase 2 of a three-phase development plan. City staff met with the civil engineers and agreed that the required 15% landscaping for the Mixed Commercial zone may be distributed across all three phases to allow the overall project to meet both landscaping and parking requirements in a cohesive manner. The submitted plans show a landscape layout that incorporates a diverse mix of vegetation and complements the architectural design elements of the building. City staff requests that the site plans show architectural elements such as entrance canopies, metal shades, or metal awnings. No metal awnings are shown on the site plan as required in Section 17.50.070(2)(c).

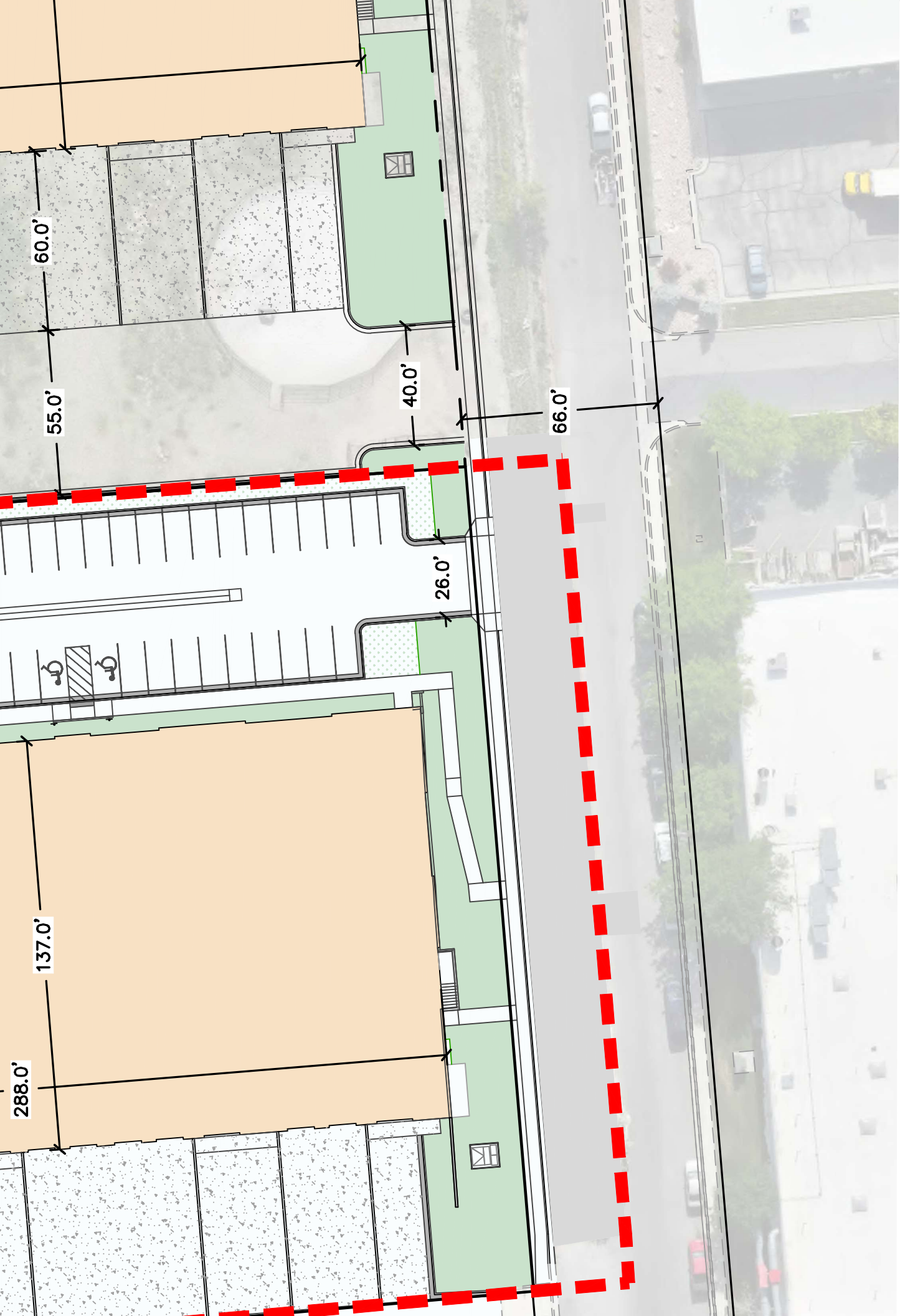
### **EXHIBITS**

1. Aerial photo
2. Site plan
3. Landscape plan



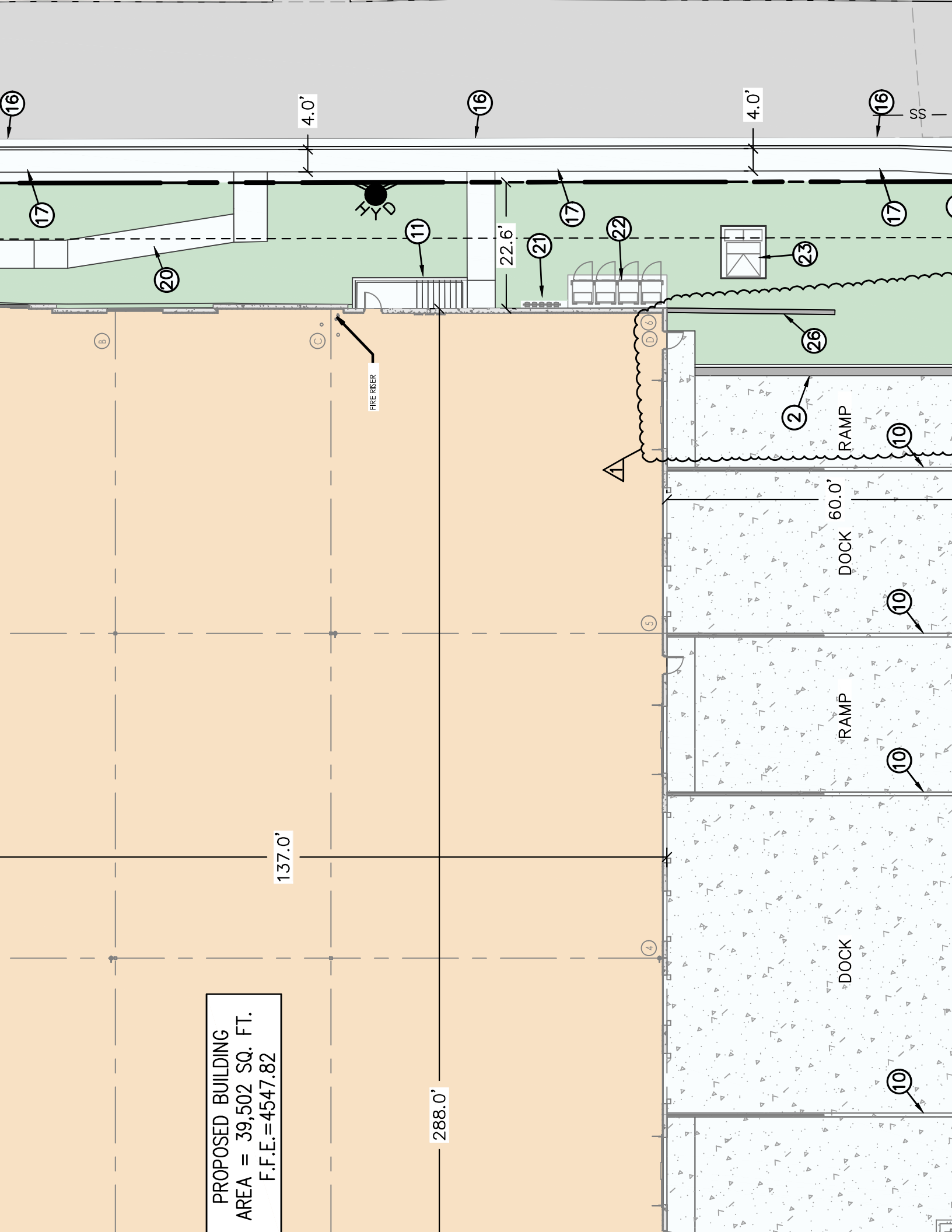


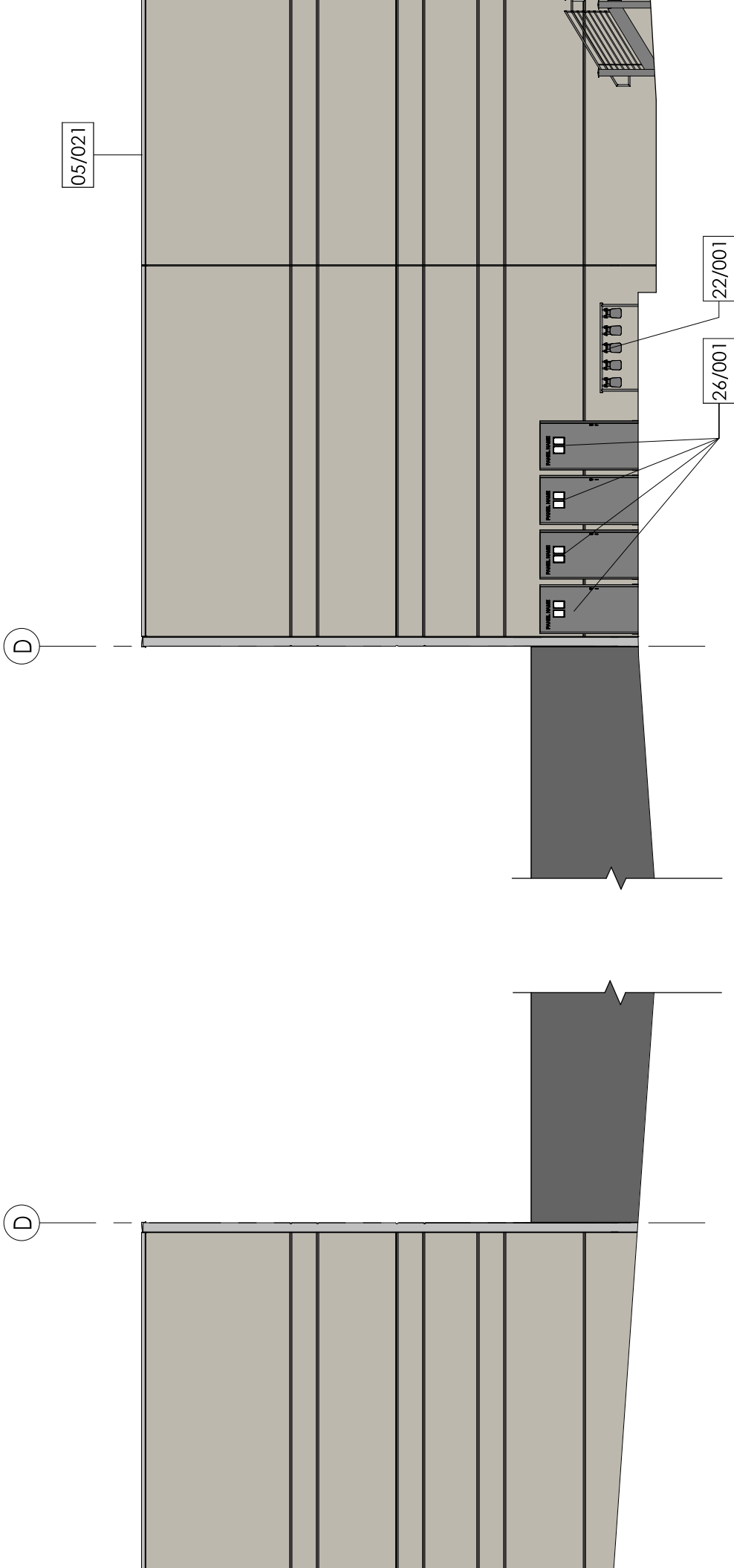
Aerial Photo



## MASTER PLAN LANDSCAPING



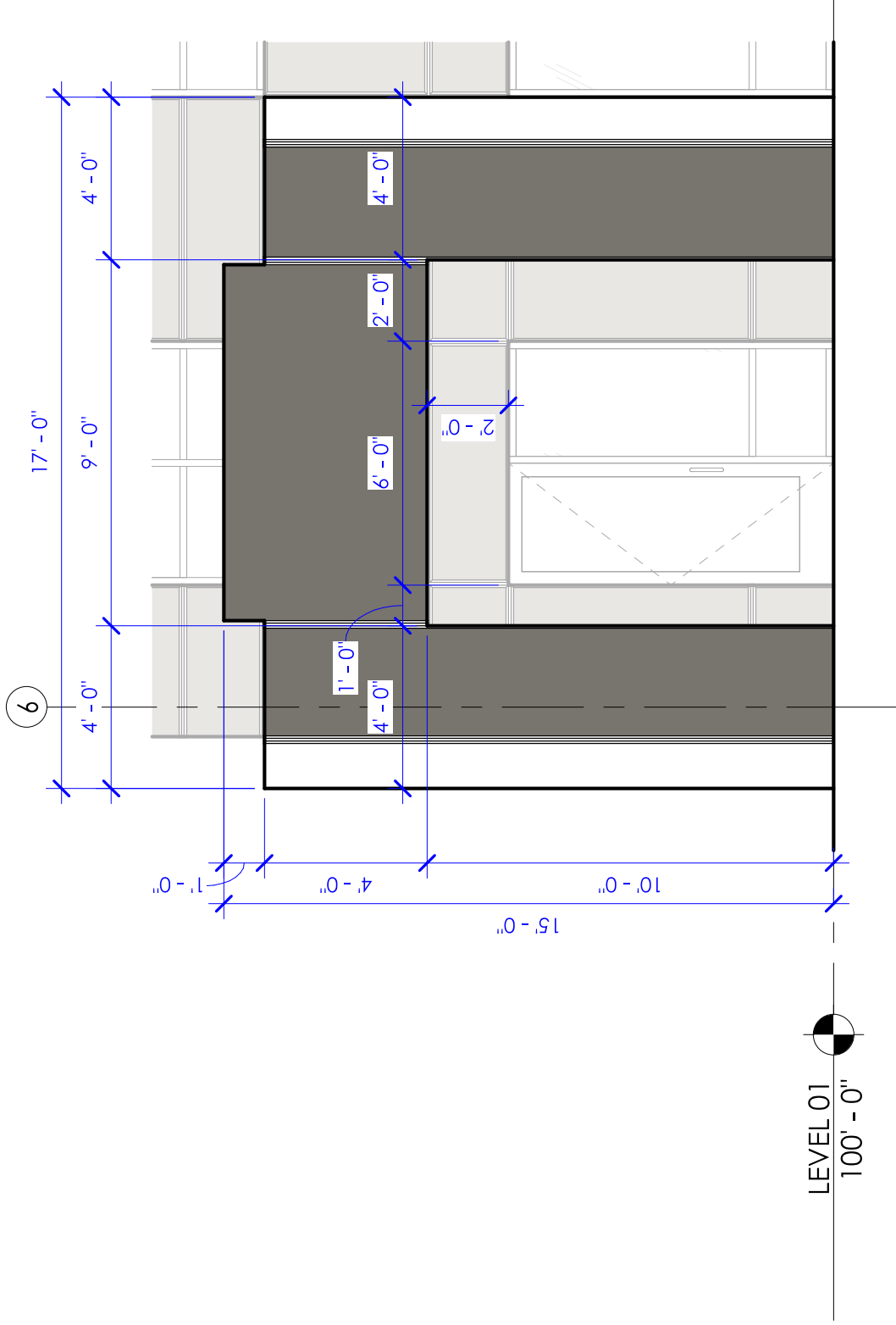




# SOUTH ELEVATION

B3  
A201

3/32" = 1'-0"



# POP OUT ELEVATION 1

1/4" = 1'-0"

B3

A202

PROPOSED BUILDING  
AREA = 39,502 SQ. FT.  
F.F.E.=4547.82



## Item 6: Amended Development Agreement - Jason Brown, Nutricost Sports Facility

**Date:** December 9, 2025

**Project Address:** Approx 1300 W. 700 N.

**Parcels:** 14:050:0051

**Applicant:** Jason Brown

**Property Owner:** R A C PROPERTY LLC

**General Plan:** General Commercial

**Current Zone:** Mixed Commercial/Lindon Village

**City File Number:** 25-043

**Type of Decision:** Legislative

**Presenting Staff:** Michael Florence



### Summary of Key Issues

- **Request for Amendment:** Jason Brown is requesting an amendment to the 2024 approved development agreement to reduce the lot open space landscape requirement from 20% to 15%.
- **Planning Commission Review:** On September 23, 2025, the planning commission was presented with the proposed development for site plan approval. The item was continued because the development did not meet the required 20% lot open space landscape requirement. The Planning Commission appeared open to considering an amendment to the development agreement during the site plan review, reducing the landscaping requirement to 15%.
- **Landscape Requirements:**
  - To maintain consistent site design along the 700 N. corridor, the 2024 approved development agreement requires compliance with the Lindon Village zone site standards and the Lindon City Commercial Design Standards. The Lindon Village site requirements require a minimum of 20% open space landscape for the lot.
  - During the site plan review, the applicant's initial site plan provided 14% open space landscaping. Since that review, the developer has increased the open space percentage to 15%. The difference between 20% open space landscape and 15% is approximately 15,661 square feet.
  - The developer is requesting that about 9,000 square feet of concrete area in front of the building be considered in the open space landscape percentage.
- **Staff Recommendation:** If the Commission and City Council choose to allow the open space landscape reduction, staff recommend that the concrete areas requesting to be counted toward open space be enhanced with amenities such as benches, shade structures, planter boxes, tree wells, or other features proposed by the developer. These would fulfill the purpose of open space landscaping in making the area usable and aligning with the Commercial Design Standards by providing seating and shade for users of the sports facility. These concrete areas can provide seating and shade for people between tournament games or for kids waiting to be picked up after sports practice.
