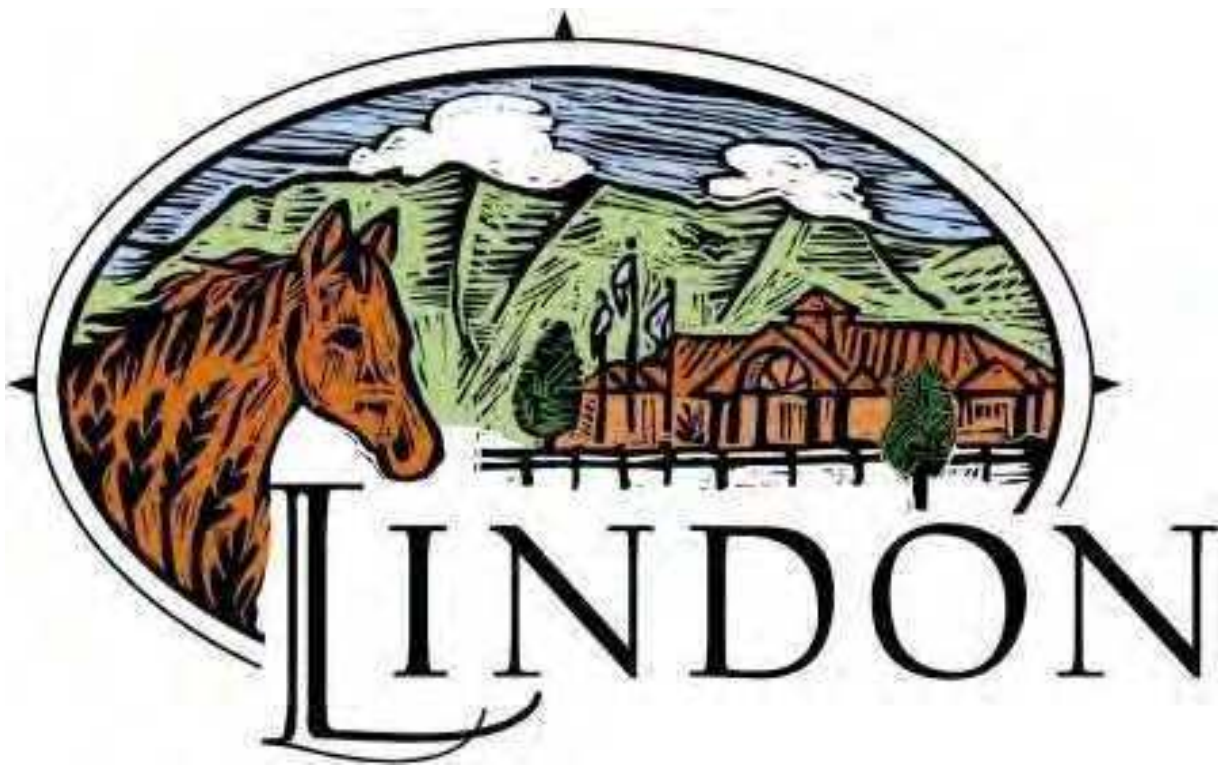


Lindon City Planning Commission Staff Report



August 12, 2025

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, August 12, 2025**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

1. Call to Order

2. Approval of minutes - Planning Commission 7/08/2025

3. Public Comment

4. Public Hearing – General Plan Future Land Use Map Amendment.

Troy Dana has made an application to amend the Lindon City General Plan Future Land Use Map designation for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. (Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013) from Flex Office to Flex Commercial. (30 minutes)

6. Public Hearing – Zoning Map Amendment.

Troy Dana has made an application to amend the Lindon City Zoning Map designation on the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. (Parcel #'s 17:015:0076, 45:386:0015, 45:329:0013) from Research & Business (R&B) to Regional Commercial (RG). (10 minutes)

7. Community Development Director Report - General City Updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Britni Laidler at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Britni Laidler, City Recorder

Date: 08/8/2025 **Time:** 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson
Ryan Done

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, July 8, 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: Mike Marchbanks, Commissioner
Pledge of Allegiance: Scott Thompson, Chairperson

PRESENT

Steve Johnson, Chairperson
Scott Thompson, Commissioner
Mike Marchbanks, Commissioner
Karen Danielson, Commissioner
Ryan Done, Commissioner
Michael Florence, Community Dev. Director
Britni Laidler, City Recorder

EXCUSED

Rob Kallas, Commissioner
Jared Schauers, Commissioner
Sharon Call, 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 24, 2025 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 24, 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 public comments.

CURRENT BUSINESS –

COMMISSIONER MARCHBANKS MOVED TO MOVE AGENDA ITEM 4 TO FOLLOW ITEMS 5 AND 6. COMMISSIONER DONE SECONDED. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

4. Public Hearing – General Plan Future Land Use Map Amendment. Jeff Alexander has made an application to amend the Lindon City General Plan Future Land Use Map designation for the property located at 377 S 800 W (Parcel 45:417:0017) from Flex Office to Flex Commercial.

Mike Florence, Community Development Director, presented the request from Jeff Alexander to amend the General Plan Future Land Use Map designation for the property at 377 S. 800 W. to change from Flex Office to Flex Commercial. He explained this change would allow for more office warehouse type businesses on the property, which is located in the Canopy

2 Business Park. The proposal includes the construction of a building designed to support office,
warehouse, and light manufacturing purposes. Mr. Florence described the surrounding area,
4 noting that the property is situated near office buildings to the east and various industrial
businesses to the west, such as a steel manufacturing plant and the Sun Pro trust plant. The
6 amendment aims to accommodate these types of business operations by providing more
flexibility in terms of office and warehouse spaces, with a design that may include more
8 overhead doors compared to the current Flex Office designation. This change is seen as an
opportunity to enhance tenant flexibility within the park, benefiting long-standing businesses like
10 Alexander's, which is a positive impact for the local economy.

12 The commissioners discussed the implications of this amendment, focusing on how this
change could benefit the business park in the long-term by allowing more flexibility for tenants.
14 They noted that the property's location on the edge of the business park near existing industrial
uses made it suitable for this change. The proximity to other commercial and industrial
16 operations suggests that the shift to a Flex Commercial designation would fit well within the
existing landscape. Commissioner Marchbanks expressed that having a long-term business like
18 Alexander's stay and expand within Lindon City positively impacts the community. This is seen
as a strategic move to keep local businesses thriving and contributing to the local economy.
20

22 Jeff Alexander, the applicant, provided further insight into their vision, explaining that
they aim to construct a 50,000-60,000 square-foot building tailored to meet the needs of their
printing business. This development would allow them to own their space rather than continuing
24 to rent storage at 500 south, 500 west. The intent is to build a facility that supports their growth
aspirations while adhering to the city's design and landscaping expectations. High-quality
26 landscaping standards will be implemented, maintaining the aesthetic integrity of the Canopy
Business Park. Mr. Alexander assured that they are committed to being a good part of the
28 community and ensuring their operations are both beneficial and aesthetically pleasing.

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

34 Chairperson Johnson asked for any public comment, hearing none, he called for a motion
to close the public hearing.
36

38 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.
40

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

44 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL
ORDINANCE 2025-10-O TO AMEND THE LINDON CITY GENERAL PLAN FUTURE
46 LAND USE FOR THE PROPERTY LOCATED AT 377 S. 800 W. FROM FLEX OFFICE TO
FLEX COMMERCIAL WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE

2 STAFF REPORT. COMMISSIONER DONE SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

4 CHAIRPERSON JOHNSON AYE

COMMISSIONER THOMPSON AYE

6 COMMISSIONER MARCHBANKS AYE

COMMISSIONER DANIELSON AYE

8 COMMISSIONER DONE AYE

THE MOTION CARRIED UNANIMOUSLY.

