

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, March 11, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Rob Kallas, Commissioner
Pledge of Allegiance: Karen Danielson, Commissioner

PRESENT

Steve Johnson, Chairperson
Scott Thompson, Commissioner
Rob Kallas, Vice-Chairperson
Mike Marchbanks, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Dev. Director
Brittain Corbett, City Planner
Britni Laidler, City Recorder
Jessica Nelson, Deputy Recorder

EXCUSED

Sharon Call, Commissioner
Ryan Done, Commissioner
Jared Schauers, 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 February 25, 2025 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 25, 2025 AS PRESENTED. COMMISSIONER THOMPSON 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 comments.

CURRENT BUSINESS –

4. **Site Plan Approval – Stringtown Station — 40 N. Geneva Road** The applicant is requesting site plan approval from the Lindon City Planning Commission to construct an 8- unit, 27,000 square foot office/warehouse building (Parcels 14:065:0203, 14:065:0203, 14:065:0203).

Brittain Corbett, City Planner, presented this item and noted that the applicant, Bill Fairbanks, was present to answer any questions the commission may have. Mr. Corbett began by stating that the site plan was previously discussed and approved in 2016 planning commission meetings and revisited again in September of 2024. However, at the 2024 meeting, it did not receive approval, and the project has since been passed to the new applicant.

2 Mr. Corbett went on to say that the applicant is seeking site plan reapproval for eight (8)
office/warehouse units in a 27,300 square foot building. He noted that the applicant has not
4 submitted a landscaping plan with this application but has designated landscape areas and is also
requesting to reduce the Geneva Road landscaping from 20' to 15'. Mr. Corbett then stated that
6 the building has been pushed back against the property line and has added a drive approach. He
went on to discuss landscaping and parking, noting that the city is okay with the landscaping
8 currently being at 1,533 sq ft instead of the required 1,800 sq ft since the applicant will be
landscaping the corner of Geneva Road and Center Street which is owned by Lindon City.
10 Landscaping the city property will put the interior landscape requirement above what is required.
Mr. Corbett stated that there are no plans currently for UDOT to expand Geneva Road, however
12 if they ever do, the site plan allows for that and noted that the proposed sidewalk will be 6ft to
match the sidewalk north of the property. Mr. Corbett then presented an illustration of what the
14 applicant plans for this site. He noted that the building will be 30 ft tall and will meet the design
standard requirement with earth tones, and no windows along the side and back of the building.

16 Commissioner Kallas asked for clarification on the reasoning for no windows along the
side and back of building. The applicant stated that this is for a fire block. Commissioner
18 Thompson asked for clarification regarding the sidewalk and how it will compare to the sidewalk
north of the building, since the current sidewalk doesn't match. Mr. Corbett stated that this
20 sidewalk will match the 6ft sidewalk that the property north of this one has.

22 Chairperson Johnson turned the time over to the applicant to address the commission. Mr.
Fairbanks stated his reasoning for the removal of the islands that had been in previous site plan.
24 He then stated that they would be allowing for an easement through the parking lot and is willing
to work with the city on that. Commissioner Danielson asked for clarification on the sidewalk
26 plans and stated that she thinks the site plan looks nice. Commissioner Kallas asked for
clarification on why the city owns the corner of this property. Mr. Florence stated that UDOT
28 plans on putting a signal in on this corner, so in order for them to put that in, the city must own
it. Commissioner Marchbanks stated he thinks the site plan looks nice and loves the name.

30
32 Chairperson Johnson asked if there was any public present that would like to make a
comment. The following comments were made:

34 Brian Richardson - stated that he owns property just east of the property and wanted to address
the drainage on the property. He voiced concern since it always has water that flows into it and
36 has concern that the water won't have anywhere to go and will flood the railroad tracks.

38 Mr. Fairbanks addressed Mr. Richardson's concerns letting him know they plan on
placing a pipe at the footing level that will allow the water to flow into it and will drain along the
40 detention basin along the sidewalk

