

2 The Lindon City Council regularly scheduled meeting on **Monday, March 2, 2026, at**
3 **5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
4 Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
9 Invocation: Carolyn Lundberg, Mayor
10 Pledge of Allegiance: Izzy Smith

12 <u>PRESENT</u>	<u>EXCUSED</u>
Carolyn Lundberg, Mayor	Van Broderick, Councilmember
14 Lincoln Jacobs, Councilmember- <i>appeared virtually</i>	
Jake Hoyt, Councilmember- <i>appeared Virtually</i>	
16 Cole Hooley, Councilmember	
Steve Stewart, Councilmember	
18 Michael Florence, Community Development Director	
Brittany Wilde, City Planner	
20 Brian Haws, City Attorney	
Adam Cowie, City Administrator	
22 Britni Laidler, City Recorder	

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

26 2. **Presentations and Announcements:**

28 a) **Employee Recognition Award: Matt Neer, Public Works Stormwater**
29 **Operator** - City Administrator, Adam Cowie, presented a quarterly
30 recognition award to Matt Neer, acknowledging his 15 years of service with
31 Lindon City. Administrator Cowie read employee nominations highlighting
32 Mr. Neer's extensive knowledge, commitment to his craft, and leadership in
33 maintaining the storm water system. The nominations praised his consistent
34 work ethic, collaborative nature, and pride in building grates for the storm
35 drain system. Mr. Neer was presented with a \$50 gift card.

36 b) **Swear-in new Reserve Police Officer, Deseree Howard-** Chief Brower
37 introduced Deseree Howard, who brings one year of experience from Orem
38 and has been assisting with staffing shortages. City Recorder, Britni Laidler,
39 administered the oath of office. When asked about her motivation for entering
40 law enforcement, Officer Howard expressed her enjoyment of meeting people
41 and her positive experience at recent city events.

42 c) **Recognize Officer Taryn Harmon and Officer Matt Barlow for Corporal**
43 **advancement** – Chief Brower announced the promotion of two officers to

2 corporal, noting they had completed extensive leadership schools, training,
and advanced investigations coursework. Officer Matt Barlow, who had
4 previously retired and been recruited back, received his corporal badge. Taryn
Harmon, who started as an intern, worked her way up through evidence tech
6 and officer positions, and now serves as a canine handler with a Belgian
Malinois Sjef. Her husband Devon assisted with the badge pinning ceremony.

8
d) **2026 Little Miss Lindon Royalty** - The outgoing 2025 Little Miss Lindon
10 Royalty presented their annual report, detailing their service achievements
including 112 volunteer hours building an award-winning float, participation
12 in six parades throughout Utah County, service at 19 city events totaling 91
hours, 68 hours at Lindon Days activities, and 12 hours of service to local
14 elementary schools. Ruby Westover, representing the outgoing court,
expressed gratitude to the city council for their continued support of the
16 program.

18 Each outgoing royalty member shared their favorite experience from the year.
The new 2026 Little Miss Lindon Royalty was introduced, with each new
20 member describing their service projects, including donating blankets to
refugees, providing items to Primary Children's Hospital, and making cards
22 for seniors.

24 **3. Open Session for Public Comment** – Mayor Lundberg called for any public
26 comments. The following comments were made:

Evan Nixon – a Lindon resident and former civil engineer, addressed several concerns.
28 He reported construction contractors using the city trail system for access to a home
being built on Canal Drive, despite city staff initially indicating this would be stopped.
30 Mr. Nixon also noted water valve manholes that weren't properly brought to grade after
storm drain installation, with one valve recently requiring replacement due to being set
32 too low.

34 Mr. Nixon then suggested the city establish a suggestion box system with follow-up
tracking for citizen comments, and potentially utilizing retired engineers and contractors
36 as part-time city resources. He also questioned the necessity of including return
envelopes with utility bills for customers who pay online. Administrator Cowie noted that
38 the city receives hundreds of mailed payments and that there is an online opt-out option
available.

40
42 **4. COUNCIL REPORTS:**

44 **Councilmember Jacobs** – Councilmember Jacobs reported that youth soccer registration
exceeded 900 kids, the pool hiring is underway, and the annual Holy Cow Boutique event

2 was occurring. He updated the council on a Planning Commission approval of the Byland
4 Farms development south of Hollow Park, noting resident concerns but explaining that
approval was required under state legislation.

6 **Councilmember Hoyt** – Councilmember Hoyt highlighted the upcoming Temple Open
8 House parking and traffic coordination and congratulated the promoted officers.

Councilmember Broderick – *Councilmember Broderick was absent.*

10 **Councilmember Stewart** – Councilmember Stewart announced that Youth Council
12 applications would open the following Monday through April 13th, encouraging high
school age students to apply early. The current youth council would be planting flowers
along State Street in preparation for the temple open house.

