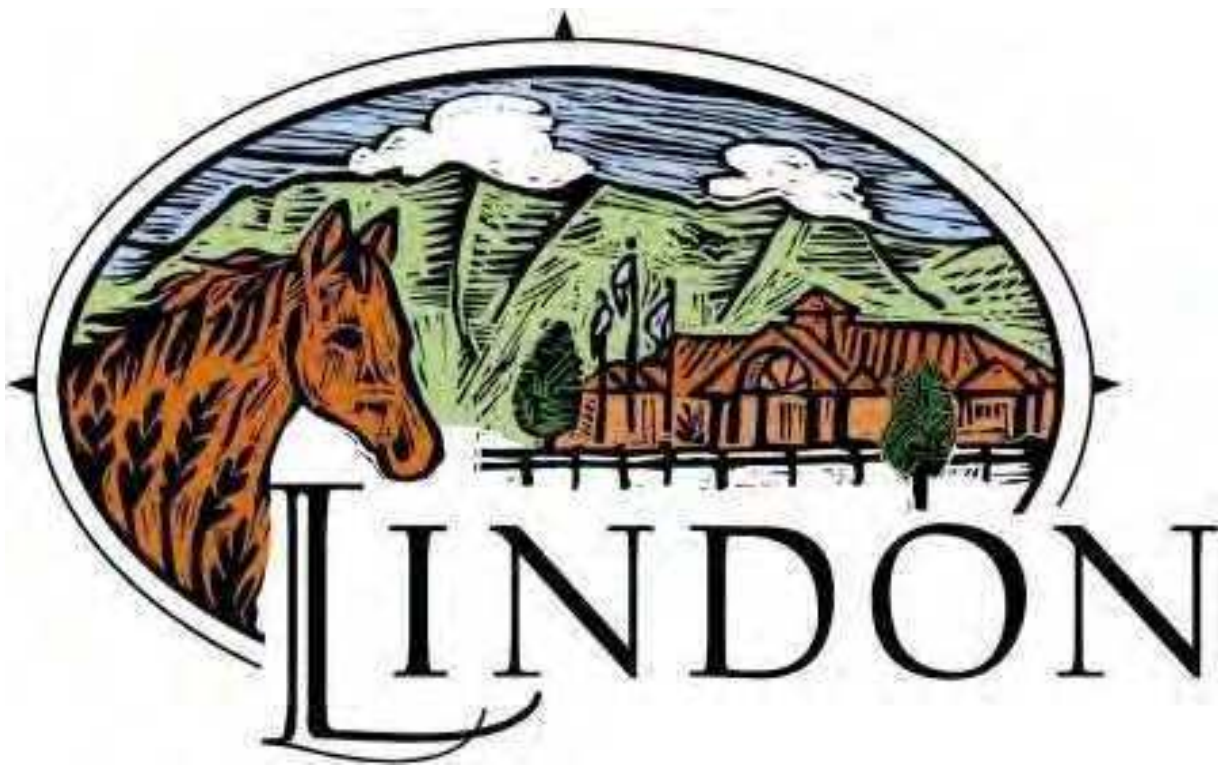


# **Lindon City Planning Commission Staff Report**



**February 10, 2026**

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, February 10, 2026**, 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 for link to  
download agenda &  
staff report materials.

#### 1. Call to Order

#### 2. Approval of minutes - Planning Commission 01/13/2026

#### 3. Public Comment

#### 4. Public Hearing - General Plan Amendment - MS Properties

MS Properties has applied to amend the Lindon City General Plan Street Master Plan Map to remove portions of 1200 W. and 200 N. from the Streets Master Plan Map to allow roadway alignments to be determined at the time of future development. (20 minutes)

#### 5. Major Subdivision Approval – Bylund Farms Phase 2

Jeremiah Larson from Avenue Consultants, on behalf of Mark MacDougal, is seeking preliminary major subdivision approval for Bylund Farms Phase 2 of a four lot single-family residential development. (20 minutes)

#### 6. Public Hearing - Development Agreement – Westland Development

Troy Dana requests approval and amendment to the 2025 Development Agreement to propose changes to the building design for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. The original development agreement was never signed by the developer and the developer is now requesting to amend and continue the original agreement. (20 minutes)

#### 7. Public Hearing - Ordinance Amendment – Timpanogos Special Service District (TSSD)

Timpanogos Special Service District (TSSD) requests an amendment to the Regional Commercial (RC) zoning ordinance to allow above-ground utility facilities and associated buildings, and to modify lot size, frontage, landscaping, and architectural requirements for utility sites. (20 minutes)

#### 8. Public Hearing - Amended Development Agreement – Nutricost Athletic Center

Jason Brown requests an amendment to the 2024 Development Agreement to reduce the lot open space landscaping requirement from 20% to 15%. (20 minutes)

#### 9. Site Plan Approval – Nutricost Athletic Center (continued)

Jason Brown requests site plan approval for the site plan review that was continued by the Planning Commission on September 23, 2025. (20 minutes)

#### 10. Minor Subdivision Approval – Nutricost Athletic Center (continued)

Jason Brown requests a minor subdivision approval for a two-lot subdivision at approximately 1200 W. 700 N. and was continued by the Planning Commission on September 23, 2025. (20 minutes)

#### 11. Community Development Director Report - General City Updates

### Adjourn

# Notice of Meeting

## *Lindon City Planning Commission*



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:** 02/06/2026 **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, January 13, 2026 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: Sharon Call, Commissioner  
Pledge of Allegiance: Jared Schauers, Commissioner

**PRESENT**

Steve Johnson, Chairperson  
Mike Marchbanks, Commissioner  
Rob Kallas, Commissioner  
Sharon Call, Commissioner  
Jared Schauers, Commissioner  
Karen Danielson, Commissioner  
Ryan Done, Commissioner  
Michael Florence, Community Dev. Director  
Brittany Wilde, City Planner  
Brian Haws, City Attorney  
Whitney Hatfield, Deputy Recorder

**EXCUSED**

Scott Thompson, 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 December 9, 2025 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE MINUTES OF THE REGULAR MEETING OF DECEMBER 9, 2025. COMMISSIONER MARCHBANKS 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. **Plat Amendment Approval – 352 N. 540 W. – Ken’s Cove Plat “C”, Parcel: 44:223:0004.** Benton Crane has made an application for a plat amendment to incorporate the additional property that will be purchased from Parcel 14:067:0175 into his existing lot.

Brittany Wilde, City Planner, presented the application from Benton Crane, who was present at the meeting, for a plat amendment to incorporate additional property being purchased

from the property owner at 540 Lakeview Road. She explained that the surrounding zones in all directions (north, east, south, and west) are R120 residential low density.

Ms. Wilde outlined that under Utah Code 10-28-11, an applicant may petition the Land Use Authority to join two or more of the petitioner fee owners' contiguous lots. She presented the proposed plat amendment that would incorporate a portion of the property located at 540 West Lakeview Road (parcel 14:067:0175) and consolidate it into Mr. Crane's existing lot. Ms. Wilde confirmed that the proposed amendment meets all city subdivision and zoning requirements including:

- The lot is not divided by boundary lines, roads, alleys, or other lots
- The residential lot fronts on a public street
- Side lot lines are at right angles to street lines
- There is an 8-foot-wide storm drain access easement at the back of the property and a 10-foot public utility easement at the front of the property
- The lot meets the 20,000 square foot minimum lot size requirement

Ms. Wilde noted that the city engineer had reviewed the plat and was working on final technical changes. She concluded that city staff supports this subdivision and plat amendment as it meets all city requirements.

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

COMMISSIONER CALL MOVED TO APPROVE THE APPLICANTS REQUEST FOR PLAT AMENDMENT APPROVAL OF THE KEN'S COVE PLAT "C" WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF; AND OBTAIN SIGNATURES OF OWNERS' CONSENT TO DEDICATION; ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; AND 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DONE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

## 5. Open and Public Meetings Training

2 City Prosecutor, Brian Haws, conducted the annual Open and Public Meetings training.  
3 Mr. Haws showed a training video produced by the State Auditor's Office. The video covered  
4 key aspects of the Open Meetings Act, including:

- 5 • What constitutes an open and public meeting
- 6 • Types of meetings (regular meetings, public hearings, electronic meetings,  
7 emergency meetings)
- 8 • Requirements for closing a meeting, including the two-thirds vote threshold
- 9 • Documentation requirements for closed meetings
- 10 • Notice requirements for public meetings

11 After the video, Mr. Haws briefly clarified that for closed meetings discussing litigation,  
12 the session must be recorded and maintained in case of any challenges to verify compliance with  
13 the law. However, discussions about security devices or someone's competency do not require  
14 recording as long as the presiding officer signs a certificate verifying the nature of the discussion.

15 Commissioner Kallas asked about potential scenarios where the Planning Commission  
16 might need to hold a closed meeting. Mr. Haws explained that such instances would be rare for  
17 the Planning Commission, but the City Council occasionally holds closed meetings for litigation  
18 or property acquisition discussions.

#### 19 **6. Community Development Director Report**

- 20 • Next meeting January 27<sup>th</sup>
- 21 • Upcoming agenda items
- 22 • Misc. City Updates

#### 23 **ADJOURN** –

24  
25 COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 6:52  
26 PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED  
27 IN FAVOR. THE MOTION CARRIED.  
28

29  
30 Approved, January 27, 2026  
31

32  
33  
34 \_\_\_\_\_  
35 Steven Johnson, Chairperson  
36

37  
38 \_\_\_\_\_  
39 Michael Florence, Community Development Director  
40

## Item 4: General Plan Street Master Plan Map Amendment

**Date:** February 10, 2026

**Applicant:** Martin Snow

**City File Number:** 26-006-6

**Type of Decision:** Legislative  
Council Action Required: Yes

**Presenting Staff:** Michael Florence



### Summary of Key Issues

1. Whether to approve a request to amend the Lindon City Street Master Plan map to remove sections of the future 1200 W and 200 N. planned streets.

### Overview

- MS Properties has made an application to remove a portion of 1200 W. and 200 N. from the street master plan map.
- The purpose of the request is to allow street alignments to be determined at the time properties are developed.
- In 2008, Lindon City approved a subdivision plat for the Lake View Industrial Park. With that plat, the City and Martin Snow entered into a development agreement. The agreement addressed the street section of 1200 W. highlighted in the aerial below. The agreement was that, if constructed, portions of 1200 W. would lack connections to the surrounding master plan roads, and the road would deteriorate due to heavy use by the business. It was decided that Mr. Snow would bond for the future improvements and construct the road at a later date when connecting roads are planned.



- The applicant is also requesting that the connecting future road between 1200 W. and Anderson Lane be removed from the street master plan map because it is not planned to connect to anything at this time.
- A portion of 1200 W., north of Center Street, has already been constructed and will remain on the map.

### **General Plan**

General plan considerations from the Transportation and Circulation Chapter

Implementation Measure: Ensure that decisions regarding future land development and roadway construction are closely coordinated and mutually supportive.

Implementation Measure: Require new development to accommodate for a sufficient flow of traffic, right-of-way connections, and capacity.

Implementation Measure: Require appropriate rights-of-way to be dedicated to the city and roadway constructed with new development or when a property is changed to a more intensive use that would justify road construction, improvements, and dedication.

### **Staff Analysis**

The area where 1200 W. is proposed is zoned Heavy Industrial, and 200 N. is Light Industrial. There is not any new development proposed that would necessitate keeping these roads on the map. If the planning commission and city council remove these streets from the map, then this item will come back to both bodies for consideration of removing the development agreement and allowing Mr. Snow to cancel his bond.

### **Motion**

I move to recommend (approval, denial, or continue) of ordinance 2026-02-O to amend the Lindon City General Plan Street Master Plan Map with the following conditions:

1. All items of the staff report

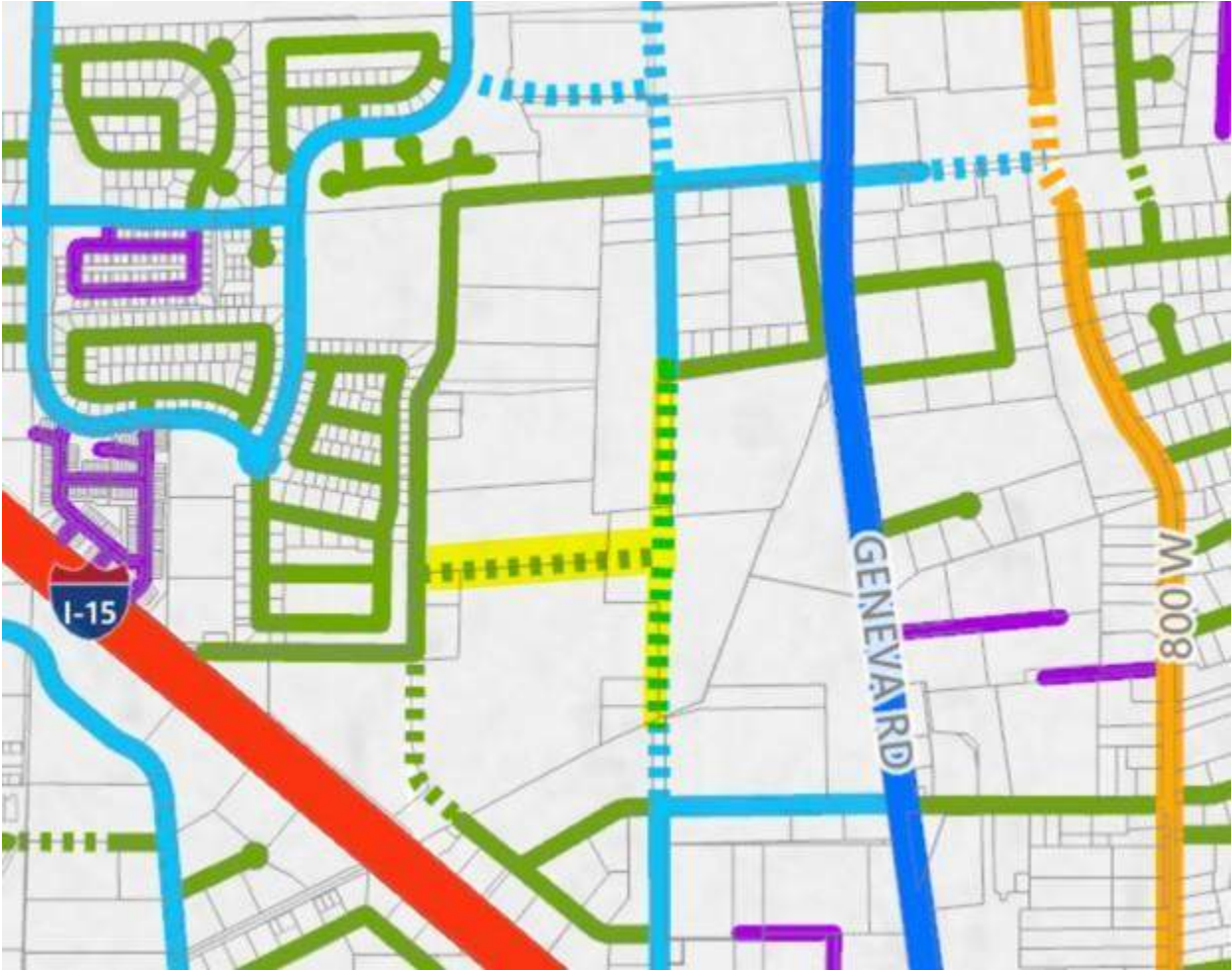
### **Exhibits**

1. Aerial Photo
2. Street master plan map with highlighted section of streets to be removed
3. Ordinance



Exhibit 1





ORDINANCE NO. 2026-01-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN STREET MASTER PLAN MAP FOR PORTIONS OF 1200 W. AND 200 N. AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City General Plan; and

WHEREAS, on January 22, 2026, a land use application was submitted to Lindon City to amend and remove portions of 1200 W. and 200 N. from the General Plan Street Master Plan Map; and

WHEREAS, on February 10, 2026, the Planning Commission held a properly noticed public hearing to hear testimony regarding the General Plan 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 modifications 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 to ensure that decisions regarding future land development and roadway construction are closely coordinated and mutually supportive.; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to require appropriate rights-of-way to be dedicated to the city and roadway constructed with new development or when a property is changed to a more intensive use that would justify road construction, improvements, and dedication. ; and

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

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

**SECTION I:** The Lindon City General Plan Street Master Plan Map is hereby amended as follows in Exhibits A and B:



## Exhibit A – Highlight roads to be removed from the General Plan Street Master Plan Map

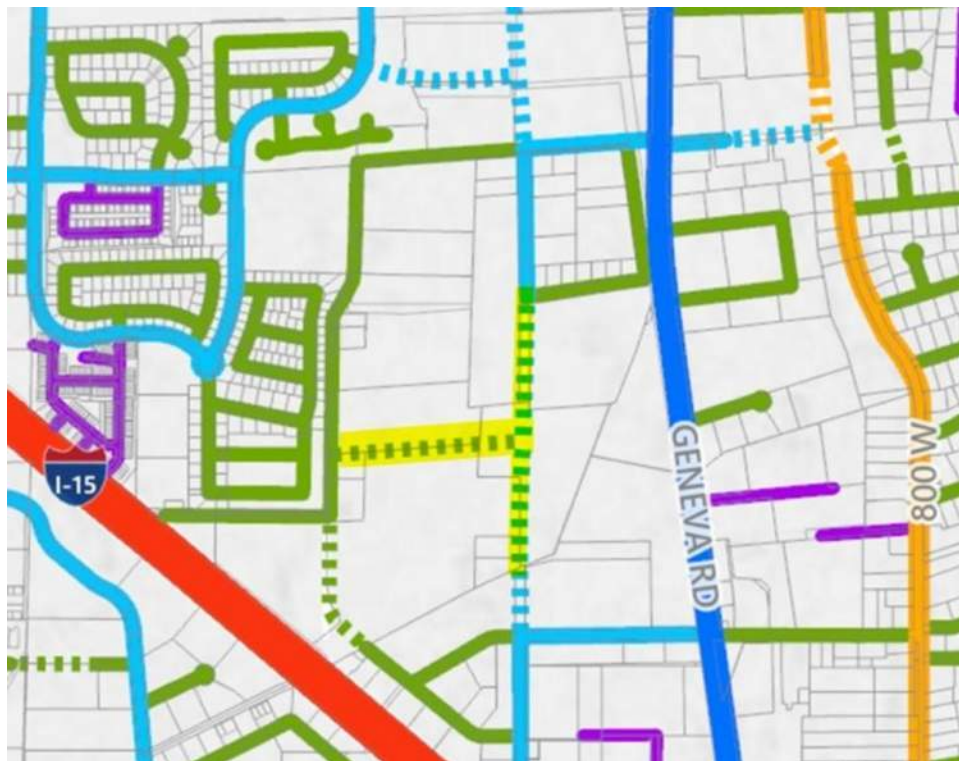


Exhibit B – Aerial photo showing street sections to be removed by dashed lines



**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 \_\_\_\_\_, 2026.

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

ATTEST:

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

SEAL

## Item 5: Major Subdivision Approval - Bylund Farms Phase 2

**Date:** February 10, 2026

**Applicant:** Jeremiah Larson

**Presenting Staff:** Brittany Wilde

**General Plan:** Low Density Residential

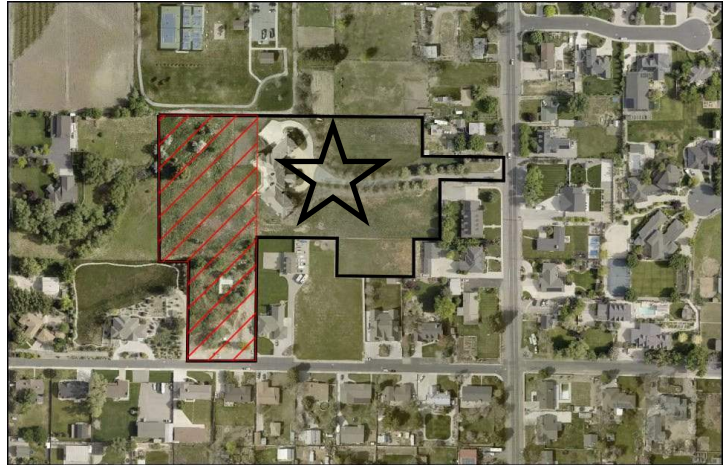
**Current Zone:** Residential R1-20

**Property Owners:** Discover Auto LLC,  
DMAC Real Estate LLC

**Parcel ID(s):** 14:071:0317

**Type of Decision:** Administrative  
**Council Action Required:** Yes

**City File Number:** 25-044-0



### Summary of Key Issues

1. Jeremiah Larson from Avenue Consultants, on behalf of Mark MacDougal, is seeking preliminary major subdivision approval for Phase 2 of a single family residential development.
2. Lots 7-9 are 20,000 square feet in size
3. Lot 10 is 43,840 square feet in size; Two restrictions require the larger lot. The subdivision code requires lots located in a flood zone to be a minimum 40,000 square feet and also the development will be constrained due to wetlands on site as classified by the US. Army Corps of Engineers

### Overview

1. The proposed 4-lot development meets the minimum lot size requirements for the R1-20 zone;
2. All lots in this phase will be accessed from a new street: 280 E Hollow Lane.

### Motion

I move to recommend (approval, denial, or continuation) of the applicant's request for preliminary approval of the Bylund Farms Phase 2 major subdivision with the following conditions:

1. The applicant will continue to work with the city staff to make all final corrections to the engineering documents and plat for recording;
2. The phase 2 plat with lot layouts is preliminarily approved as proposed;
3. Prior to plat recording, the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent to dedication, and obtain signature of all entities indicated on the attached subdivision plat;
4. A deed restriction shall be recorded with the plat for Lot 10 prohibiting development or fill within the identified wetlands area;
5. Complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
6. All plans and the plat shall comply with the Lindon City Development Manual and Subdivision Ordinance;
7. Public infrastructure improvements in the flood zone are contingent upon the planning commission and city council amending Title 17.62 Flood Damage Prevention;
8. All items of the staff report.