10
12 **5. Public Hearing – Zoning Map Amendment.** Jeff Alexander has made an application
to amend the Lindon City Zoning Map designation on the property located at 377 S. 800
14 W. (Parcel 45:417:0017) from Research & Business (R&B) to Regional Commercial
(RG).

16 Mr. Florence continued his presentation, explaining the request from Jeff Alexander to
amend the zoning for the property located at 377 S. 800 W. from Research & Business (R&B) to
18 Regional Commercial (RG). He noted that this zoning change is consistent with other nearby
properties to the west, such as those west of the PG interchange with similar zoning designations.
20 Mr. Florence highlighted that the regional commercial zoning would allow for a broader range of
uses, notably facilitating more warehousing and light manufacturing operations, which are not as
22 easily accommodated under the current Research & Business zoning.

24 Mr. Florence detailed the constraints of the current Research & Business zoning, which
primarily supports office and a narrow scope of business activities, making it less flexible for
26 potential tenants. He emphasized that the proposed Regional Commercial zoning would enhance
the site's ability to attract a diverse range of businesses, ultimately benefiting the local economy.
28 The property is situated near industrial and commercial uses, such as steel manufacturing and the
nearby Kia dealership, making it an ideal candidate for this zoning change.

30 The commissioners engaged in a discussion, acknowledging that this zoning amendment
32 not only aligns with the existing commercial architecture of the area but also supports the long-
term operations of a long-established local business, Alexander's Printing. The change was seen
34 as a strategic move to retain and foster local businesses within Lindon, creating a supportive
environment that enables such enterprises to thrive and grow. They expressed confidence that
36 Alexander's will continue to be a valuable part of the community, contributing to the business
diversity in Lindon City.

38 The commission had no concerns with the request, recognizing the positive economic
40 impact and community value that the zoning change could facilitate

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

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

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

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

8
9 COMMISSIONER DONE MOVED TO APPROVE ORDINANCE 2025-11-O TO
10 AMEND THE LINDON CITY ZONING MAP FROM RESEARCH & BUSINESS TO
11 REGIONAL COMMERCIAL WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF
12 THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
13 THE VOTE WAS RECORDED AS FOLLOWS:

14 CHAIRPERSON JOHNSON AYE

15 COMMISSIONER THOMPSON AYE

16 COMMISSIONER MARCHBANKS AYE

17 COMMISSIONER DANIELSON AYE

18 COMMISSIONER DONE AYE

19 THE MOTION CARRIED UNANIMOUSLY.

20
21 **6. Minor Subdivision – State Street Marketplace Subdivision.** Chase Bryan is
22 proposing a minor subdivision to divide the property located at 680 N. State Street into
23 two lots. (Parcel 14:046:0052)

24
25 Mike Florence, Community Development Director, presented this item and noted that the
26 applicant Chase Bryan was present to answer any questions the commission may have. Mr.
27 Florence presented the request from Chase Bryan for a minor subdivision to divide the property
28 at 680 N. State Street into two lots. He displayed the proposed plat showing Lot 1 as 31,000
29 square feet and Lot 2 as 53,000 square feet, with an easement between for shared access. Mr.
30 Florence explained the subdivision met all city requirements for lot size and frontage. He noted
31 the engineering department was still completing final technical review.

32
33 Chase Bryan, the applicant, explained their vision is to develop retail uses on both lots.
34 He elaborated by stating that they are working with a national coffee chain called 7 Brew for the
35 northern lot, while they are still seeking a tenant for the southern lot. Mr. Bryan confirmed they
36 are not pursuing any residential or mixed-use development. He noted that the northern lot would
37 likely be a drive-through coffee shop, and the southern lot retains the potential for fast food or
38 retail use, but they have not secured a tenant yet.

39
40 The commissioners inquired about the possibility of sit-down restaurants versus drive-
41 through uses on the lots. They discussed parking availability, where Mr. Bryan mentioned that
42 the subdivision's design allows flexibility; without a drive-through, sit-down restaurants could be
43 viable due to the lot size accommodating the necessary parking requirements.

44
45 Mr. Florence and the commissioners discussed refining some site plan details in future
46 approvals, emphasizing the relocation of trash enclosures away from residential areas and
ensuring there is adequate landscaping along State Street. Mr. Florence highlighted the

significance of maintaining visual appeal and meeting the community's expectations for aesthetics. He also clarified the need for final adjustments, such as additional landscaping on State Street, particularly on Lot 2 where building setbacks and landscaping requirements would need to be aligned.

The commissioners expressed strong support for the project as it would bring new retail options and stimulate economic activity in the area, improving the local community. They noted that the subdivision is a strategic move toward enhancing the commercial landscape of Lindon City, aligning with broader planning objectives. They looked forward to seeing the project develop further as concrete plans for tenants in the southern lot fall into place and more detailed site planning is completed.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR MINOR SUBDIVISION APPROVAL AT 680 N. STATE WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; AND 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. Site Plan Approval – 310 N. Geneva Road. Nate Reiner has made application for site plan approval of two office warehouse buildings to be located at 310 N. Geneva Road in the Light Industrial zone.

Mike Florence, Community Development Director, presented this item and noted the applicant Nate Reiner to answer any questions the commission may have. Mr. Florence then presented the request from Nate Reiner for site plan approval of two office warehouse buildings at 310 N Geneva Road. He displayed the site plan showing a 140,000 square foot building and a 57,000 square foot building.

2 Mr. Florence reviewed the plan for 310 N. Geneva Road, detailing its compliance with
4 city requirements concerning parking, landscaping, setbacks, and building design. He highlighted
that the development would provide 253 parking spaces, meeting the requirement of 250 spaces.
6 The landscaping plan includes over 10,000 square feet of interior landscaping, with the site
conforming to tree requirements along Geneva Road by providing one tree for every ten parking
8 stalls. Additionally, he explained that the fire department had reviewed and approved the access
plan, ensuring it meets safety standards for emergency vehicle maneuverability. The building
10 heights were confirmed to be within the allowed 48 feet; the proposed buildings are set at 41
feet. The set design incorporates 25% window coverage and diverse architectural materials,
12 including architectural metal panels, meeting the aesthetic requirements of the light industrial
zone. The landscaping requirements mandate a 20-foot landscape strip along Geneva Road and a
14 20-foot setback for buildings, and the plan complies with both standards.

16 The commissioners discussed the orientation of the buildings and loading docks. Mr.
Reiner explained they oriented the buildings north-facing for energy efficiency reasons and to
18 align with UDOT's access requirements on Geneva Road. The commissioners were supportive of
the project, noting it would be a significant improvement for the area. They discussed the
20 potential need for a fence along the eastern property line adjacent to Pheasant Brook Park.

22 Chairperson Johnson called for any further comments or discussion from the
Commission. Hearing none he called for a motion
24

COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
26 REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 310
NORTH GENEVA ROAD WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT
28 WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL
CORRECTIONS TO THE ENGINEERING PLANS; 2. THE PLANS WILL MEET ZONING
30 AND DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY
DEVELOPMENT MANUAL; 3. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE
32 IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED
WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE
34 IMPROVEMENTS; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE
REQUIREMENTS OF THE LIGHT INDUSTRIAL ZONE AND APPLICABLE
36 DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY
CODE; 5. LANDSCAPE PERCENTAGES WILL BE ADDED TO THE PLAN TO ENSURE
38 LANDSCAPE REQUIREMENTS ARE MET; AND 6. ALL ITEMS OF THE STAFF REPORT.
COMMISSIONER DANIELSON SECONDED THE MOTION. THE VOTE WAS

40 RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
42 COMMISSIONER THOMPSON	AYE
COMMISSIONER MARCHBANKS	AYE
44 COMMISSIONER DANIELSON	AYE
COMMISSIONER DONE	AYE
46 THE MOTION CARRIED UNANIMOUSLY.	