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

44
46 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 40 NORTH

2 GENEVA ROAD WITH THE FOLLOWING CONDITIONS: 1. THE THREE PARCELS
WILL BE CONSOLIDATED INTO ONE PARCEL PRIOR TO FINAL SITE PLAN
4 APPROVAL. 2. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY
ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING PLANS; 3.
6 THE PLANS WILL MEET ZONING AND DEVELOPMENT SPECIFICATIONS AS FOUND
IN THE LINDON CITY DEVELOPMENT MANUAL; 4. IF REQUIRED, COMPLETE (OR
8 POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND
POST REQUIRED WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC
10 INFRASTRUCTURE IMPROVEMENTS; 5. FINAL BUILDING AND SITE DESIGN WILL
MEET THE REQUIREMENTS OF THE LIGHT INDUSTRIAL ZONE AND APPLICABLE
12 DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY
CODE; 6. THE SITE WILL MEET LANDSCAPE REQUIREMENTS WITH A REDUCTION
14 TO THE 20' LANDSCAPE STRIP TO 15' ALONG GENEVA ROAD; 7. A LANDSCAPE
PLAN WILL BE SUBMITTED WITH CALCULATIONS FOR VEGETATION
16 PERCENTAGES AND INTERIOR LANDSCAPING; 8. A SIDEWALK EASEMENT WILL
BE PROVIDED FOR THOSE AREAS WHERE THE SIDEWALK GOES AROUND THE
18 POWER POLES; 9. A LICENSING AGREEMENT BE APPROVED AND SIGNED FOR USE
OF THE CITY PARCEL NUMBER 14:065:0057; 10. CITY STAFF WILL REVIEW THE
20 FINAL LANDSCAPE PLAN FOR COMPLIANCE; AND 11. ALL ITEMS OF THE STAFF
REPORT. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS
22 RECORDED AS FOLLOWS:

24	COMMISSIONER JOHNSON	AYE
24	COMMISSIONER THOMPSON	AYE
24	COMMISSIONER KALLAS	AYE
26	COMMISSIONER DANIELSON	AYE
26	COMMISSIONER MARCHBANKS	AYE
28	THE MOTION CARRIED UNANIMOUSLY.	

- 30 **5. Site Plan Approval – Summit Ridge Warehouse — Approx 300 N. 2000 W.** The
applicant is requesting site plan approval from the Lindon City Planning Commission to
32 construct a 13- unit, 33,000 square foot office/warehouse building (Parcels 14:060:0024,
14:060:0005).

34 Mike Florence, Community Development Director, presented this item and noted that
Mike Johnson, Toph Tribe and Carey Johanson were present representing the applicant to answer
36 any questions the commission may have. Mr. Florence stated that the applicant is seeking site
plan approval for a new 13-unit office/warehouse building and the current general plan
38 designation for this area is Industrial. He went on to state that the site will have access from 2000
W using existing access and that the site has good circulation around the whole building. He
40 noted that there is no frontage along a public street so the applicant will landscape around the
perimeter of the building.

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44 Mr. Florence then presented renderings of the building, noting it is a concrete precast
building and then presented the landscaping plan to the commission. He went on to state that a
major issue is that UDOT is planning I-15 interchange and frontage road improvements for both
46 the Pleasant Grove Interchange and the future 2000 W. He stated that UDOT will need to

2 purchase this property, or portion of the property, for the future I-15 improvements and that
UDOT has corridor preservation funds available and would prefer to purchase the entire
4 property. It was noted that there are ongoing discussions between the developer and UDOT
about the purchase.

6
Commissioner Thompson asked the applicants position on potentially selling the
8 property, or a portion of the property to UDOT. Mr. Johnson stated that they are currently in
communication with UDOT and have been for the past year regarding this, and they are open to
10 UDOT purchasing land. Commissioner Kallas stated he feels uncomfortable approving a
building that UDOT may eventually demolish in a few years. General discussion followed.

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

16 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL LOCATED AT APPROXIMATELY 300 N. 2000
18 W. (PARCELS 14:060:0024, 14:060:0005) WITH THE FOLLOWING CONDITIONS: 1. THE
APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL
20 FINAL CORRECTIONS TO THE ENGINEERING PLANS; 2. THE PLANS WILL MEET
DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT
22 MANUAL; 3. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT
COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY
24 ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4.
FINAL BUILDING AND SITE DESIGN WILL BE CONSTRUCTED PER THE PROPOSED
26 RENDERINGS AND MEET THE REQUIREMENTS OF THE LIGHT INDUSTRIAL ZONE
AND APPLICABLE DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE
28 LINDON CITY CODE; 5. THE LANDSCAPE PLAN WILL BE UPDATED TO PROVIDE
CALCULATIONS FOR VEGETATION PERCENTAGES AND INTERIOR LANDSCAPING;
30 6. IF REQUIRED, ANY ACCESS OR UTILITY PERMITTING WILL BE SECURED
THROUGH UDOT PRIOR TO FINAL SITE PLAN APPROVAL; 7. ALL ITEMS OF THE
32 STAFF REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

34 COMMISSIONER JOHNSON AYE
COMMISSIONER THOMPSON AYE
36 COMMISSIONER KALLAS AYE
COMMISSIONER DANIELSON AYE
38 COMMISSIONER MARCHBANKS AYE
THE MOTION CARRIED UNANIMOUSLY.

40 **6. Community Development Director Report**

- 42 • Next meeting March 25th
- 1200 E update
- 44 • 700 N Corridor update
- Misc. City Updates

46 **ADJOURN** –

2 COMMISSIONER DANIELSON MOVED TO ADJOURN THE MEETING AT 7:03
4 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

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8 Approved, March 25, 2025

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14 Steve Johnson, Chairperson

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18 Michael Florence, Community Development Director