

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, October 28, 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: Sharon Call, Commissioner

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
Brian Haws, City Attorney
Whitney Hatfield, Deputy Recorder
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 September 23, 2025 were reviewed.

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 23, 2025 WITH NOTED CHANGES. 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 –

4. **Public Hearing– An ordinance enacting chapter 2.22 “administrative hearings” in the Lindon city code to establish the processes and procedures governing administrative hearings to replace the city’s board of adjustment and amending various sections of the Lindon city code to incorporate said processes and procedures into the city code.**

2 Michael Florence, Community Development Director, presented the proposal to replace
the city's Board of Adjustment with an Administrative Law Judge (ALJ) for land use appeals. He
4 explained that the Board of Adjustments has primarily handled variance requests but has met
infrequently and noted that long-time board members are difficult to keep trained due to the
6 infrequent meetings.

8 City Attorney Brian Haws added that the proposed change would provide more expertise
in handling appeals, given the increasing complexity of land use law. He explained that an ALJ
10 would be appointed by the mayor with city council consent and would typically be someone with
legal training or significant experience with administrative hearing processes. The appointment
12 would be for a two-year term, with special ALJs possible for cases requiring specific expertise.
Attorney Haws clarified that the ALJ would review records to determine if decisions were legal
14 or arbitrary and capricious, rather than substituting their own judgment. If a decision is found to
be arbitrary, it would be remanded back to the original body for reconsideration.

16 Commissioner Thompson asked if the ALJ would be a paid city employee. Attorney
18 Haws explained they would be paid on an hourly contract basis after a request for proposals
process, estimating he personally handled only three land use appeals in the past year when
20 serving in a similar capacity for another city. Commissioner Call inquired about ensuring
appropriate expertise, and Attorney Haws confirmed the vetting process would evaluate
22 experience and qualifications.

24 Chairperson Done noted he had several clerical corrections to submit separately but was
comfortable with the substance of the ordinance. He asked if the 37-page document primarily
26 consisted of modifications to align the city code with the new appeal authority structure, which
was confirmed. Chairperson Johnson then asked for a motion to open the public hearing.

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

32 Chairperson Johnson asked for any public comments, hearing none he called for a motion
34 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 Chairperson Johnson called for any further comments or discussion from the
Commission. Hearing none he called for a motion.

42 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
44 ORDINANCE AMENDMENT 2025-15-O AS PRESENTED. COMMISSIONER CALL
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON JOHNSON AYE
COMMISSIONER KALLAS AYE

2 COMMISSIONER THOMPSON AYE
COMMISSIONER MARCHBANKS AYE
4 COMMISSIONER SCHAUERS AYE
COMMISSIONER DONE AYE
6 COMMISSIONER CALL AYE
THE MOTION CARRIED UNANIMOUSLY.

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5. **Presentation and Discussion of Proposed Amendments to the allowable uses in the Lindon Village Zone.** City staff will lead a discussion regarding allowable uses in the Lindon Village zone in preparation for a public hearing on this item scheduled for November 11, 2025.

14 Michael Florence, Community Development Director, presented potential amendments to allowable uses in the Lindon Village Zone, located along the 700 North corridor. He explained
16 that the city council had requested a review of permitted commercial uses in this zone. Director
Florence reviewed the current ordinance, which mirrors the Standard Land Use Table for the
18 General Commercial Zone with several specifically prohibited uses (truck/vehicle dealerships,
auto lube/tune-up services, tire sales, light equipment sales, indoor gun ranges, and assisted
20 living facilities). He then presented numerous uses for consideration and feedback:

- 22 • Membership lodging - suggested removal due to undefined nature
- 24 • Candy manufacturing - suggested combining with retail sales to require a storefront component
- 26 • Breweries - discussed increasing the 1,000 square foot maximum when associated with restaurants
- 28 • Building material/equipment supplies - suggested removing as it conflicts with "home improvement centers"
- 30 • Flea market - discussed potentially modernizing terminology, possibly similar to farmers markets
- 32 • Personal watercraft sales - discussed potential conflicts with prohibited marine dealerships
- 34 • Automobile wash - extensive discussion about limiting to north side of 700 North away from residential areas
- 36 • Gasoline stations - suggested clarification to require association with stores rather than standalone pumps
- 38 • Jewelry/gold/silver dealers - suggested rewording to specifically prohibit pawn shops
- 40 • Wedding event centers - discussed allowing indoor venues
- status

42 Chairperson Johnson asked if there was any public present that would like to say anything, the following comments were made:

44 Randy Park of Clearwing LLC presented plans for Culver's restaurant and Quick Quack car wash
46 on property at 700 North and Anderson Boulevard, emphasizing traffic benefits and Quick Quack's willingness to use Lindon's color palette.

2 Dayne Peterson expressed worries about a car wash generating traffic and noise, describing it as
4 potentially "trashy" and inconsistent with the area's residential character. He emphasized a
6 preference for residential development over commercial additions.

8 Terri Radstone echoed concerns about increased traffic from a car wash and questioned if it
10 aligned with the goal of making the area visually appealing. She advocated for more single-
family homes to better complement the existing neighborhood while acknowledging the need for
the city to balance growth with revenue generation.

12 The commission discussed balancing business needs with appropriate development for
14 the corridor. This was a discussion item only, with a public hearing scheduled for November 11,
2025.

16 **6. Presentation and Discussion of Lindon City Commercial Design Standards.**

18 Brittany Wilde, City Planner, gave a presentation regarding Commercial Design
Standards. Following her presentation and general conversation The commission concluded they
20 would need to revisit landscape percentage requirements and consider options for more flexible
implementation.

22 **7. Community Development Director Report**

- 24 • Next meeting November 11
- Overview of upcoming agenda items
- 26 • Temple Open House
- Misc. City Updates

28 **ADJOURN** –

30 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 8:09 PM.
32 COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

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36 Approved, November 11, 2025

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Steven Johnson, Chairperson

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Michael Florence, Community Development Director