- **Developers Position:** The developer does not support adding amenities or improvements to the concrete areas and is only in favor of reducing the open space landscape requirement to 15%. If the front concrete areas are not counted as open space, then the landscape/open space percentage is reduced to approximately 11-12%.

## **Overview**

- On August 19, 2024, the city council, following a recommendation from the planning commission, approved a general plan amendment, zoning map amendment, and development agreement to allow a facility for warehousing, sports training, and tournaments.
- The approved development agreement allowed an 88,200 sq. ft. warehouse building, with 50% designated for indoor sports training and 50% for office/warehouse use, with long-term intent that the sports facility will occupy the entire building.
- The proposed building size has since increased from 88,200 sq. ft. to 118,464 sq. ft.
- The development requires 238 parking stalls, and 333 are provided. These sports facilities do generate a lot of parking demand for tournaments, so additional parking is probably warranted.

## **Municipal Codes**

The Lindon Village code, 17.78.025, references the Commercial General zone when addressing landscaping as follows:

*(5) Standards for landscaping, fencing and screening, storage and merchandise, maintenance of the premises, site lighting, and special provisions in the LVC zone shall be the same as the CG zones.*

The Commercial General zone states the following for landscaping in 17.48.030:

*(3) Open Space: A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.*

## **Current Development Agreement Language Regarding Open Space**

*b. To maintain consistency with the design of the 700 N. corridor and vision the Lindon City General Plan and 700 N. Small Area Plan the site will be designed to meet the Lindon Village site requirements as found in Lindon City Code 17.48.025, Lindon City Land Development Policies, Standard Specifications and Drawings, and Lindon City Commercial Design Standards as it applies to site design.*

## **Amended Development Agreement Language Regarding Open Space.**

*To maintain consistency with the design of the 700 N. corridor and vision, the Lindon City General Plan, and 700 N. Small Area Plan, the site will be designed to meet the Lindon Village Site requirements as found in the Lindon City Code 17.48.025, Lindon City Land Development Policies, Standard Specifications and Drawings, and Lindon City Commercial Design Standards as it applies to site design with the following exception:*

*a. The lot open space landscape requirement is reduced from twenty percent (20%) to fifteen percent (15%).*

*b. In exchange for a reduction in open space, the Developer shall provide additional plaza amenities for the three identified plaza areas to include a combination of planter boxes, tree wells, shade structures, outdoor seating, or other specific outdoor amenities of equal benefit that will be approved by the planning commission during site plan approval.*

### **Staff Analysis**

For comparison, below is a list of developments in the Lindon Village zone. Some of these developments were previously zoned General Commercial but had the same 20% open space landscape requirement.