### Surrounding Zoning and Land Use

**North:** Residential R1-20 – Single family homes, Public Facility – Hollow Park

**East:** Residential R1-20 – Single family homes

**South:** Residential R1-20 – Single family homes

**West:** Residential R1-20 – Single family homes

**Lot Requirements – Residential (R1-20) Zone**

<b>Required</b>	<b>Compliant</b>
Minimum lot size: 20,000 square feet	Yes ; Lot 10 is 43,840 square feet but will be restricted to development due to the U.S. Army Corps of Engineers classifying the property as containing a wetlands area in the North-West corner of the lot.

**Subdivision Requirements**

<b>Required</b>	<b>Complaint</b>
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street	Yes
Side lot lines shall be at right angles or radial to street lines.	Yes
The street layout shall conform to the master plan	Yes – The roadway would meet the original intentions of the planned ROW.
Minimum right-of-way width for Minor streets	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – The applicant will be installing sidewalks, curbs and gutters.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of ten feet (10'), apportioned equally in abutting properties.	Yes ; Lot 10 shall have a deed restriction on the recorded plat which prevents the owner from filling the lot with materials and structures ; suitable materials such as construction fill are permitted.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes ; Lot 10 will be piped and filled with permitting from the U.S. Army Corps of Engineers within the identified wetlands
No lot shall be created which is more than three times as long as it is wide.	Yes
Street lights	Yes

**Engineering Requirements**

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

**Public Comments**

In September 2024, city officials received multiple comments voicing disapproval of the subdivision through a neighborhood petition. This will be provided to the commission at the meeting.

**Staff Analysis:**

Bylund Farms Phase 2 subdivision contains a wetlands area located on Lot 10 of the plat which is regulated by the U.S. Army Corps of Engineers. During agency coordination, the Corps identified the need to avoid both direct and indirect impacts to the wetlands. While certain mitigation work is permitted under a Nationwide Permit (NWP), the Corps has emphasized minimizing long-term impacts associated with future use or modification of the lot.

To address potential indirect impacts—such as filling, grading, or placement of structures—the Corps has recommended that a deed restriction be recorded with the subdivision plat. This restriction would prohibit the property owner from filling the wetlands area with materials or constructing structures that could alter drainage patterns or adversely affect surrounding properties. Examples of prohibited materials include lawn clippings, fill dirt, or structural improvements such as porches. Only suitable materials, defined by the Corps as construction fill associated with approved work, may be permitted where explicitly allowed.

Staff recommend that this deed restriction be clearly noted on the final subdivision plat to ensure future owners are aware of the limitation and to prevent unintended impacts to the wetlands area.

*Permitted Work and Nationwide Permit Conditions*

The Army Corps has permitted that the red-lined area identified in Exhibit 3 of this staff report can be piped and filled. Staff notes that the conditions of the Nationwide Permit apply, including compliance with the Nationwide Permit Summary currently on file with Lindon City (Closure 3).

Nationwide Permits are reviewed by Congress every five years and are approaching renewal. Under the current permit terms, work must be commenced or under contract to commence by March 14, 2027, in order to remain valid.

Staff has included a condition of approval stating that all wetlands-related permits, approvals, and recorded restrictions must remain valid, updated, and recorded prior to final plat recordation and/or construction, as applicable.

*Stormwater and Utility Infrastructure*

According to information provided by City Engineering staff, stormwater in the area is currently managed through a series of catch basins located at the low point near the boundary of Lots 8 and 9 along 280 East. These catch basins collect runoff that flows through the property at Parcel # 14:071:0301 (to the west of Bylund Farms Phase 2) and connects to the storm drain system at 200 East.

An existing 30-foot Public Utility Easement (PUE) is located along the southern property line (Parcel # 14:071:0301). In addition, a temporary 50-foot construction easement, measured from the southern lot line, is proposed to facilitate construction activities.

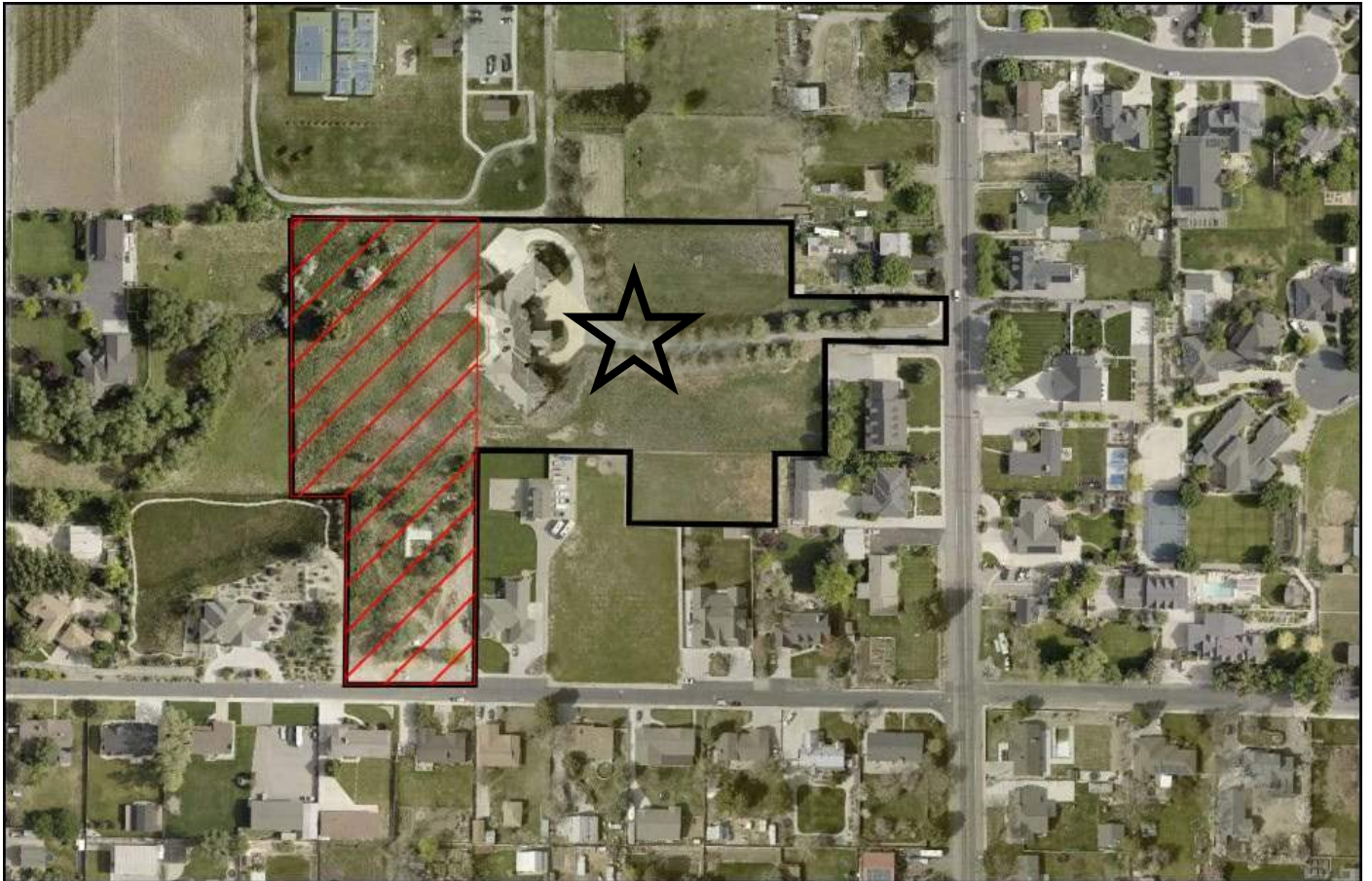
The sanitary sewer system serving the area has been in place in this easement since 2008. As part of the Bylund Farms development, the applicant is proposing to install additional stormwater piping during Phase 1, with final connections anticipated as Phase 2 proceeds.



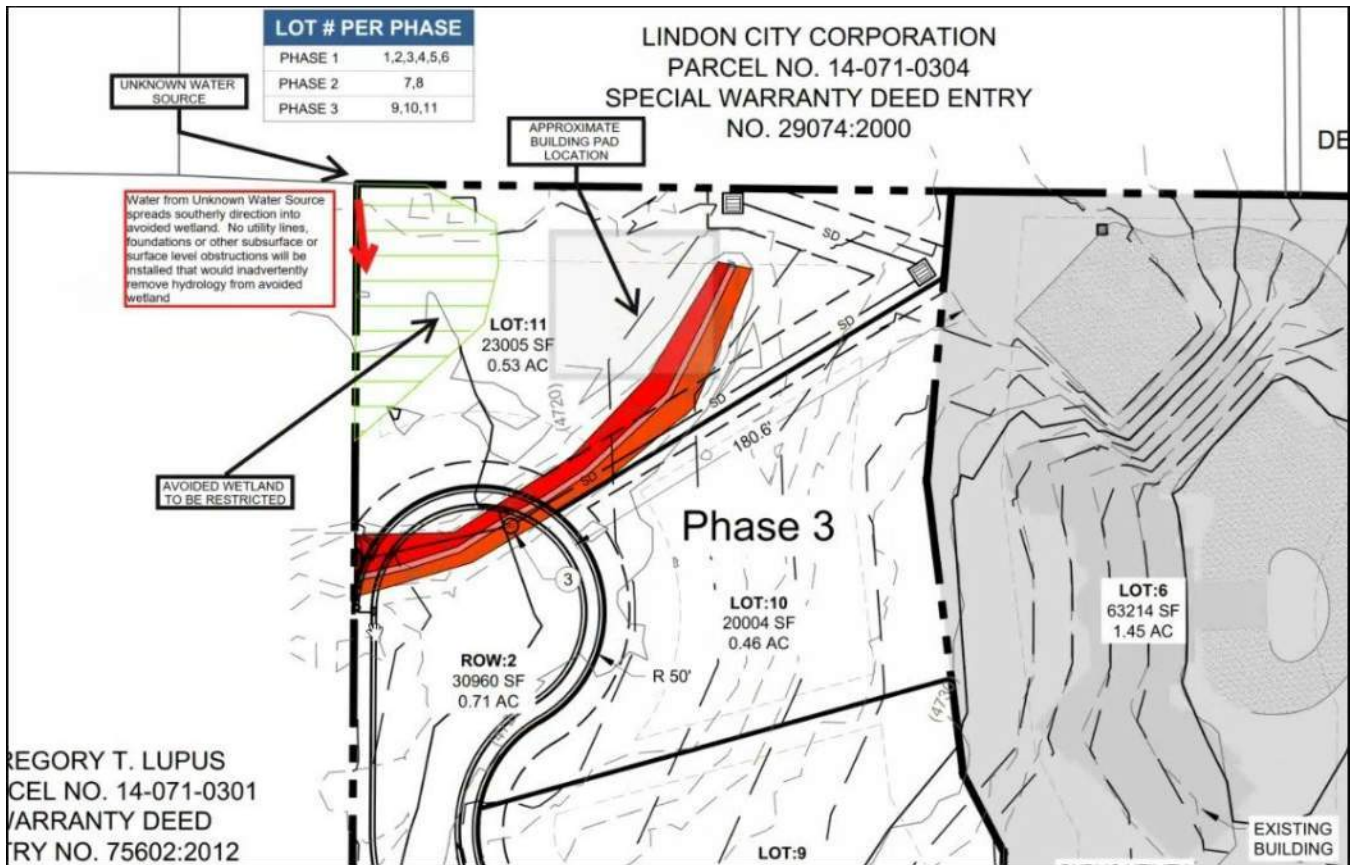
## **EXHIBITS**

1. Aerial Imagery
2. Phase 2 – Subdivision Plat
3. Wetlands Piping – U.S. Army Corps of Engineers

### **Exhibit 1: Aerial**



### Exhibit 3: Wetlands Piping – U.S. Army Corps of Engineers





## Item: 6- Amended Development Agreement for Westland Development

**Date:** February 10, 2026

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

**Applicant:** Westland Development

**Property Owner:** Mecca Holdings, LLC

**General Plan:** Flex-Office

**Current Zone:** Regional Commercial

**Parcel ID(s):** 17:015:0076, 45:386:0015, 45:329:0013

**Acres:** 6.8333

**Type of Decision:** Legislative Council Action Required: Yes  
**Presenting Staff:** Brittany Wilde



### Summary of Key Issues

- Recommendation to the Planning Commission regarding an amendment to the Development Agreement with Westland Development for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W.
- The developer has proposed changes to the building design that differ from what was previously approved by both the Planning Commission and City Council and do not reflect the same level of commercial design standards originally presented.
- The original decision to rezone the property from Research and Business to Regional Commercial was based on the architectural design and site layout presented at the time of approval.
- As part of this request, the Planning Commission should consider whether the zoning decision would have been the same had the revised building design been presented at the time of the rezoning, given concerns regarding the commercial design standards within the Canopy Business Park.
- Link to approved building renderings: [Building Renderings](#)

### Overview

- September 16, 2025, Lindon City Council approved a zone change for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. from Research and Business to Regional Commercial. The request received a positive recommendation from the Planning Commission which ensured the development would continue the overall success of the Canopy Business Park and meet the commercial design standards.

- The City Council also approved a development agreement on September 16, 2025. However the developer never signed the development agreement.
- The Development Agreement established specific development requirements and permitted uses to ensure that future development would have minimal impacts on adjacent residential properties and to define applicable development regulations that would maintain the high commercial design standards for that zone.
  - Building renderings were approved by both the Planning Commission and City Council
- The Developer will construct four office/warehouse buildings of approximately 132,000 total square feet, for office, warehouse, retail, and manufacturing spaces on four separate pad sites. The buildings originally would have been constructed with the design and materials as shown in Exhibit B, including the architectural requirements as found in the Regional Commercial zoning ordinance – 17.54.
- 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.

### **Motion**

I move to recommend (approval, denial, or continue) of Resolution 2026-07-R to amend the development agreement between Westland Development LLC and Lindon City.

### **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**

The original development agreement was approved with the following design and use items and these remain in the proposed continued development agreement to ensure that the future development project is compatible with the surrounding residential uses and continues the overall success of the Canopy Business Park.

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**

\*Due to the size and length of the previously approved renderings the following link is provided:

[Building Renderings](#)

The main differences in the originally approved renderings and the proposed rendering are as follows:

<b>Approved Design</b>	<b>Proposed</b>
<b>Materials and Colors</b> <ul style="list-style-type: none"><li>• The four buildings have a variety of material patterns of brick, hari-board, ribbed metal, and traditional concrete tilt-up</li><li>• Variety colors that vary between buildings.</li></ul>	<b>Materials</b> <ul style="list-style-type: none"><li>• No material patterns. Traditional concrete tilt-up. The existing Canopy business park has a wide variety of buildings. Some of the Canopy buildings have a traditional concrete tilt-up look but are designed as offices and not office/warehouse. They are also in a different zoning district. Canopy buildings are designed as an office use secondary research or warehouse uses.</li><li>• Same color variation for each building</li></ul>
<b>Building and Roof Articulation</b> <ul style="list-style-type: none"><li>• The approved design has a lot of building wall plain articulation. Particularly, the two buildings closer to 800 W.</li><li>• The roofs have parapets variations</li></ul>	<b>Building and Roof Articulation</b> <ul style="list-style-type: none"><li>• The wall plains have a small variation at the entrances but all four buildings have the same arithmetic plain and no variations between buildings. Even though four of nine buildings at Canopy Business Park are similar they still have some variations between buildings.</li></ul>
<b>Building Trim</b> <ul style="list-style-type: none"><li>• The approved design provides a variety of trim on the parapets, color changes above the windows.</li></ul>	<b>Building Trim</b> <ul style="list-style-type: none"><li>• Trim but no variety due to lack of parapets. No color changes above the windows.</li></ul>

### Architectural Requirements of the Regional Commercial Zone to Consider – 17.54.050

- All building elevations shall be architecturally detailed, including non-street facing elevations.
- Building articulation is important to visually engage the populace. This can be accomplished through façade modulation, use of engaged columns or other expressions of the structural system, horizontal and vertical divisions through differing textures and materials.
- Variation in rooflines is appropriate through the use of dormer windows, overhangs, arches, stepped roofs, gables or similar devices.
- Avoid flat looking walls/façades and large, boxy buildings. Break up the flat front effect by introducing projecting elements such as wings, porticos, bay windows, trellises, pergolas, port-cocheres, awnings, recessed balconies and/or alcoves, cornices, or other offsets, changes in

plane, and changes in height. Staggered bays will also contribute to a greater definition of a façade.

- Concrete tilt up construction is permitted when stamped, stained, or textured panels are used to add character and appeal to the building; wainscot is also recommended to break up the façade; use change of color or change of material to break up large walls of cement; plain cement panels without decorative features are not permitted; windows can also be used to add character and break up the wall area.
- No buildings shall have blank, flat walls.
- Vary colors and materials to break up the monotony in larger developments.
- Some form of detailing or fenestration should be used every fifteen feet (15') to twenty-five feet (25') along each side of small building (every thirty feet (30') to forty feet (40') for large buildings). Windows, doors, art or architectural detailing at the first floor level are all options for a blank wall.
- Utilize colors, textures, and changes in building material to give definition to the façade.
- Variations in rooflines through dormer windows, overhangs, arches, stepped roofs, gables or other similar devices promote visual interest.
- Parapets require cornice treatments.

While the proposed renderings do provide an attractive building, compared to the approved renderings, the proposed renderings lack sufficient elements of color variation, changes in building materials, façade, depth, height, and other architectural features as required by Lindon City Code §17.54.050, and those previously presented to city staff, the Planning Commission, and City Council.

Based on this review, staff concludes that the proposed building renderings do not sufficiently comply with the design standards of the Regional Commercial zone as set forth in the Lindon City Code and should be reviewed by the Planning Commission to determine whether revisions are required or whether the Development Agreement between Lindon City and Westland Development should be approved as proposed.

#### **Exhibits**

- A. Aerial Image of the site
- B. Site Plan
- C. Proposed Building Renderings
- D. Development Agreement



[illegible]

**Exhibit B: Site Plan**



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)

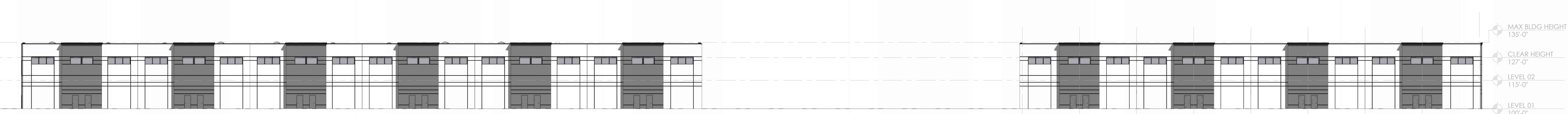
BUILDING A AND B - WOOD CONSTRUCTION:  
- BLACK BRICK  
- WHITE BRICK  
- GRAYISH WOOD PANEL

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

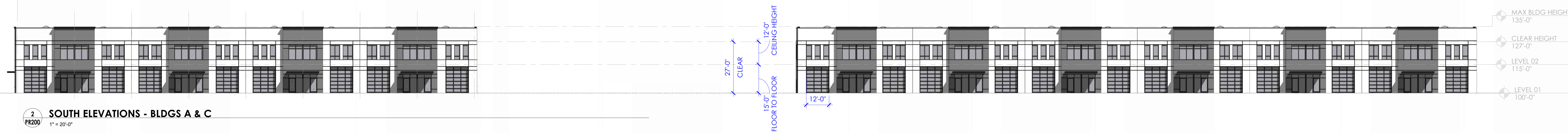
FINAL BUILDING MATERIAL DETERMINATION WILL BE MADE AT SITE  
PLAN APPROVAL FOLLOWING LINDON CITY ARCHITECTURAL DESIGN  
STANDARDS CODE 17.54.050 - MINIMUM DESIGN STANDARDS REQUIRED







1 NORTH ELEVATIONS - BLDGS A & C  
PR200  
1" = 20'-0"

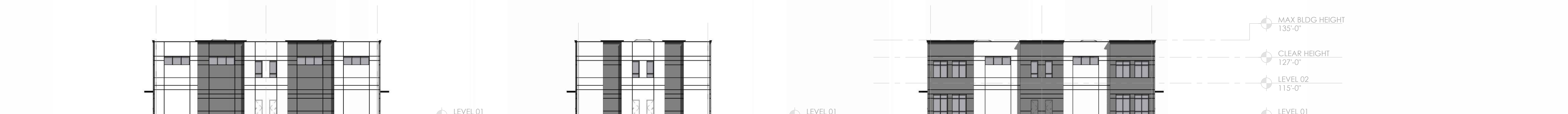


2 SOUTH ELEVATIONS - BLDGS A & C  
PR200  
1" = 20'-0"



5 WEST ELEVATIONS - BLDGS A & B  
PR200  
1" = 20'-0"

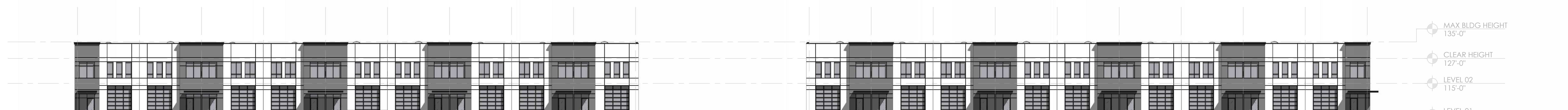
6 EAST ELEVATIONS - BLDGS A & B  
PR200  
1" = 20'-0"



7 WEST ELEVATION - BLDG D  
PR200  
1" = 20'-0"

9 EAST / WEST ELEVATION - BLDG C  
PR200  
1" = 20'-0"

8 EAST ELEVATIONS - BLDG D  
PR200  
1" = 20'-0"



3 NORTH ELEVATIONS - BLDGS B & D  
PR200  
1" = 20'-0"



4 SOUTH ELEVATIONS - BLDGS B & D  
PR200  
1" = 20'-0"

# WEST LAND DEVELOPMENT - LINDON

OVERALL ELEVATIONS

















RESOLUTION NO. 2026-07-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 had 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, Westland Development did not execute the approved development agreement and has since submitted a land use application to Lindon City on January 20, 2026 to amend that approval; 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, this Resolution will replace Resolutionn 2025-22-R that was adopted with the original development agreement; 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 \_\_\_\_\_, 2026.