14 **Councilmember Hooley** – Councilmember Hooley reported that community programs
16 through CTC were continuing successfully with strong attendance, and the Historical
Commission was moving forward with various initiatives.

Mayor Lundberg – Mayor Lundberg announced the city's resubmittal for Healthy Utah
18 status, with new community initiatives being highlighted. She noted the Easter egg hunt
20 would be held March 29th at Anderson Farms at 9 AM, emphasized the budget kickoff
22 meetings with staff and council, and praised the professional preparation by department
heads. She also referenced her recent State of the City address with Pleasant Grove's
mayor, celebrating the city's fiscal health and collaborative working relationships.

24 **5. Administrator's Report**

- 24 • April Newsletter: Cole Hooley
- 26 • Next City Council meeting: March 16th, April 6th (spring break
availability?)
- 28 • Joint PC/CC meeting, Tuesday, April 28th at 6:00pm at City Center.
- April 4th-13th, Spring Clean-Up
- 30 • April 22-24, ULCT conference in St George
- Misc. Items

32 **6. Approval of Minutes** – The minutes of the regular City Council meeting of
34 February 2, 2026 and February 19, 2026.

COUNCILMEMBER STEWART MOVED TO APPROVE THE MINUTES OF
36 THE REGULAR CITY COUNCIL MEETING OF FEBRAURY 2, 2026 AND
FEBRUARY 19, 2026 AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED
38 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

40 COUNCILMEMBER HOOLEY AYE
COUNCILMEMBER HOYT AYE
COUNCILMEMBER STEWART AYE

2 COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED UNANIMOUSLY.

4
6 **7. Consent Agenda Items** - Items do not require public comment or discussion and
can all be approved by a single motion. The following consent agenda item was
presented for approval.

8
10 a) Municipal Wastewater Planning Program (MWPP) report; Resolution
#2026-11-R

12 COUNCILMEMBER STEWART MOVED TO APPROVE THE CONSENT
AGENDA ITEMS AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED
14 THE MOTION. THE MOTION CARRIED.

16 **CURRENT BUSINESS**

18 **8. Review & Action: General Plan Amendment – MS Properties; Ordinance**
#2026-1-O. The City Council will review and consider a request by MS
20 Properties 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 and to
22 allow roadway alignments to be determined at the time of future development.
The Planning Commission recommended approval of the changes.

24
26 *Councilmember Jake Hoyt recused himself from this item due to a conflict of
interest.*

28 Community Development Director, Michael Florence, presented the request by
MS Properties to remove portions of planned roads (1200 West and a connecting local
30 road to Anderson Lane) from the General Plan Street Master Plan Map. The roads were
originally planned to provide access through heavy industrial properties but have not
32 been constructed since a 2008 development agreement due to heavy equipment storage
and operations that would create safety conflicts with public traffic.

34
36 The applicant, Martin Snow, explained that the current road alignment would
create safety hazards given the 100-150 foot steel members they handle, which extend
38 over the proposed 50-foot wide road. He advocated for removing the problematic road
segments while focusing improvements on Anderson Lane (1400 West).

40 Clark Olson of Utah Pacific Bridge supported the removal, describing their
fabrication of structural steel girders up to 220 feet long weighing 125 tons. He
42 emphasized the safety concerns of having public traffic adjacent to their heavy industrial
operations, noting they have five large cranes operating in the area where the road would
44 go.

2 Schaffer Properties, owners of a 27-acre parcel that would be affected, submitted
4 a letter requesting continuance to allow more time for property owners to collaborate on
6 solutions. They proposed an alternative cul-de-sac design to provide access to their
property.

8 Councilmember Stewart and Councilmember Hooley expressed understanding of
10 the safety issues and leaned towards removing the road but were reluctant to finalize a
12 decision without input from all parties. Councilmember Jacobs noted the importance of
14 addressing both immediate and future road access needs, drawing on potential
implications for development. With ongoing negotiations and property owner discussions
in mind, the decision was made to revisit the matter at a future meeting, providing
additional time for affected parties to collaborate on a viable solution.

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

18 COUNCILMEMBER STEWART MOVED TO CONTINUE ORDINANCE
20 2026-1-O AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 COUNCILMEMBER HOOLEY AYE
24 COUNCILMEMBER STEWART AYE
COUNCILMEMBER JACOBS AYE

THE MOTION CARRIED.

26 **9. Review & Action: Development Agreement – Westland Development;**
28 **Resolution #2026-7- R.** Troy Dana requests approval and amendment to the 2025
30 Development Agreement to propose changes to the building design for the
32 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. The
Planning Commission recommended approval of the changes.