8. Community Development Director

- Next meeting August 12th
- City Council approval updates
- Misc. City Updates

ADJOURN –

COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 6:53 PM. COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, August 12, 2025

Steven Johnson, Chairperson

Michael Florence, Community Development Director

Item 4: General Plan Future Land Use Map Amendment – 231 S. 800 W., 345 S. 800 W., 338 S. 670 W.

Date: August 12, 2025

Project Address: 231 S. 800 W.,
345 S. 800 W., 338 S. 670 W.

Parcels: 17:015:0076,
45:386:0015, 45:329:0013

Applicant: Troy Dana

Property Owner: Mecca
Holdings, LLC

General Plan: Flex Office

Current Zone: Research &
Business

Acres: 6.8333

City File Number: 25-030-6

Type of Decision: Legislative

Council Action Required: Yes

Presenting Staff: Michael
Florence



Summary of Key Issues

1. Whether to approve a request to amend the Lindon City General Plan Future Land Use Map to change the designation of the subject property from Flex Office to Flex Commercial.

Overview

- The applicant is requesting an amendment to the General Plan Future Land Use Map to purchase the property and construct four new office/warehouse buildings. The four buildings are proposed to be divided into 54 office/warehouse units. Site plan and major subdivision approval would come later if the planning commission and city council approve the general plan and zoning map amendments.
- The Lindon Gateway Plat C subdivision was recorded in December 2005.
- The property has a current general plan map designation of Flex Office, and the assigned zoning is Research & Business.
- The applicant is proposing to amend the general plan map designation to Flex Commercial and amend the zoning map to Regional Commercial.
- The Canopy Business Park was initially set up as a technology and research office park. It is a very well-maintained business park with high commercial design standards.

Motion

I move to recommend (approval, denial, or continue) ordinance 2025-12-O to amend the Lindon City General Plan Future Land Use for the properties located at 231 S. 800 W., 345 S. 800 W., 338 S. 670 W. from Flex Office to Flex Commercial with the following conditions:

1. All items of the staff report

Surrounding General Plan & Zoning Designations and Land Use

North: Residential Low – Single-family homes

East: Flex Office, Research & Business (RB) – Office buildings

South: Flex Office, Research & Business (RB) – Office buildings

West: Light Industrial, Light Industrial – Steel manufacturing plant

General Plan

The current general plan designation for this area is Flex Office. The general plan states the following for the Flex Office and Flex Commercial designations:

Flex Office - This category supports a range of commercial, technology and professional office uses within unified and attractive office park settings. Focused in the south end of the city, this district provides a transition between established commercial uses near the 1600 North interchange and surrounding low density residential and light industrial uses. The area should continue to be developed as a well-planned, campus-like office setting and leverage the close proximity of I-15. .

Flex Commercial - These areas provide an attractive setting for a wide range of commercial, retail, office, wholesale, and service uses. They should be developed as part of well-planned, campus-like settings, strategically located in high visibility areas of the city in close proximity to Interstate-15, major gateways, and freeway interchanges. Clear and consistent urban design, streetscape, architectural, and site design standards should be established for these areas to ensure a unified and high quality appearance is achieved.

Land Use and Community Character

Policy 1.1 - Strike a balance between meeting future growth needs and demands while safeguarding the “Little Bit of Country” sense of place and high quality of life in Lindon

1.1a - Accommodate a full range of land uses in Lindon, including a balanced mix of residential, commercial, industrial, and special uses.

Economic Development Implementation Measures

1.1a - Organize and develop land use areas to take full advantage of Lindon’s strategic location in relation to transportation infrastructure.

2.1a - Expand the range of retail and commercial goods and services available within the community.

2.1c - Periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.

Staff Analysis

- The Canopy Business Park is a well-maintained and attractive office complex in the city
- July 2021 the planning commission and city council amended the zoning of the two parcels north of The Home Depot from PC-1 and Research & Business to Regional Commercial. When the Kia dealership came in, the property for the dealership was amended back to PC-1, but the property east of the dealership remains Regional Commercial.
- On August 4, 2025, the City Council, with a positive recommendation of the planning commission, amended the general plan and zoning map to Flex Commercial and Regional Business for the property at 377 S. 800 W.

- Purpose statement of the Research and Business zone is as follows:
 - The purpose of the Research and Business (R&B) zone is to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, research and development institutions, and certain specialized assembling and packaging uses as a secondary use to the primary function of the building. The essential purpose of this zone is to achieve development in a park-like setting that is an economic asset to the owners, neighbors, and the community. This zone is more restrictive than other commercial and manufacturing zones in the city with grounds that have an abundance of landscaping, and land uses that do not create air, ground, noise, or water pollution. Because the zone may be located adjacent to residential development it must be properly screened with a wall and landscaping to create compatibility. The zone should always be located adjacent to collector or arterial streets. The zone is to be characterized by attractively designed buildings and off-street parking lots situated among lawns, shrubs, and trees which give a more pleasing appearance than other commercial and business zones.
- Purpose statement of the Regional Commercial zone is as follows:
 - The objective in establishing the regional commercial (RC) zone is to promote opportunities and areas for commercial, service, professional and business uses.
 - The purpose of the regional commercial (RC) zone is to provide areas along the interstate freeway for uses that are both compatible with and dependent on freeway visibility and access.
 - Developments should be generally upscale with attention given to landscaping, architecture, coordination of traffic circulation and building placement. Developments should provide a pleasing and functional environment that represents the quality of life in the city and also enhances employment opportunities and the retail tax base of the city.
 - The zone is to be characterized by attractively designed buildings and off-street parking lots situated among lawns, shrubs, trees, and plantings, which give a more pleasing appearance than other commercial and business zones.
- The allowable uses in the Research & Business zone are limited to office type uses with secondary packaging or minor assembly. A few of the buildings do have overhead doors but they are limited and mostly screened from public view. It is not an area that has a lot of semi-truck deliveries except for the property at the corner of 500 S. 400 W.
- City staff's major concern is how office warehouse and small business uses will fit in with the existing Canopy Business Park. The Canopy Business Park started to develop in early 2000. There are three parcels that have remained vacant, including the parcel the council rezoned to Regional Commercial in 2021. At times, Lindon does run into parking issues in these multi-building/multi-small tenant buildings. In addition, at times it is difficult to monitor business licensing for the tenants because the spaces frequently turn-over with new tenants. In a review of building placement of the concept plan two items would need to be addressed to meet the Regional Commercial requirements:
 - 17.54.050(1b) - Orient buildings to the main street.
 - 17.54.060(1a) - All parking areas shall be set back a minimum of twenty-seven feet (27') from all dedicated public streets, as measured from property lines
- The planning commission should carefully consider the application to ensure that an office/warehouse design and future allowable uses of the Regional Commercial zone fit into the business park. The following links provide the allowable uses in both the Regional Commercial and Research and Business Zones
 - Regional Commercial – <https://lindon.municipal.codes/Code/17.54.020>
 - Research & Business (see list of uses under R&B in the table) - <https://lindon.municipal.codes/Code/AxA-III>

- The Regional Commercial zone does have its own design standards. The projects west of the PG Interchange are located within the Regional Commercial zone. The planning commission should evaluate those developments to see the types of buildings that would be considered if the general plan and zoning map were amended.