---

Carolyn O. Lundberg  
Mayor

ATTEST:

---

Britni Laidler  
Lindon City Recorder



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

WHEREAS, the Lindon Planning Commission and City Council approved a Development Agreement with the Developer on September 16, 2025; however, the Developer did not execute the approved Development Agreement and has since submitted a land use application to Lindon City to amend that approval. Because the Developer never signed the original Development Agreement, this Agreement shall be a continuation of the originally approved agreement and reflects the parties’ intent to develop the Property in accordance with the amended Concept Site Plan attached as Exhibit B (the “Concept Site Plan”) and the amended 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 2026-07-R, a copy of which is attached as Exhibit D and which replaces Resolution 2025-22-R, which adopted the original Agreement; 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:**

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 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:
  - a. Gasoline service station with convenience store.
  - b. Dance club/music venue.
  - c. Exhibit halls.
  - d. Convention centers.
  - e. Amusement parks.
  - f. Golf driving range. Indoor permitted
  - g. Recreation center/bowling lanes/roller skating rink.

- h. 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:

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

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

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

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

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

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

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

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



8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

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

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

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

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

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

11.3. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

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

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

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

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

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

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF 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 \_\_\_\_\_, 2026, 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

(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 2027-07-R



## Item 7: - Ordinance Amendment – 17.54 – Regional Commercial Zone

**Date:** February 10, 2026

**Applicant:** Timpanogos Special Service District

**Presenting Staff:** Michael Florence

**Type of Decision:** Legislative

**Council Action Required:** Yes, the planning commission is the recommending body on this application.

### MOTION

I move to recommend (*approval, denial, or continue*) of ordinance amendment 2026-1-O (*as presented, or with changes*).

### Summary of Key Issues

- Timpanogos Special Service District (TSSD) has made an application to amend the Regional Commercial (RC) zoning ordinance as follows:
  - Allow for above-ground utilities and associated utility buildings
  - Reduce the lot size, frontage, landscaping and architectural requirements for utility sites and buildings
- TSSD plans to clean biogas from its treatment process and provide that gas to Enbridge for use in their existing grid. TSSD has identified a property in Lindon as the proposed location to provide for Enbridge to install their necessary metering and regulation equipment. This equipment will be used to test and measure the amount of gas received from TSSD before it goes into the Enbridge system.
- The property would be purchased from Property Reserve Inc, who is the real estate branch of the Church of Jesus Christ of Latter-Day Saints. The parcel is approximately 8.32 acres and TSSD is proposing to purchase 1.718 acres in size.
- If the planning commission and city council amend the Regional Commercial zone. The applicants will then apply for subdivision and site plan approval from the planning commission.

### Overview

The following table summarizes the proposed amendments:

Current Ordinance	Proposed Amendments
17.54.020 - Utility lines are currently allowed underground only	Allow for above-ground gas utilities and associated utility buildings
17.54.040(1) – The Regional Commercial zone minimum lot size is 20,000 sq ft	Utility sites would be exempt from the minimum 20,000 sq ft lot size but would still need to be of sufficient size to meet fire code, site and development requirements, and parking for employee and maintenance vehicles.
17.54.040(4) – The Regional Commercial zone minimum lot frontage is 100 ft	Utility sites would be exempt from the 100' frontage requirement, but would still need to have access to the site through direct access from the public street or through an access easement. Access would need to meet fire, subdivision, and engineering requirements.
17.54.040(5) – The Regional Commercial zone requires a minimum of 25% open space landscaping for all lots.	Utility sites would be exempt from the 25% open space requirement. However, they would need to provide for proper weed control. If a utility site abuts a residential zone then the landscaping requirements will need to be met
17.54.050 – The Regional Commercial zone calls out specific architectural requirements for buildings.	Utility buildings would not need to meet the architectural requirements if the buildings are less than 800 sq ft. All buildings would need to be constructed of block and meet the color requirements.

## **Staff Analysis**

The proposal seems like it will be a good reuse of gas to benefit Enbridge and TSSD customers. According to TSSD these improvements will meet their anticipated growth through 2040 and will continue to support TSSD's "Clean Water" mission. TSSD currently has a sewer easement that runs along the north property line of the proposed lot.

A concern of Lindon City is ensuring that the proposed future utility site does not adversely impact the planned Vineyard Connector roadway or Lindon City's local road network. Exhibit 2 illustrates the proposed alignment of the Vineyard Connector and the realignment of 2800 West. Because the Mountain Tech building at the corner of 400 N. 2800 W. was constructed within the planned realignment of Lindon City's 2800 West roadway, both the Lindon roadway and the Vineyard Connector will likely require a slight shift to the west. Lindon City has met with UDOT, and coordination is underway to develop combined line work for the utility site, the Vineyard Connector, and Lindon City's local road. This coordination will ensure that no conflicts or impacts occur. While the combined line work will not be completed in time for the Planning Commission meeting, it will be finalized prior to consideration by the City Council.

For the architectural requirements, Lindon City is proposing to allow utility buildings less than 800 square feet to be exempt from the architectural requirements. However, buildings would need to be constructed of block and earth tone colors. The reason for the block requirement is that's what Lindon City uses for our utility buildings. TSSD said that they are good with this requirement, but are unsure about Enbridge and their needs.

## **Exhibits**

1. Aerial Photo
2. Proposed Vineyard Connector Alignment
3. TSSD Proposed Plans
4. Draft Ordinance



Proposed Utility Site.  
1.718 acres

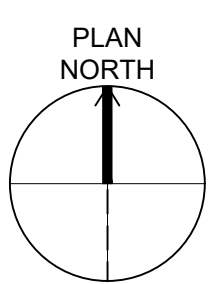
## Exhibit 2



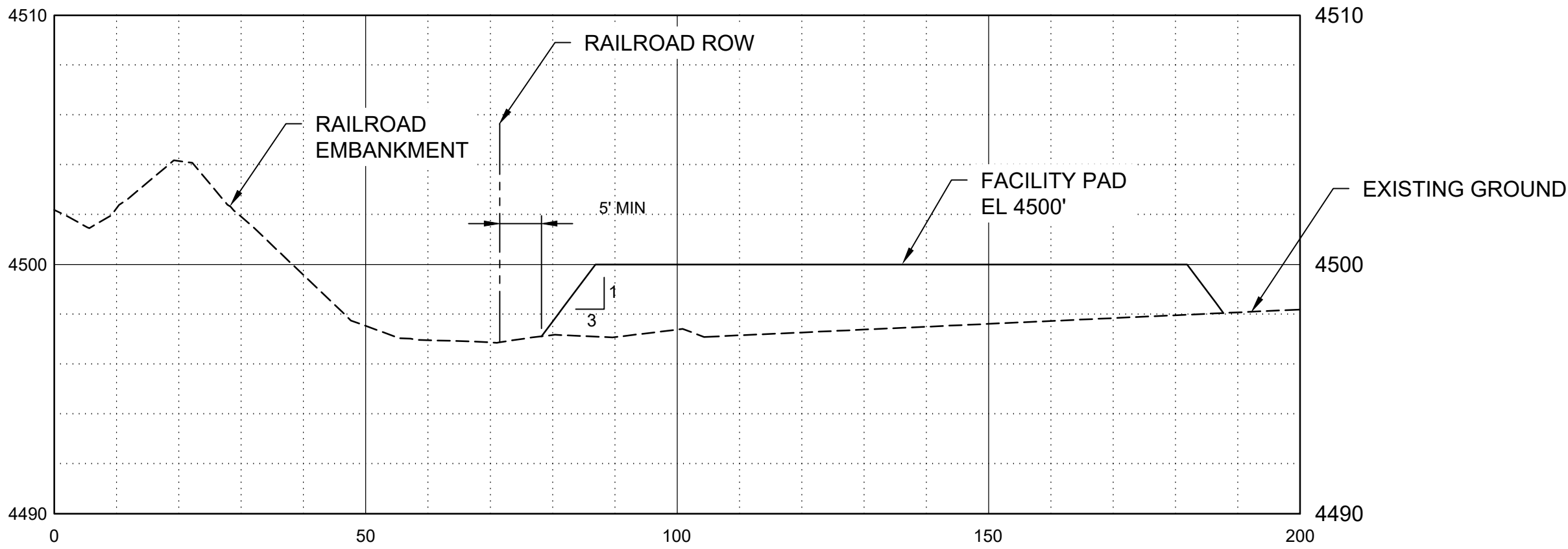


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Exhibit 3



PLAN  
SCALE: 1" = 20'



SECTION 1  
SCALE: H 1" = 20', V 1" = 5'

GENERAL NOTES:

1. FACILITY FOOTPRINT BASED ON ENBRIDGE'S COST OPTIONS REPORT DATED 4/10/24.



6975 Union Park Center  
Salt Lake City, UT

THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE SEAL OF A DULY REGISTERED PROFESSIONAL



REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES  
AT FULL SIZE

DESIGNED:

DRAWN:

CHECKED:

CHECKED:

APPROVED:

FILENAME  
ENBRIDGEPROPERTY.DWG  
CONSULTANT PROJECT NUMBER  
XXXXXX  
TSSD PROJECT NUMBER

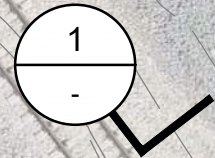
ENBRIDGE METERING  
AND REGULATION  
FACILITY SITE PLAN  
AND SECTION

DRAWING NUMBER


FIGURE 1

SHEET NUMBER  
OF





Profile view of the proposed facility. The vertical axis shows elevation in feet (4490 to 4510), and the horizontal axis shows stationing (0 to 200). The profile includes the Railroad Embankment, Railroad ROW, Facility Pad (EL 4500'), and Existing Ground. A 5' minimum clearance is indicated between the Railroad ROW and the Facility Pad. A 1:3 slope is shown for the embankment.



**Brown AND  
Caldwell**

**6975 Union Park Center  
Salt Lake City, UT**

THIS DRAWING IS NOT VALID  
FOR CONSTRUCTION  
PURPOSES UNLESS IT BEARS  
THE SEAL OF A DULY  
REGISTERED PROFESSIONAL



LINE IS 2 INCHES  
AT FULL SIZE

DESIGNED

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APPROVED

FILENAME
ENBRIDGEPROPERTY.DWG
CONSULTANT PROJECT NUMBER
XXXXXX
TSSD PROJECT NUMBER

# ENBRIDGE METERING AND REGULATION FACILITY SITE PLAN AND SECTION

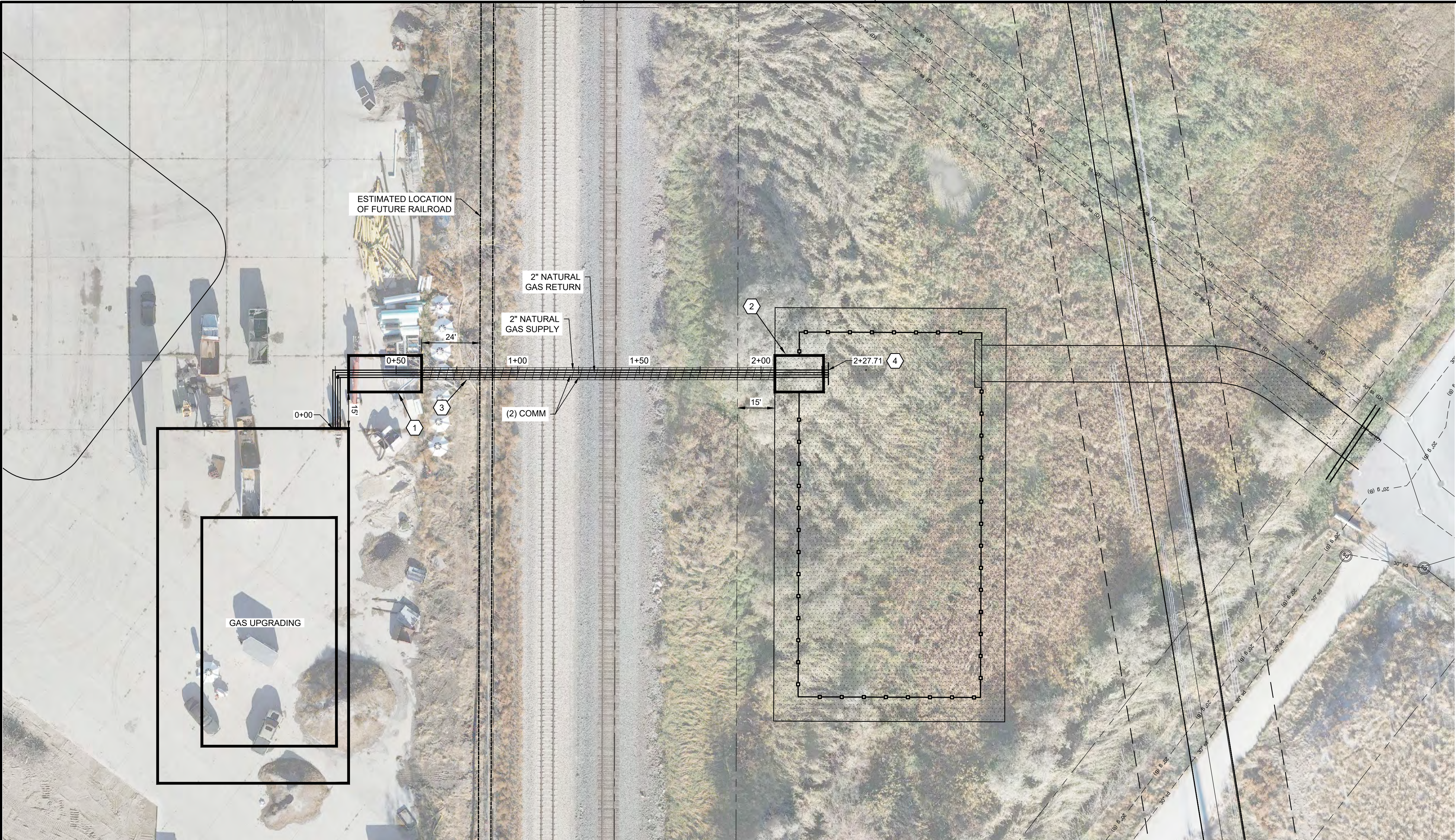
DRAWING NUMBER

FIGURE 1

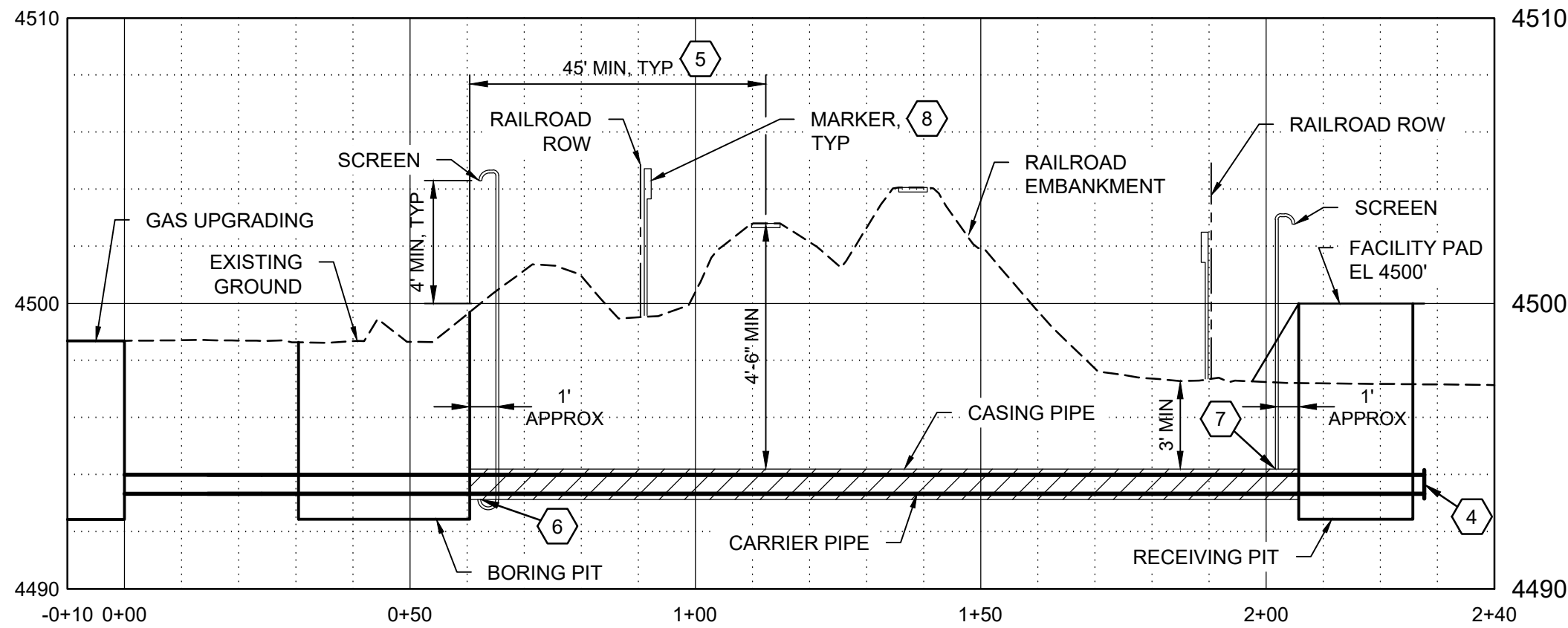
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PLAN  
SCALE: 1" = 25'



PROFILE  
SCALE: 1" = 25'

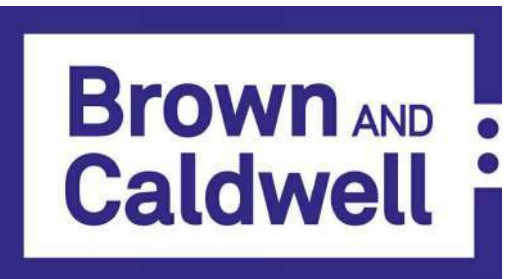
NOTE: ALL HORIZONTAL DISTANCES TO BE MEASURED AT RIGHT ANGLES FROM CENTERLINE OF TRACK.

GENERAL NOTES:

- FACILITY FOOTPRINT BASED ON ENBRIDGE'S COST OPTIONS REPORT DATED 4/10/24.

KEY NOTES:

- BORING PIT, SEE DETAIL A/FIGURE 3.
- RECEIVING PIT, SEE DETAIL B/ FIGURE 3.
- ENCASEMENT, SEE DETAIL C/FIGURE 3.
- ENBRIDGE CONNECTION TO GAS AND COMMUNICATION LINES
- CASING TO EXTEND BEYOND THE CENTERLINE OF TRACK AT RIGHT ANGLES THE GREATER OF 2D x 20' OR 45', AND BEYOND LIMIT OF RAILROAD RIGHT-OF-WAY IF NECESSARY TO PROVIDE PROPER LENGTH OUTSIDE OF TRACK.
- VENT PIPE AT LOW END OF CASING TO BE CONNECTED TO SIDE OR BOTTOM OF CASING PIPE.
- VENT PIPE AT HIGH END OF CASING TO BE CONNECTED TO SIDE OR TOP OF CASING PIPE.
- MARKER TO INDICATE LOCATION OF PIPELINE AT RIGHT-OF-WAY LINE. IN ADDITION, MARKERS SHALL BE INSTALLED AT MINIMUM 500-FT. INTERVALS ALONG PIPELINE ENCROACHMENTS AND AT LOCATIONS OF MAJOR CHANGE OF DIRECTION.



6975 Union Park Center  
Salt Lake City, UT

THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE SEAL OF A DULY REGISTERED PROFESSIONAL



REVISIONS

REV	DATE	DESCRIPTION

LINE IS 2 INCHES  
AT FULL SIZE

DESIGNED:

DRAWN:

CHECKED:

CHECKED:

APPROVED:

FILENAME  
ENBRIDGEPROPERTY.DWG  
CONSULTANT PROJECT NUMBER  
XXXXXX  
TSSD PROJECT NUMBER

RAILROAD  
CROSSING

DRAWING NUMBER  
FIGURE 2

SHEET NUMBER  
OF



SURVEY EXHIBIT

LOCATED IN AMERICAN FORK,  
UTAH COUNTY, UT.  
SEC. 36, T.5 S. R.1E. SLB&M

AS-SURVEYED DESCRIPTION:  
A TRACT OF LAND BEING A PORTION OF THE PROPERTY RESERVE INC. PROPERTY (PARCEL 13:079:0038) AS DESCRIBED IN THAT SPECIAL WARRANTY DEED, RECORDED JULY 2, 2009 AS ENTRY NO. 73348:2009 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF SAID PROPERTY RESERVE INC. PROPERTY ON THE EASTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, WHICH POINT LIES 478.50 FEET N.89°41'16"W. ALONG THE SECTION LINE AND 1781.76 FEET S.00°18'44"W. FROM THE NORTHEAST CORNER OF SAID SECTION 36; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD N.37°20'00"W. 571.26 FEET TO A POINT; THENCE S 89°06'28"E. 348.93 FEET TO THE EASTERLY LINE OF SAID PROPERTY RESERVE INC. PROPERTY; THENCE ALONG SAID EASTERLY LINE S.00°18'44"W 448.79 FEET TO THE POINT OF BEGINNING.

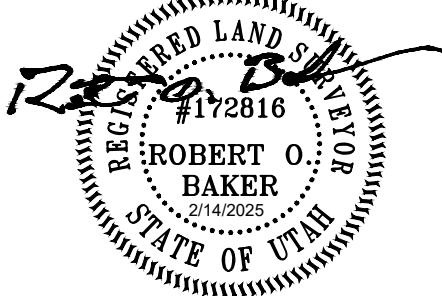
SAID PARCEL CONTAINS 1.797 ACRES, MORE OR LESS.

