

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **November 11, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers,
4 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

6 Conducting: Steve Johnson, Chairperson
8 Invocation: Jared Schauers, Commissioner
9 Pledge of Allegiance: Scott Thompson, Commissioner

PRESENT

12 Steve Johnson, Chairperson
13 Rob Kallas, Commissioner
14 Scott Thompson, Commissioner
15 Jared Schauers, Commissioner
16 Sharon Call, Commissioner
17 Karen Danielson, Commissioner
18 Ryan Done, Commissioner
19 Michael Florence, Community Dev. Director
20 Brittany Wilde, City Planner
21 Whitney Hatfield, Deputy Recorder

EXCUSED

Mike Marchbanks, Commissioner
Britni Laidler, City Recorder

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

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
26 Commission meeting of October 28, 2025 were reviewed.

28 COMMISSIONER THOMPSON MOVED TO APPROVE MINUTES OF THE
REGULAR MEETING OF OCTOBER 28, 2025 WITH NOTED CHANGES.
30 COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

32 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.

34 **CURRENT BUSINESS** –

36 4. **Alteration of Non-Conforming Use** – Applicant and property owner, Sharon
Thompson, requested the alteration to a structure which constitutes of a non-conforming
use.

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40 Brittany Wilde, City Planner, presented the application for an alteration of a non-
conforming use at 91 South 1025 East and noted that the property owner, Sharon Thompson was
42 present. The property is non-conforming because it doesn't meet the minimum 12,000 square-
foot lot size requirement, measuring only 9,814 square feet. The applicant requests approval to
construct a sunroom on the existing single-family home, replacing an existing deck. Ms. Wilde

2 explained that Lindon City Code 17.16.030 gives the Planning Commission authority to approve
additions to non-conforming buildings if they conform with requirements of the zone. The
4 property is located in an R1-12 residential zone. According to code requirements, the Planning
Commission must find that:

- 6 1. The expansion brings the property as close as reasonably possible to conformance with
8 zone requirements
2. The change does not impose unreasonable burden on neighboring lands
- 10 3. The use or structure will comply with design and architectural standards where possible

12 Ms. Wilde noted the proposed sunroom would be in the same location as the existing
deck and would meet all setback requirements.

14 Ms. Thompson, the property owner, expressed confidence that the sunroom would
16 enhance the home's appearance. She confirmed that CHV Construction, known for their work
featured in the Parade of Homes, would undertake the construction. The sunroom will have
18 proper footings and include both heating and cooling systems. In addition, the roof will be
constructed using metal materials.

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

24 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
REQUEST TO ALTER A NONCONFORMING USE AND ADD A SUNROOM ADDITION
26 LOCATED AT 91 S. 1025 E. WITH THE FOLLOWING CONDITIONS: 1. THE SUNROOM
STRUCTURE WILL BE CONSTRUCTED AS OUTLINED ON THE SITE PLAN. 2. ALL
28 ITEMS OF THE STAFF REPORT. COMMISSIONER DANIELSON SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

30 CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
32 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
34 COMMISSIONER DONE	AYE
COMMISSIONER DANIELSON	AYE
36 COMMISSIONER CALL	AYE

THE MOTION CARRIED UNANIMOUSLY.

38 **5. Ordinance Amendment to the Lindon City Development Manual** – Amendment to
40 adopt a new 50' street cross-section that will apply to 135 W only.

42 Brittany Wilde, City Planner, presented an amendment to the Lindon City Development
Manual regarding a 50-foot trail cross-section for 135 West. A vacant portion of property at 165
West 200 North was being evaluated for development, and the current trail cross-section has a
44 narrow asphalt width. The city proposed to amend the cross-section with a wider asphalt width to
accommodate on-street parking.

2 The updated cross-section would eliminate the curb, decrease the sidewalk width from 5 feet
to 4 feet, and expand the asphalt width from 27 feet to 32 feet, while maintaining the overall 50-
4 foot width. The cross-section would apply only to 135 West.

6 Ms. Wilde explained that the current cross-section was only planned for 135 West and
would not apply elsewhere in the city. The amendment would allow widening the asphalt to
accommodate on-street parking needed for the farmers market and other city events.

8 Commissioner Kallas expressed concerns about the poor condition of 135 West, noting he
receives many complaints from neighbors about traffic, lack of sidewalks, and no gutters. Mike
10 Florence, Community Development Director, confirmed that improving the road would require
total reconstruction, not just redoing the asphalt and adding curb and gutter.

12 Director Florence explained that a trail was planned along 135 West that would connect to
400 North and eventually to the Murdock Trail. He also clarified that the property owner wanting
14 to develop would be responsible for the curb and gutter, but not for the extra asphalt width. He
noted the right-of-way lines in the area are complicated and would require coordination with
16 property owners.

18 Commissioner Thompson asked if the additional parking at the rodeo grounds would
eliminate the need for on-street parking. Director Florence explained that the rodeo grounds
parking would focus on horse trailers, while 135 West parking would serve different needs.

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

24 Chairperson Johnson called for any public comments. There were none. Chairperson
Johnson then called for a motion to close the public hearing.

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

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

34 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT #2025-16-O. COMMISSIONER DANIELSON SECONDED
36 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
38 COMMISSIONER KALLAS	AYE
COMMISSIONER THOMPSON	AYE
40 COMMISSIONER SCHAUERS	AYE
COMMISSIONER DONE	AYE
42 COMMISSIONER DANIELSON	AYE

2 COMMISSIONER CALL AYE
THE MOTION CARRIED UNANIMOUSLY.

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6 **6. Ordinance Amendment to Title 17.48.025 for Permitted Uses in the Lindon Village Zone** – A proposed amendment to established permitted, conditional and non-permitted uses in the Lindon Village Zone.