34 Brittany Wilde, City Planner, presented Troy Dana's request to amend a 2025
36 development agreement for properties at 231 S. 800 W., 345 S. 800 W., and 338 S. 670
38 W. The original agreement was approved but never signed, and the developer now
proposes significant design changes.

40 City Planner Wilde stated that the original proposal for the development featured
42 varied architectural designs incorporating multiple materials, colors, and articulations
44 across four distinct buildings. She noted that these diversified elements were integral in
justifying the original zone change from research and business to regional commercial,
serving as a key component of the council's agreement to accommodate the zoning
transition. Ms. Wilde then stated that in contrast, the newly proposed design displays a
more uniform approach with concrete tilt-up construction, resulting in reduced

2 architectural variation and a significant reduction in total square footage—from 132,000
4 to 92,000 square feet—while maintaining the same building footprints. Troy Dana and
6 James Bullington were present representing the developer, and explained that the
8 decision to shift from stick-frame to concrete tilt-up construction was propelled by the
10 need to better accommodate larger overhead doors and provide more flexible warehouse
12 and office uses for prospective tenants. They noted that despite being more expensive, the
14 tilt-up construction is believed to offer better functionality for the intended business
16 operations.

18 During the city council meeting, councilmembers expressed concerns that the
20 redesign gave off a more industrial appearance and lacked the architectural attractiveness
22 that had been used to gain approval for the original zone change. The previous design
24 promised elevated design standards especially for the facades of Buildings A and B
26 facing the street, an aspect that played a significant role in the council's decision to grant
28 the zoning flexibility initially sought by the developers. Mayor Lundberg specifically
30 highlighted the importance of these elevated standards as part of the agreement,
32 emphasizing their role in maintaining the commercial vibrancy and appeal envisaged for
34 the area.

36 Councilmember Stewart described the new renderings as "uninspiring" when
38 compared to the original approved designs, which exhibited a stronger commercial
40 aesthetic with diverse materials and greater architectural interest. The council collectively
42 indicated a desire to see more variation in materials, colors, and architectural treatments,
44 especially for Buildings A and B, which hold the critical street-facing positions. They
46 suggested that while flexibility could be exercised regarding the design of the rear
48 buildings, it was crucial for the development to maintain a strong street presence
50 reflecting the quality of design initially promised.

52 Furthermore, the council suggested that elements such as appendages over the
54 windows, variety in materials, and color diversity would enhance the visual appeal,
56 responding to concerns about the repetitive and monochromatic nature of the current
58 proposal. The developer acknowledged these concerns and expressed a willingness to
60 collaborate with city staff to refine the design to better align with the city's architectural
62 expectations.

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

68 COUNCILMEMBER STEWART MOVED TO CONTINUE RESOLUTION
70 2026-7-R AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE
72 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

74 COUNCILMEMBER HOOLEY	AYE
76 COUNCILMEMBER HOYT	AYE
78 COUNCILMEMBER STEWART	AYE

2 COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED.

4

6 COUNCILMEMBER STEWART MADE A MOTION TO AMEND THE
AGENDA TO HEAR AGENDA ITEM #11 BEFORE AGENDA ITEM #10 TO
ALLOW THE APPLICANT TIME TO ARRIVE. COUNCILMEMBER HOOLEY
8 SECONDED. ALL PARTIES VOTED IN FAVOR. THE MOTION CARRIED.

10 **11. Concept Plan Review – Colliers Lindon, 500 S. 400 W.** – Rick Magness from
AWA Engineering has applied for a concept plan review to receive general
12 feedback for redevelopment of the property located at 500 S. 400 W.

14 Brittany Wilde, City Planner, presented this item and noted that the applicant. Jake
Tate was present to address any question the council may have. Jake Tate from AWA
16 Engineering presented a comprehensive mixed-use redevelopment concept for the
Colliers property, aiming to transform the currently underutilized office buildings into a
18 strategically phased development plan. This ambitious project envisions the creation of
114,000 square feet of retail and commercial space, along with 19,000 square feet
20 designated for pad sites, 94,000 square feet allocated for anchor tenants, and a residential
component of 126 townhome units at a proposed density of 14.8 units per acre.

22

Mr. Tate explained that the development would be executed in phases: initially
24 focusing on the commercial pad sites, followed by the anchor tenants within the next 5 to
10 years, and finally, the residential townhomes approximately a decade from now. The
26 property's prime location offers excellent freeway access, making it particularly
attractive for higher-density housing, due in part to its isolation from single-family
28 neighborhoods.

