

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, April 15, 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: Scott Thompson, Commissioner  
Pledge of Allegiance: Karen Danielson, Commissioner

**PRESENT**

**EXCUSED**

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

**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 March 25, 2025 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 25, 2025 WITH NOTED CHANGES. COMMISSIONER CALL 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.

*Commissioner Kallas recused himself due to being the applicant on the next agenda item. Commissioner Done replaced Commissioner Kallas at this time.*

**CURRENT BUSINESS** –

**4. Public Hearing – Amendment to Title 17.32.290 – Flag Lots.** A request by Rob Kallas to amend Lindon City Code 17.32.290 of the Flag Lot ordinance to allow flag lots to share one driveway. Lindon City also proposed to amend other technical provisions of the ordinance.

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3 Mike Florence, Community Development Director, presented this item and noted that the  
4 applicant Rob Kallas was present to answer any questions the commission may have. Mr.  
5 Florence stated that Mr. Kallas submitted an application to amend the city flag lot ordinance,  
6 17.32.290, to allow two flag lot properties to access from a shared driveway. He noted that the  
7 city is also proposing to make certain amendments to the ordinance to address development  
8 specifications, fire regulations, and qualifying language when a flag lot is allowed.

10 Mr. Florence then presented a diagram illustrating how the amended ordinance would  
11 work, including requirements for lot frontage, setbacks, and minimum lot sizes. He then noted  
12 that the ordinance had been updated to meet current fire code requirements, and that the  
13 amendment would limit flag lot developments to two lots per development. General discussion  
14 regarding different various scenarios followed with discussion involving the possibility of  
15 stacking flag lots behind each other.

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17 The applicant, Mr. Kallas, explained his motivation for proposing the changes, describing  
18 the specific situation on his property where the amendment would allow development of  
19 currently landlocked land. The commission discussed potential impacts on neighborhoods,  
20 parking concerns, and how the amendment aligns with the city's general plan. They also  
21 considered adding language to clarify that flag lots must be side-by-side rather than stacked.  
22 Commissioner Call stated that she sees no concern for this, because the added lots on this flag lot  
23 would still fit the R1-20 zone. Judy and Gary Taylor were present and stated that this flag lot  
24 makes sense to the both of them to be able to utilize the land in discussion.

26 Chairperson Johnson called for any further comments or discussion from the  
27 Commission. Hearing none he called for a motion to open the public hearing.

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29 COMMISSIONER DONE MOVED TO OPEN THE PUBLIC HEARING.  
30 COMMISSIONER MARCHBANKS SECONDED. ALL PRESENT VOTED IN FAVOR. THE  
31 MOTION CARRIED.

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

36 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.  
37 COMMISSIONER DANIELSON SECONDED. ALL PRESENT VOTED IN FAVOR. THE  
38 MOTION CARRIED.

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

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43 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF  
44 ORDINANCE AMENDMENT 2025-2-O WITH THE CHANGE THAT THE MAXIMUM  
45 LANE STOPS AT THE FRONT SETBACK OF THE FIRST PROPERTY. COMMISSIONER  
46 DANIELSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:  
COMMISSIONER JOHNSON AYE

2 COMMISSIONER CALL AYE  
COMMISSIONER THOMPSON AYE  
4 COMMISSIONER DANIELSON AYE  
COMMISSIONER MARCHBANKS AYE  
6 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DONE AYE  
8 THE MOTION CARRIED UNANIMOUSLY.

10 **5. Community Development Director Report**

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  - Next meeting April 29<sup>th</sup>
  - Misc. City Updates

14 **New Business**

16 Commissioner Call inquired about whether there is any progress regarding Market Farms. Mr.  
Florence stated that it will be coming to address council May 15<sup>th</sup>. Chairperson Johnson inquired  
18 about accessory apartments in the Songbird Cove area. Mr. Florence explained recent changes to  
state law regarding accessory dwelling units (ADUs) and how they affect Lindon, particularly in  
20 newer developments like Songbird Cove.

22 **ADJOURN** –

24 COMMISSIONER THOMPSON MOVED TO ADJOURN THE MEETING AT 7:12  
P.M. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
26 VOTED IN FAVOR. THE MOTION CARRIED.

28 Approved, May 13, 2025

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Steve Johnson, Chairperson

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Michael Florence, Community Development Director