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10 Mike Florence, Community Development Director presented a proposed amendment to establish permitted, conditional, and non-permitted uses in the Lindon Village Zone. The City Council had requested staff review the standard land use table to determine if uses in the Lindon Village Zone are compatible with the city's vision.

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14 Director Florence explained that currently, any permitted or conditional uses in the Commercial General zone are allowed in the Lindon Village Zone, with the exception of seven motor vehicle-related uses. He presented proposed amendments to clarify which uses would be conditional versus prohibited.

16 The proposed conditional uses included:

- 18
- Nursery plants in conjunction with a commercial retail business
 - Brewery in conjunction with a restaurant with a minimum seating area of 2,000 square feet
 - Motorcycle, personal ATV, watercraft, and snowmobile sales (indoor only)
 - Marine craft and accessories (indoor only)
 - Wedding reception center (indoor only, no outdoor gathering space)
 - Automobile wash (must be located at least 500 feet from residential zones)
 - Candy or confectionery product manufacturing with a retail business open to the public

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26 Proposed prohibited uses included membership lodging, candy manufacturing without a storefront, building material supply with outdoor storage, flea markets, gasoline stations without stores, newspaper/magazine/video rentals, hay/grain/feed stores, laundromats, chimney sweep services, small engine repair, dance clubs, stadiums, arenas, amusement parks, and large-scale agricultural activities.

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

36 Chairperson Johnson asked if there was any public present that would like to make a comment. The following comments were made:

38 Amber Sweney- from Anderson Farms expressed concern about car washes on the south side of 700 North causing noise issues and potential traffic hazards. She also wanted to ensure commercial swimming pools could be permitted with fitness centers.

2 Sydna Graf- stated she was in favor of the city's vision for an upscale, pedestrian-friendly
4 gateway to Lindon. She felt car washes did not fit this vision and suggested size limitations for
candy manufacturing facilities.

6 Tanner Robertson- also from Anderson Farms, said the walkable mixed-use downtown was a
deciding factor in moving to Lindon. He stated a car wash would not fit the vision and could
8 deter the creation of a gathering place, especially near the intersection of Anderson Boulevard
and 700 North.

10 Curtis Graff- encouraged the Commission to support a higher-end, attractive, and walkable
development rather than "hodgepodge" development like in Pleasant Grove.

12 Jenni Lawrence- pointed out there are already nine car washes within three miles of her home.
She opposed hotels in the area, noting existing hotels are rarely full.

14 Ron Anderson- expressed concern about the increasingly restrictive zoning in the area,
particularly restrictions on agricultural activities, hay/grain/feed businesses, and field houses. He
worried the code changes could prevent him from continuing his current farming activities.

16 After extensive discussion, the Commission decided to continue the item. They agreed to
form a committee of three commissioners to meet with staff to review and refine the proposed
18 use list for the next meeting. The committee would consider issues like distinguishing between
types of hardware/building supply businesses, clarifying candy manufacturing size limitations,
20 and addressing concerns about car washes, hotels, and agricultural uses.

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

24 COMMISSIONER KALLAS MOVED TO CONTINUE ORDINANCE AMENDMENT
#2025-17-O. COMMISSIONER DANIELSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

26 CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
28 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
30 COMMISSIONER DONE	AYE
COMMISSIONER DANIELSON	AYE
32 COMMISSIONER CALL	AYE

THE MOTION CARRIED UNANIMOUSLY.

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36 **7. Tylan Walker Development** – Planning Commission discussion on the trail easement
located near 70 S. 300 E. and connecting to Center Street. Development of property at
Parcel ID: 14:070:0341 and the trail easement.
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2 Mike Florence, Community Development Director, presented information about a trail
easement located near 70 South 300 East connecting to Center Street. He explained the history of
4 agreements regarding the property:

- 6 • In 2000, an agreement with Larry and Dorothy Walker stated 300 East would go through
to Center Street, with the Walkers to deed 25 feet to the city.
- 8 • In 2009, a new agreement with Nathan Walker determined it was no longer in the best
interest for 300 East to go through to Center Street. Instead, 300 East would have a
10 hammerhead design with a 10-foot utility easement and 10-foot trail to connect to Center
Street.
- 12 • A subdivision plat was approved in 2009 showing the hammerhead turnaround and the
10-foot trail and utility easement.
- Currently, there is a garage on the 10-foot trail and utility easement area.

14 Ty Walker recently submitted a new plat for developing Lot 1. Director Florence noted
the city has removed the trail extension from its master plans since the 2009 agreement.

16 The Commission discussed whether the trail was necessary, noting it doesn't connect to
any schools, parks, or other trails. Commissioners expressed concerns about maintenance, safety,
18 and liability issues for such a small trail section. The consensus of the Commission was that the
trail easement could be removed from the development plans, but the utility easement should
20 remain. Director Florence indicated he would include this information in the notices to neighbors
when the subdivision plat comes for formal consideration.

22 Chairperson Johnson called for any further comments or discussion from the
Commission. Hearing none, he moved to the next agenda item.

24 **8. Presentation and Discussion of Lindon City Commercial Design Standards**

26 Director Florence recommended continuing this agenda item.

28 COMMISSIONER THOMPSON MOVED TO CONTINUE. COMMISSIONER DONE
SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 **9. Community Development Director Report**

Director Florence provided updates on various projects:

- 32 • The sports arena development on 700 North.
- Transit station planning
- 34 • Next meeting November 25th

36 **ADJOURN** –

2 COMMISSIONER DONE MOVED TO ADJOURN THE MEETING AT 8:53 PM.
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
4 FAVOR. THE MOTION CARRIED.

6 Approved, November 25, 2025

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Steven Johnson, Chairperson

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Michael Florence, Community Development Director