Development	Open Space Percentage
Tams/Zyto - 1126/1172 W. 700 N.	21%
Holiday Oil - 725 N. Geneva	25%
Grit Marketing - 775 N. Geneva	21.7%
Utah Valley Mortuary - 1966 W. 700 N.	42%
Bravo Event Center (formerly Noah's) - 1976 W. 700 N.	39.4%
Ruf Development - 1780/1810 W. 700 N.	34%

As part of this project, the developer requests to use approximately 9,000 square feet of concrete in front of the building to count towards the open space landscape requirement, with no improvements. City staff recommends that if the concrete is counted towards the open space landscape allowance, then amenities should be added. The site plan that is attached to the ordinance does not provide any amenities in the concrete areas, and is the site plan that was reviewed with the site plan approval. The rendering and site plan are exhibits in the amended development agreement since they have changed since the original 2024 development agreement was approved and should be reapproved with the new agreement.

Besides the open space item, the development agreement also includes requirements for the decorative cornice treatment on the parapets and the building lighting. These are items that have not been addressed in the building design for which staff have requests in the reviews.

### **Motion**

I move to recommend (approval, denial, or continue) Resolution 2025-22-R to amend the 2024 development agreement between Jason Brown and Lindon City as presented (or listed changes).

### **Exhibits**

1. Proposed Amended Development Agreement
2. Adopted Development Agreement



RESOLUTION NO. 2025-29-R

A RESOLUTION APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN JASON BROWN AND LINDON CITY FOR PROPERTY IDENTIFIED BY PARCEL NUMBER 14:050:0051 AND SETTING AN EFFECTIVE DATE.

WHEREAS, on or about May 29, 2024 Jason Brown filed a land use application to enter into a development agreement with Lindon City; and

WHEREAS, on or about August 19, 2024 the Lindon City Council approved the development agreement, and

WHEREAS, on about August 5, 2025 Jason Brown signed the development agreement and such development agreement was recorded with the Utah County Records Office on August 26, 2025; and

WHEREAS, on or about July 30, 2025, Jason Brown applied for site plan approval from the Lindon City Planning Commission; and

WHEREAS, on or about September 23, 2025, the Lindon City Planning Commission was presented with the site plan application and continued the site plan approval because the development did not meet the minimum twenty percent (20%) open space landscape requirements as found in Lindon City Code 17.48.030; and

WHEREAS: during the site plan approval with the planning commission, the developer had also modified the site plan and building renderings that were presented to the planning commission. The updated site plan and renderings are part of the exhibits to the amended development agreement; and

WHEREAS, on or about November 5, 2025, Jason Brown filed a land use application to request an amendment to the development agreement with Lindon City to reduce the landscape open space percentage from twenty percent (20%) to fifteen percent (15%); and

WHEREAS, Jason Brown has prepared a site plan exhibit to specify the landscape percentage of 15%; and

WHEREAS, the City Council finds that the resulting development is consistent with the Lindon City General Plan for providing an attractive setting for a wide range of commercial retail, office, wholesale, and service uses. That the development 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 amended development agreement and has found its terms and conditions to be acceptable; and

WHEREAS: the parties seek to amend the Development Agreement subject to the Vested Rights as defined therein except as expressly modified in this Amendment; and

WHEREAS, the City Council has received a favorable recommendation from the Lindon City Planning Commission for the amended development agreement.

NOW, THEREFORE, be it resolved by the Lindon City Council, that Mayor Carolyn Lundberg is hereby authorized to review the Amended Development Agreement for Jason Brown, 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 Jason Brown, 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

WHEN RECORDED RETURN TO:

Lindon City  
Attn: Brian Haws  
100 N. State  
Lindon, UT 84042

### **FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

This First Amendment to Development Agreement ("**First Amended Agreement**") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 ("**Effective Date**"), by and between Lindon City, a Utah municipal corporation ("**City**") a Utah political subdivision, and Jason Brown, ("**Developer**").

### **RECITALS**

A. On or about August 8, 2025, City and Owner/Developer executed a Development Agreement ("**Development Agreement**") for a real property development located at or near Utah County Parcel 14:050:0051, Lindon, Utah County, Utah, as more particularly described in Exhibit A (the "**Property**").

B. Paragraph 6 of the Development Agreement provides in part that the Development Agreement may be amended by a subsequent written amendment signed by all Parties and be modified by a written amendment agreed to and approved by the Parties.

C. The Developer desires to amend the Development Agreement as provided herein.

D. Developer hereby represents to the City that it is voluntarily entering into this First Amended Agreement.

E. Definitions. All capitalized terms used but not otherwise defined herein shall have the same meanings assigned such terms in the Agreement.

F. Subordination of Conflicting Terms. In the event of a conflict in the terms and conditions of this First Amendment with the terms and conditions of the Development Agreement, the terms and conditions of this First Amendment shall be binding and govern the conduct of the parties.

G. No Other Changes. All provisions in the Development Agreement as it may have been previously amended not specifically amended by this First Amendment shall remain in full force and effect.

H. The City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §10-9a-101, et seq., and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain

determinations with respect to the Property Project, and, in the exercise of its legislative discretion, has elected to approve this First Amended Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby amend the Development Agreement as follows:

1. Paragraph 2(a) is amended to include updated building design and materials as Exhibit D and updated site plan as Exhibit E.
2. Paragraph 2(b) is amended to include the following terms and inserted in lieu thereof:

To maintain consistency with the design of the 700 N. corridor and vision, the Lindon City General Plan, and 700 N. Small Area Plan the site will be designed to meet the Lindon Village Site requirements as found in the Lindon City Code 17.48.025, Lindon City Land Development Policies, Standard Specifications and Drawings, and Lindon City Commercial Design Standards as it applies to site design with the following exception:

- a. The lot open space landscape requirement is reduced from twenty percent (20%) to fifteen percent (15%).
- b. In exchange for a reduction in open space, the Developer shall provide additional plaza amenities for the three identified plaza areas to include a combination of planter boxes, tree wells, shade structures, outdoor seating, or other specific outdoor amenities of equal benefit that will be approved by the planning commission during site plan approval.

For the building to be compliant with the Lindon City Commercial Design Standards, the following items will be added to the building:

- a. Cornice treatments will be added to parapets without the sloped roof (Lindon Commercial Design Standard 5.2.8)
- b. Decorative lighting will be used to highlight and articulate building facades (Lindon Commercial Design Standard 3.4.1).

3. All other provisions of the Development Agreement remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

**Jason Brown**

By: \_\_\_\_\_  
Its: Jason Brown, Developer

**Lindon City**

\_\_\_\_\_  
Carolyn O. Lundberg, Mayor

Attest

\_\_\_\_\_  
Britni Laidler, City Recorder

STATE OF UTAH            )  
                                      )       ss.:  
COUNTY OF UTAH        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, appeared before me Carolyn O. Lundberg, personally known to me or identified on the basis of satisfactory evidence to be the mayor of Lindon City, who acknowledged to me that she executed the foregoing instrument on behalf of Lindon City.

\_\_\_\_\_  
Witness my hand and official seal:

Notary Public

STATE OF UTAH                    )  
  )  
COUNTY OF UTAH                )       ss.:

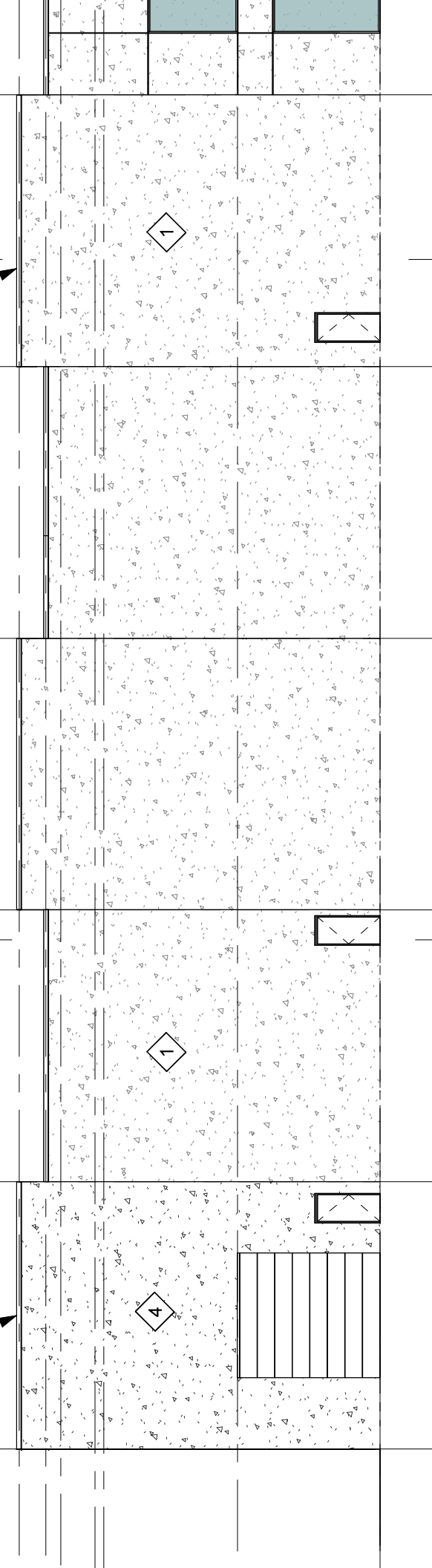
On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, appeared before me Jason Brown,  
personally known to me or identified on the basis of satisfactory evidence who acknowledged to  
me that he executed the foregoing instrument.

