

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 24, 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 Thomson, Commissioner
Pledge of Allegiance: Steve Johnson, Chairperson

PRESENT

Steve Johnson, Chairperson
Scott Thompson, Commissioner
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Sharon Call, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Dev. Director
Britni Laidler, City Recorder

EXCUSED

Ryan Done, 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 June 10, 2025 were reviewed.

COMMISSIONER SCHAUERS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 10, 2025 AS PRESENTED. 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. Subdivision Plat Amendment – Lindon Treasury Plat G Kevin Young is proposing a subdivision plat amendment to the Lindon Treasury Plat G, to consolidate the lots at 116 S. 200 W and 237 W. 110 S. into one lot. (Parcels 45:800:0010 & 45:800:0009)

Mike Florence, Community Development Director, presented this item and noted that Kelli Jensen was present to represent the applicant. Mr. Florence noted that the applicant is seeking plat amendment approval to consolidate the owners two lots at 116 S. 200 W. & 237 W. 110 S. into one lot. He then stated that the existing lot sizes are 26,362 (116 S. 200 W.) and 20,249 (237 W. 100 S.) which would bring the new lot size to be 46,612 square feet.

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

4
6 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR PLAT AMENDMENT APPROVAL FOR THE LINDON TREASURY PLAT
G SUBDIVISION LOCATED AT 116 S. 200 W. & 237 W. 110 S. WITH THE FOLLOWING
8 CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY
ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE SUBDIVISION PLAT; 2.
10 PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT
MYLAR TO INCLUDE NOTARIZED SIGNATURES AND OBTAIN SIGNATURES OF ALL
12 ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. THE
PLAT WILL MEET APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY
14 DEVELOPMENT MANUAL; 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

16 CHAIRPERSON JOHNSON AYE
COMMISSIONER THOMPSON AYE
18 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
20 COMMISSIONER SCHAUERS AYE
COMMISSIONER CALL AYE
22 COMMISSIONER DANIELSON AYE
THE MOTION CARRIED UNANIMOUSLY.

24
26 **5. Public Meeting - Continued from June 10, 2025 – 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/setback. The
28 planning commission may also consider alternative approaches to this application, such
as lesser setbacks or other modifications, during their discussion, deliberation, and
30 recommendation to the city council.

32 Mike Florence, Community Development Director, presented this item. He noted that the
applicant Nickolas Slade and Carlene Veenker were present. Mr. Florence stated that the
34 planning commission held the public hearing on June 10, 2025 and then continued the item after
giving city staff feedback on the proposed ordinance amendment and proceeded to present the
36 outlined key points of the draft ordinance as follows:

- 38 1. Single family dwellings in residential zones may have a front porch projecting into the
front yard setback.
- 40 2. The porch may project up to 30% of the allowable front yard setback, including roof
structure and stairs.
- 42 3. The porch may extend up to 25% of the width along the front elevation.
4. The porch must remain open on three sides, with walls no taller than 40 inches if present.
- 44 5. The projected portion cannot include living or storage space.

2 Mr. Florence then asked for feedback on changing "single family dwellings" to
"residential dwellings" to potentially include duplexes and other residential structures. The
4 commission discussed the implications of this change, considering fairness to different housing
types and potential visual impacts.

6 Mrs. Veenker, expressed appreciation for the commission's consideration, citing safety
concerns related to icy stairs during winter.

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

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12 COMMISSIONER DANIELSON MOVED TO RECOMMEND THE APPROVAL OF
ORDINANCE AMENDMENT 2025-8-O WITH THE CHANGE OF WORDING FROM
SINGLE FAMILY DWELLING TO RESIDENTIAL. COMMISSIONER CALL SECONDED
14 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON AYE

16 COMMISSIONER THOMPSON AYE

COMMISSIONER KALLAS AYE

18 COMMISSIONER MARCHBANKS AYE

COMMISSIONER SCHAUERS AYE

20 COMMISSIONER CALL AYE

COMMISSIONER DANIELSON AYE

22 THE MOTION CARRIED UNANIMOUSLY.

24 **6. Public Hearing: Ordinance #2025-09-O; Street Classification Update.** The Council
will review and consider an update to LCC 17.32.110, the Street Master Plan Map
26 adding Major and Minor Arterial street classifications to certain regionally significant
roadways, and updating the Lindon City Land Development Policies, Standard
28 Specifications and Drawing (development manual) to include Major and
Minor Arterial streets and establishing a cross-section for Minor Arterials.

30
32 Mike Florence, Community Development Director, presented this item and noted that the
applicant is Lindon City. He then presented the proposed changes to the street classification
system. He explained that the city engineers have reviewed the transportation map and
34 recommended the following changes:

1. Add two new classifications: major arterial and minor arterial.
- 36 2. Change the designation of certain highlighted streets from collector to minor arterial.
3. Update the development manual to include the minor arterial classification.

38
40 Mr. Florence emphasized that these changes would not increase road widths or speeds but
would allow the city to apply for federal and state funding through MAG (Mountainland
Association of Governments) for road improvements.

42 The commission discussed the implications of these changes, including:

- The difference between collector and minor arterial designations
- 44 • Potential impacts on speed limits
- How the changes align with neighboring cities' classifications
- 46 • The primary purpose of accessing additional funding opportunities

2 COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING.
3 COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN
4 FAVOR. THE MOTION CARRIED.

6 Chairperson Johnson asked for any public comment, hearing none, he called for a motion
7 to close the public hearing.

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9 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.
10 COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
11 THE MOTION CARRIED.

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

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16 COMMISSIONER KALLAS RECOMMEND APPROVAL OF ORDINANCE 2025-09-
17 O OF THE CITY'S REQUEST TO AMEND TITLE 17.32 OF THE LINDON CITY CODE TO
18 INCLUDE MAJOR AND MINOR ARTERIAL STREETS, AMEND THE LINDON CITY
19 STREET MASTER PLAN MAP TO INCLUDE MINOR AND MAJOR ARTERIAL STREET
20 CLASSIFICATIONS AND DESIGNATE SUCH ROADWAYS ON THE STREET MASTER
21 PLAN MAP, AND AMEND THE LINDON CITY LAND DEVELOPMENT POLICIES,
22 STANDARD SPECIFICATIONS AND DRAWING (DEVELOPMENT MANUAL) TO
23 INCLUDE MINOR ARTERIAL STREETS TO HAVE THE SAME ROADWAY CROSS-
24 SECTION AS COLLECTOR AND LOCAL COMMERCIAL STREETS. COMMISSIONER
25 CALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 CHAIRPERSON JOHNSON	AYE
27 COMMISSIONER THOMPSON	AYE
28 COMMISSIONER KALLAS	AYE
29 COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER SCHAUERS	AYE
31 COMMISSIONER CALL	AYE
32 COMMISSIONER DANIELSON	AYE

33 THE MOTION CARRIED UNANIMOUSLY.

34
35 **7. Community Development Director**

- 36 • July 15th meeting has been moved to July 8th
- 37 • A new city planner has been hired and will be starting July 21st
- 38 • The former Lindon Care Center property has been purchased, and the new owner
39 plans to subdivide it for two fast-food restaurants.
- 40 • Misc. City Updates

41 **ADJOURN** –

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43 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 6:58 PM.
44 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
45 FAVOR. THE MOTION CARRIED.

Approved, July 8, 2025

Steven Johnson, Chairperson

Michael Florence, Community Development Director