THE PURPOSE OF THIS SURVEY IS TO TRANSFER TITLE OF THE TRIANGULAR PARCEK SHOWN FROM PROPERTY RESERVE INC. TO TIMPANOGOS SPECIAL SERVICE DISTRICT (PORTION OF PARCEL 13:079:0038) LOCATED WITHIN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°41'16" WEST ALONG THE SECTION LINE BETWEEN THE FOUND NORTHEAST CORNER AND THE FOUND NORTH QUARTER CORNER OF SAID SECTION 36, AS SHOWN HEREON. THE FIELD WORK WAS CONDUCTED IN SEPTEMBER 2022 AND UPDATED IN MAY 2024. SUBJECT AND ADJOINING RECORD VESTING DEEDS, SURVEYS OF RECORD, REFERENCE TIE SHEETS, AND SUBDIVISION PLATS, RESEARCHED IN THE OFFICE OF THE UTAH COUNTY RECORDER WERE USED IN THE DEVELOPMENT OF THIS SURVEY, AND ARE AVAILABLE UPON REQUEST.

NOTE:  
THERE IS A MATHEMATICAL GAP BETWEEN RECORD DESCRIPTION OF THE PARENT PARCEL AND THE EAST RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE / FRONTRUNNER RAILROAD. AS THE RECORD DESCRIPTION CALLS OUT THE BOUNDARY OF THE RAILROAD, THE EAST AND SOUTHERLY LINES WERE EXTENDED TO THEIR RESPECTIVE INTERSECTIONS WITH SAID RIGHT OF WAY.

SURVEYORS CERTIFICATE

I, ROBERT O. BAKER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172816 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND THE SAME HAS BEEN STAKED ON THE GROUND AS SHOWN.



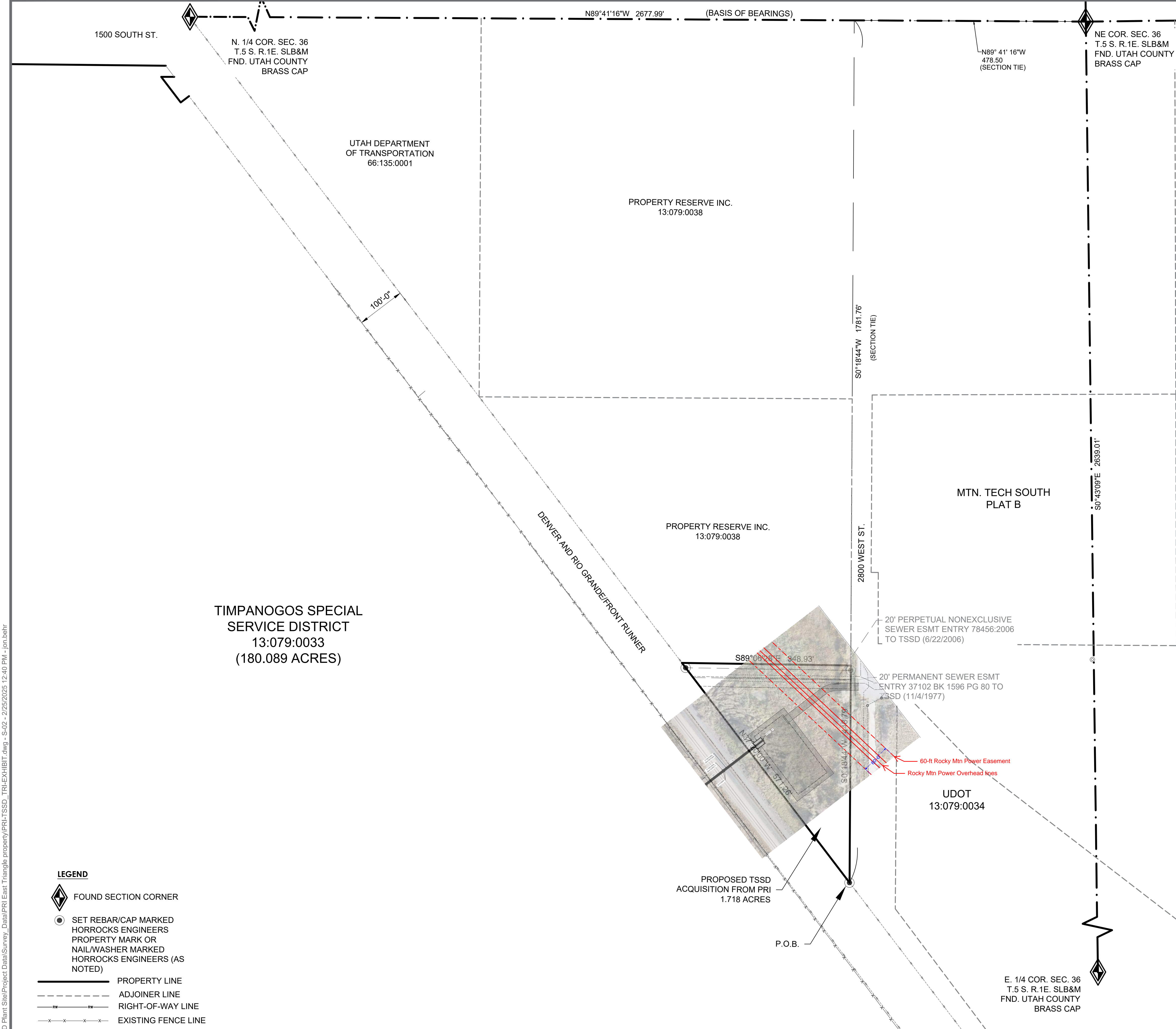
ROBERT O. BAKER, PLS

2/14/2025  
DATE

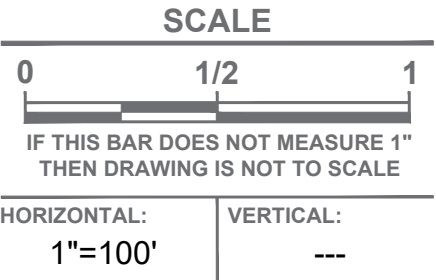
TIMPANOGOS SPECIAL SERVICE DISTRICT  
5135 WEST 6400 NORTH, AMERICAN FORK, UT

SURVEY EXHIBIT

DESIGN: ROB	PROJECT: UT-4829-22
DRAWN: JDB	SHEET: 1 OF 1
CHECK: ROB	DRAWING:
DATE: 2/14/25	S-02



- LEGEND
- FOUND SECTION CORNER
  - SET REBAR/CAP MARKED HORROCKS ENGINEERS PROPERTY MARK OR NAIL/WASHER MARKED HORROCKS ENGINEERS (AS NOTED)
  - PROPERTY LINE
  - ADJOINER LINE
  - RIGHT-OF-WAY LINE
  - EXISTING FENCE LINE



2162 West Grove Parkway, Suite 400, Pleasant Grove, UT 84062  
801-763-5100 www.horrocksengineers.com



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UTAH COUNTY, UT.  
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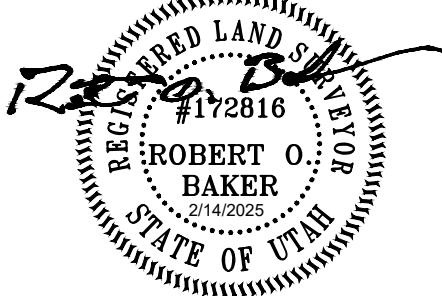
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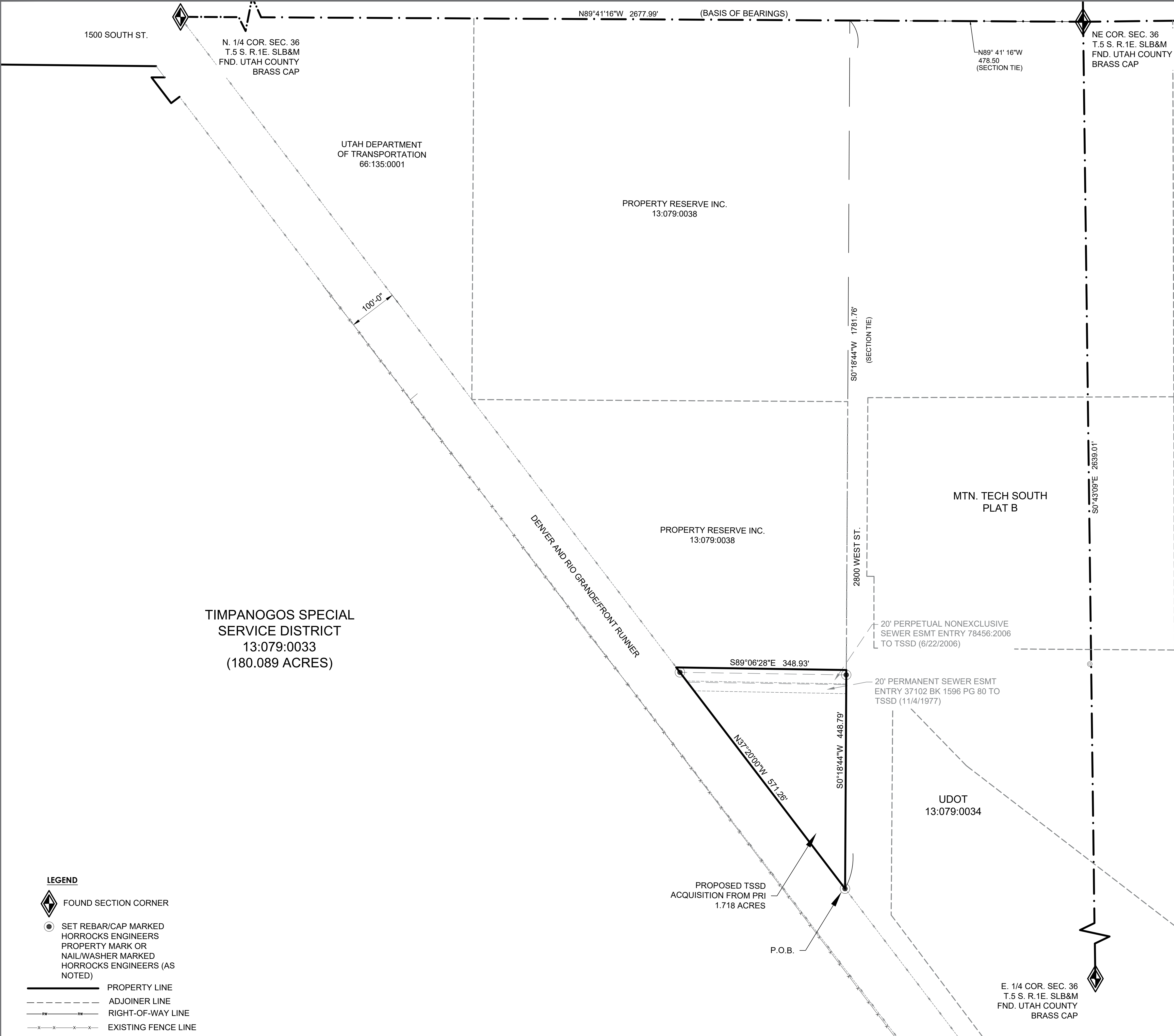
ROBERT O. BAKER, PLS

2/14/2025  
DATE

TIMPANOGOS SPECIAL SERVICE DISTRICT  
5135 WEST 6400 NORTH, AMERICAN FORK, UT

SURVEY EXHIBIT

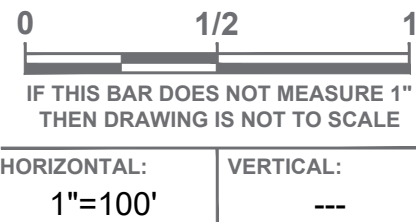
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DRAWN: JDB	SHEET: 1 OF 1
CHECK: ROB	DRAWING:
DATE: 2/14/25	S-02



LEGEND

- FOUND SECTION CORNER
- SET REBAR/CAP MARKED HORROCKS ENGINEERS PROPERTY MARK OR NAIL/WASHER MARKED HORROCKS ENGINEERS (AS NOTED)
- PROPERTY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- EXISTING FENCE LINE

SCALE





**Horrocks.**

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801-763-5100 www.horrocksengineers.com

Q:\2022\UT-4829-22 TSSD Plant Site\Project Data\Survey\_Data\FRI East Triangle property\FRI-TSSD\_TRI-EXHIBIT.dwg - S-02 - 2/25/2025 12:40 PM - jon.behr

ORDINANCE NO. 2026-01-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING 17.54 – REGIONAL COMMERCIAL ZONE FOR PROVISION RELATED TO DEVELOPMENT OF UTILITY USES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to ensure utility uses match the land use vision and principles; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan that future utility and infrastructure should consider projected population growth, service levels, land use, and transportation needs; and

WHEREAS, on February 10, 2026, 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 ordinance amendment and recommended that the City Council adopt the attached ordinance; and

WHEREAS, the Council held a public hearing on \_\_\_\_\_, 2026, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

**SECTION I:** Amend Lindon City Code section 17.54 as follows:

**17.54.020      Uses.**

The standard land use table shall not be used to establish permitted, conditional, and nonpermitted uses in the RC zone. Rather, the following primary uses, and no others, shall be permitted in the RC zone:

1. *Residential.*
  - a. Hotels/motels.
  - b. Caretaker facilities – accessory to main uses only.
2. *Manufacturing.*
  - a. General food manufacturing – under twenty thousand (20,000) square feet.
  - b. Candy and other confectionary products.
  - c. Brewery (liquor and spirits) maximum one thousand (1,000) square feet and must be in conjunction with a restaurant.
  - d. All general apparel.
  - e. Publishing, printing, and miscellaneous related work.

- f. Professional, scientific, photographic, optical instruments, etc.
- g. Motion picture production (permanent studios).
- h. High-tech manufacturing; indoor production and storage only; may not produce objectionable noises, odors, or other externalities to the detriment of surrounding properties.

3. *Transportation and Utilities.*

- a. Auto parking facilities – private (does not include storage of vehicles).
- b. Telephone utility lines – underground.
- c. Television broadcasting studios.
- d. Television transmitting stations and relay tower (height of tower may not exceed maximum height of zone).
- e. Electric utility lines – above ground thirty-five (35) kV or greater.
- f. Electric utility lines – underground.
- g. Gas utilities – underground.
- h. Water storage.
- i. Water pressure control stations.
- j. Sewage pressure control stations.
- k. Freight forwarding services (no outdoor transloading or transfer of truck trailers).
- l. Packing and crating services.

*m. Above-ground gas utilities and associated utility buildings*

**17.54.040      Development standards.**

1. *Lot Area.* The minimum size of any lot shall be twenty thousand (20,000) square feet. *Utility uses permitted in Section 17.54.020(3) are exempt from the minimum lot area requirement. Notwithstanding such exemption, any lot shall be of sufficient size to satisfy all applicable fire code provisions, site design and development standards established in this Chapter, as well as all subdivision and engineering requirements. Each lot shall also contain adequate area to accommodate off-street parking, including parking for maintenance vehicles. As the lot is subdivided for the utility site, the remaining lot or parcel shall meet the minimum lot size and not create a non-conforming lot.*
2. *Building Setbacks.* All buildings and structures shall be set back a minimum of thirty feet (30') from all property lines and fifty feet (50') if located along or adjacent to a UDOT right-of-way.
3. *Building Height.* No building shall be constructed to a height exceeding eighty feet (80'). (See Section [17.02.010](#)).
4. *Frontage.* Every lot or parcel in the RC zone shall have a minimum frontage of one hundred feet (100') upon a public street or upon a private street or right-of-way. *Utility sites, as permitted in 17.54.020(3), are exempt from the minimum frontage requirements for development. Notwithstanding*

such exemption, the site shall have either direct access to a public street or through an access easement. Access to the site shall meet fire, subdivision, and engineering requirements.

5. *Landscaping.* See Section [17.54.070](#). Utility sites, as permitted in 17.54.020(3), are exempt from the landscaping requirements unless the site abuts a residential use or zone. Utility sites shall be designed for proper weed control.

#### **17.54.050 Architectural Design**

The RC zone has specific design standards as outlined below, and, unless otherwise referenced, does not fall under requirements of the Lindon City commercial standards. Utility buildings, as permitted in 17.54.020(3), are exempt from the architectural design requirements of this chapter if the buildings are less than eight hundred (800) square feet in size. All buildings shall be constructed of block and meet the color requirements of this chapter.

**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 \_\_\_\_\_, 2026.

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

ATTEST:

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

SEAL



## Item 8: Amended Development Agreement - Jason Brown, Nutricost Sports Facility

**Date:** February 10, 2026  
**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, the planning commission is the recommending body to the city council.  
**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 was open to considering an amendment to the development agreement during the site plan review, reducing the landscaping requirement to 15%. The difference between 20% open space landscape and 15% is approximately 15,661 square feet.
- **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.
  - The applicant's plan provides 15% landscaping.
  - The developer has added planted boxes and benches to the concrete areas in front of the building, so this area can be counted toward the open space/landscape requirements.

### 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 Subsection Language Regarding Open Space.**

- 2(b)(i) The lot open space landscape requirement is reduced from twenty percent (20%) to fifteen percent (15%).
- 2(b)(ii) Landscape areas and fixtures are called out as shown on the updated site plan Exhibit E.

### **Remaining Items Addressed in the Development Agreement as Follows:**

- Cornice treatments will be added to parapets without the sloped roof (Lindon Commercial Design Standard 5.2.8). The developer mentioned that these are already on the parapets but are difficult to see in the renderings.
- Decorative lighting will be used to highlight and articulate building facades (Lindon Commercial Design Standard 3.4.1). The developer is already planning on adding these items.

### **Staff Analysis**

City staff have reviewed the updated site plan with the landscape areas and fixtures, and believe that if the commission is willing to recommend a reduction in landscaping to the city council, this plan still meets the intent of landscaping requirements of the zone, general plan, and commercial design standards.

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%

### **Motion**

I move to recommend (approval, denial, or continue) of Resolution 2026-08-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. 2026-08-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 amenity fixtures; 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 \_\_\_\_\_, 2026.

---

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 \_\_\_\_\_, 2026 (“**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 may 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. Building renderings, design, and materials are updated and included as Exhibit D;
2. The site plan is updated and included as Exhibit E.
3. Paragraph 2(b) is amended to include the following terms and is inserted as follows:
  - 2(b)(i) The lot open space landscape requirement is reduced from twenty percent (20%) to fifteen percent (15%).
  - 2(b)(ii) Landscape areas and fixtures are called out as shown on the updated site plan Exhibit E.
4. The following items will be included in the final building plans:
  - 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).

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 \_\_\_\_\_, 2026, 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 \_\_\_\_\_, 2026, 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

DATE	ISSUE/REVISION
PROJECT NO.	-
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW
SHEET DESCRIPTION EXTERIOR ELEVATIONS	
SHEET NUMBER	

SHEET NOTES

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATION THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

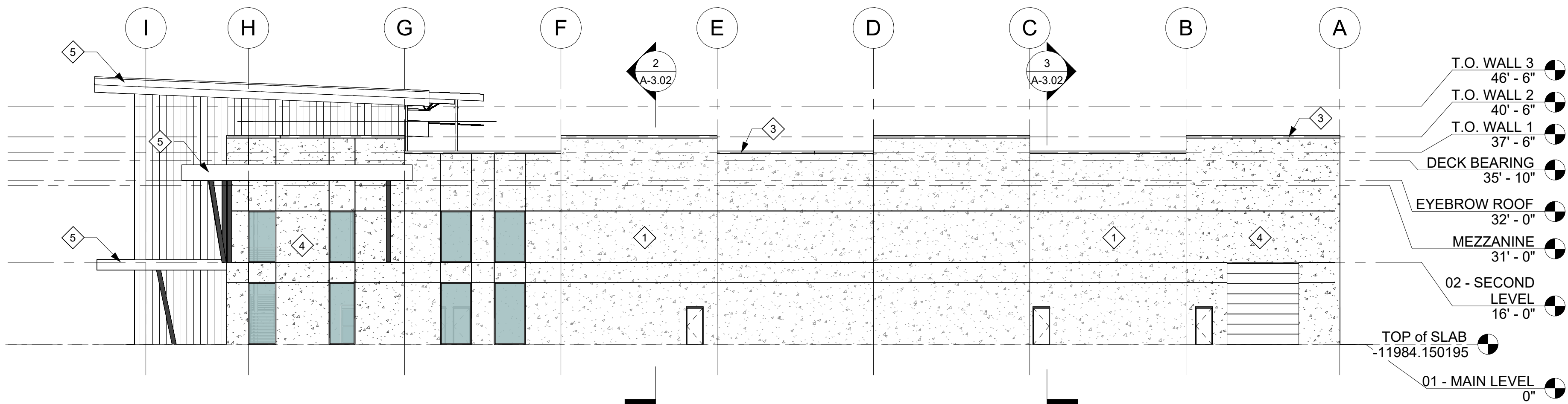
EXT. MATERIAL LEGEND

#	TYPE	BOND / STYLE	COLOR
1	METAL PANEL - LIGHT GRAY	N/A	DARK GRAY
2	METAL SIDING 12" STANDING METAL SEAM	VERTICAL	TBD
3	METAL PARAPET CAP	N/A	TBD
4	METAL PANEL - DARK GRAY	N/A	LIGHT GRAY
5	METAL FASCIA	N/A	TBD
6	STEEL COLUMN	N/A	TBD
7	WINDOW FRAME	N/A	TBD