\_\_\_\_\_  
Witness my hand and official seal:

Notary Public

## Exhibit D – Updated Building Design and Materials





8

7.1

7

6.1

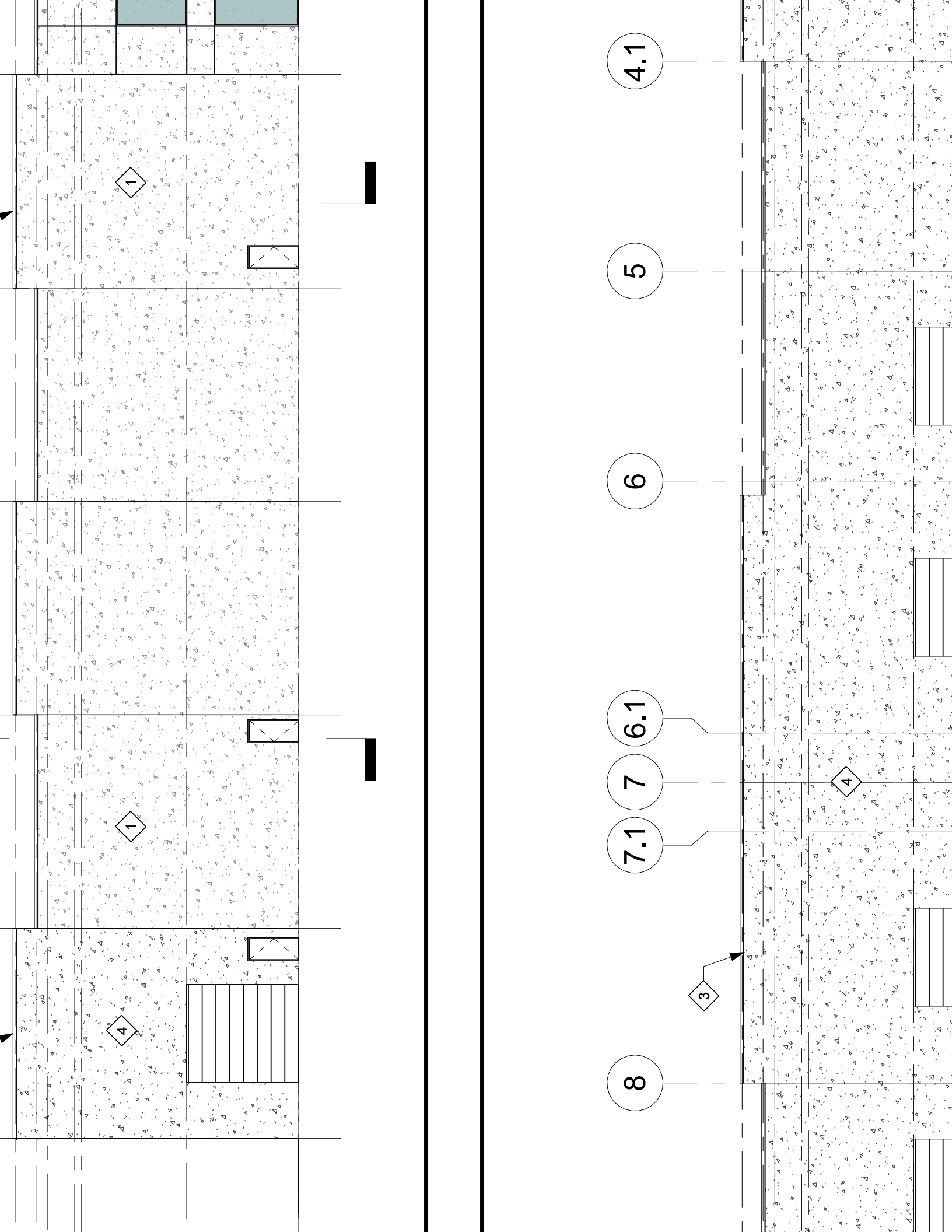
6

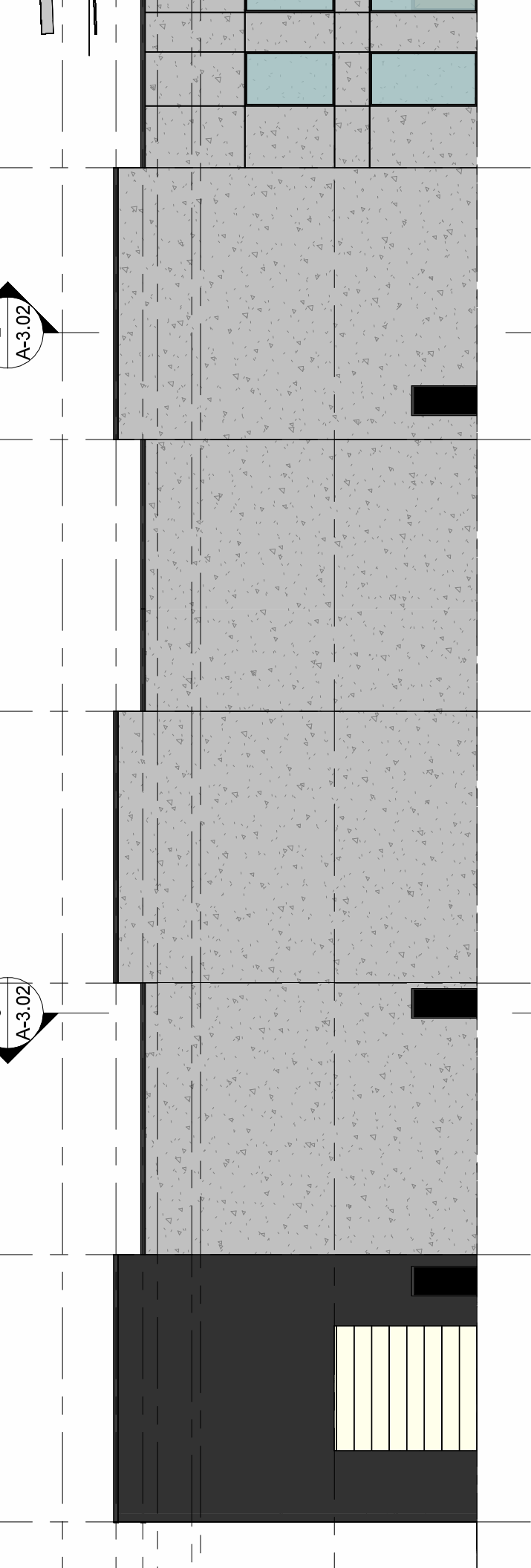
5

4.1

3

4





4.1

5

6

6.1

7

7.1

8

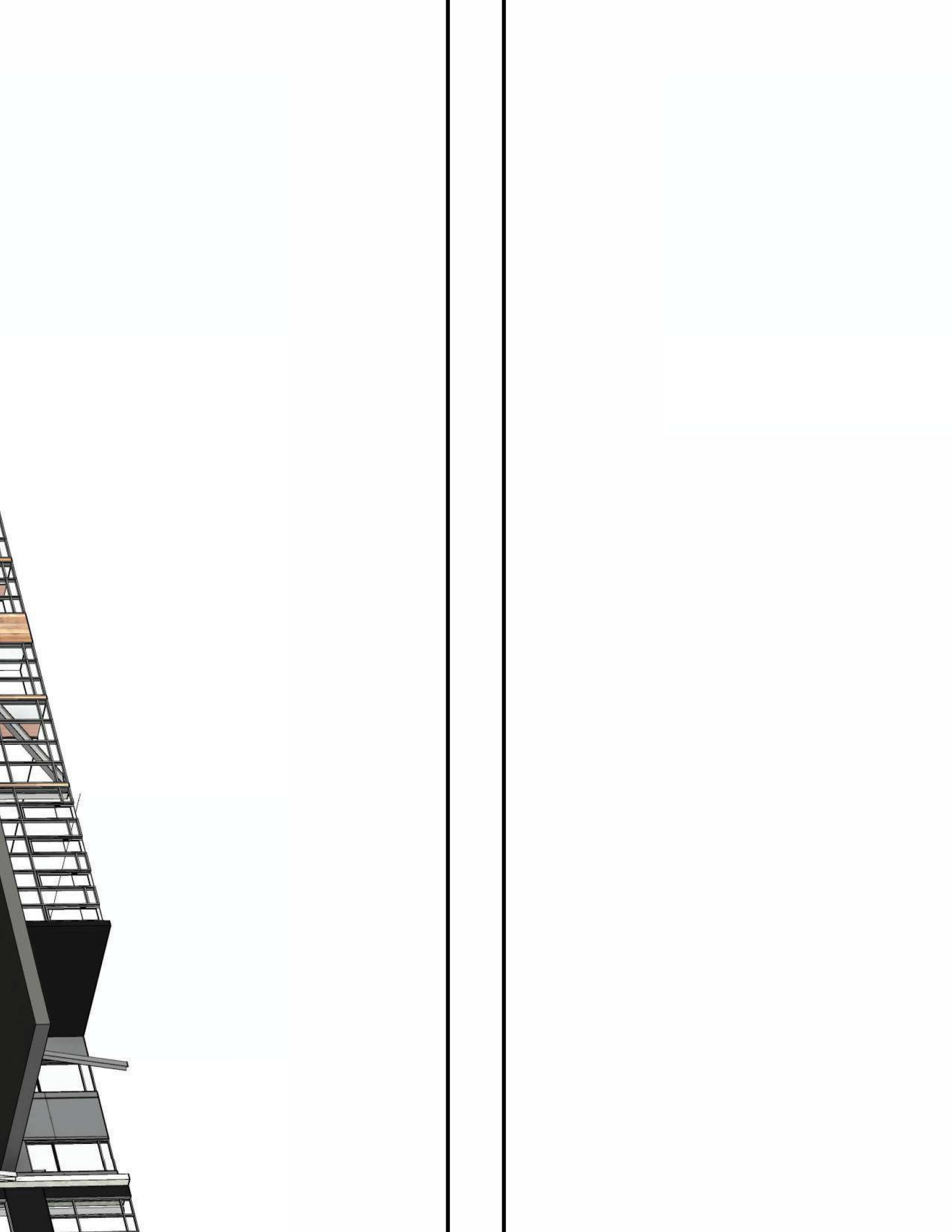
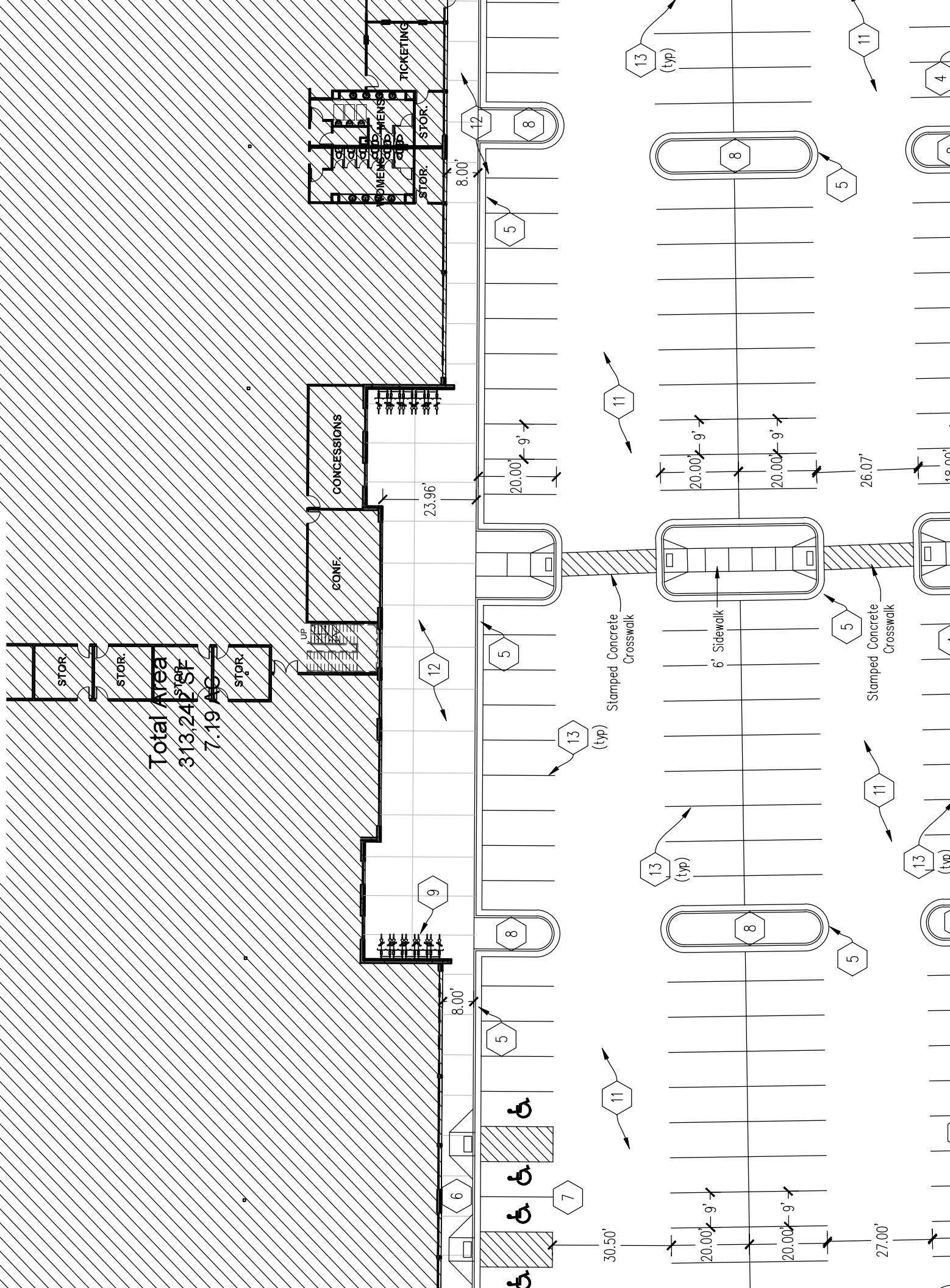




