

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, August 12, 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 Thompson, Commissioner
Pledge of Allegiance: Ryan Done, Chairperson

PRESENT

Steve Johnson, Chairperson
Rob Kallas, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Mike Marchbanks, Commissioner
Sharon Call, Commissioner
Ryan Done, Commissioner
Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
Britni Laidler, City Recorder

EXCUSED

Karen Danielson, 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 July 8, 2025 were reviewed.

COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 8, 2025 AS PRESENTED. COMMISSIONER DONE 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 – 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.

Michael Florence, Community Development Director, presented the application from Troy Dana 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. from Flex Office to Flex Commercial.

2 Mr. Florence explained that the Canopy Business Park, where these properties are
located, was initially developed in the early 2000s. He noted that the Research and Business zone
4 was established for technology parks, call centers, and office-type buildings. The surrounding
properties have developed over time to include businesses like Home Depot and car dealerships.
6 Mr. Florence mentioned that other nearby properties had previously been rezoned from Research
and Business to commercial zones.

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10 Mr. Florence explained the differences between the Flex Office and Flex Commercial
designations as follows:

- 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

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44 Mr. Florence noted that the applicant provided concept site plans showing four proposed
buildings and presented that site plan to the commission. He stated that the developer plans to
46 protect the Heritage Trail that runs through the area as an amenity and buffer between the
commercial buildings and residential uses to the north.

2 Mr. Florence then discussed city staff concerns about protecting the neighborhood to the
north and maintaining consistency with the Canopy Business Park. He noted that the Regional
4 Commercial zone would require buildings to be oriented toward the public street. He then turned
the time over to the applicant, Troy Dana. Mr. Dana explained that the proposed development
6 would primarily serve small businesses that need office space along with storage areas. He
mentioned that the buildings would be attractive and designed to minimize impact on
8 neighboring residential areas. The buildings nearest to the road would be brick construction with
an appealing design.

10
Commissioners discussed several concerns, including whether the overhead doors would
12 face the residential area, height restrictions and setbacks from residential properties, potential
uses allowed in the Regional Commercial zone, concerns about future development if this
14 particular project doesn't proceed, and lighting and noise impacts on nearby residents. Several
commissioners expressed interest in creating a development agreement that would tie approval to
16 the presented site plan, remove certain allowed uses that might be problematic, include height
limitations, address lighting to prevent light pollution for neighbors, and potentially require an 8-
18 foot fence rather than the standard 7-foot requirement.

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

Chairperson Johnson asked for any public comment, the following comments were made:

24 Ryon Allen – (resident on 200 South) stated he wasn't opposed to building something on the lot
but wanted to ensure minimal impact to residents. He preferred the current proposal over a
26 potential 4-story building that could be allowed under current zoning. He expressed concerns
about enforcement of rules regarding lighting, noise, and truck traffic.

28 Shane Smith - (resident at 755 West) noted that his backyard is in the green area between
proposed buildings A and C, and he supported the proposal. He expressed concerns about traffic
30 congestion at 800 West and 200 South.

The current property owner mentioned that they had previously addressed residents' lighting
32 concerns by installing reflectors and motion sensors on lights near residential areas, and
suggested the new developer would likely implement similar solutions.

34 Chairperson Johnsson asked for any other public comments, hearing none he called for a
motion to close the public hearing.

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

40 After closing the public hearing, several commissioners expressed an interest in ensuring
that the proposed development would have minimal impact on the neighborhood. They discussed
the possibility of tying approval to a site plan that was presented by the applicant, and controlling

specific aspects such as lighting, noise, building height, and other potential uses that might be problematic for the neighborhood. The commission emphasized the importance of enforcing these conditions to protect nearby residents.

The commission members shared their concerns about the types of businesses that could potentially occupy the development, given the range of uses allowed under the proposed zoning change. Commissioner Schauers voiced apprehension about the possibility for increased noise and truck traffic if different types of businesses moved in. Commissioner Thompson highlighted the benefits of the development agreement in maintaining control over what could be built there, ensuring that any potential development aligns with the commission's goals and meets community standards.

Chairperson Johnson suggested continuing the item to allow staff time to work with the applicant on drafting a development agreement that would address the concerns mentioned. The commission recognized the need for such an agreement to bind the development to proposed standards and alleviate worries of constituents. With these considerations in mind, the commission decided to continue the item for further review.

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

COMMISSIONER THOMPSON MOVED TO CONTINUE ORDINANCE 2025-12-O TO ALLOW THE APPLICANT TO WORK WITH CITY STAFF ON A DEVELOPMENT AGREEMENT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. 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).

This was presented in agenda #4.

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

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

COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER CALL 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 MARCHBANKS MOVED TO CONTINUE ORDINANCE 2025-13-O TO ALLOW THE APPLICANT TO WORK WITH CITY STAFF ON A DEVELOPMENT AGREEMENT. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

6. Community Development Director

- Introduction of the new City Planner Brittany Wilde.
- Next meeting September 9th
- Misc. City Updates

ADJOURN –

COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 7:35 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, September 9, 2025

Steven Johnson, Chairperson

Michael Florence, Community Development Director

Planning Commission Meeting

August 12, 2025

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