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

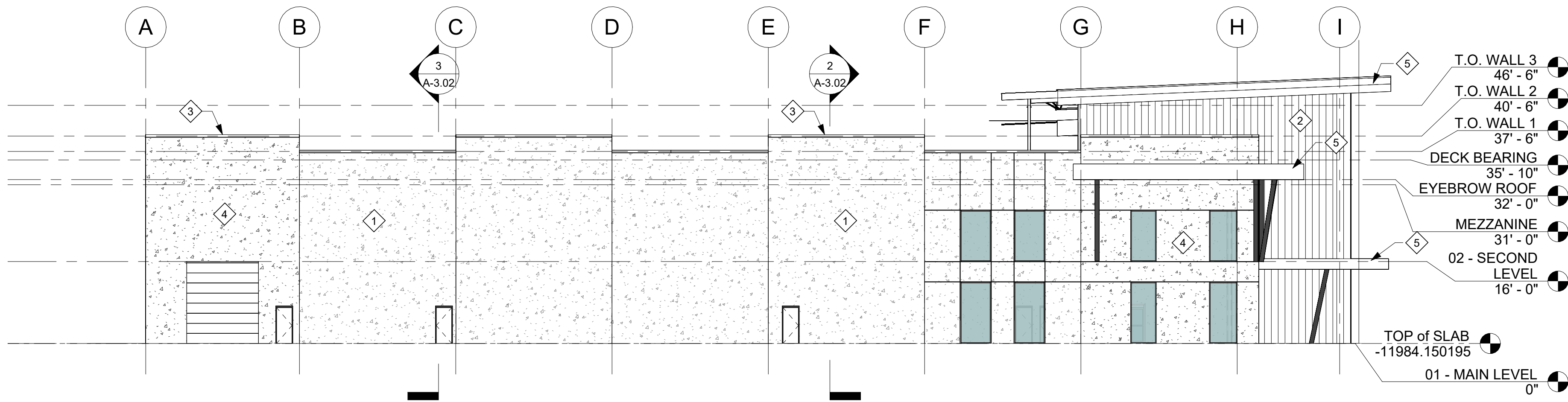
EXTERIOR GLAZING %

ORIENTATION	TOTAL WALL AREA	TOTAL GLAZING AREA	%
NORTH	N/A	N/A	N/A
EAST	3,763 SF	271 SF	7%
SOUTH	8,375 SF	4,642 SF	55%
WEST	3,763 SF	271 SF	7%



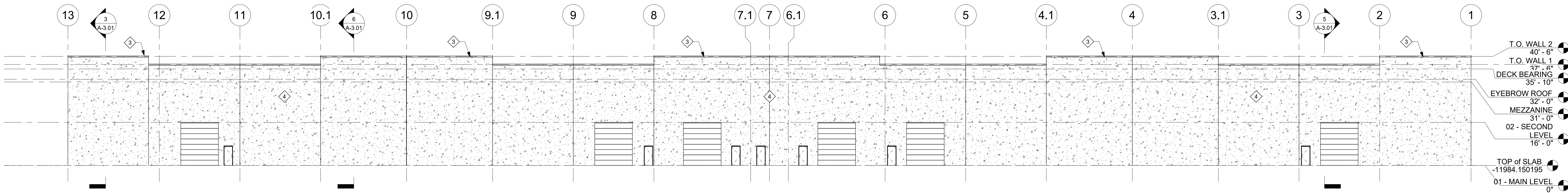
EAST ELEVATION  
SCALE: 1/16" = 1'-0"

4



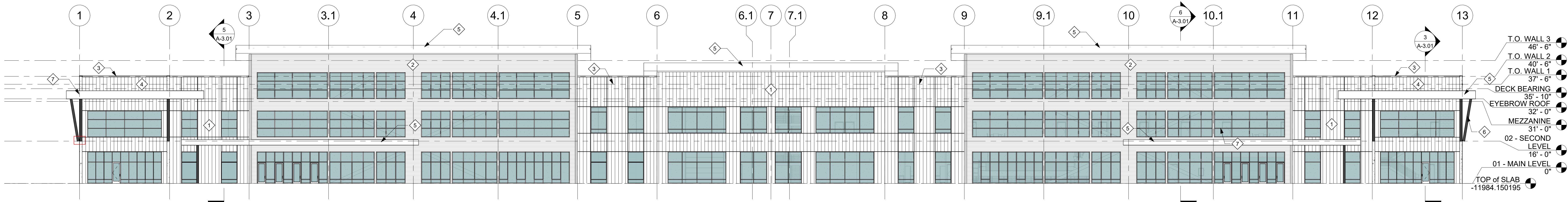
WEST ELEVATION  
SCALE: 1/16" = 1'-0"

3



NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

2



SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

1





NOT FOR CONSTRUCTION - 60% REVIEW SET

NUTRICOST ATHLETIC CENTER

490 WEST 700 NORTH, LINDON, UTAH

DATE	ISSUE/REVISION
PROJECT NO.	-
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW
SHEET DESCRIPTION EXTERIOR ELEVATIONS - COLOR	
SHEET NUMBER	

A-2.02

SHEET NOTES

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATION THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

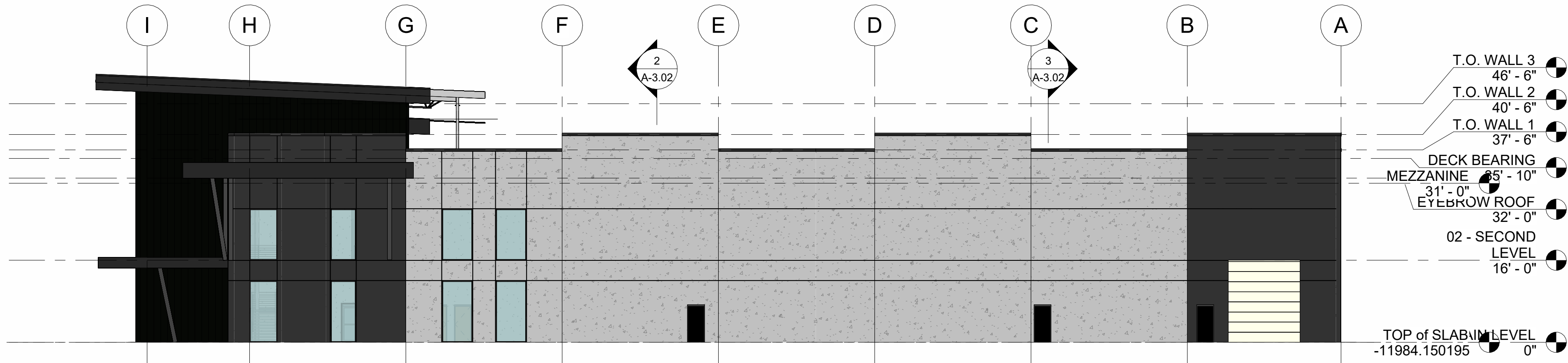
EXT. MATERIAL LEGEND

#	TYPE	BOND / STYLE	COLOR
1	METAL PANEL - LIGHT GRAY	N/A	DARK GRAY
2	METAL SIDING 12" STANDING METAL SEAM	VERTICAL	TBD
3	METAL PARAPET CAP	N/A	TBD
4	METAL PANEL - DARK GRAY	N/A	LIGHT GRAY
5	METAL FASCIA	N/A	TBD
6	STEEL COLUMN	N/A	TBD
7	WINDOW FRAME	N/A	TBD

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

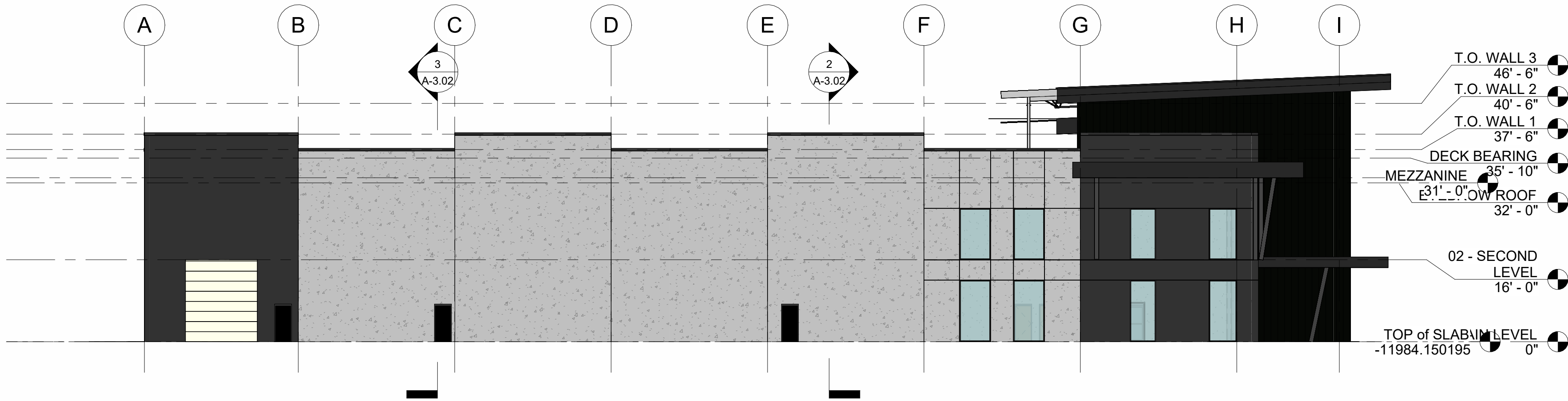
EXTERIOR GLAZING %

ORIENTATION	TOTAL WALL AREA	TOTAL GLAZING AREA	%
NORTH	N/A	N/A	N/A
EAST	3,763 SF	271 SF	7%
SOUTH	8,375 SF	4,642 SF	55%
WEST	3,763 SF	271 SF	7%



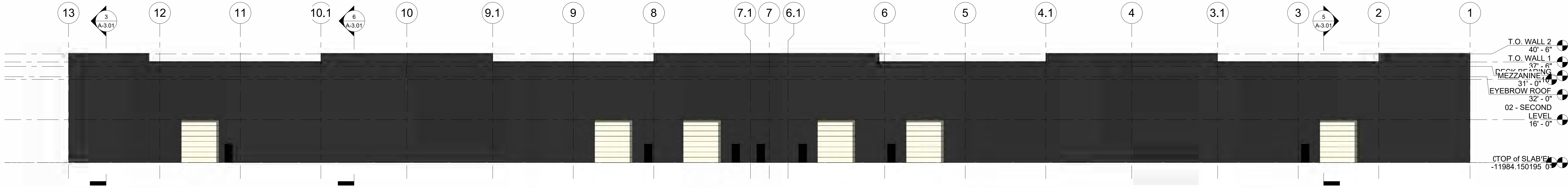
EAST ELEVATION COLOR  
SCALE: 1/16" = 1'-0"

4



WEST ELEVATION COLOR  
SCALE: 1/16" = 1'-0"

3



NORTH ELEVATION COLOR  
SCALE: 1/16" = 1'-0"

2



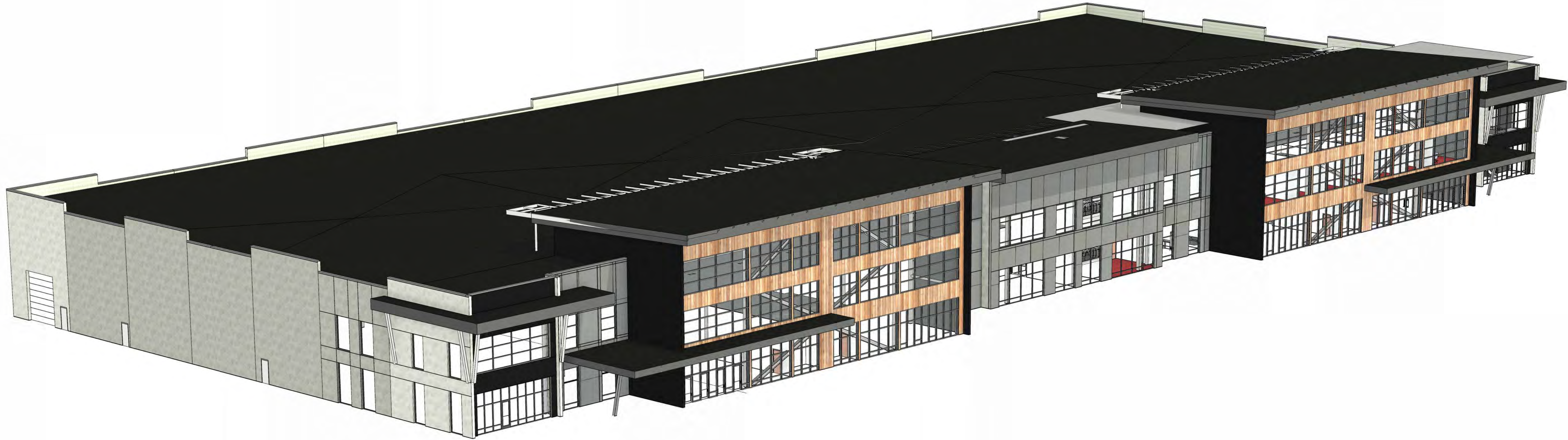
SOUTH ELEVATION COLOR  
SCALE: 1/16" = 1'-0"

1





NOT FOR CONSTRUCTION - 60% REVIEW SET



3D View 2  
SCALE: 2



3D View 1  
SCALE: 1

NUTRICOST ATHLETIC CENTER

490 WEST 700 NORTH, LINDON, UTAH

DATE	ISSUE/REVISION

PROJECT NO.	-
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW

SHEET DESCRIPTION  
3D ELEVATIONS

SHEET NUMBER

A-9.01

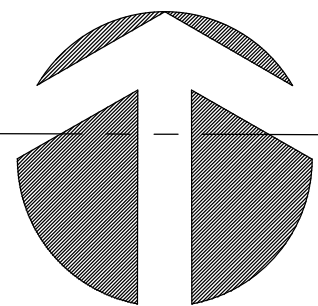




DATE	ISSUE/REVISION
PROJECT NO.	-
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW
SHEET DESCRIPTION RENDERING	
SHEET NUMBER	

Exhibit E – Updated Site Plan



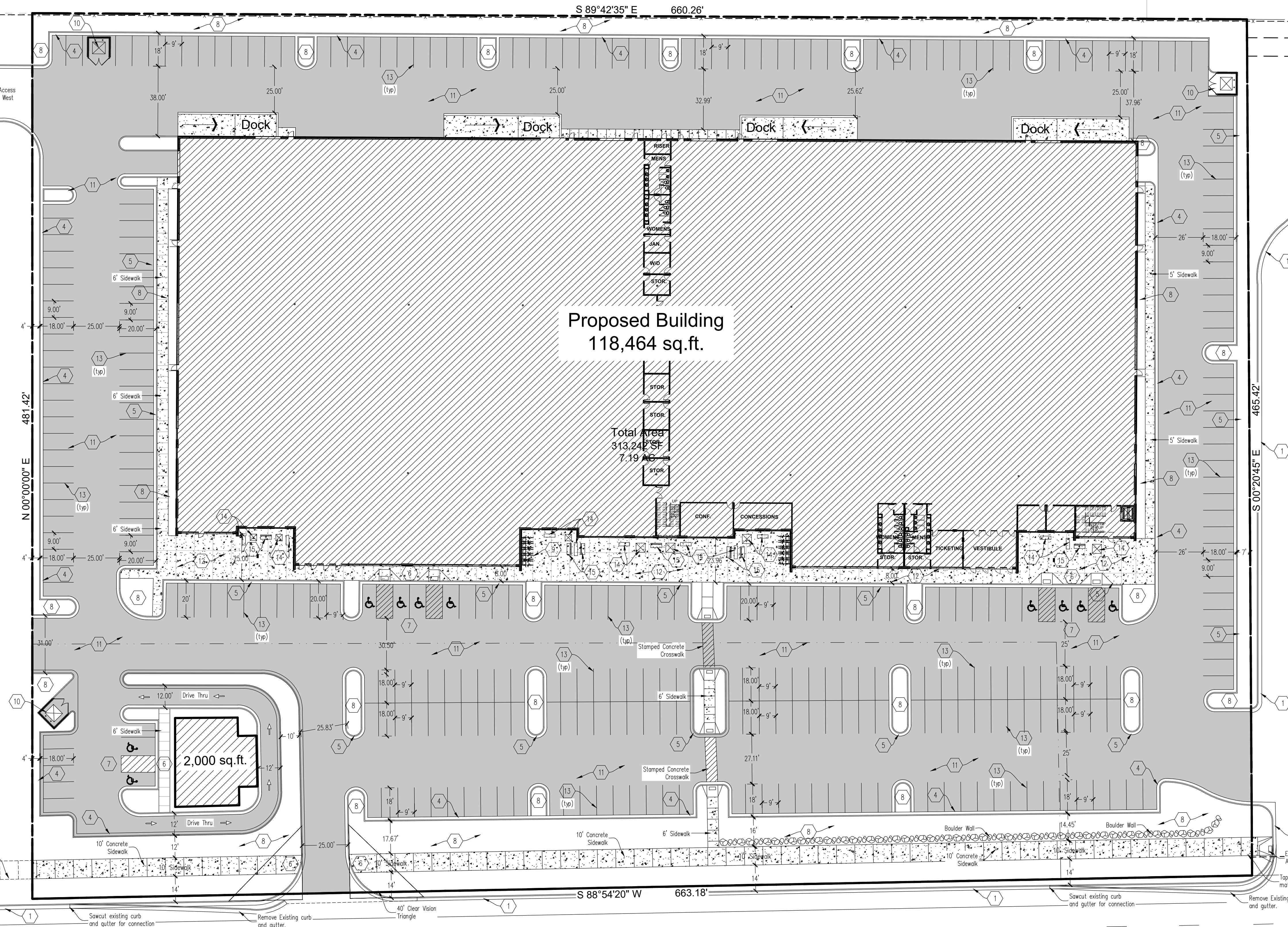


NORTH  
1" = 30'

#### KEYED NOTES

- 1 → Existing 24" curb and gutter to remain.
- 2 → Existing Sidewalk to remain undisturbed.
- 3 → Const. 6" concrete sidewalk.
- 4 → Const. 24" curb and gutter. (carry curb)
- 5 → Const. 24" curb and gutter. (shed curb)
- 6 → Const. ADA ramp with necessary signage.
- 7 → Const. ADA stalls and isle (2% max. grade).
- 8 → Landscaped Area (refer to landscaping plan for details).
- 9 → Bicycle parking rack. (10 spaces each)
- 10 → Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials and will meet or exceed Lindon City Standards.
- 11 → Asphalt Paving (see paving detail)
- 12 → Concrete Area
- 13 → Parking Striping (white paint)
- 14 → Landscape planters (see landscape plan for details)
- 15 → benches (refer to landscape plan located and details)

Future Access  
to 490 West



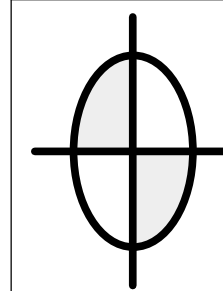
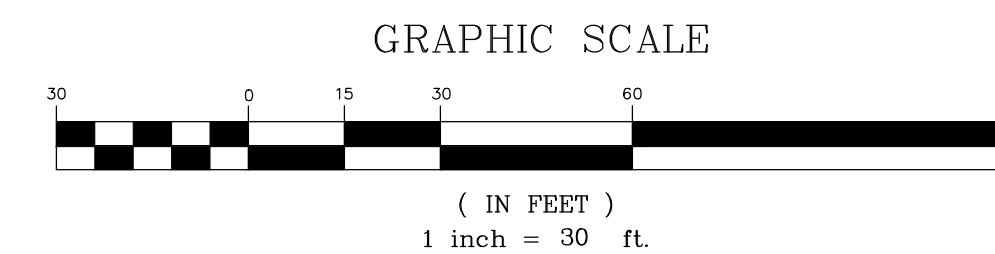
700 North Street

700 North Street



#### CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

NUTRICOST SPORTS COMPLEX  
Site Plan

Utah

Lindon

Revisions

Date  
2-5-2026  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L -

Sheet No.  
C - 2.0



Exhibit 2 - Currently Approved  
Development Agreement



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 Recorders 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

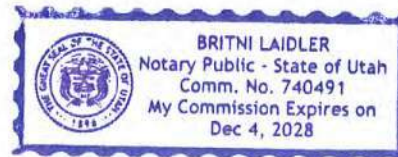


EXHIBIT A

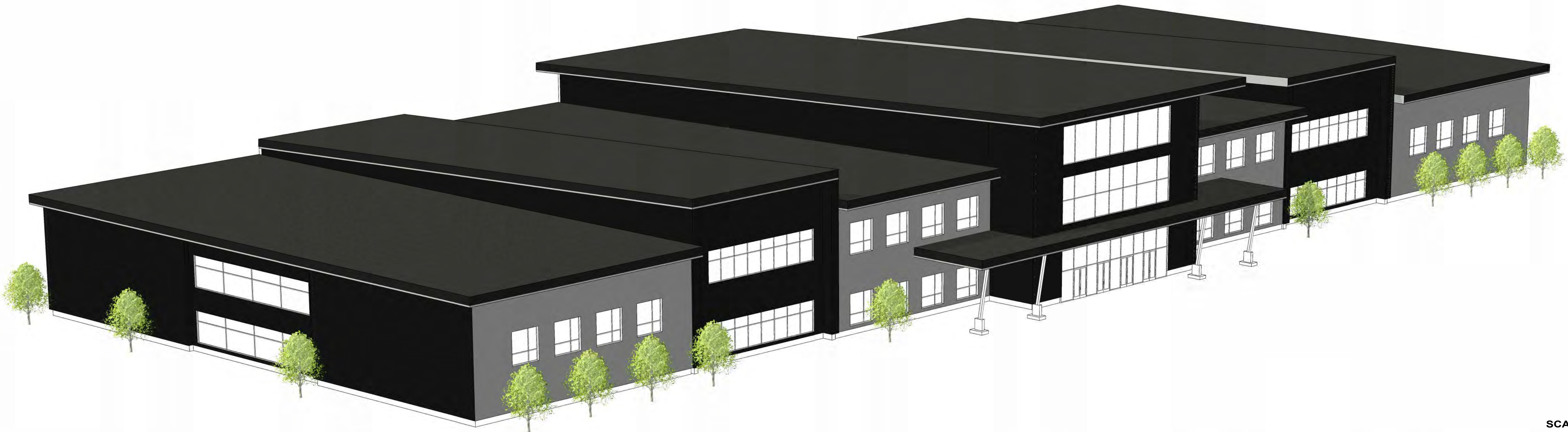
Legal Description

Parcel Number: 14:050:0051

COM N 1020.95 FT & E 1986.49 FT FR SW COR. SEC. 29, T5S, R2E, SLB&M.; N 481.42 FT; S 89 DEG 42' 3" E 439.7 FT; S 89 DEG 43' 35" E 220.56 FT; S 0 DEG 20' 45" E 1 FT; S 0 DEG 20' 45" E 303.81 FT; S 0 DEG 20' 45" E 160.61 FT; S 88 DEG 54' 21" W 663.18 FT TO BEG. AREA 7.191 AC.