Exhibit E – Updated Site Plan

118,464 sq.ft.



WHEN RECORDED, RETURN TO:

Lindon City  
100 N. State Street  
Lindon, UT 84042

ENT 64405:2025 PG 1 of 27  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Aug 26 08:54 AM FEE 40.00 BY KR  
RECORDED FOR LINDON CITY

#### DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and entered into this 8<sup>th</sup> day of August, 2025, by and between JASON BROWN ("Developer") and the City of Lindon ("City") regarding development of real property identified by Parcel Number 14:050:0051, Lindon Utah ("Property"). See Exhibit A.

#### RECITALS

This agreement is made pursuant to the following facts and in light of good and valuable consideration, with which the parties agree to and acknowledge:

- A. The developer has under contract real property identified by Parcel Number 14:050:0051 which consists of 7.1907 acres and is more particularly described on Exhibit A, attached hereto and incorporated here by reference (the "Property").
- B. The Property is currently zoned as Lindon Village Commercial (LVC).
- C. On May 29, 2024, the Developer submitted a land use application to amend the Lindon City General Plan Future Land Use Map from Commercial Gateway to Mixed Commercial and amend the Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC).
- D. On May 29, 2024, the Developer also submitted a land use application for a development agreement with Lindon City.
- E. The Developer desires to construct an approximately 88,200 square foot indoor sports training and tournament facility with accompanying out parcel commercial pad sites. The purpose of the general plan and zoning map amendment requests is to allow the Developer to use fifty percent (50%) of the building as a sports training and tournament facility and fifty percent (50%) of the building for warehouse. Warehouse uses are not permitted in the Lindon Village Zone. Allowing the warehouse to be used as part of the building structure helps to offset the cost of the sports facility use. The developer anticipates as the sports training and tournament facility use gains interest then the warehouse use and floor area will be decreased incrementally until the entire building is used as a sports training and tournament facility.



- F. On August 19, 2024 the Lindon City Council approved an amendment to the Lindon City Future Land Use Map as shown on ordinance 2024-09-0 attached hereto as Exhibit B, subject to and conditioned upon the terms and conditions of this agreement.
- G. On August 19, 2024 the Lindon City Council approved a zone map amendment as shown on ordinance 2024-10-0 attached hereto as Exhibit C, subject to and conditioned upon the terms and conditions of this agreement.
- H. The Developer is willing to design and construct the building elevations and site in accordance with Exhibits D and E, attached hereto and Section 2b as found in this agreement.
- I. The City Council has further authorized the Mayor of Lindon City to execute and deliver this agreement on behalf of the City.
- J. The City has the authority to enter into this agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances and desire to enter into this agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicant City ordinances.
- K. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.
- L. The Parties understand and intend that this agreement is a "development agreement" with the meaning of, and entered into pursuant to, the terms of Utah Code Ann.,

#### AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement as a substantive part hereof.
2. General Terms. The City approves the Lindon City General Plan Future Land Use Map amendment from Commercial Gateway to Mixed Commercial and an amendment to the Lindon City Zoning Map from Lindon Village Commercial (LVC) to Mixed Commercial (MC) as shown in Exhibit B with the following terms and conditions.
  - a. The building will be constructed with the design and materials as shown in Exhibit D.
  - b. To maintain consistency with the design of the 700 N. corridor and vision the Lindon City General Plan and 700 N. Small Area Plan the site will be designed to



meet the Lindon Village site requirements as found in Lindon City Code 17.48.025, Lindon City Land Development Policies, Standard Specifications and Drawings, and Lindon City Commercial Design Standards as it applies to site design.

- c. No more than fifty percent (50%) of the building will be used as a warehouse use in conjunction with the sport training and tournament use.
- d. Developer agrees to use good faith and commercial reasonable efforts to ensure that the sports training and tournament use business is successful. However, in the event that the sports training and tournament use is terminated because it is not profitable to the Developer, the Developer agrees to redevelop the building into a minimum of three (3) storefront units that allow for office or retail space located at the primary entrance of the units facing 700 N. Upon redevelopment of the building, the parties agree that the future uses of the Property may come from any uses allowed in the LVC zone or the MC zone, with the following conditions and limitations:
  - i. At least fifty percent (50%) of the footprint square footage of the building will be dedicated to uses that are allowed in either the LVC zone or come from uses allowed in the MC zone and which fall within the stated purpose of promoting professional services, business service, retail services, or commercial related uses as indicated in § 17.50.020 of the Lindon code, MC - Mixed Commercial zone - Purpose;
  - ii. No more than fifty percent (50%) of the footprint square footage of the building will be dedicated to uses allowed in the MC zone and which fall within the stated purpose of promoting low intensity light industrial uses, (including warehouse), research uses, and development uses as indicated in § 17.50.020 of the Lindon Code, MC - Mixed Commercial zone - Purpose;
  - iii. Regardless of the uses allowed in the Mixed Commercial zone (MC), as found in the Lindon City Standard Land Use Table, the parties agree that the uses set for in Subsection (2)(e) of this Agreement, "Prohibited Uses", are not allowed on the Property and no portion of the building may be dedicated for such uses.
  - iv. Redevelopment of the building shall be subject to review and approval by the Lindon City Planning Commission as an amended site plan, but Developer shall be entitled to approval of the changes if they are consistent with this Agreement.
- e. Prohibited Uses
  - i. Outdoor storage for any uses allowed to occupy the building
  - ii. Manufacturing businesses such as ice, cabinets, candles, wax, stone, clay, glass, fabricated metals or metal/welding shop, or signs.
  - iii. Used cars/trucks – used vehicle sales lots;
  - iv. Auto lube, repair, body works, and tune-up;
  - v. Auto tire shops/tire sales/tire services;

- vi. Light equipment rental and leasing – automobile and light-truck rental;
  - vii. Assisted living facilities – large or small as defined by Chapter 17.72.
  - viii. Manufactured home sales
  - ix. Cigars and cigarettes
  - x. Disinfecting and exterminating
  - xi. Landscaping services, office and storage
  - xii. Peat extraction
  - xiii. Tattoo shop
- f. HVAC systems will not be placed on the building roof unless they are adequately screened from public view.
- g. To meet the requirements of the Mixed Commercial (MC) zone, the property will need to have a minimum of one hundred (100) feet of frontage along 700 N. and be subdivided as a flag lot. The one hundred (100) feet of frontage will only be used for property access, parking and traffic circulation.
- h. The zone map amendment is conditioned upon the applicant applying to subdivide the property, approval of the subdivision by Lindon City, and the subdivision plat being recorded with the Utah County Records Office within one year from the date the Lindon City Council approved the zone map amendment. In the event that the property is not subdivided and the subdivision plat not recorded within one year from approval by the Lindon City Council to amend the zoning of the property then the Lindon Village Commercial zone will remain in effect.
- i. Pedestrian access from 700 N. to the sports training and tournament facility will be provided.
3. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to apply standards for development and construction generally applicable throughout the City. It is the intent of the Parties to vest the Developer with specific land use rights specifically defined in this Agreement and to require compliance by the Developer, their successors, heirs, designees, or assigns, with all other generally applicable standards, conditions, and requirements enacted to protect the health, safety, and welfare of the current and future residents of the City.
4. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs, designees, and assigns of the parties hereto, and to an entity resulting from reorganization, consolidation, or merger of any party hereto. All rights, responsibilities and obligations under this Agreement shall be assumed by an successors or assigns or the Developer as a condition to the sale or assignment of any portion of the Property.
5. Integration. This agreement constitutes the entire agreement and understanding between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the

Development Code of the City shall govern procedures and standards for approval of all improvements and development contemplated herein.