30 During the council deliberations, there were mixed reactions to the residential aspect
of the proposal. Councilmember Hoyt questioned the necessity of the residential
32 component, pondering if the commercial segment could thrive independently. Similarly,
Councilmember Hooley was skeptical, wondering if the mixed-use approach was
34 essential for the commercial viability. Councilmember Hooley also expressed a
preference for an all-commercial development, reducing density significantly, or making
36 units owner-occupied to maintain community stability.

38 In contrast, Councilmember Stewart expressed support for the overall mixed-use
concept but concurred with the Planning Commission's feedback, advocating for reduced
40 residential density closer to 10 units per acre. Councilmember Stewart then expressed a
liking for having some residential presence, provided its density was controlled to
42 prevent overwhelming traffic impacts. Meanwhile, Councilmember Jacobs backed the
vision of mixed-use development, pointing out that residential units would generate less
44 traffic compared to an expanded commercial-only approach, and recognized the strategic
value of households in boosting anchor tenant interest by providing nearby foot traffic.

2 Mr. Tate noted concerns regarding limited parking for the townhomes,
acknowledging the need to balance housing density with infrastructure capacity.
4 Discussions with staff and the council included suggestions for acquiring adjacent vacant
properties to potentially enhance parking capacity and visitor access.

6
8 Ultimately, while the council took a cautious stance towards the residential phase,
they expressed unanimous support for progressing with the rezoning of the front
commercial portions. The council agreed that more detailed dialogue and information
10 were necessary before making commitments to the phase for residential zoning, reflecting
a consensus for a thoughtful and measured approach towards integrating residential
12 elements within this vibrant, evolving community space.

14 **10. Review & Action: Amended Development Agreement – Nutricost Athletic**
Center; Resolution #2026-8-R. Jason Brown requests an amendment to the 2024
16 Development Agreement to reduce the lot open space landscaping requirement
from 20% to 15% and to request approval of updated building renderings. The
18 Planning Commission recommended approval of the changes.

20 Director Florence presented Jason Brown's request to amend the development
agreement for the Nutricost Athletic Center, proposing a reduction in landscaping
22 requirements from 20% to 15%. This modification is to accommodate the increased
building size, which has expanded from 88,000 to 118,000 square feet. The planning
24 included concrete amenities such as benches and planters to help compensate for the
decreased landscaping area.

26
28 During the session, the applicant, Jason Brown elaborated on their project's
transformation into a full-fledged athletic center. This facility will feature eight basketball
courts, which can be expanded to fourteen during tournaments, along with twenty-four
30 volleyball courts. He noted that state-of-the-art equipment is planned, including
retractable volleyball nets that descend from the ceiling, eliminating the need for
32 traditional pole setups.

34 Mr. Brown emphasized the crucial need for additional parking facilities given the
center's capability to host regional tournaments, projecting a significant influx of event
36 attendees. To address this, the landscaping reduction facilitates the creation of 87
additional parking spaces, essential for accommodating visitors without causing overflow
38 into nearby areas. He highlighted the potential of the facility to draw regional traffic,
which would in turn benefit surrounding businesses by increasing foot traffic and
40 patronage.

42 Councilmember Hooley raised a concern about whether this exception to the
landscaping requirement might be perceived as unfair by neighboring businesses that
44 comply with the 20% requirement. In response, Mr. Brown underscored the facility's
unique nature, which, by hosting regional events, would create widespread economic

2 benefits for the business district. The council collectively acknowledged the unique
4 offering of the Nutricost Athletic Center and its anticipated draw for sports tourism. They
6 also recognized that the regional draw was pivotal not only for the athletic center itself
8 but also in enriching the broader business community with increased economic activity
10 due to visitors attending large-scale sporting events hosted at the facility.

12 By the end of the presentation, the council expressed strong support for the
14 amendment, reflecting confidence in the project's potential to serve as a catalyst for local
16 economic development and draw far-reaching interest to Lindon.

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

22 COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION
24 2026-8-R AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION.
26 THE VOTE WAS RECORDED AS FOLLOWS:
28 COUNCILMEMBER HOOLEY AYE
30 COUNCILMEMBER HOYT AYE
32 COUNCILMEMBER STEWART AYE
34 COUNCILMEMBER JACOBS AYE
36 THE MOTION CARRIED.

38 Administrator Cowie noted there was no new business requiring a closed session
40 for agenda item #12, but mentioned a meeting with Castlewood development scheduled
42 for Friday at 10 AM, with Mayor Lundberg and Councilmember Stewart planning to
attend.

Adjourn –

COUNCILMEMBER STEWART MOVED TO ADJOURN THE MEETING AT
8:37 PM. COUNCILMEMBER HOOLEY SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – March 16, 2026

Britni Laidler, City Recorder

Carolyn O. Lundberg, Mayor