3D View 4  
SCALE: 2



3D View 3  
SCALE: 1



BLACK COLOR METAL TEXTURE



PATTERN POSSIBILITIES



GRAY COLOR METAL TEXTURE

NOT FOR  
CONSTRUCTION  
10% REVIEW SET

NUTRICOST ATHLETIC CENTER  
OWNER  
ADDRESS  
NOT FOR CONSTRUCTION - 10% REVIEW SET

Revision Date	Revision Number
---------------	-----------------

PROJECT NO.	W2-2400
DATE	12.15.23
DRAWN BY	DW
CHECKED BY	SW

SHEET DESCRIPTION  
3D ELEVATIONS

SHEET NUMBER

A-9.01

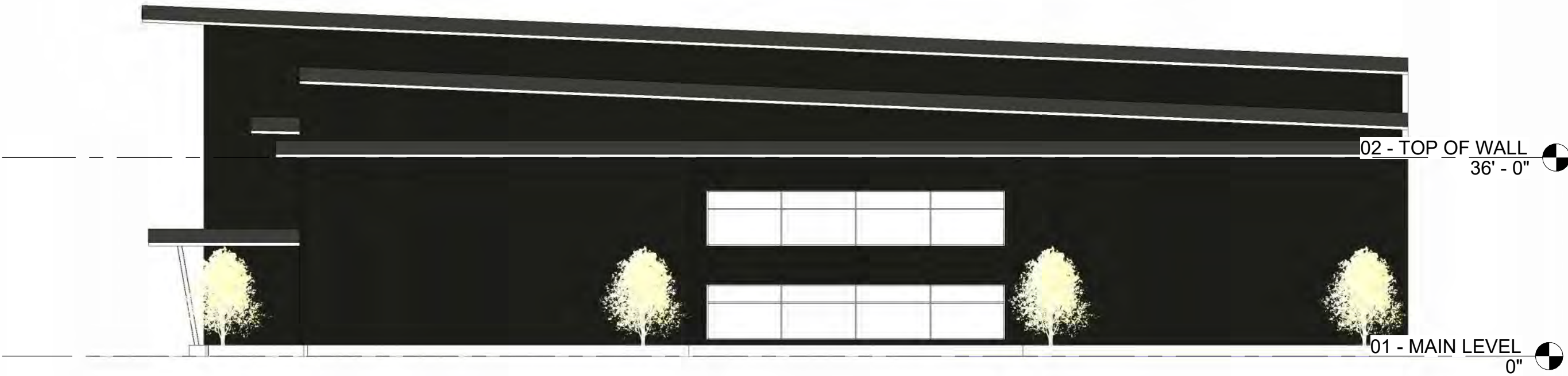


C:\Users\shane\OneDrive - v2designgroup.com\NutriCost Athletic Center\01 DRAWINGS\01-SD\NutriCost Athletic Center 4.rvt 7/8/2024, 6:23:00 PM



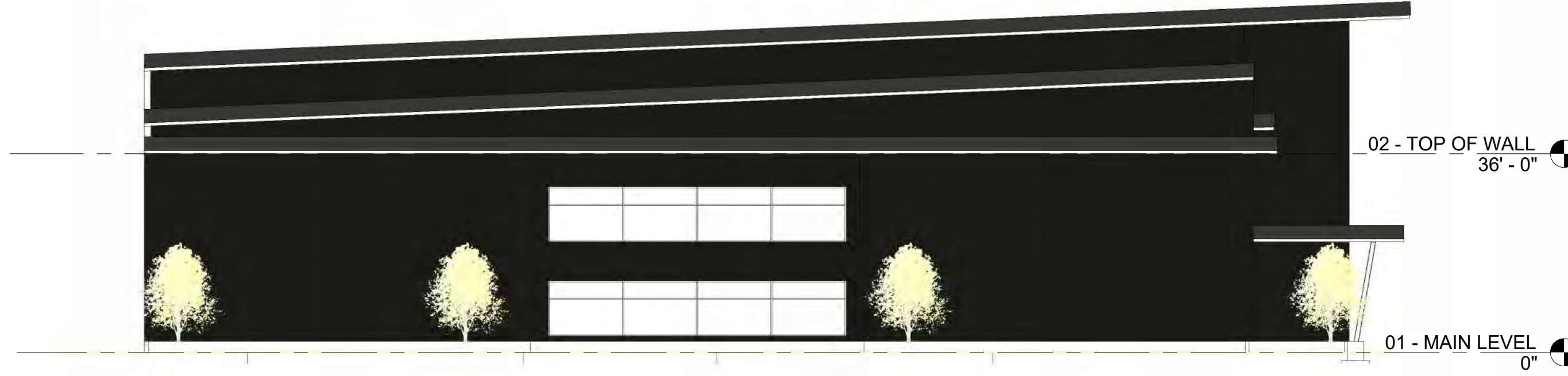
**SOUTH ELEVATION**  
SCALE: 1" = 20'-0"

4



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

3



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

2



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

1

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATION THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET



DESIGN GROUP

3167 North Canyon Road  
Provo, UT 84604  
Phone: 801.358.9840  
shane@w2designgroup.com

NOT FOR  
CONSTRUCTION  
10% REVIEW SET

NUTRICOST ATHLETIC CENTER

OWNER  
ADDRESS

NOT FOR CONSTRUCTION - 10% REVIEW SET

EXTERIOR GLAZING %

ORIENTATION	TOTAL WALL AREA	TOTAL GLAZING AREA	%	
NORTH	21,304 SF	6,555 SF	31%	
WEST	7640 SF	1,080 SF	14%	
EAST	7640 SF	1,080 SF	14%	
SOUTH	20,060 SF	0 SF	0%	

SHEET NOTES

PROJECT NO.	W2-2400
DATE	12.15.23
DRAWN BY	DW
CHECKED BY	SW
SHEET DESCRIPTION	EXTERIOR ELEVATIONS - COLOR
SHEET NUMBER	

A-2.04



# 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



**SITE INFORMATION:**  
Parcel Number: 14:050:0051 & 14:050:0109  
Address: 490 West 700 North, Lindon, Utah

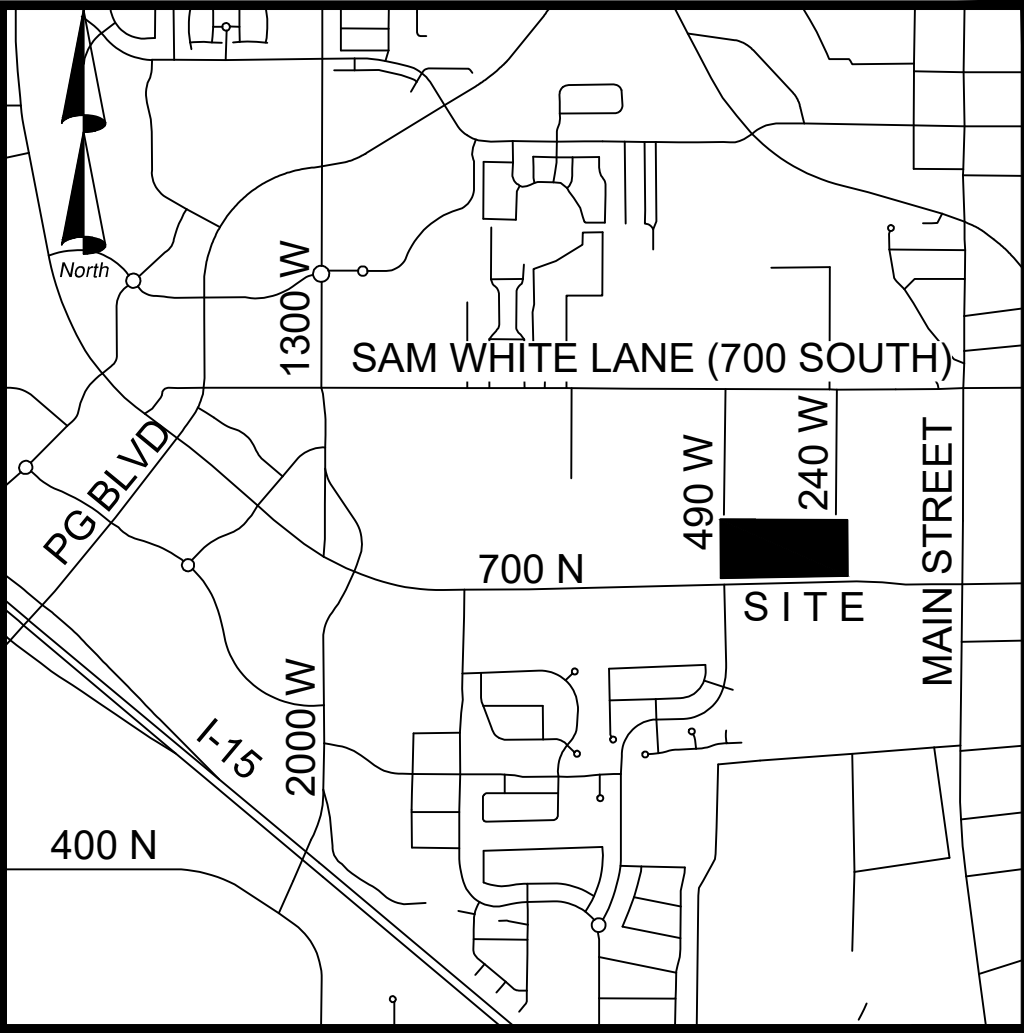
**OWNER / DEVELOPER:**  
Openshaw Development - Charlie Openshaw  
2230 North University Parkway, Suite 6D  
Provo, UT 84604  
801.367.1444  
charlesopenshaw@gmail.com

**SURVEYOR, ENGINEER, PLANNER:**  
A.L.M. & Associates, Inc - Mark Greenwood  
2230 North University Parkway, Suite 6D  
Provo, UT 84604  
801.374.6262 MGreenwood@ALMonline.com

**ZONING INFORMATION:**  
LVC - Lindon Village Commercial

**TABULATIONS:**  
Development Area: 313,278.32 s.f. (100%)  
Buildings: 96,584 s.f. (31%)  
Landscape Area: 34,525 (11%)

Parking Shown: 470 stalls



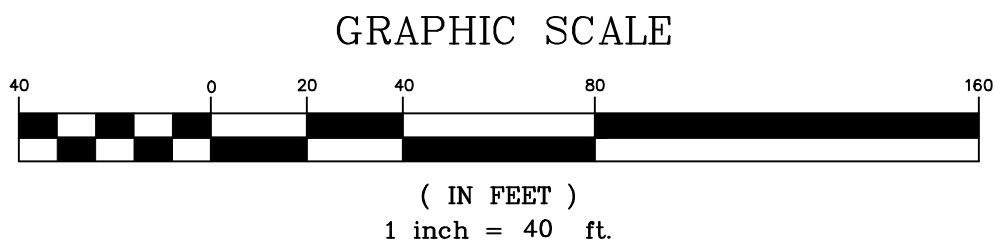
DRAFT

**A.L.M. & Associates, Inc.**  
Engineering · Surveying · Development · Planning  
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

LINDON REC  
OPENSHAW DEVELOPMENT  
CONCEPT PLAN

No.	Revision	Date

1  
OF 1 SHEETS  
Proj # 559 - 2300



NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM A.L.M. & ASSOCIATES, INC.

C:\Users\BZollinger\Downloads\ALM Dwg\559-2300 - Lindon Rec\2300-Concept Plan r10.dwg 29 Mar 2024 10:44am



## Item: 9 Site Plan Approval – Nutricost Athletic Center Approximately 1200 W. 700 N.

**Date:** February 10, 2026

**Project Address:** 1200 W. 700 N.

**Applicant:** Jason Brown

**Property Owner:** RAC Property LLC

**General Plan:** Mixed Commercial

**Current Zone:** Lindon Village Commercial (LVC) & Mixed Commercial (MC)

**Parcel ID:** 14:050:0051

**Type of Decision:** Administrative

**Council Action Required:** No

**Presenting Staff:** Michael Florence



### Summary of Key Issues

1. The applicant is requesting site plan approval to develop an indoor sports training/tournament center and warehouse.

### Overview

1. On August 19, 2024, the city council, with a recommendation from the planning commission, approved a general plan and zoning map amendment, and development agreement to allow a warehouse building to be constructed on the subject property.
2. 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.
3. City staff is bringing the site plan forward again with the amended development agreement. Site plan approval would be conditioned upon the city council approving the landscape open space reduction from 20% to 15%.
4. The site is 7.19 acres.
5. The development agreement allows the developer to use 50% of the building as an indoor sports training facility and 50% as a warehouse, with the anticipation that the sports training facility will at some point expand into the entire building.
6. The way the property was approved for the zone change is that the property would be subdivided into a Flag Lot with the back portion of the property zoned as Mixed Commercial and the front portion remaining as Lindon Village Commercial.
7. In the development agreement, signed by both the city and developer, it was agreed that to maintain the consistency with the design of the 700 N. corridor and vision of 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 Development Manual, and the Commercial Design Standards as it applies to the site.

### **Motion**

I move to (*approve, deny, continue*) the applicant's request for site plan approval with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. Trees planted along 700 North will comply with the recommendations from the tree board; A two landscape berm will be created for the street landscaping along 700 N.;
4. The applicant will comply with all bonding requirements, if applicable;
5. All items of the staff report.

### **Surrounding Zoning and Land Use**

**North:** Pleasant Grove Manufacturing District – transfer station

**East:** Lindon Village Commercial – office

**South:** Lindon Village Commercial – vacant property

**West:** Lindon Village Commercial – vacant

### **Site Development Standards**

#### **Parking**

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

<b>Required</b>	<b>Provided</b>	<b>Compliant</b>
Courts and Bleachers – 1 stall per every 3.5 person capacity. 318 Capacity	91	Yes
Professional Office – 1 stall per 350 square feet. 12,913 sq ft of office	36	Yes
Warehouse – 1 staff per 500 square feet. 55,322 sq ft of warehouse	111	yes
<b>Total Required and Total Provided</b>	238/333	Yes
Bike stalls: 2 bicycle parking spaces shall be provided for all uses, with additional bicycle parking spaces added at a ratio of 8% of the total number of required vehicular parking spaces – up to 16 bicycle parking spaces per use.	30.	Yes. Developer may reduce this to 16 to be compliant

#### **Traffic Circulation**

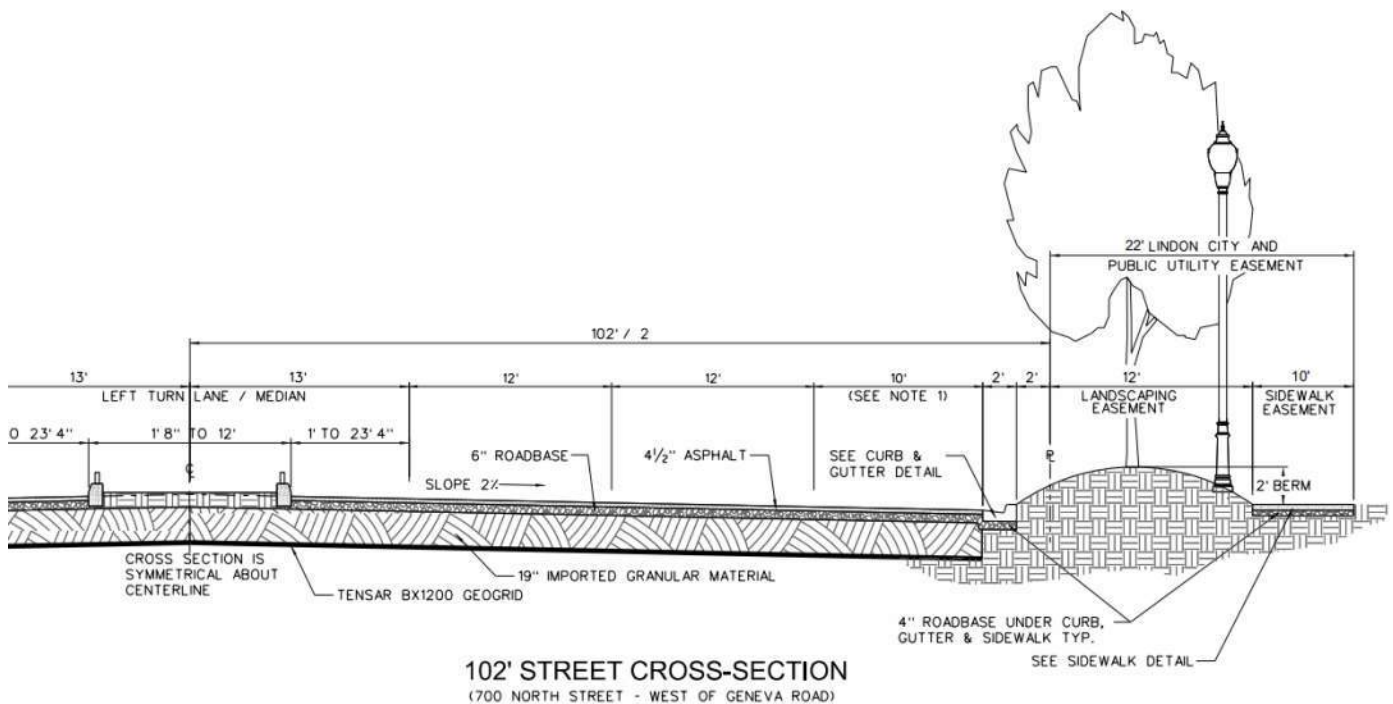
The site will have two accesses from 700 N. The east access will be shared with the property to the east. Access easements are also provided on the west property line so that when that property develops, there will be access between properties.

For pedestrian access, there will be a sidewalk leading from 700 N. to the front of the building. The parking lot crosswalks will be a different material as per the requirements of the commercial design standards.



## Landscaping Standards

700 N. has an approved cross-section for landscaping and sidewalk width. At the September 2025 planning commission, commissioners brought up that the London Plane trees are having issues in our area. The Lindon Tree board is working on suggestions to replace this tree species for 700 N.



Landscaping Standards	Provided	Compliance
20-foot landscaping strip along public street frontages. 12' landscape easement and a minimum of 8' behind the sidewalk.	12' landscape easement and 13' behind the sidewalk	Yes
20% of lot in landscaped open space	15% - conditioned upon the planning commission and city council approving the development agreement	Yes
Minimum of (70%) water efficient vegetative coverage.	A combination of sod, bushes and plants. Trees every 30 feet.	Yes. Plant coverage will be reviewed prior to final approval.
Trees planted every 30' along 700 N. and specific species of trees planted.	Trees are planted every 30' along 700 N. The tree board has adopted for the park strip to have London Plane and Zelkova Trees planted	Yes, see landscaping section of this report
40 square feet of interior parking lot landscaping per parking space. (13,320 sq. ft.)	14,266	Yes
Interior parking lot landscape materials shall consist of at least 75% living vegetation.	Gravel ground cover with trees and shrubs	Yes
1 tree for every 10 parking spaces	49	Yes

## District Plan Requirements and Site Requirements

The subject property is 7.19 acres and meets and minimum Lindon Village and Mixed Commercial development acreage. The Lindon Village zone is divided into 23 districts. The subject property is located in District 14 and a portion of District 12. The developer is required to have a sales tax producing component as part of the development which is highlighted in the dark “green” box. The developer is proposing a future fast food retailer, which is not part of this application for site plan approval and would come at a future approval.



**Site Lighting**

The developer will have parking lot lighting throughout the parking lot.

**Architectural Requirements**

As part of the development agreement, building renderings were adopted. Originally, the developer was going to construct a steel building with metal exterior materials. According to the developer, due to roof span, the building will now be constructed as a concrete tilt-up building. The front facade will be clad with architectural metal panels. The building form that the city approved in the development agreement is for a warehouse type building. However, the agreement requires that the Commercial Design Standards still be implemented. Architecturally, the building is attractive and has a better design than what was approved in the development agreement.

The following table outlines some of the general building design and architectural requirements.

Design Element	Design Standard Requirement	Compliance
Windows, Doors and Fenestration	The ground floor of the primary façade shall be 60% fenestration at the pedestrian level.	<b>Compliant.</b> The front façade is 70% Glass windows and doors.
	Building entries shall have one or more of the following treatments: canopy, overhang, awning or arch.	<b>Compliant.</b> The sports facility and warehouse entries both have canopies.
	Large, transparent storefront windows are an essential component of the one-part commercial block buildings.	<b>Compliant.</b> The building has large pedestrian scale storefront type windows that go down to the ground and are framed in metal.
	Transom windows should be used above storefront windows.	<b>Compliant.</b> The storefront windows are broken up into



		different panes that include a transom pane at the top.
Height	The allowable height on the northside side of 700 N. is 80'.	<b>Compliant.</b> 52'
Scale/Size and Massing	<p>Breaking up large buildings with multiple bays is required, and each façade should provide a meaningful purpose such as individual entrances to the larger building. On large buildings the façade should be broken up every 30' to 40' with color, change of building materials, depth, height, or other architectural characteristics.</p> <p>Avoid flat looking walls/facades and large, boxy buildings. Break up the flat front effect by introducing projecting elements such as wings, porticos, bay windows, trellises, pergolas, portcocheres, awnings, recessed balconies and/or alcoves, cornices, or other offsets, changes in plane, and changes in height.</p> <p>Differentiate between the ground floor and upper floors by providing for depth and variation in a façade through the use of different colors, materials, and other details.</p>	<b>Compliant.</b> The building is designed with multiple bays and does a good job in articulating the façade. The bays range in size from 30'-86'.
Roofing	<p>Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building.</p> <p>Variations in rooflines through dormer windows, overhangs, arches, stepped roofs, gables or other similar devices promote visual interest.</p>	<b>Compliant.</b> Rendering approved as part of the development agreement.
Exterior Walls and Surfacing (building Materials)	Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades.	<b>Compliant.</b> The development agreement called out an architectural metal panel, which the proposed building includes.
Exterior Trim and Decorative Detailing	Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail	<b>Compliant.</b> Developer mentioned that the cornice treatment is part of the rendering package but difficult to see. This will be reviewed by staff as part of the building plan approval.
Building Lighting	<ul style="list-style-type: none"> <li>• Lighting may be used to highlight and articulate building facades.</li> <li>• Building facades should be lit primarily at street level.</li> <li>• Above the first floor, light should only be used to selectively highlight unique building features without lighting the entire structure.</li> </ul>	<b>Compliant.</b> Developer will be providing decorative exterior lighting.

