

2 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
4 State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

6 Conducting: Steve Johnson, Chairperson
8 Invocation: Scott Thompson, Commissioner
Pledge of Allegiance: Karen Danielson, Commissioner

PRESENT **EXCUSED**

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

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

26 **2. APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
28 Commission meeting of March 25, 2025 were reviewed.

30 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF MARCH 25, 2025 WITH NOTED CHANGES. COMMISSIONER
32 CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
CARRIED.

34 **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.

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

CURRENT BUSINESS –

40 **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
42 share one driveway. Lindon City also proposed to amend other technical provisions of the
ordinance.

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4 Mike Florence, Community Development Director, presented this item and noted that the
applicant Rob Kallas was present to answer any questions the commission may have. Mr.
Florence stated that Mr. Kallas submitted an application to amend the city flag lot ordinance,
17.32.290, to allow two flag lot properties to access from a shared driveway. He noted that the
city is also proposing to make certain amendments to the ordinance to address development
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
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
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
stacking flag lots behind each other.

16 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
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
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
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
Commission. Hearing none he called for a motion to open the public hearing.

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

32 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.
COMMISSIONER DANIELSON SECONDED. ALL PRESENT VOTED IN FAVOR. THE
38 MOTION CARRIED.

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

42 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF
44 ORDINANCE AMENDMENT 2025-2-O WITH THE CHANGE THAT THE MAXIMUM
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**

- Next meeting April 29th
- 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 15th. 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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34 Steve Johnson, Chairperson

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38 Michael Florence, Community Development Director