Regional Commercial Zone – West of PG Interchange



Exhibits

1. Aerial Photo
2. Current General Plan Map Designation
3. Proposed General Plan Map Designation
4. Concept Site Plan
5. General Plan Ordinance Amendment

Exhibit 1



Exhibit 2: Current General Plan Map Designation

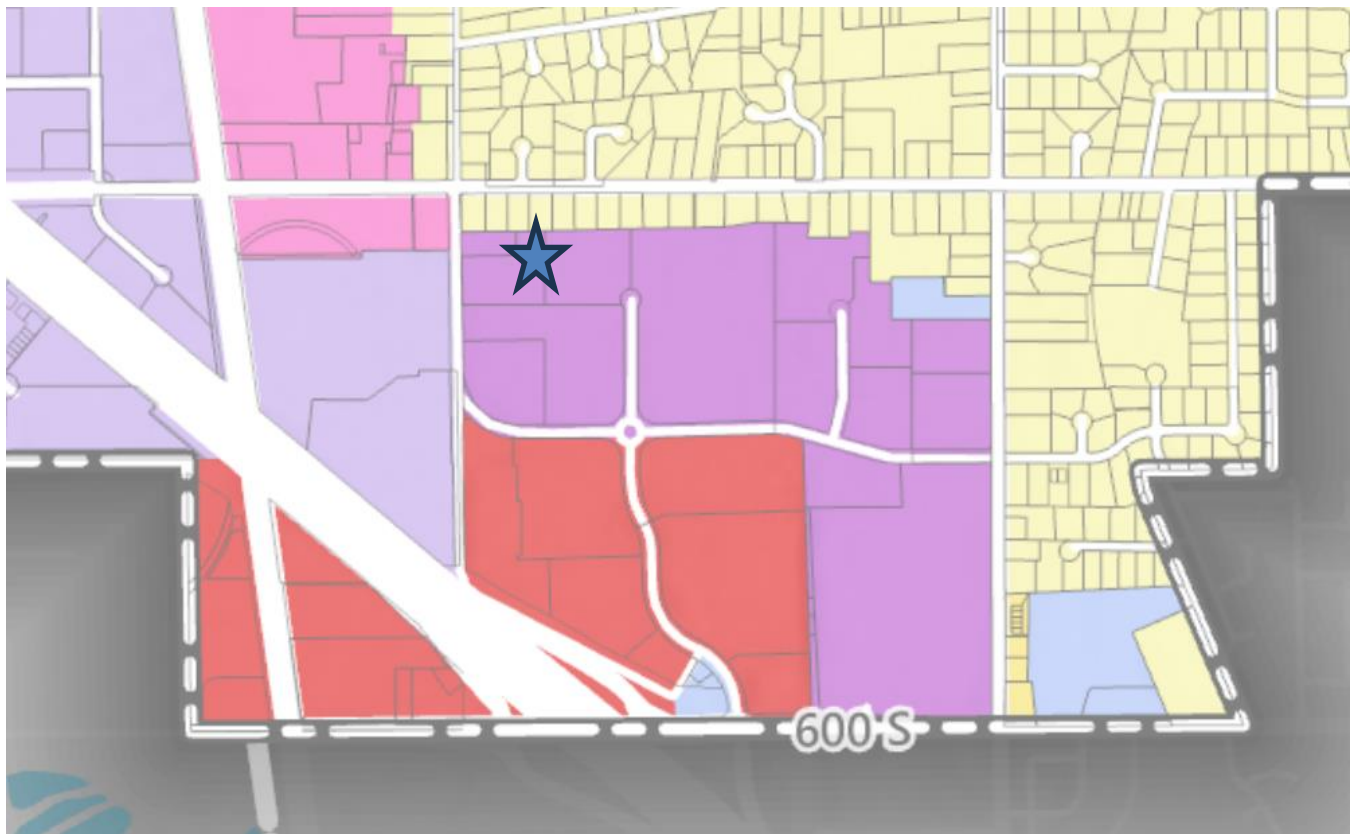
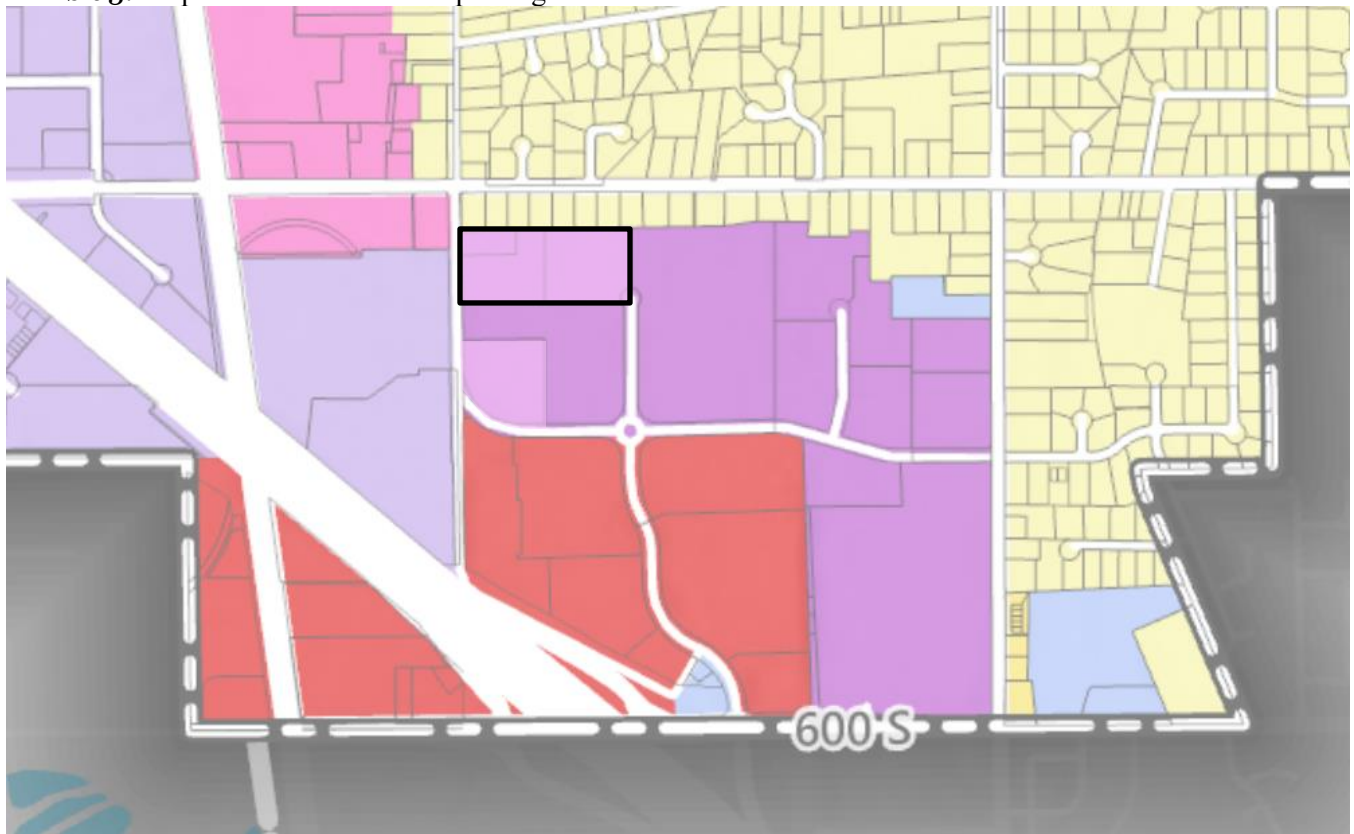
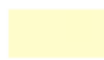








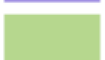

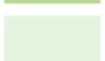






Exhibit 3: Proposed General Plan Map Designation



- | | |
|--|--|
|  Low Density Residential |  Commercial Gateway |
|  Medium Density Residential |  Transit/Commercial Node |
|  Mixed Density/Residential High |  Light Industrial |
|  Mixed Commercial |  Heavy Industrial |
|  General Commercial |  Open Space and Parks |
|  Flex - Commercial |  Natural Open Space |
|  Flex - Office |  Community Facilities |
|  Neighborhood Oriented Commercial |  Lindon City Boundary |

PROJECT INFORMATION:

APPROXIMATE LOCATION -
345 SOUTH 800 WEST AND 338 SOUTH 670 WEST LINDON, UTAH

CURRENT ZONE: RESEARCH AND BUSINESS
PROPOSED ZONE: REGIONAL COMMERCIAL

(4) SEPARATE OFFICE / RETAIL / LIGHT MANUFACTURING / WAREHOUSE
- 135,000 SQ. FT. BETWEEN ALL FLOORS WITH 45.64% COVERAGE

BUILDING A & B WILL BE A TWO STORY TYPE V-B WOOD CONSTRUCTION BUILDINGS WITH SEPARATE CONDO UNITS THAT INCLUDE THE MAIN FLOOR AND SECOND FLOOR OF EACH UNIT.