## Engineering Requirements

The City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants final site plan approval. UDOT will also need to approve access to the site.

## Staff Analysis

City staff believes that this development will be an amenity to Lindon City. Concerns that city staff previously had have been worked out in the development agreement, if approved by the planning commission and city council.

## Exhibits

1. Aerial photo
2. Floor plan
3. Site plan
4. Landscaping plan
5. Building elevations

Exhibit 1







DATE	ISSUE/REVISION
PROJECT NO.	-
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW
SHEET DESCRIPTION OCCUPANCY LOADS	
SHEET NUMBER	
D-1.00	

PARKING REQUIREMENTS: LINDON MUNICIPAL CODE (17.18.070)

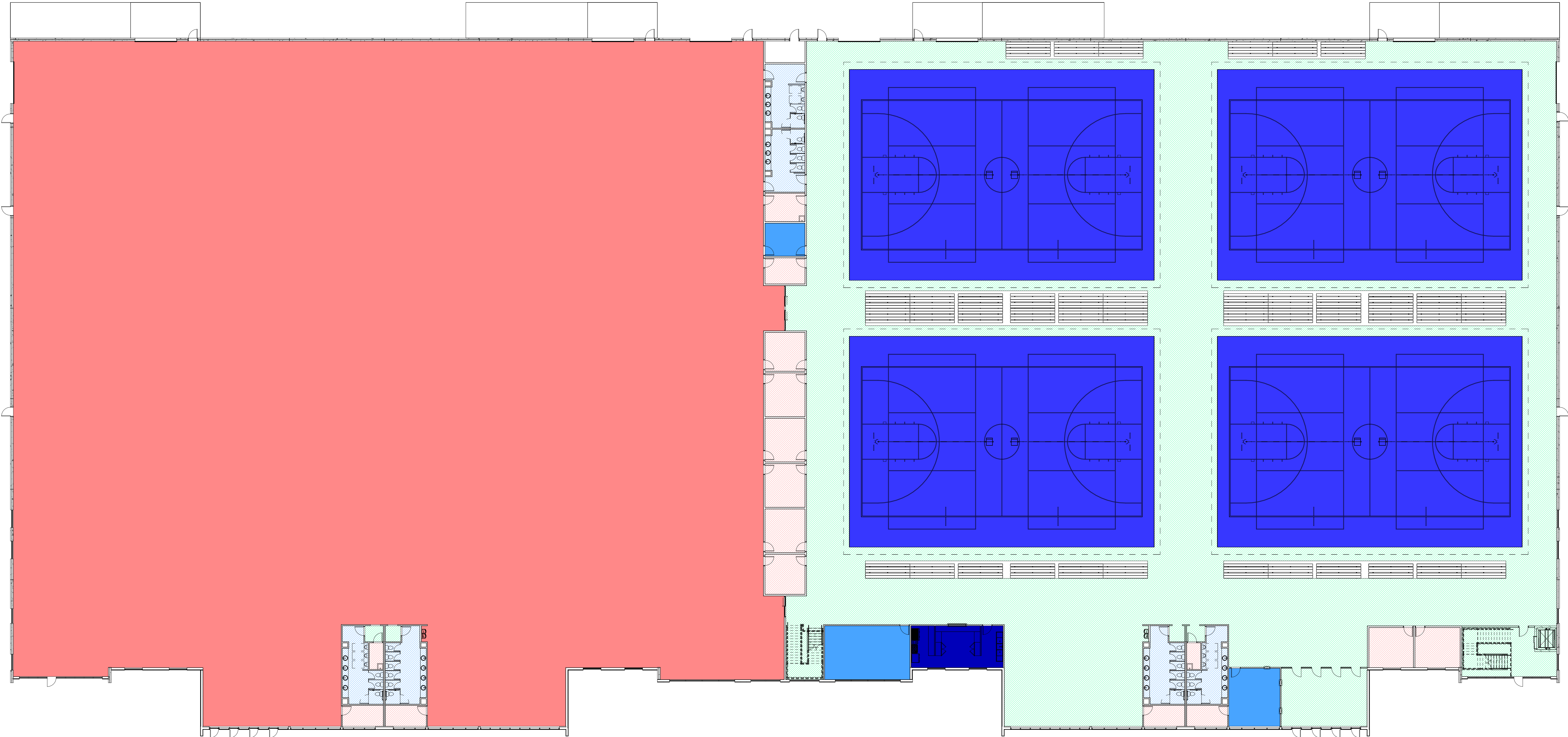
"CULTURAL, AMUSEMENT & RECREATION" - 1 STALL PER 3.5 PERSON CAPACITY OF BUILDING	318 OCCUPANTS	91 STALLS
"PROFESSIONAL/TYPICAL OFFICE SPACE" - 1 STALL PER 350 SQFT	12,913 S.F. OFFICE SPACE	36 STALLS
"WHOLESALE TRADES, WAREHOUSEING, MISC. STORAGE" - 1 STALL PER 500 SQFT	55,322 S.F. WAREHOUSE SPACE	111 STALLS
238 TOTAL STALLS REQUIRED*		333 STALLS
NUMBER OF ACCESSIBLE PARKING STALLS BETWEEN 301-400 (IBC TABLE 1106.2)		
8 TOTAL ACCESSIBLE STALLS REQUIRED	8 STANDARD ACCESSIBLE STALLS PROVIDED	
2 VAN ACCESSIBLE STALL REQUIRED (IBC 1106.6)	2 VAN ACCESSIBLE STALLS PROVIDED	
PARKING SIGNAGE		
COMPLIANCE WITH IBC 1112.1 AND SECTION 502.7 OF ICC A117.1-09	2 ACCESSIBLE PARKING SIGNS FOR THE 2 VAN ACCESSIBLE PARKING STALLS	

OCCUPANT LOADS

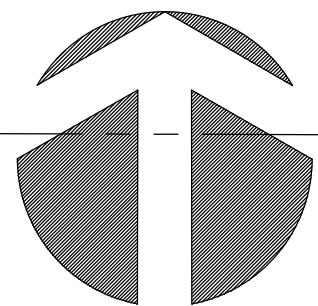
LEVEL		GROSS AREA	NET AREA			
1		115,179				
2		11,522				
3		1,391				
TOTAL		128,092				
PERIMETER			LF			
LEVEL	CLASSIFICATION	USE (CHAPTER 3)	AREA (SF) (PER PLAN)	AREA/OCC. (TABLE 1004.5)	OCCUPANT LOAD (TOTAL ROOM TYPE VS. PER ROOM TYPE TOTAL)*	EXCEPTIONS (CODE SECTION)
1	STORAGE	A-4	2,273	300 GROSS	8	
1	KITCHEN	A-4	437	200 GROSS	3	
1	OFFICE	A-4	1,008	150 GROSS	7	
1	COURTS	A-4	7,302	50 GROSS	30*	
1	BLEACHER	A-4	-	1 PER SEAT	270*	
1	WAREHOUSE	S-1	55,322	500 GROSS	111	
2	OFFICES	B	8,714	150 GROSS	59	
3	STORAGE	B	1,077	300 GROSS	4	
TOTAL INTERIOR OCCUPANTS					492	

\*NOTE: OVERALL SQUARE FOOTAGE RESULTS IN A LESSER OCCUPANT LOAD THAN ACTUAL  
OCCUPANT LOAD-- FIGURED PER ROOM

\*NUMBERS ADJUSTED AS PER CITY COMMENTS





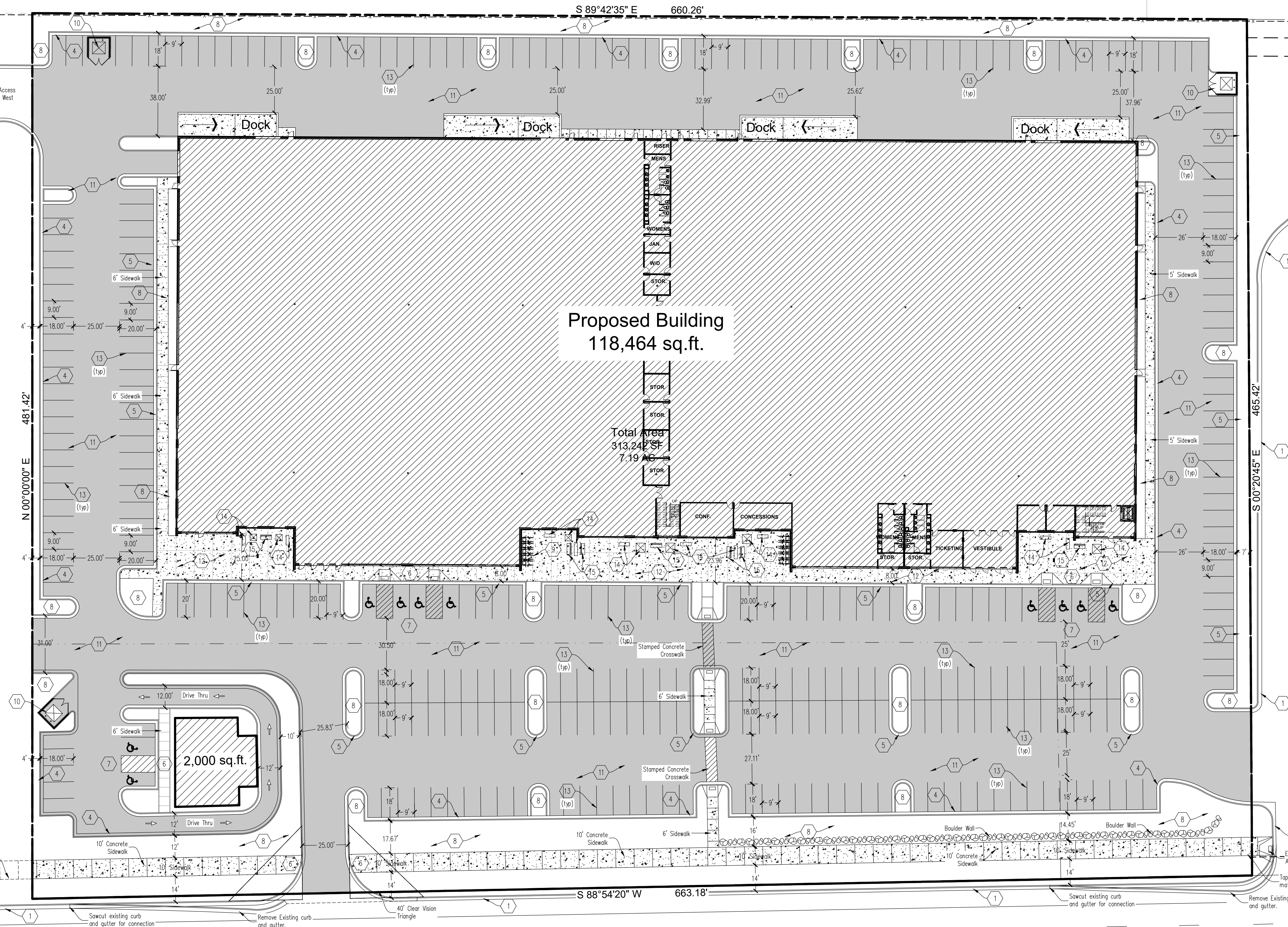


NORTH  
1" = 30'

Future Access  
to 490 West

KEYED NOTES

- 1 Existing 24" curb and gutter to remain.
- 2 Existing Sidewalk to remain undisturbed.
- 3 Const. 6" concrete sidewalk.
- 4 Const. 24" curb and gutter. (carry curb)
- 5 Const. 24" curb and gutter. (shed curb)
- 6 Const. ADA ramp with necessary signage.
- 7 Const. ADA stalls and isle (2% max. grade).
- 8 Landscaped Area (refer to landscaping plan for details).
- 9 Bicycle parking rack. (10 spaces each)
- 10 Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials and will meet or exceed Lindon City Standards.
- 11 Asphalt Paving (see paving detail)
- 12 Concrete Area
- 13 Parking Striping (white paint)
- 14 Landscape planters (see landscape plan for details)
- 15 benches (refer to landscape plan located and details)



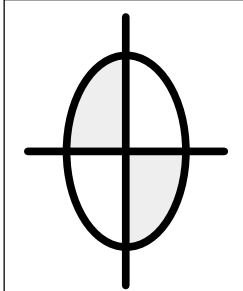
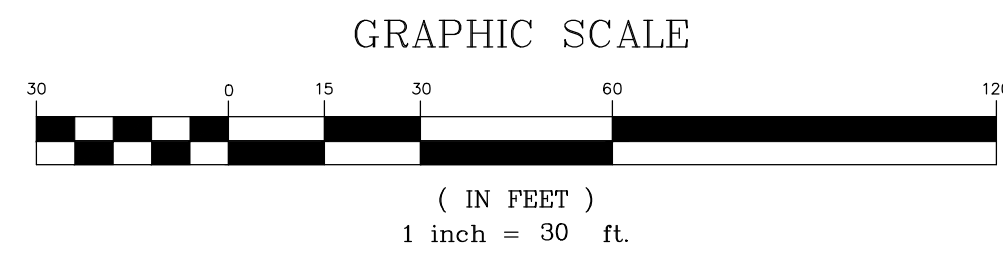
700 North Street

700 North Street



CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

NUTRICOST SPORTS COMPLEX  
Site Plan

Utah

Lindon

Revisions

Date  
2-5-2026  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L -

Sheet No.  
C - 2.0



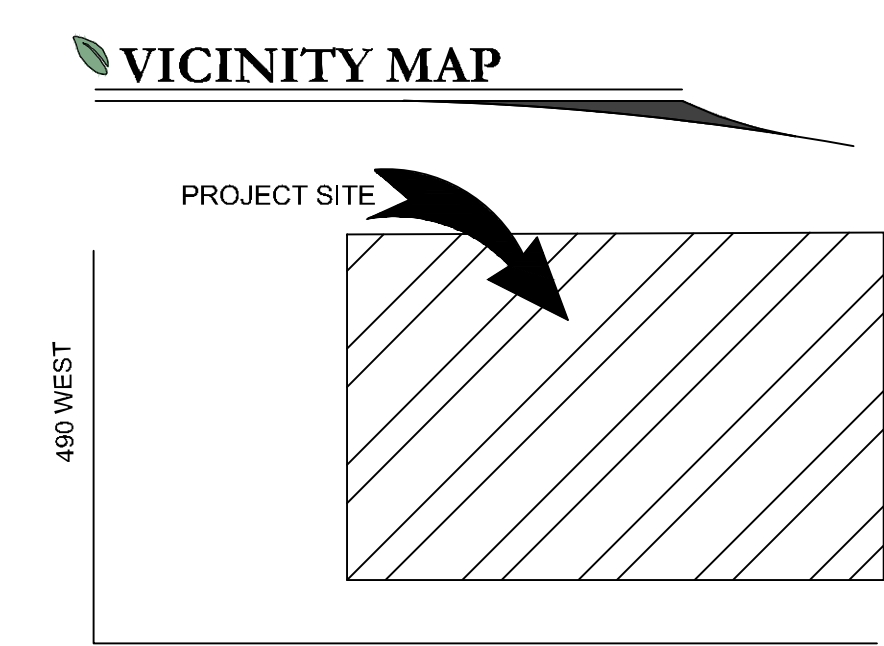


Exhibit 4 - Landscape Plan



PLANT LEGEND

DECIDUOUS TREES

AA	11	Acer x freemanii 'Jeffersred' Autumn Blaze® Freeman Maple	15 gal
ACH	18	Acer campestre 'Metro Gold' Hedge Maple	B & B 2" Cal
CCI	6	Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B 2" Cal
M'PF	13	Malus x 'Prairifire' Prairifire Crabapple	B & B 2" Cal
PCG	8	Pyrus calleryana 'Glen's Form'™ Chanticleer Pear	B & B 2" Cal
QRA	12	Quercus robur x alba 'JFS-KW1QX'™ Street Spire Oak	B & B 2" Cal

DECIDUOUS SHRUBS

AA'O	32	Amelanchier alnifolia 'Obelisk'™ Standing Ovation Serviceberry	5 gal
AMG	119	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry	5 gal
C'GB	51	Caryopteris x clandonensis 'Inoveris'™ Grand Bleu Bluebeard	5 gal
FP'A	24	Fallugia paradoxa Apache Plume	5 gal
PB'P	24	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal
P'FF	52	Potentilla fruticosa 'Fargo' Dakota Sunspot™ Fargo Yellow Shubby Cinquefoil	5 gal
RG'L	48	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal

EVERGREEN SHRUBS

B'GV	39	Buxus x 'Green Velvet' Green Velvet Boxwood	5 gal
J'PW	36	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper	5 gal
JC	6	Juniperus communis 'Pencil Point' Pencil Point Common Juniper	5 gal
TL	15	Thuja occidentalis 'SMNTOBAB' Tater Tor® Arborvitae	5 gal

GRASSES

BA	34	Bouteloua gracilis 'Zig Zag' Zig Zag Blue Grama Grass	5 gal
CA'K	54	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
FMA	39	Festuca mairicii Atlas Fescue	1 gal

PERENNIALS

CV'M	25	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed	1 gal
D'NS	75	Dianthus x 'Neon Star' Neon Star Pinks	1 gal
GL'C	6	Gaura lindheimeri 'Crimson Butterflies' Crimson Butterflies Gaura	1 gal
P'PL	6	Penstemon pinifolius Pineleaf Penstemon	1 gal
S'AF	20	Sedum x 'Autumn Fire' Autumn Fire Sedum	1 gal
SMG	48	Sedum x 'Mr. Goodbud' Mr. Goodbud Stonecrop	1 gal

ISSUE DATE: 9/11/2025

PROJECT NUMBER: UT25123

PROJECT INFORMATION: BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

# NUTRICOST SPORTS COMPLEX

490 W. 700 N.  
LINDON, UTAH

BRANDON JENSEN

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LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

PM: JTA  
DRAWN: ACP  
CHECKED: JMA  
PLOT DATE: 9/11/2025

COLOR ILLUSTRATION  
CITY PERMIT SET

LP-COLOR



DATE	ISSUE/REVISION
PROJECT NO.	-
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW
SHEET DESCRIPTION	EXTERIOR ELEVATIONS
SHEET NUMBER	

SHEET NOTES

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

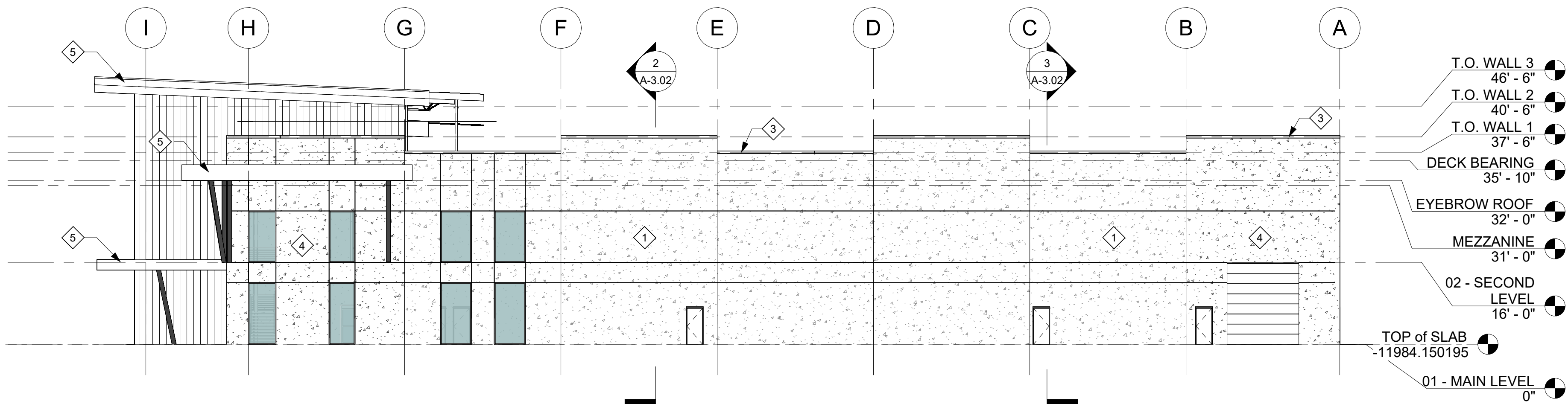
EXT. MATERIAL LEGEND

#	TYPE	BOND / STYLE	COLOR
1	METAL PANEL - LIGHT GRAY	N/A	DARK GRAY
2	METAL SIDING 12" STANDING METAL SEAM	VERTICAL	TBD
3	METAL PARAPET CAP	N/A	TBD
4	METAL PANEL - DARK GRAY	N/A	LIGHT GRAY
5	METAL FASCIA	N/A	TBD
6	STEEL COLUMN	N/A	TBD
7	WINDOW FRAME	N/A	TBD