6. Modifications In Writing. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.
7. Governing Law. This Agreement shall be interpreted, construed, and enforced according to the laws of the State of Utah.
8. Cost of Enforcement. In the event of default on the part of any party this is Agreement, the defaulting party shall be liable for all costs and expenses incurred by the non-defaulting party in enforcing the provisions of this Agreement, whether or not legal action is instituted.
9. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer:      Jason Brown  
652 N. 95 W.  
Lindon, UT 84042

To the City:              Lindon City  
Attention, Brian Haws  
100 N. State  
Lindon, UT 84042

LINDON CITY

DATED 8/8/25, 2025

By:   
CAROLYN LUNDBERG  
Lindon City Mayor

Jason Brown

DATED 8/5/25, 2025

By:   
Jason Brown  
Its: JASON BROWN

Attest:

  
Britni Laidler, City Recorder

STATE OF UTAH )

:SS.

COUNTY OF UTAH )

On this 5 day of August, 2025, personally appeared before me,  
Jason Brown, known to be the individual described who executed the  
 within and foregoing instrument, and who duly acknowledged to me that he executed the same.

Notary Public

My Commission Expires: 06-02-2029

Shelly Church  
 NOTARY

My Commission Expires \_\_\_\_\_

STATE OF UTAH )

:SS.

COUNTY OF UTAH )

On this 8th day of August, 2025, personally appeared before me,  
Carolyn Lundberg, known to be the individual described who executed the  
 within and foregoing instrument, and who duly acknowledged to me that he executed the same.



Notary Public

My Commission Expires: 12-4-28

Britni Laidler  
 NOTARY

My Commission Expires 12-4-28

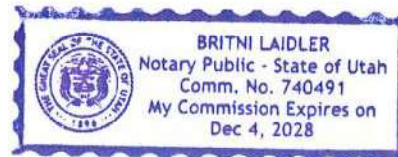






EXHIBIT B

General Plan Future Land Use Map Amendment - Ordinance 2024-09-O

## ORDINANCE NO. 2024-09-0

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USES MAP ON PROPERTY IDENTIFIED BELOW FROM GATEWAY COMMERCIAL TO MIXED 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 May 29, 2024, 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 14:050:0051 from Commercial Gateway to Mixed Commercial; and

WHEREAS, on June 11, 2024, 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 general plan amendment, and on June 25, 2024, recommended that the City Council adopt the amendment of Mixed Commercial (MC); and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of Encourage economic development and leverage the community's strong regional position and the advantages that it provides; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of creating a commercial destination area and to strategically plan for business development and attraction; and

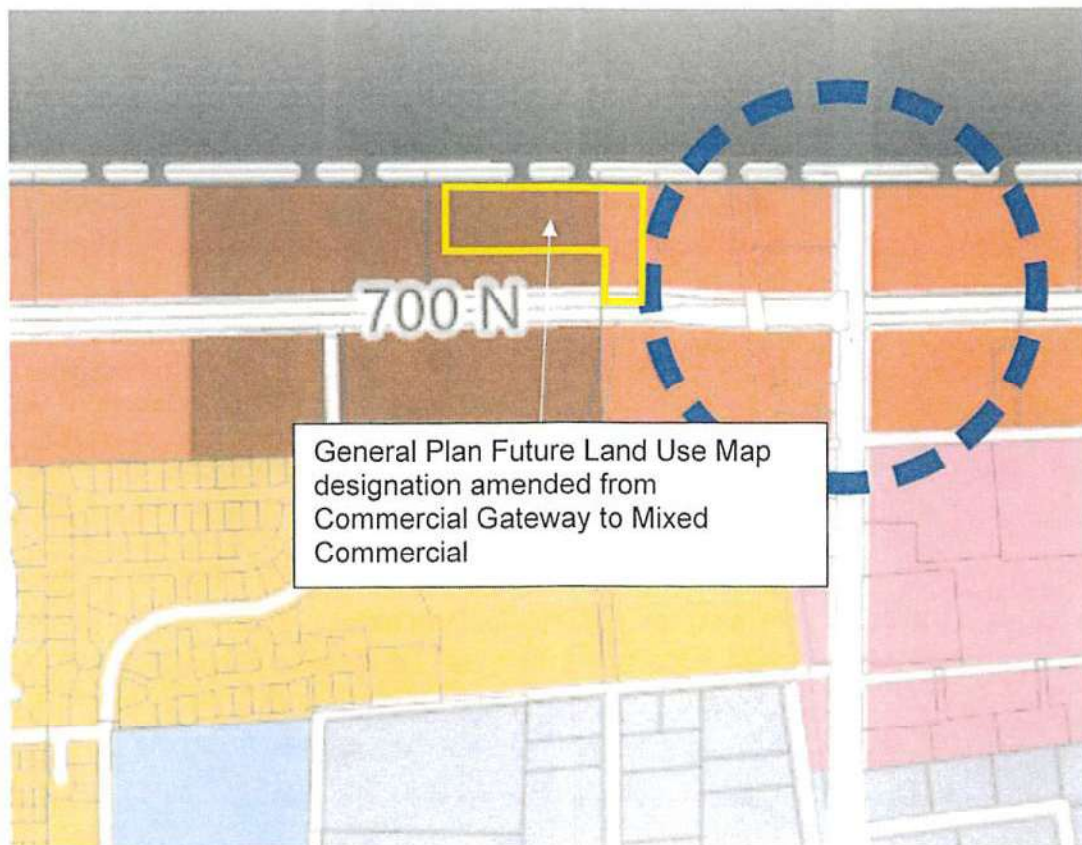
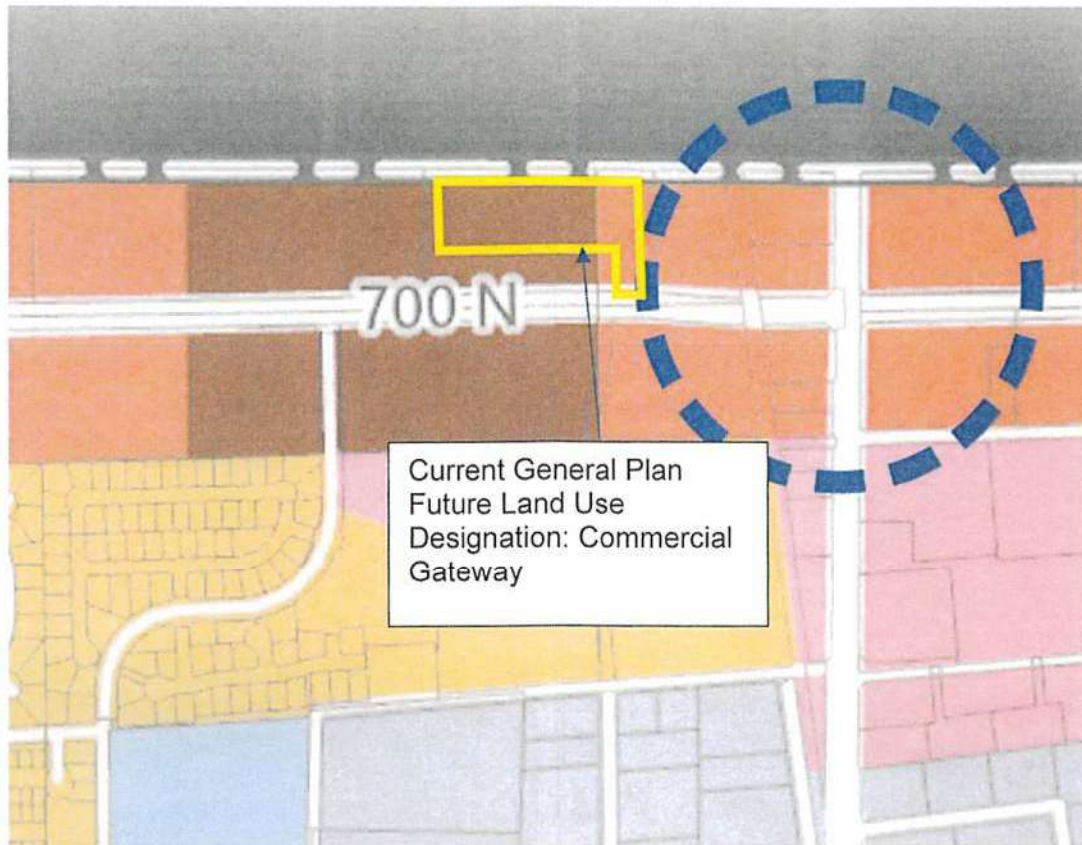
WHEREAS, the Council held a public hearing August 19, 2024, to consider the recommendation and the Council received and considered all public comments that were made therein; and

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 Land Use Map is hereby amended as follows:

Parcel ID	Property Owner	Address
14:050:0051	BRADSHAW, WARREN B & LE ORA R (ET AL)	Approx 1300 W. 700 N.









**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 provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this  
19 day of August, 2024.