BUILDING A WILL HAVE 8 INDIVIDUAL CONDO UNITS WITH **28,000 SQ. FT. TOTAL BETWEEN BOTH FLOORS.**
• UNITS A1 & A8 = 1,758 SQFT. MAIN AND 1,758 SQFT. SECOND
• UNITS A2,A3,A4,A5,A6,A7 = 1,747 SQFT. MAIN AND 1,747 SQ.FT. SECOND

BUILDING B WILL HAVE 20 INDIVIDUAL CONDO UNITS WITH **50,000 SQ. FT. TOTAL BETWEEN BOTH FLOORS.**
• UNITS B1 & B20 = 1,338 SQFT. MAIN AND 1,338 SQFT. SECOND
• UNITS B2,B4,B5,B7,B8,B10,B11,B13,B14,B16,B17,B19 = 1,208 SQFT. MAIN AND 1,208 SQFT. SECOND
• UNITS B3,B6,B9,B12,B15,B18 = 1,305 SQFT. MAIN AND 1,305 SQFT. SECOND

BUILDING C & D WILL BE A SINGLE STORY TYPE III-B CONCRETE TILT-UP CONSTRUCTION BUILDINGS WITH SEPARATE CONDO UNITS.

BUILDING C WILL HAVE 10 INDIVIDUAL CONDO UNITS WITH **24,000 SQ. FT. SINGLE FLOOR ONLY.**
• UNITS C1 & C10 = 2,554 SQFT. MAIN
• UNITS C2,C3,C4,C5,C6,C7, C8, C9 = 2,362 SQFT. MAIN

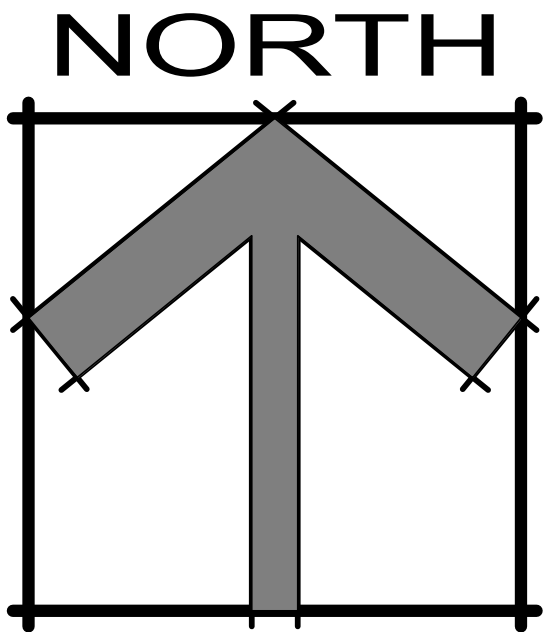
BUILDING D WILL HAVE 16 INDIVIDUAL CONDO UNITS WITH **33,000 SQ. FT. SINGLE FLOOR ONLY.**
• UNITS D1,D8, D9, D16 = 2,175 SQFT. MAIN
• UNITS D2,D3,D4,D5,D6,D7,D10,D11,D12,D13,D14,D15 = 2,025 SQFT. MAIN

LAND USE: (295,819 SQFT / 6.79 ACRES)
• 96,000 SQFT OF BUILDING FOOTPRINT (32.45% OF SITE)
• 72,572 SQFT OF LANDSCAPE (24.53% OF SITE / 25% REQUIRED)
• 127,247 SQFT OF IMPERVIOUS SURFACE (43.02% OF SITE)

PARKING USE:
• 300 PARKING STALLS PROVIDED WITH (8) ADA STALLS (9' x 18')
• 298 PARKING STALLS REQUIRED

- BUILDING A & B PARKING REQUIREMENTS:
40% MAIN FLOOR = BUSINESS SERVICES OR
15,600 SQFT / 200 = 78 STALLS REQUIRED
60% MAIN FLOOR = WAREHOUSE OR
23,400 SQFT / 1000 = 24 STALLS REQUIRED
100% SECOND FLOOR = OFFICE OR
39,000 SQFT / 350 = 112 STALLS REQUIRED
TOTAL BUILDING A & B REQUIRED PARKING = 214 STALLS

- BUILDING C & D PARKING REQUIREMENTS:
60% MAIN FLOOR = WAREHOUSE OR
34,200 SQFT / 1000 = 35 STALLS REQUIRED
20% MAIN FLOOR = MANUFACTURING OR
11,400 SQFT / 750 = 16 STALLS REQUIRED
20% MAIN FLOOR = OFFICE OR
11,400 SQFT / 350 = 33 STALLS REQUIRED
TOTAL BUILDING C & D REQUIRED PARKING = 84 STALLS



ORDINANCE NO. 2025-12-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USES MAP ON A PORTION OF THE PROPERTY IDENTIFIED BELOW FROM FLEX OFFICE TO FLEX COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on July 31, 2025, a land use application was submitted to Lindon City to amend a portion of the Lindon City General Plan Future Land Use Map on parcel 17:015:0076, 45:386:0015, 45:329:0013 from Flex Office to Flex Commercial; and

WHEREAS, on August 12, 2025, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the general plan map amendment, and recommended that the City Council adopt the Flex Commercial designation for the area highlighted in the maps associated with this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals Strike a balance between meeting future growth needs and demands while safeguarding the "Little Bit of Country" sense of place and high quality of life in Lindon; and

