

2 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  
4 State Street, Lindon, Utah.

## **REGULAR SESSION – 6:00 P.M.**

6 Conducting: Steve Johnson, Chairperson  
8 Invocation: Mike Marchbanks, Commissioner  
10 Pledge of Allegiance: Scott Thompson, Chairperson

### **PRESENT**

12 Steve Johnson, Chairperson  
14 Scott Thompson, Commissioner  
16 Mike Marchbanks, Commissioner  
18 Karen Danielson, Commissioner  
20 Ryan Done, Commissioner  
22 Michael Florence, Community Dev. Director  
24 Britni Laidler, City Recorder

### **EXCUSED**

26 Rob Kallas, Commissioner  
28 Jared Schauers, Commissioner  
30 Sharon Call, Commissioner

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

22 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of the Planning  
24 Commission meeting of June 24, 2025 were reviewed.

26 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE  
28 REGULAR MEETING OF JUNE 24, 2025 AS PRESENTED. COMMISSIONER THOMPSON  
30 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** – Chairperson Johnson called for comments from any audience  
34 member who wishes to address any issue not listed as an agenda item. There were no  
36 public comments.

### **CURRENT BUSINESS –**

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

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

52 Mike Florence, Community Development Director, presented the request from Jeff  
54 Alexander to amend the General Plan Future Land Use Map designation for the property at 377  
56 S. 800 W. to change from Flex Office to Flex Commercial. He explained this change would  
58 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,  
3 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  
5 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  
7 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  
9 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  
13 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  
15 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  
17 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  
19 as a strategic move to keep local businesses thriving and contributing to the local economy.

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

30 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING.  
31 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  
35 to close the public hearing.

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

44 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL  
45 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  
3 RECORDED AS FOLLOWS:

4 CHAIRPERSON JOHNSON AYE  
5 COMMISSIONER THOMPSON AYE  
6 COMMISSIONER MARCHBANKS AYE  
7 COMMISSIONER DANIELSON AYE  
8 COMMISSIONER DONE AYE  
9 THE MOTION CARRIED UNANIMOUSLY.

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

16 Mr. Florence continued his presentation, explaining the request from Jeff Alexander to  
17 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  
19 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  
21 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  
25 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  
27 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  
29 nearby Kia dealership, making it an ideal candidate for this zoning change.

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

39 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.  
43 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  
47 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  
7 Commission. Hearing none he called for a motion.

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

13 CHAIRPERSON JOHNSON AYE  
14 COMMISSIONER THOMPSON AYE  
15 COMMISSIONER MARCHBANKS AYE  
16 COMMISSIONER DANIELSON AYE  
17 COMMISSIONER DONE AYE  
18 THE MOTION CARRIED UNANIMOUSLY.

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

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

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

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

2 significance of maintaining visual appeal and meeting the community's expectations for  
4 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.

6  
8 The commissioners expressed strong support for the project as it would bring new retail  
10 options and stimulate economic activity in the area, improving the local community. They noted  
12 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.

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

16  
18 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S  
20 REQUEST FOR MINOR SUBDIVISION APPROVAL AT 680 N. STATE WITH THE  
FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH  
22 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.  
24 PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT  
MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO  
26 DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE  
SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND PLAT WILL MEET  
28 AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE  
LINDON CITY DEVELOPMENT MANUAL; AND 5. ALL ITEMS OF THE STAFF  
30 REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS  
32 RECORDED AS FOLLOWS:

32 CHAIRPERSON JOHNSON AYE  
34 COMMISSIONER THOMPSON AYE  
36 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER DANIELSON AYE  
COMMISSIONER DONE AYE  
38 THE MOTION CARRIED UNANIMOUSLY.

38  
40 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.

42 Mike Florence, Community Development Director, presented this item and noted the  
44 applicant Nate Reiner to answer any questions the commission may have. Mr. Florence then  
46 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  
3 city requirements concerning parking, landscaping, setbacks, and building design. He highlighted  
4 that the development would provide 253 parking spaces, meeting the requirement of 250 spaces.  
5 The landscaping plan includes over 10,000 square feet of interior landscaping, with the site  
6 conforming to tree requirements along Geneva Road by providing one tree for every ten parking  
7 stalls. Additionally, he explained that the fire department had reviewed and approved the access  
8 plan, ensuring it meets safety standards for emergency vehicle maneuverability. The building  
9 heights were confirmed to be within the allowed 48 feet; the proposed buildings are set at 41  
10 feet. The set design incorporates 25% window coverage and diverse architectural materials,  
11 including architectural metal panels, meeting the aesthetic requirements of the light industrial  
12 zone. The landscaping requirements mandate a 20-foot landscape strip along Geneva Road and a  
13 20-foot setback for buildings, and the plan complies with both standards.  
14

16 The commissioners discussed the orientation of the buildings and loading docks. Mr.  
17 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  
19 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

26 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 310  
27 NORTH GENEVA ROAD WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT  
28 WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL  
29 CORRECTIONS TO THE ENGINEERING PLANS; 2. THE PLANS WILL MEET ZONING  
30 AND DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY  
31 DEVELOPMENT MANUAL; 3. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE  
32 IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED  
33 WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE  
34 IMPROVEMENTS; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE  
35 REQUIREMENTS OF THE LIGHT INDUSTRIAL ZONE AND APPLICABLE  
36 DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY  
37 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.  
39 COMMISSIONER DANIELSON SECONDED THE MOTION. THE VOTE WAS  
40 RECORDED AS FOLLOWS:

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

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

## ADJOURN –

10 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

---

24 Michael Florence, Community Development Director