

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 10, 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: Ryan Done, Commissioner
Pledge of Allegiance: Scott Thompson, Commissioner

PRESENT

Steve Johnson, Chairperson
Scott Thompson, Commissioner
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Ryan Done, Commissioner
Michael Florence, Community Dev. Director
Jessica Nelson, Deputy Recorder

EXCUSED

Karen Danielson, Commissioner
Sharon Call, Commissioner
Brian Haws, City Attorney
Britni Laidler, City 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 May 13, 2025 were reviewed.

COMMISSIONER DONE MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MAY 13, 2025 WITH NOTED CHANGES. COMMISSIONER KALLAS 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. **Public Hearing – Amendment to Title 17.44.090 – Projections Into Yards**

A request by Nickolas Slade to amend Lindon City Code 17.44.090 to increase the allowed eave/porch projections in the front yard or setback. The planning commission may also consider alternative approaches to this application, such as lesser setbacks or other modifications, during their discussion, deliberation, and recommendation to the city council.

Mike Florence, Community Development Director presented this item noting applicant Nickolas Slade and Paul Slade were present on behalf of property owner, Carlene Veenker. Mr. Florence introduced the request to amend the city ordinance regarding projections into yards comes to the commission as Mrs. Veenker wants to project an 8’ porch into the 30’ setback of

her home at 276 E. 140 N. to protect it from ice and snow. The current city ordinance only allows projections of up to 24” into the front setback. Mr. Florence went on to show aerial photos and site plans of the property and provided information on similar ordinances from surrounding cities, noting most allow 4’-5’ projections.

The commission discussed the potential ways to amend the ordinance that would provide clear and flexible rules regarding projections for new construction and existing homes, including:

- Allowing projections up to 30% of the setback
- Limiting the width to 25% of the home’s frontage
- Defining what constitutes a porch or projection

The applicant, Nickolas Slade, affirmed the goal of the request to cover the concrete front steps and porch area of Mrs. Veenker’s home is to prevent snow and ice buildup to lessen the risk of her slipping and falling. Mr. Slade said they would be willing to adjust the current design to fit any amended ordinance.

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

Hearing none, Chairperson Johnson called for a motion to close the public hearing.

COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

COMMISSIONER KALLAS MOVED TO CONTINUE THIS ITEM AND DIRECT CITY STAFF TO PREPARE AN ORDINANCE AMENDMENT 2025-8-O AS DISCUSSED FOR REVIEW AT NEXT HEARING. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Conditional Use Permit – Review of a Single-Family Home Addition in the Hillside Overlay District at 62 Denali Circle. A request by RC Dent Construction for review and approval to construct a residential home addition in the Hillside Overlay District on a portion of the lot with a slope of 20% or greater. This item was continued from the March 25, 2025 Planning Commission meeting (Parcel # 36:808:0011).

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3 Mike Florence presented this item with Scott Dent present on behalf of RC Dent
4 Construction noting they have completed the excavation for the geotechnical engineer report,
5 after receiving approval at the March 25th meeting.

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7 Mr. Florence began by reviewing the findings from the geotechnical and geologic hazard
8 investigation report performed by Intermountain GeoEnvironmental Services, Inc, which noted
9 some groundwater seepage but overall low geologic hazard risk. He went on to discuss the
10 recommendations provided by the geotechnical engineer, including:

- 11 • To reduce the shallow groundwater hazard risk to an acceptable level, it is recommended
12 that a foundation drain be installed beneath the proposed addition to accommodate any
13 groundwater seepage.
- 14 • Proper building design according to appropriate building code and design parameters can
15 assist in mitigating the hazard associated with earthquake ground shaking. Review and
16 consideration of the Federal Emergency Management Agency (FEMA, 2006) document
17 for avoiding earthquake damage, which suggests strapping water heaters to wall studs
18 and installing flexible gas and water lines to reduce the risk of fire and water damage in
19 the event of an earthquake, is recommended.
- 20 • Shallow spread or continuous wall footings constructed entirely on competent, native
21 earth materials, or entirely on a minimum of two feet of granular structural fill overlying
22 competent native earth materials, may be proportioned utilizing a maximum net
23 allowable bearing pressure of 2,500 pounds per square foot for dead load plus live load
24 conditions. The net allowable bearing value presented above is for dead load plus live
25 load conditions. The allowable bearing capacity may be increased by one-third for short-
26 term loading (wind and seismic). The minimum recommended footing width is 20 inches
27 for continuous wall footings and 30 inches for isolated spread footings.