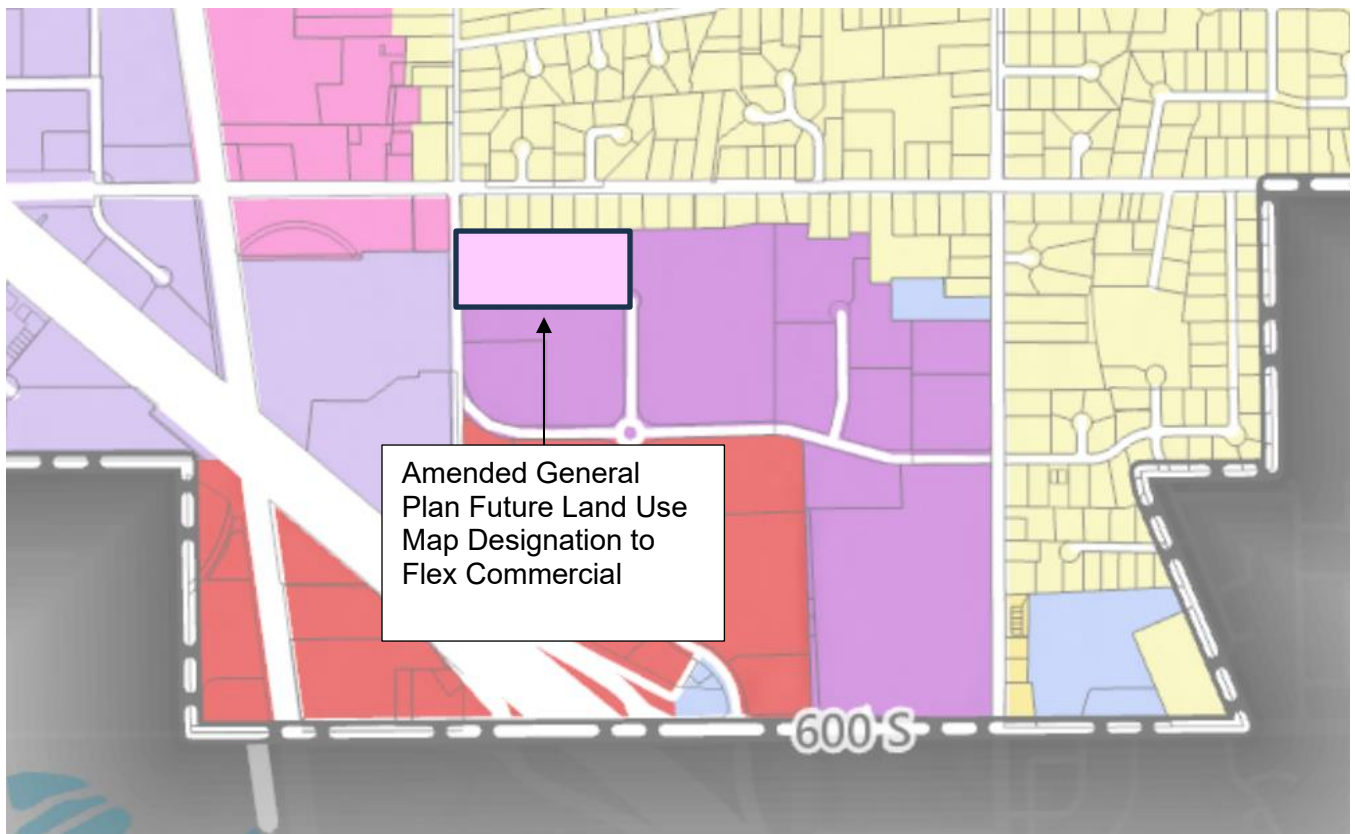
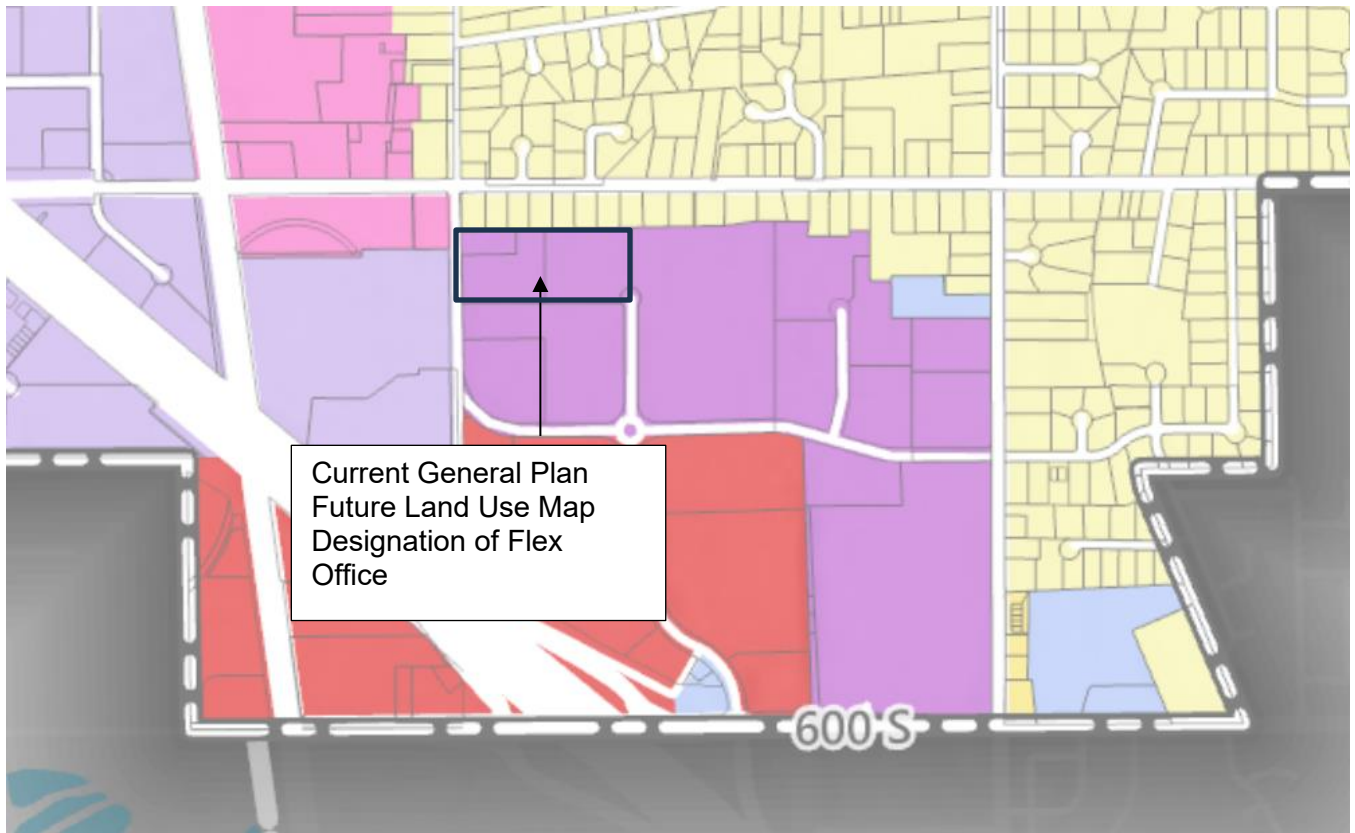
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.; and

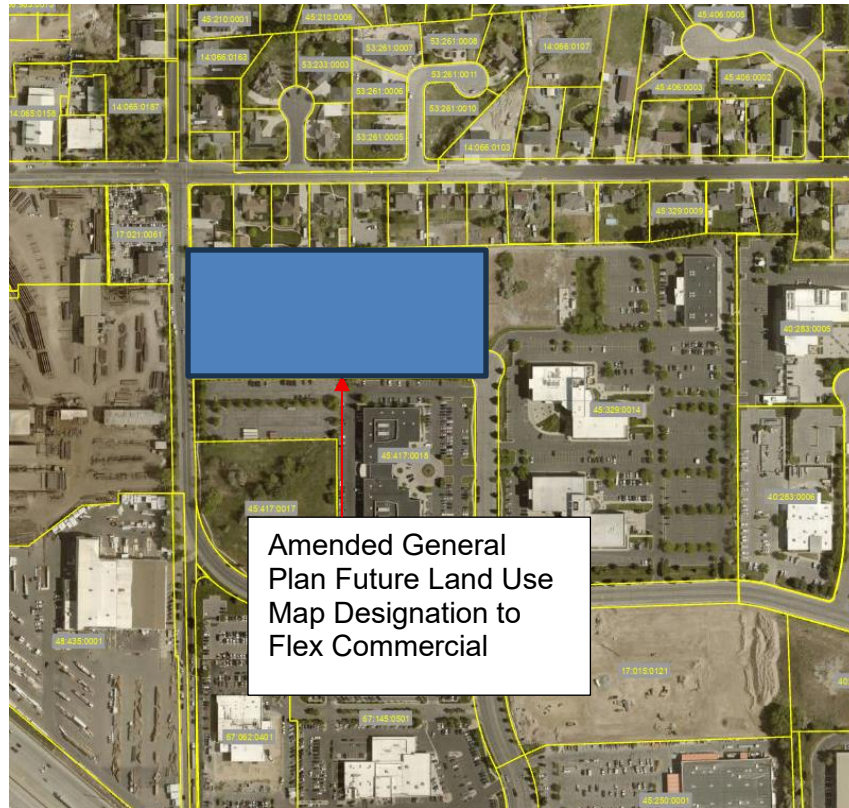
WHEREAS, the Council held a public hearing _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: The Lindon City General Plan Future Land Use Map is hereby amended as follows:

Parcel ID	Property Owner	Address
17:015:0076	MECCA HOLDINGS LLC	231 S 800 W
45:386:0015	MECCA HOLDINGS LLC	345 S 800 W
45:329:0013	MECCA HOLDINGS LLC	338 S 670 W





SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2025.