Carolyn Lundberg  
Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler  
Britni Laidler,  
Lindon City Recorder

SEAL



## AFFIDAVIT OF POSTING

STATE OF UTAH }

} ss.

COUNTY OF UTAH }

I, Britni Laidler, City Recorder of Lindon City, Utah do hereby certify and declare that I posted the attached ordinance in three public places on the 20<sup>th</sup> day of August 2024.

The three public places are as follows:

1. Lindon City Police Department
2. Lindon City Community Development
3. Lindon City Center

I further certify that the agenda of the meeting of the City Council containing the notice of public hearing was published and posted according to law, and that copies of the ordinance so posted were true and correct copies of the original.



Britni Laidler, City Recorder

The foregoing instrument was acknowledged before me this 20 day of August, 2024 by Britni Laidler.

My Commission expires: 05-03-2025

  
Notary Public

Residing at: Utah County





CERTIFICATE OF PASSAGE

STATE OF UTAH     }  
                              }ss.  
COUNTY OF UTAH }

I, Britni Laidler, City Recorder of Lindon City, Utah do hereby certify and declare that the above and foregoing is a true, full and correct copy of the ordinance passed and adopted by the City Council of Lindon City, Utah on the 20<sup>th</sup> day of August 2024 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USE MAP ON PROPERTY IDENTIFIED BELOW FROM GATEWAY COMMERCIAL TO MIXED COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate seal of Lindon City, Utah, This 20<sup>th</sup> day of August 2024.



Britni Laidler, City Recorder

(SEAL)



EXHIBIT C

Zone Map Amendment - Ordinance 2024-10-O

ORDINANCE NO. 2024-10-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM LINDON VILLAGE COMMERCIAL (LVC) TO MIXED COMMERCIAL (MC) 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 May 29, 2024, a land use application was submitted to Lindon City to rezone a portion of parcel 14:050:0051 from Lindon Village Commercial (LVC) to Mixed Commercial (MC); and

WHEREAS, on June 11, 2024, 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 on June 25, 2024 recommended that the City Council adopt the zone map amendment of Mixed Commercial (MC); and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals of Encourage economic development and leverage the community's strong regional position and the advantages that it provides; and

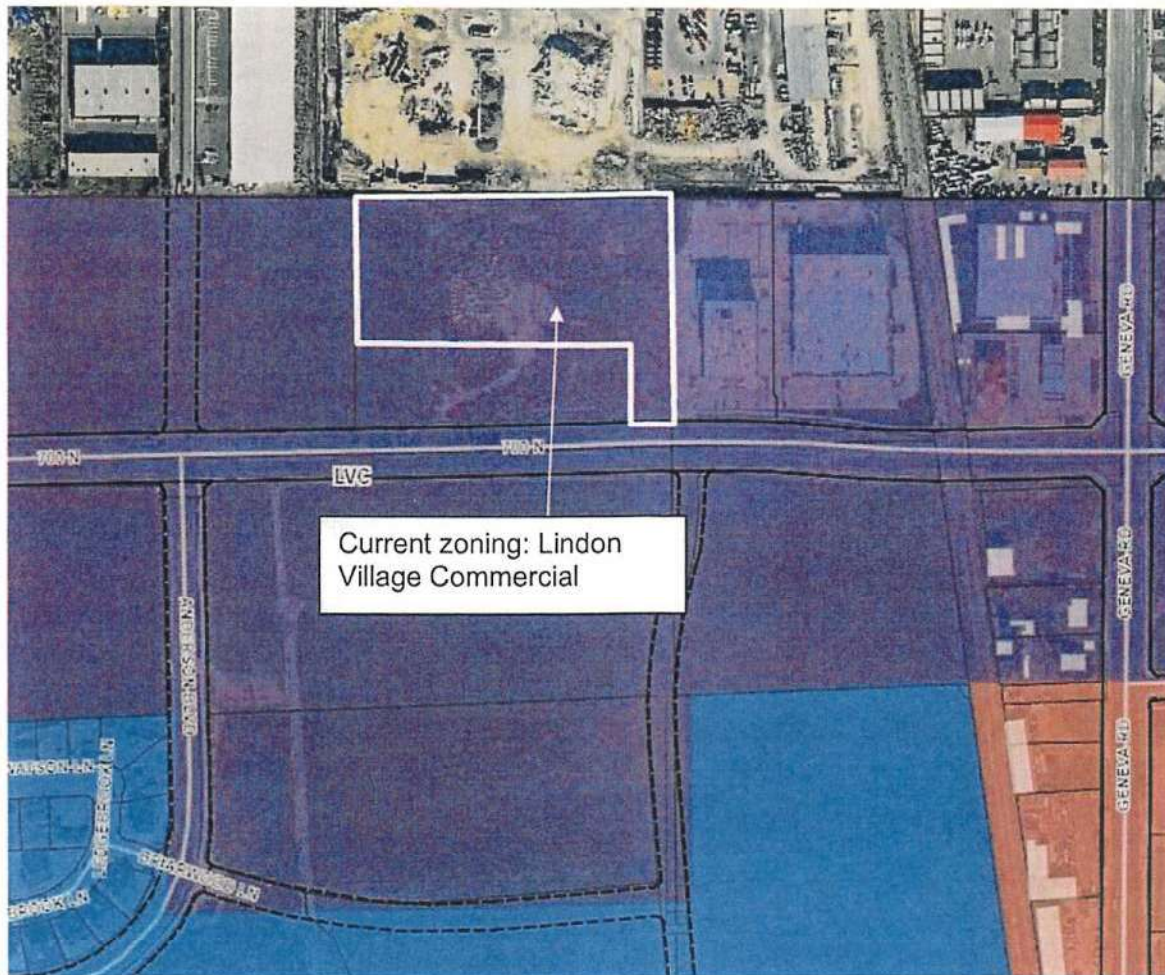
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal of creating a commercial destination area and to strategically plan for business development and attraction; and

WHEREAS, the Council held a public hearing August 19<sup>th</sup>, 2024, 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
14:050:0051	BRADSHAW, WARREN B & LE ORA R (ET AL)	Approx 1300 W. 700 N.











ENT 64405=2025 PG 19 of 27

**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 provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this  
19 day of August, 2024.

Carolyn Lundberg  
Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler  
Britni Laidler,  
Lindon City Recorder

SEAL



CERTIFICATE OF PASSAGE

STATE OF UTAH }

}ss.

COUNTY OF UTAH }

I, Britni Laidler, City Recorder of Lindon City, Utah do hereby certify and declare that the above and foregoing is a true, full and correct copy of the ordinance passed and adopted by the City Council of Lindon City, Utah on the 20<sup>th</sup> day of August 2024 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM LINDON VILLAGE COMMERCIAL (LVC) TO MIXED COMMERCIAL (MC) AND PROVIDING FOR AN EFFECTIVE DATE.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate seal of Lindon City, Utah, This 20<sup>th</sup> day of August 2024.



Britni Laidler, City Recorder

(SEAL)





## AFFIDAVIT OF POSTING

STATE OF UTAH }

}ss.

COUNTY OF UTAH }

I, Britni Laidler, City Recorder of Lindon City, Utah do hereby certify and declare that I posted the attached ordinance in three public places on the 20<sup>th</sup> day of August 2024.

The three public places are as follows:

1. Lindon City Police Department
2. Lindon City Community Development
3. Lindon City Center

I further certify that the agenda of the meeting of the City Council containing the notice of public hearing was published and posted according to law, and that copies of the ordinance so posted were true and correct copies of the original.



Britni Laidler, City Recorder

The foregoing instrument was acknowledged before me this 20 day of August, 2024 by Britni Laidler.

My Commission expires: 05-03-2025



Notary Public

Residing at: Utah County



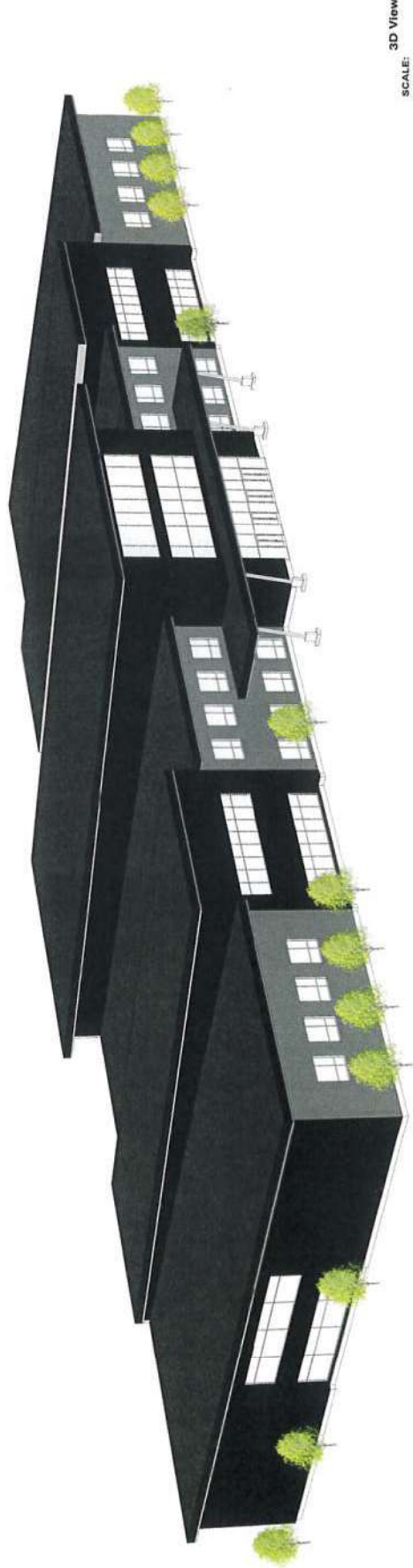
EXHIBIT D

Building Rendering and Materials

PROJECT NO.	902-8400
DATE	12/15/20
DRAWN BY	DW
CHECKED BY	SM
DATE PLOTTED	
30% SUBMITTALS	

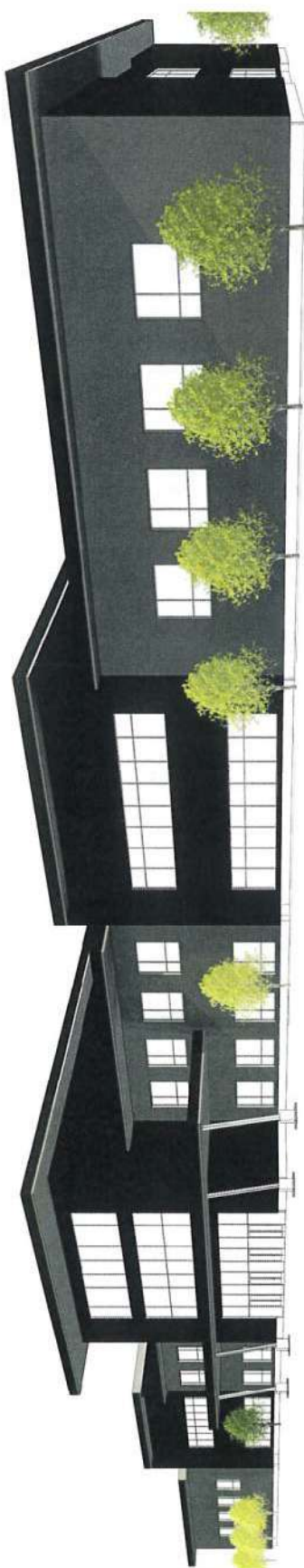
3D View 4

SCALE:



3D View 3

SCALE:



GRAY COLOR META. TEXTURE



PATTERN POSSIBILITIES



BLACK COLOR META. TEXTURE



NOT FOR  
CONSTRUCTION  
10% REVIEW SET

NOT FOR CONSTRUCTION - 10% REVIEW SET

NUTRICOST ATHLETIC CENTER

OWNER  
ADDRESS

Revision Number

PROJECT NO.	NO2-2400
DATE	12.11.25
DRAWN BY	SW
CHECKED BY	SW
DATE	12.11.25
DESIGNER	SW
DATE	12.11.25
DESIGNER	SW
DATE	12.11.25
DESIGNER	SW

A-2.04

GENERAL NOTES

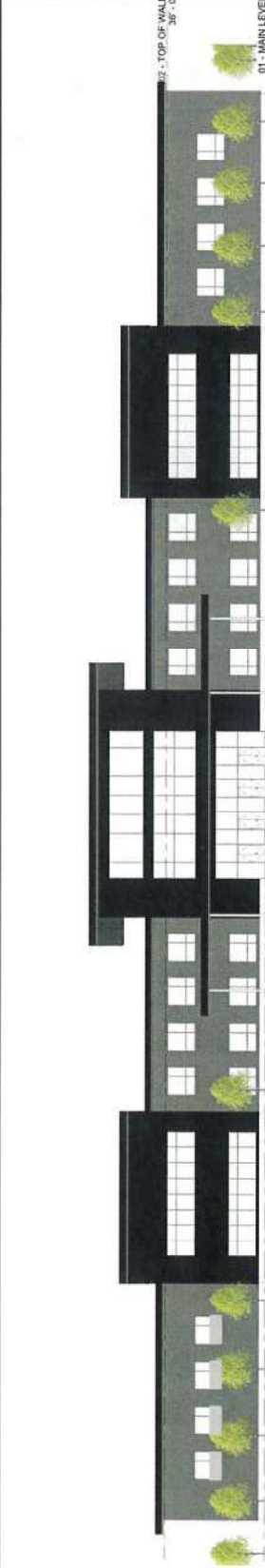
- GENERAL CONTRACTOR SHALL VERIFY ALL MATERIALS AND METHODS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONCRETE WALLS SHALL BE CONSTRUCTED WITH REINFORCING BARS AND RETAINING WALLS TO RESIST EARTH PRESSURE.
- CONCRETE WALLS RETAINING EARTH SHALL BE CONSTRUCTED WITH REINFORCING BARS AND RETAINING WALLS TO RESIST EARTH PRESSURE.
- CONCRETE WALLS RETAINING EARTH SHALL BE CONSTRUCTED WITH REINFORCING BARS AND RETAINING WALLS TO RESIST EARTH PRESSURE.
- CONCRETE WALLS RETAINING EARTH SHALL BE CONSTRUCTED WITH REINFORCING BARS AND RETAINING WALLS TO RESIST EARTH PRESSURE.
- CONCRETE WALLS RETAINING EARTH SHALL BE CONSTRUCTED WITH REINFORCING BARS AND RETAINING WALLS TO RESIST EARTH PRESSURE.
- CONCRETE WALLS RETAINING EARTH SHALL BE CONSTRUCTED WITH REINFORCING BARS AND RETAINING WALLS TO RESIST EARTH PRESSURE.
- CONCRETE WALLS RETAINING EARTH SHALL BE CONSTRUCTED WITH REINFORCING BARS AND RETAINING WALLS TO RESIST EARTH PRESSURE.
- CONCRETE WALLS RETAINING EARTH SHALL BE CONSTRUCTED WITH REINFORCING BARS AND RETAINING WALLS TO RESIST EARTH PRESSURE.
- CONCRETE WALLS RETAINING EARTH SHALL BE CONSTRUCTED WITH REINFORCING BARS AND RETAINING WALLS TO RESIST EARTH PRESSURE.

ENT 64405 = 2025 PG 25 of 27

EXTERIOR GLAZING %

ORIENTATION	TOTAL GLAZING AREA	TOTAL WALL AREA	%
NORTH	21,000 SF	64,000 SF	33%
EAST	7,000 SF	1,000 SF	70%
WEST	7,000 SF	1,000 SF	70%
SOUTH	20,000 SF	0 SF	0%

SHEET NOTES



SOUTH ELEVATION  
SCALE: 1" = 20'-0"

4



EAST ELEVATION  
SCALE: 1" = 20'-0"

3



WEST ELEVATION  
SCALE: 1" = 20'-0"

2



NORTH ELEVATION  
SCALE: 1" = 20'-0"

1

EXHIBIT E

Site Plan Design



# LINDON REC FLEX SPACE - CONCEPT PLAN

490 West 700 North, Lindon, Utah

Located in the Southwest Quarter of Section 29,  
Township 5 South, Range 2 East, Salt Lake Base and Meridian

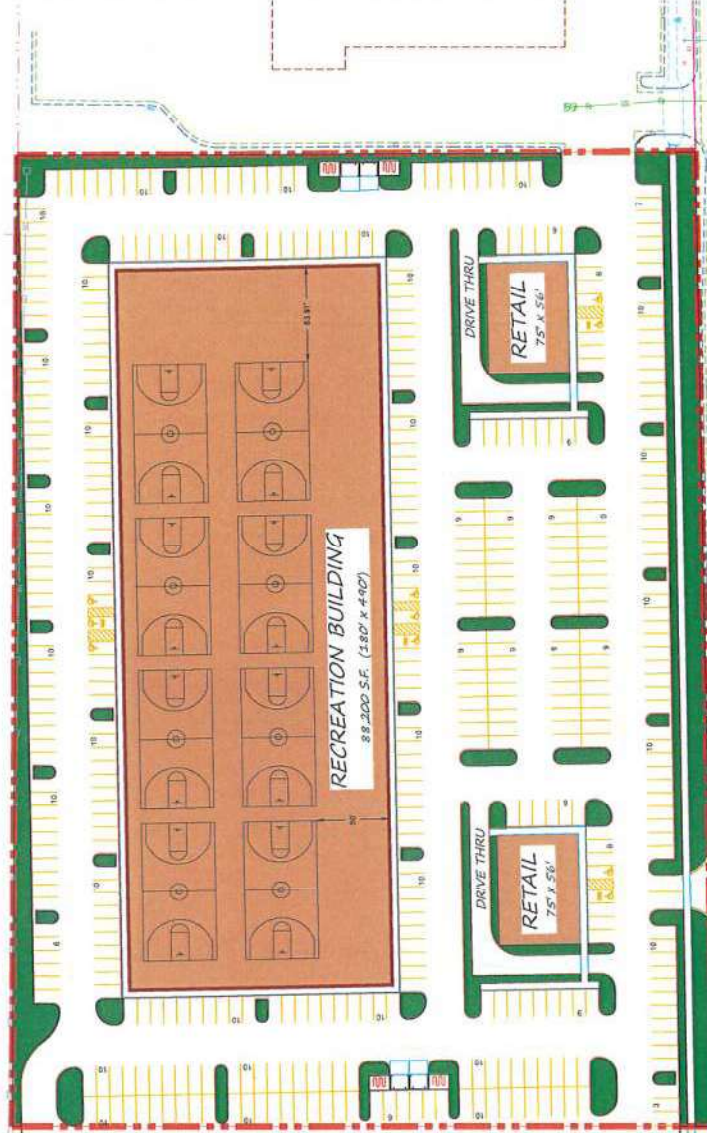


**SEE INFORMATION:**  
Project Number: 14-005-0051 & 14-005-0052  
Address: 490 West 700 North, Lindon, Utah  
**OWNER/DEVELOPER:** Charles Ovenshaw  
2230 North University Parkway, Suite 402  
Provo, UT 84604  
info@spenshaw.com  
**SURVEYOR/ENGINEER/PLANNER:**  
A.L.M. & Associates, Inc. Mark Ovenshaw  
2230 North University Parkway, Suite 402  
Provo, UT 84604  
201.374.6205 markovenshaw@alum.com  
**ZONING INFORMATION:**  
APC - Light Industrial  
**REGULATIONS:**  
Ordinance: 333.078.02, 333.078.03, 333.078.04 (1995)  
Building: 36.544.4, 36.544.5 (2016)  
Landscaping: 36.544.4, 36.544.5 (1995)  
Fishing Shelter: 470.044



490 WEST (MINOR COLLECTOR 66' ROW)

ENT 64405:2025 PG 27 of 27



700 NORTH

GRAPHIC SCALE



DRAFT

A.L.M. & Associates, Inc.  
Engineering • Surveying • Development • Planning  
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6202



LINDON REC  
OPENSRAW DEVELOPMENT  
CONCEPT PLAN

NO.	REVISION	DATE
1		

OF 1 SHEETS  
PLOT # 000-2200