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29 Mr. Florence ended by outlining the 8 conditions of approval recommended by staff,
30 including following all geotechnical recommendations, conducting required inspections,
31 updating plans as needed, and providing a landscaping statement.

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33 The applicant, Scott Dent, confirmed he was willing to comply with all conditions. Mr.
34 Dent explained that the structural engineer had confirmed that all calculations and plans were
35 compliant with the requirements outlined in the geotechnical report. He addressed a question
36 about whether additional design changes might be needed, specifically concerning the
37 installation of foundation drains or any other recommendations from the geotechnical study. Mr.
38 Dent confirmed his willingness to comply fully with all the conditions and recommendations
39 provided by the city and the geotechnical study.

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41 The commissioners discussed the conditions and agreed they were appropriate to ensure
42 safety.

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

2 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
3 REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE-FAMILY
4 HOME ADDITION AT 62 S. DENALI CIRCLE WITH THE FOLLOWING CONDITIONS: 1.
5 ALL GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OUTLINED IN THE
6 ENGINEER'S REPORT DATED MAY 30, 2025, SHALL BE FOLLOWED; 2. INSPECTIONS
7 OUTLINED IN THE REPORT BY THE GEOTECHNICAL ENGINEER SHALL BE
8 CONDUCTED AND INSPECTION REPORTS PROVIDED TO LINDON CITY; 3. THE
9 RESIDENTIAL STRUCTURE WILL COMPLY WITH CURRENT BUILDING CODES; 4.
10 UPDATED BUILDING PLANS INCORPORATING THE RECOMMENDATIONS FROM
11 THE GEOTECHNICAL AND STRUCTURAL ENGINEERS SHALL BE SUBMITTED FOR
12 FINAL APPROVAL; 5. MITIGATION MEASURES OUTLINED IN LINDON CITY
13 ORDINANCE 17.57 – HILLSIDE OVERLAY DISTRICT AND ADOPTED
14 INTERPRETATIONS WILL BE INCORPORATED INTO THE FINAL DESIGN OF THE
15 PROJECT; 6. COMPLIANCE WITH FIRE CODE AND FIRE FLOW REQUIREMENTS
16 SHALL BE MET; 7. THE LANDSCAPE PLAN WILL BE UPDATED TO MEET THE
17 RECOMMENDATIONS AS FOUND IN THE GEOTECHNICAL REPORT. IN ADDITION, A
18 WRITTEN STATEMENT BY THE LANDSCAPER OR ANOTHER QUALIFIED PERSON
19 OR FIRM WILL BE SUBMITTED TO THE CITY FOR FINAL APPROVAL. THIS
20 STATEMENT MUST ADDRESS ANY VEGETATION PROBLEMS, AND FURTHER
21 STATING AN OPINION AS TO THE ABILITY OF THE PROPOSED PLAN TO MITIGATE
22 OR ELIMINATE SUCH PROBLEMS IN A MANNER AS TO PREVENT HAZARD TO LIFE
23 OR PROPERTY, ADVERSE EFFECTS ON THE SAFETY, USE OR STABILITY OF A
24 PUBLIC WAY OR DRAINAGE CHANNEL, AND ADVERSE IMPACT ON THE NATURAL
25 ENVIRONMENT; AND 8. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
26 KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
27 CHAIRPERSON JOHNSON AYE
28 COMMISSIONER THOMPSON AYE
29 COMMISSIONER KALLAS AYE
30 COMMISSIONER MARCHBANKS AYE
31 COMMISSIONER SCHAUERS AYE
32 COMMISSIONER DONE AYE
33 THE MOTION CARRIED UNANIMOUSLY.

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35 **6. Community Development Director**

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 - July 15th meeting will be moved to July 8th
 - Misc. City Updates

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39 **ADJOURN** –

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41 COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 7:09
42 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED
43 IN FAVOR. THE MOTION CARRIED.

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Approved, June 24, 2025

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Steven Johnson, Chairperson

Michael Florence, Community Development Director