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

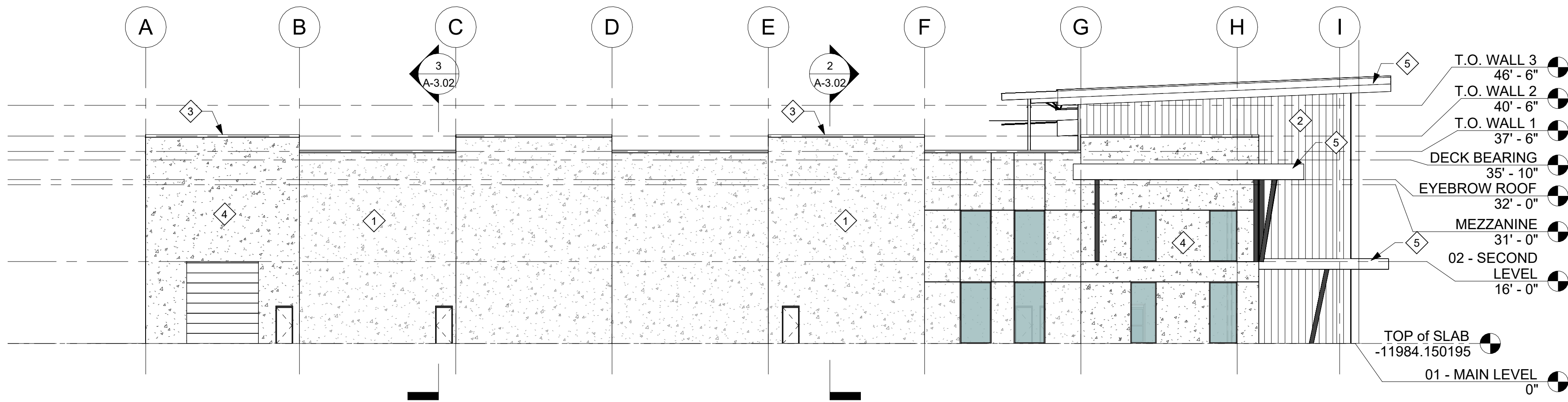
EXTERIOR GLAZING %

ORIENTATION	TOTAL WALL AREA	TOTAL GLAZING AREA	%
NORTH	N/A	N/A	N/A
EAST	3,763 SF	271 SF	7%
SOUTH	8,375 SF	4,642 SF	55%
WEST	3,763 SF	271 SF	7%



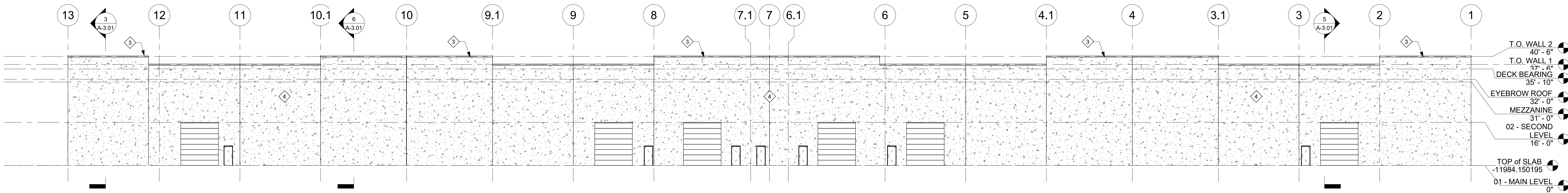
EAST ELEVATION  
SCALE: 1/16" = 1'-0"

4



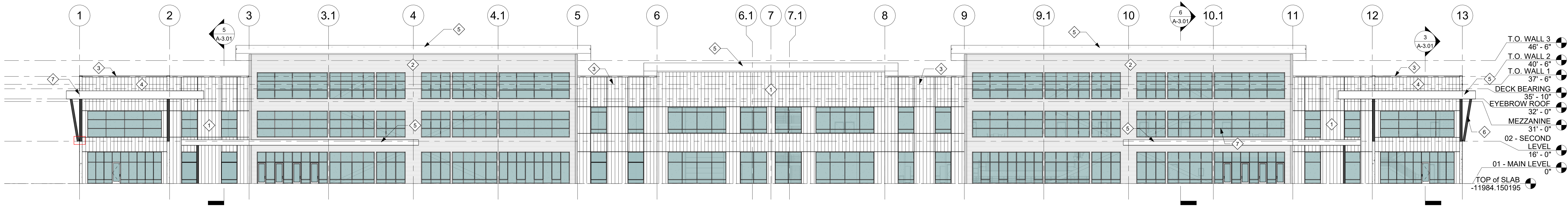
WEST ELEVATION  
SCALE: 1/16" = 1'-0"

3



NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

2



SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

1





NOT FOR CONSTRUCTION - 60% REVIEW SET

NUTRICOST ATHLETIC CENTER

490 WEST 700 NORTH, LINDON, UTAH

DATE	ISSUE/REVISION
PROJECT NO.	-
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW
SHEET DESCRIPTION	EXTERIOR ELEVATIONS - COLOR
SHEET NUMBER	

A-2.02

SHEET NOTES

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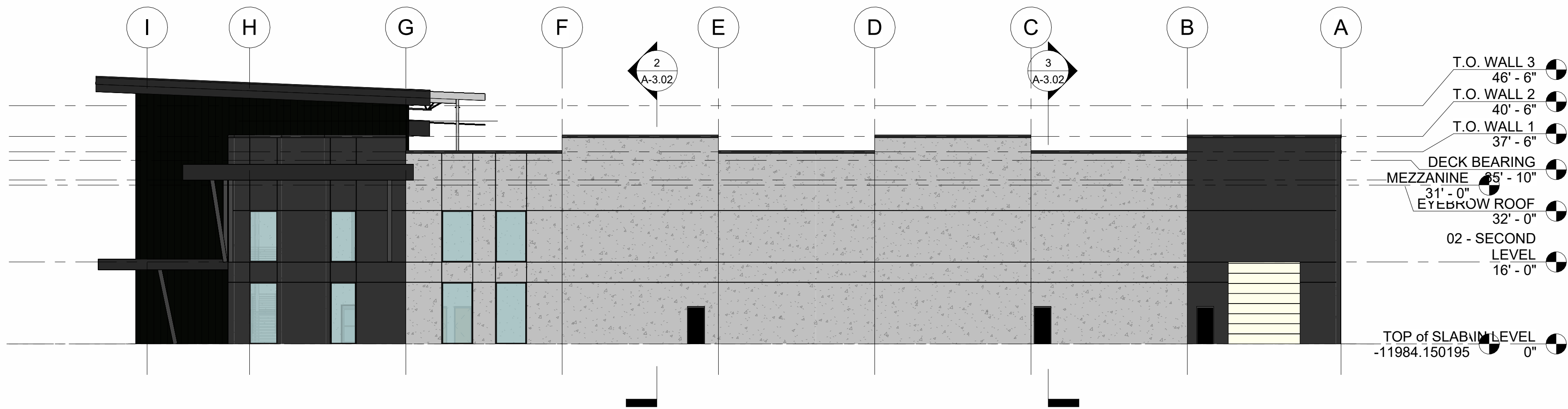
EXT. MATERIAL LEGEND

#	TYPE	BOND / STYLE	COLOR
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2	METAL SIDING 12" STANDING METAL SEAM	VERTICAL	TBD
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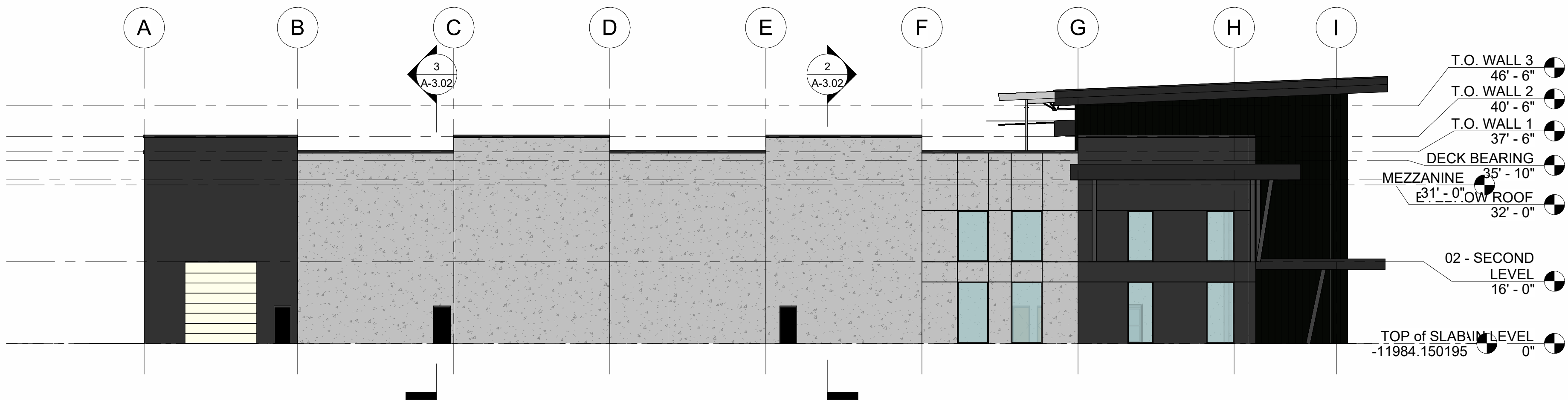
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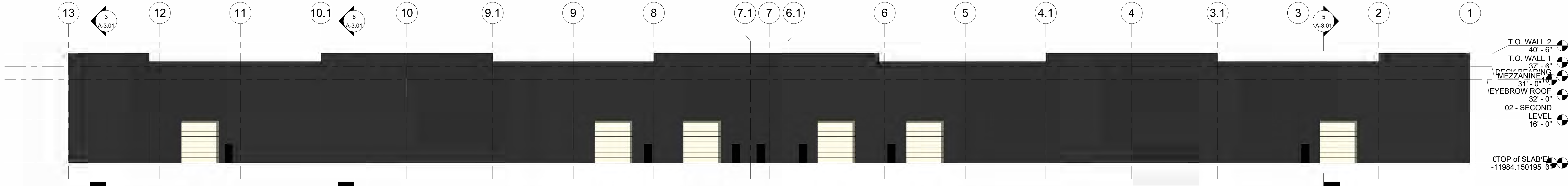
EAST ELEVATION COLOR  
SCALE: 1/16" = 1'-0"

4



WEST ELEVATION COLOR  
SCALE: 1/16" = 1'-0"

3



NORTH ELEVATION COLOR  
SCALE: 1/16" = 1'-0"

2



SOUTH ELEVATION COLOR  
SCALE: 1/16" = 1'-0"

1





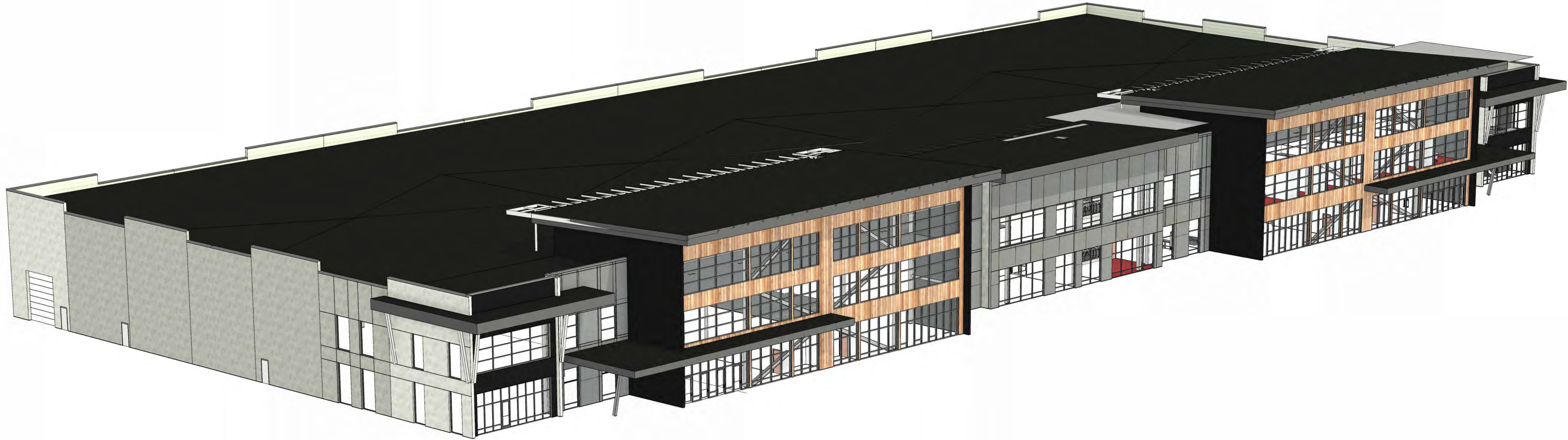
NUTRICOST ATHLETIC CENTER

490 WEST 700 NORTH, LINDON, UTAH

NOT FOR CONSTRUCTION - 60% REVIEW SET

DATE	ISSUE/REVISION
PROJECT NO. -	
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW
SHEET DESCRIPTION 3D ELEVATIONS	
SHEET NUMBER	

A-9.01



3D View 2

SCALE:

2



3D View 1

SCALE:

1





DATE	ISSUE/REVISION
PROJECT NO.	-
DATE	09.15.25
DRAWN BY	BCS
CHECKED BY	SSW
SHEET DESCRIPTION RENDERING	
SHEET NUMBER	

## Item 10: Minor Subdivision Approval. Nutricost Sports Center

**Date:** February 10, 2026

**Applicant:** Jason Brown

**Presenting Staff:** Michael Florence

**General Plan:** Mixed

Commercial/General Commercial

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

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

**Parcel ID's:** 14:050:0051

**Type of Decision:** Administrative

**Council Action Required:** No

**City File #** 25-033-0



### SUMMARY OF KEY ISSUES

1. The applicant is seeking minor subdivision approval for a two-lot subdivision at approximately 1200 W. 700 N.
2. On September 23, 2025, the planning commission was presented with the proposed development for site plan and minor subdivision approval. The item was continued because the development did not meet the required 20% lot open space landscape requirement.
3. City staff are bringing the minor subdivision forward again with the amended development agreement. Minor subdivision approval would be conditioned upon the city council approving the landscape open space reduction from 20% to 15%.
4. The parcel is 7.19 acres

### OVERVIEW

1. The applicant is proposing to subdivide the commercial property into two lots with the following acreage:
  - a. Lot 1: .1.65 acres (71,907 sq ft)
  - b. Lot 2: 5.54 acres (241,339 sq ft)
2. Both lots meet the minimum size required for both zoning districts.

### MOTION

I move to (*approve, deny, continue*) the applicant's request for minor subdivision approval at approximately 1200 W. 700 N. (Parcel 14:050:0051) 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. The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual; and
5. All items of the staff report.



General lot and zoning layout from the development agreement and zoning map amendment staff report



**Surrounding Zoning and Land Use**

**North:** Pleasant Grove Manufacturing District – transfer station

**East:** Lindon Village Commercial – office

**South:** Lindon Village Commercial – vacant property

**West:** Lindon Village Commercial – vacant

**Subdivision Requirements**

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
A lot shall not be divided by a road, alley, or other lot.	Yes
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	Yes
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.	Yes
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes
Storm drain plans provided that meet city drainage requirements.	Yes

## 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

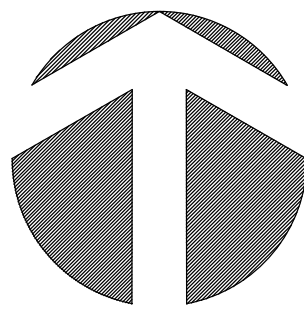
City staff have found that the subdivision meets the minimum zoning requirements.

## EXHIBITS

1. Aerial photo
2. Subdivision Plat







1" = 50'

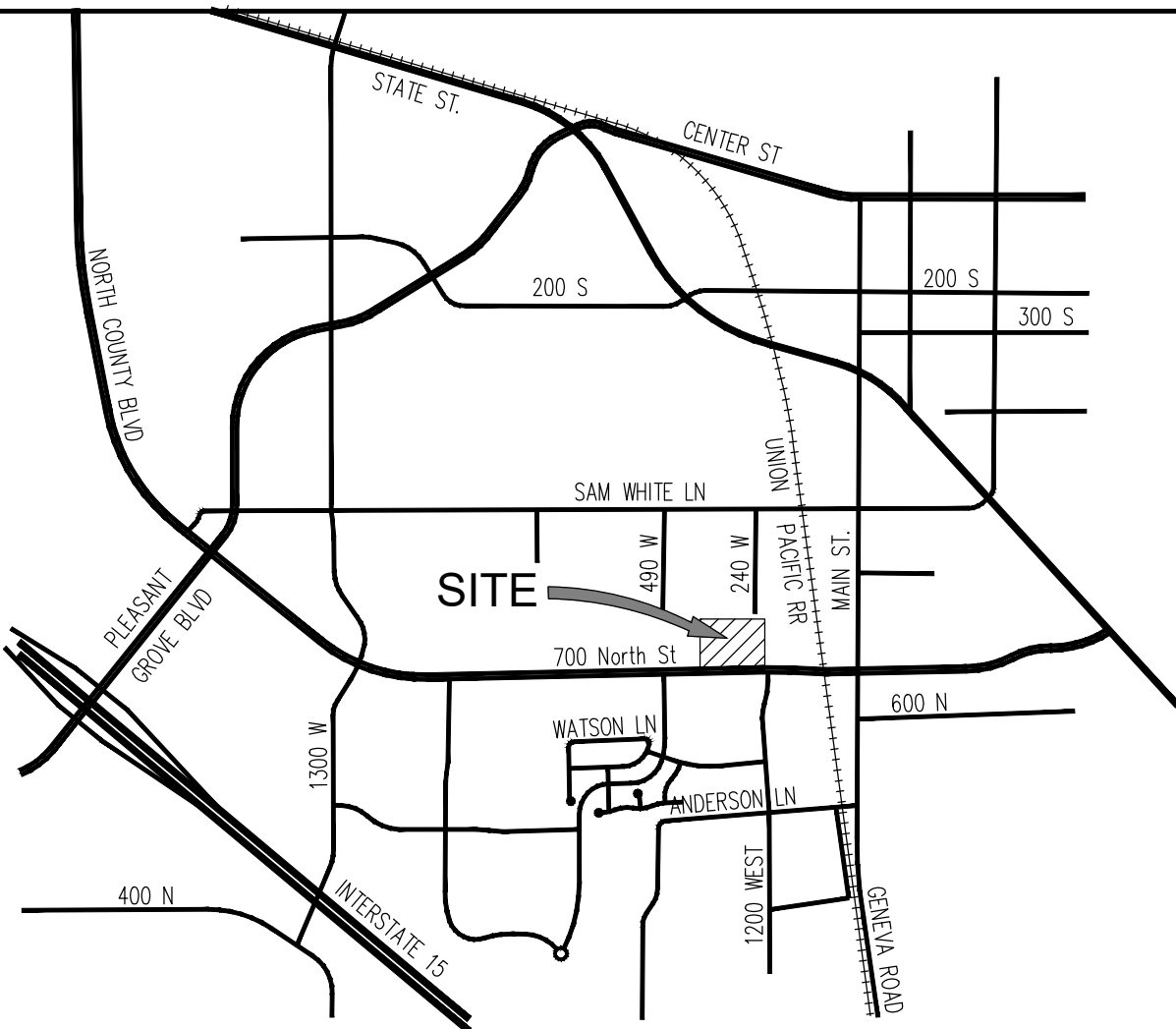
## Nutricost Sports Complex

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

490 West Street (Public)  
(Pleasant Grove City)

NDP PLEASANT GROVE LLC  
66:235:0006  
LOT 6, PLAT "B"  
SAM WHITE PARK SUBDIVISION

ACE INTERMOUNTAIN RECYCLING CENTER LLC  
14:050:0087



Vicinity Map

### Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

### Boundary Description

Commencing at a point located North 00°10'09" East along the Section line 1020.95 feet and East 1989.52 feet from the Southwest corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 481.42 feet; thence South 89°42'35" East 660.26 feet more or less to the northwest corner of Lot 1, Plat "A", TAMS-ZYTO Subdivision as shown on record in the office of the Utah County Recorder; thence South 00°20'45" East along said Plat "A", 465.42 feet to the northerly boundary line of 700 South Street; thence South 88°54'20" West along 700 South Street 663.18 feet to the point of beginning.

Area = 313,242 sq.ft. or 7.19 Acres

Basis of Bearing is North 00°10'09" East along the Section line from the Southwest to the West quarter of said Section 29.

Date

Surveyor

(See Seal Below)

### Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

### Owner's Acknowledgement (LLC)

STATE OF UTAH }  
COUNTY OF UTAH }

S.S.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the Manager of R.A.C. PROPERTY LLC, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his/her capacity as \_\_\_\_\_ of R.A.C. PROPERTY LLC, a Limited Liability Company.

My Commission Number \_\_\_\_\_

Signed (a Notary Public Commissioned in Utah)

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

Print name of Notary

### Acceptance by the Legislative Body

The City of Lindon, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Approved: \_\_\_\_\_ Mayor / Planning Commission Chair

Approved: \_\_\_\_\_

City Recorder

(see Seal below)

Approved: \_\_\_\_\_

City Engineer  
(see Seal below)

Approved: \_\_\_\_\_

City Attorney

### Occupancy Restriction Notice

The City of Lindon has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

### County Recorder

### Plat "A"

## Nutricost Sports Complex

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

### Subdivision

Lindon City, \_\_\_\_\_

Scale: 1" = 50 Feet

Utah County, Utah

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

### Water Main Notes:

"Lindon City shall be responsible for the maintenance and repair of all public water lines and hydrants, including public water lines and hydrants located on private property. No private party may connect to, repair, or replace a public water line or hydrant without the express written consent and direct supervision of the City.

Lindon City shall be responsible for all maintenance, repair and replacement of public lines and hydrants, including the excavation and proper fill and compaction of related excavations, but shall not be responsible for restoring road surfaces and other surface structures and features, including but not limited to, asphalt, concrete, curb and gutter, landscaping and irrigation systems, which costs shall be the sole responsibility of the owner of the private property on which the public water lines and hydrants are located."

RAI CORPORATION  
14:050:0109

South quarter corner  
Section 29  
Township 5 South  
Range 2 East  
S.L.B. & M.

North 00°10'09" West along the Section Line (M4027)

Point of Beginning

East 1989.52'

Southwest corner  
Section 29  
Township 5 South  
Range 2 East  
S.L.B. & M.

### Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

UTOPIA

Utopia approves this solely for the purpose of confirming that the plat contains public utility easement. Utopia may require other easements in order to serve this development.

UTOPIA REPRESENTATIVE

DATE

ENBRIDGE GAS UTAH

Dominion Energy, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

DOMINION ENERGY  
Dba ENBRIDGE GAS UTAH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Title: \_\_\_\_\_