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

Item 5: Zoning Map Amendment – Regional Commercial

Date: August 12, 2025

Project Address: 231 S. 800 W.,
345 S. 800 W., 338 S. 670 W.
Parcels 17:015:0076, 45:386:0015,
45:329:0013

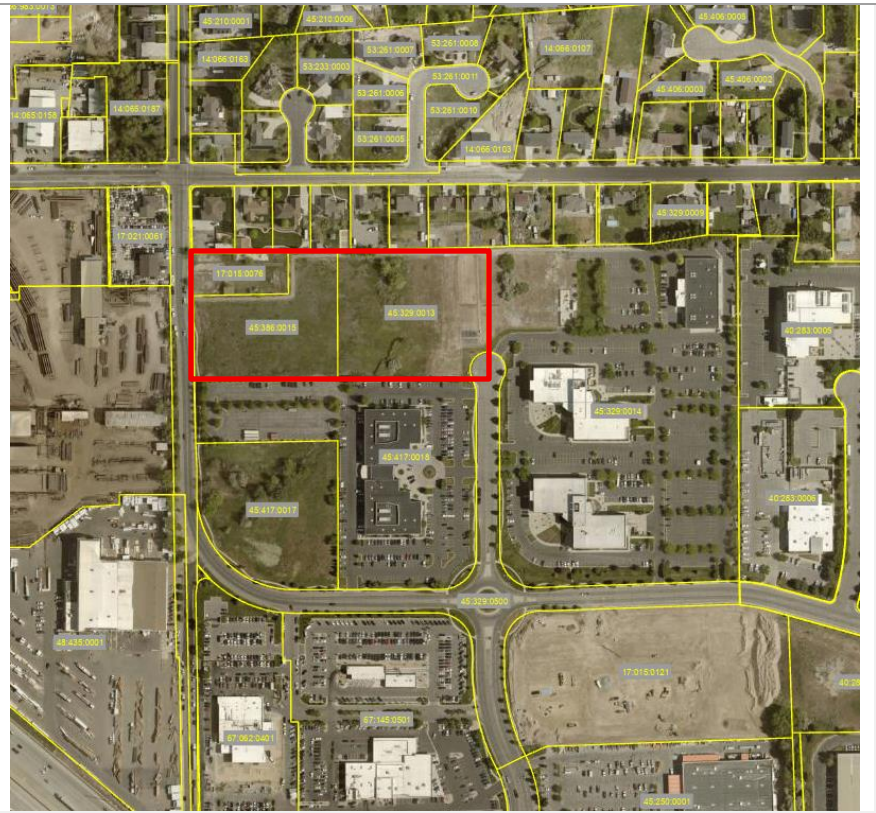
Applicant: Troy Dana
Property Owner: Mecca Holdings,
LLC

General Plan: Flex Office
Current Zone: Research &
Business

City File Number: 25-031-3

Type of Decision: Legislative
Council Action Required: Yes

Presenting Staff: Michael Florence



Summary of Key Issues

1. Whether to recommend approval of a request to amend the Research & Business zone to Regional Commercial.

Overview

The purpose of the request is to:

- Construct four office/warehouse buildings with individual tenant spaces

Motions

I move to (*approve, deny, or continue*) ordinance 2025-13-O to amend the Lindon City zoning map from Research & Business to Regional Commercial with the following conditions:

1. All items of the staff report

Surrounding Zoning Designations and Land Use

North: Residential Low – Single-family homes

East: Flex Office, Research & Business (RB) – Office buildings

South: Flex Office, Research & Business (RB) – Office buildings

West: Light Industrial, Light Industrial – Steel manufacturing plant

General Plan

See general plan goals and policies as found in the General Plan Land Use Map Amendment report for this same property.

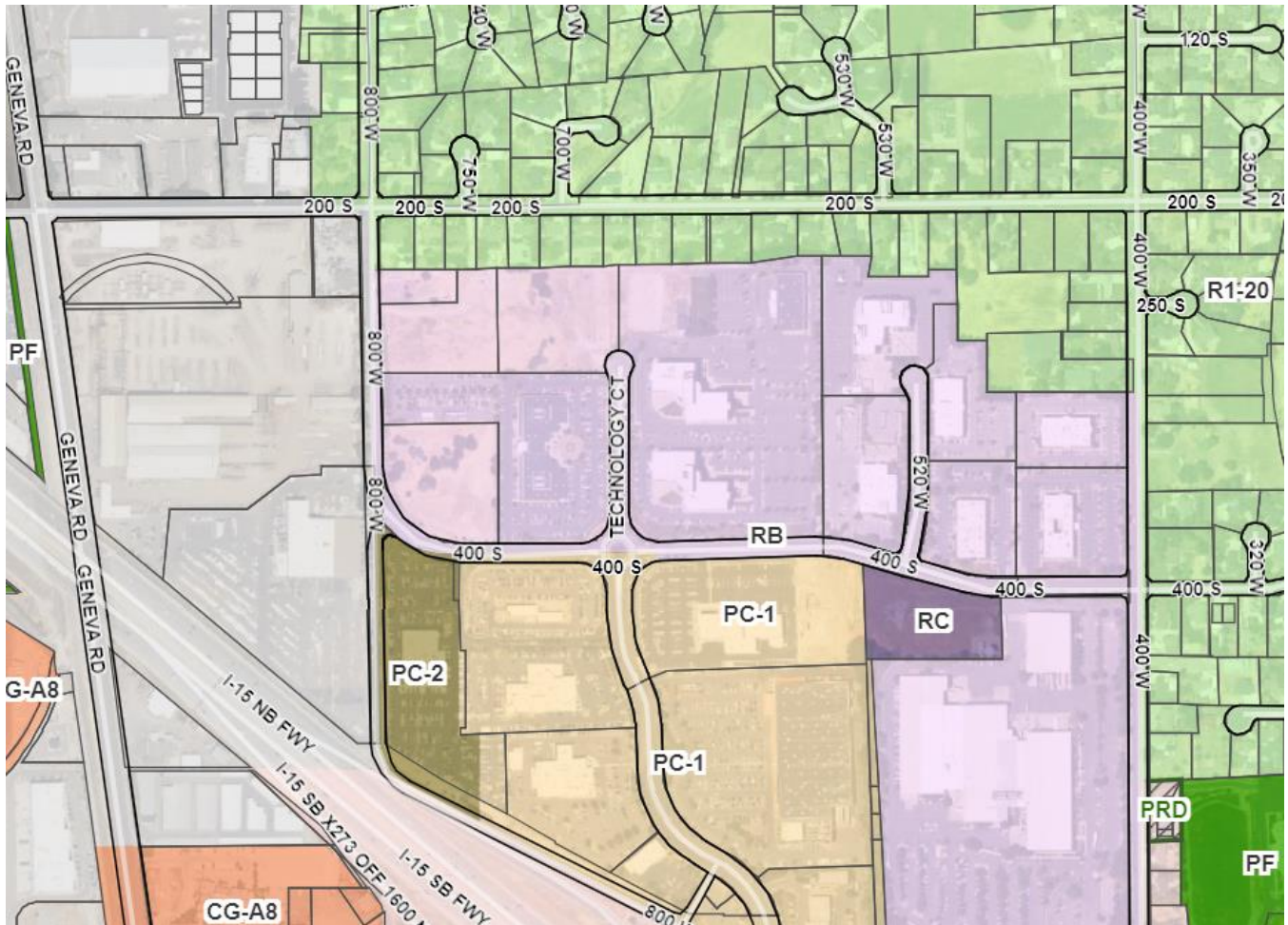
Staff Analysis

- See staff's analysis as found in the General Plan Land Use Map Amendment report for this same property.

Exhibits

1. Current Zoning Map Designation
2. Proposed Zoning Map Designation
3. Zoning Map Ordinance Amendment

Exhibit 1



Research & Business

Regional Commercial

ORDINANCE NO. 2025-13-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM RESEARCH & BUSINESS TO REGIONAL COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on July 31, 2025, a land use application was submitted to Lindon City to amend the Lindon City Zoning Map from Research & Business to Regional Commercial for parcel 17:015:0076, 45:386:0015, 45:329:0013 ; and

WHEREAS, on August 12, 2025, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed rezone, and recommended that the City Council adopt the zone map amendment as adopted in this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goals Strike a balance between meeting future growth needs and demands while safeguarding the "Little Bit of Country" sense of place and high quality of life in Lindon; and

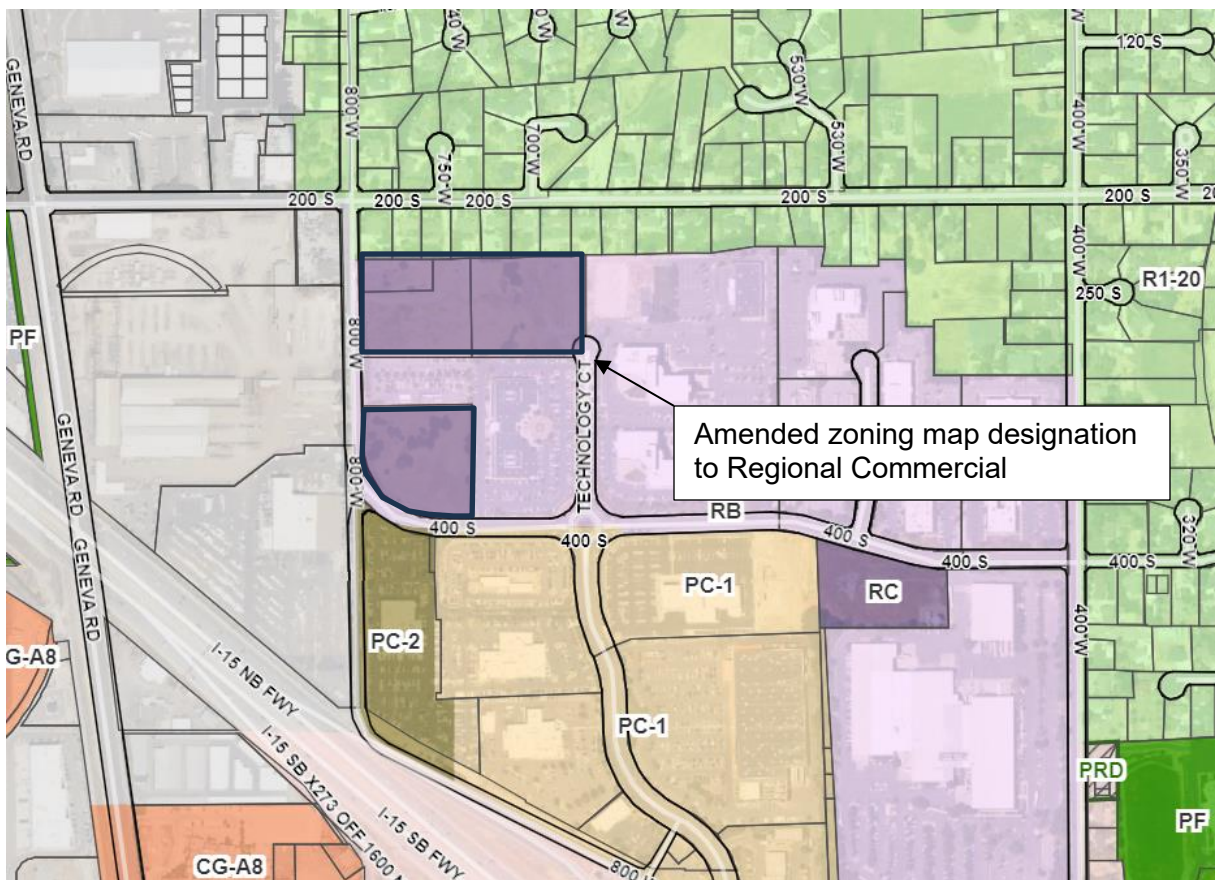
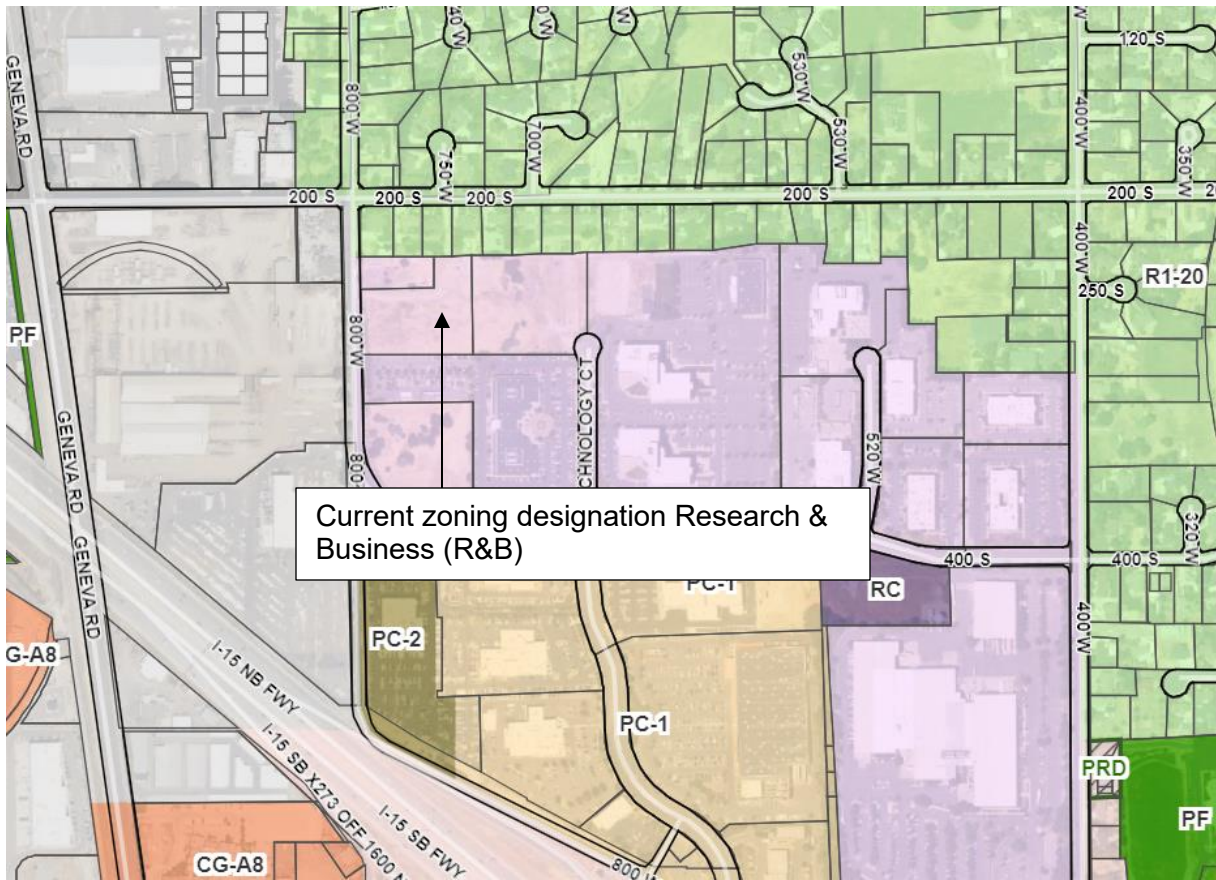
WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.; and

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SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2025.

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL