

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, November 25, 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: Rob Kallas, Commissioner
Pledge of Allegiance: Mike Marchbanks, Commissioner

PRESENT

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

EXCUSED

Ryan Done, 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 November 11, 2025 were reviewed.

COMMISSIONER CALL MOVED TO APPROVE MINUTES OF THE REGULAR MEETING OF NOVEMBER 11, 2025 WITH NOTED CHANGES. COMMISSIONER DANIELSON 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. **Minor Subdivision Approval – Tylan Walker Development.** Ty Walker has made an application to subdivide the Parcel 14:070:0341 for a one lot subdivision and dedicate the required hammerhead turnaround

Brittany Wilde, City Planner, presented a request for minor subdivision approval for property owned by Tylan Walker. The application proposes subdividing Parcel 14:070:0341 to create one new residential lot of approximately 0.74 acres. The proposal included a hammerhead turnaround for emergency and service vehicle access that would partially extend onto a neighboring property owned by the Eggett family.

2 Ms. Wilde explained that the subdivision approval is contingent upon City Council action
to vacate an existing trail easement, which has been scheduled for discussion on December 1st.
4 Additionally, the applicant must secure signatures and permissions from adjacent property
owners for the hammerhead turnaround.

6
8 Tylan Walker, the applicant, explained that his current proposal is based on the plans
engineered by a previous owner, who had similarly intended to subdivide the parcel. Mr. Walker
stated that he is closely adhering to the initial designs because they were previously approved by
10 the city council and supported by neighboring property owners, including the Eggett family.
However, he acknowledged that unforeseen issues have come up, leading to complications.
12 These issues include discrepancies in property boundaries and agreements regarding the
hammerhead turnaround, especially concerning its potential impact on the Eggett family's
14 adjacent property.

16 Bernadette Eggett, owner of the neighboring property, expressed concerns about the
hammerhead's impact on her ability to potentially subdivide her own property in the future. She
18 explained that according to her survey, she has 1.009 acres, but there are discrepancies between
her measurements and those being presented. Mrs. Eggett indicated that while she's not opposed
20 to the development, she wants assurance that the hammerhead wouldn't prevent future
development of her property.

22
24 The Commission discussed whether to approve the application with conditions or to
continue the item. They noted that while the proposal appeared to meet code requirements, there
were outstanding questions about property boundaries, the exact placement of the hammerhead
26 turnaround, and the impact on the Eggett property.

28 Several commissioners expressed support for continuing the item to allow time for the
applicant and the Eggetts to resolve these issues. Commissioner Kallas remarked on the need to
30 give the parties time to assess the discrepancies in property boundaries and the requirements for
the hammerhead turnaround. This continuation was considered important, particularly to prevent
32 the applicant from having to reapply if changes needed to be made to the plans. Commissioner
Thompson questioned the practicality of the timeline, while Commissioner Danielson
34 highlighted the benefit of avoiding the cost and inconvenience of a new application process
should adjustments be needed. Chairperson Johnson suggested that continuing the item until the
36 next meeting would allow the issues to be worked out and indicated that a continuation would
not burden the applicant, who was present and indicated no opposition to the proposed delay.

38
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 CONTINUE THE APPLICANT'S
REQUEST FOR MINOR SUBDIVISION APPROVAL AT PARCEL 14:070:0341 WITH THE
44 FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH
THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING
46 DOCUMENTS AND PLAT; 2. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED

2 ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3.
3 PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT
4 MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO
5 DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES AND INDIVIDUALS
6 INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND
7 PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS
8 AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 5. REMOVAL OF THE
9 TRAIL EASEMENT FROM THE PLAT IS CONTINGENT UPON THE CITY COUNCIL
10 ACTION TO VACATE THE EXISTING TRAIL EASEMENT ON PARCEL 55:498:0005. IF
11 THE TRAIL EASEMENT ON PARCEL 55:498:0005 IS NOT VACATED, THEN THE PLAT
12 WILL INCLUDE THE TRAIL EASEMENT; AND 6. ALL ITEMS OF THE STAFF REPORT.
13 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
14 RECORDED AS FOLLOWS:

15	CHAIRPERSON JOHNSON	AYE
16	COMMISSIONER KALLAS	AYE
17	COMMISSIONER THOMPSON	AYE
18	COMMISSIONER SCHAUERS	AYE
19	COMMISSIONER DANIELSON	AYE
20	COMMISSIONER CALL	AYE
21	COMMISSIONER MARCHBANKS	AYE
22	THE MOTION CARRIED UNANIMOUSLY.	

24 **5. Ordinance Amendment- 17.48.025, Lindon Village Zone (continued).** An ordinance
25 amendment to Lindon City Code 17.48.025 for use in the Lindon Village Zone.

26
27 Michael Florence, Community Development Director, presented updates to the proposed
28 ordinance amendment for the Lindon Village Zone. He explained that a committee including
29 Commissioners Danielson and Thompson, along with Councilman Jacobs, had reviewed the
30 proposed uses based on feedback from previous meetings.

31 Key points of the amendment included:

- 32 • **Creation of a "commercial core district"** in areas 3, 5, 7, and 9 of the zone map with
33 more specific use restrictions. According to the community development discussions, this
34 was intended to focus on maintaining a walkable area with certain activities and
35 businesses that align with this goal.
- 36 • **Automobile washes would not be allowed in the core districts** and must be located at
37 least 500 feet from single-family residential uses or schools, and 3000 feet from another
38 car wash. This restriction aligns with concerns about noise and activity associated with
39 car washes, as the commissioners emphasized that these should not disrupt residential
40 living or educational environments.
- 41 • **Building material and home improvement stores would be limited to 25,000 square**
42 **feet in the core district**, a measure reflecting feedback to manage the scale of
43 developments. Commissioners compared this to local standards, noting that the size
44 aligns with nearby Ace Hardware and similar stores, prioritizing smaller, more
45 community-friendly developments in the core area.

- **Hotels must be at least 200 feet from residential properties.** During discussions, it was noted that while hotels are permitted, their proximity to homes must be managed to prevent traffic and privacy issues, balancing local business interests with residential comfort.
- **Indoor recreational uses like golf, arenas, and music venues would be permitted with fixed seating.** These uses were seen as compatible with a walkable, vibrant community area, provided that there is structured seating to maintain order and safety.
- **Dance clubs would be prohibited while music venues would be conditional uses.** Commissioners, drawing from past administrative and community experiences, favored a more cautious approach with dance clubs due to potential nightlife disruptions, whereas music venues were viewed as a more controlled and culturally enriching option.

The Commission engaged in a lengthy discussion about finding the right balance between implementing the vision for a walkable town center area while not being overly restrictive for property owners. Several commissioners expressed concern that the original vision for the entire 700 North corridor may have evolved and questioned whether additional restrictions might further impede development. Chairperson Johnson shared his thoughts, emphasizing that the vision once portrayed to the residents involved a vibrant, walkable town center that would emulate a place like Riverwoods, offering a gathering space with parks, shops, and a community feel. He highlighted the feedback from residents who moved to Lindon with the expectation of this vision becoming a reality. The discussion revolved around the balance between adhering to this broader vision and the practicality of development restrictions that could make it challenging for landowners, like the Anderson family, to develop or sell their property effectively.

Commissioner Kallas shared his thoughts, saying it's important not to make too many rules for the area, so developers still want to come and work in Lindon City. Commissioner Thompson agreed and said while the original idea was nice, the city needs to change as things happen, just like they did on the north side of the area. Councilman Jacobs, who was present, explained that the City Council still wants to keep the area a place people can walk around easily, especially on the south side. But he also said that plans change over time because of real-life challenges. Commissioners Johnson and Kallas suggested thinking about allowing car dealerships and assisted living places under certain conditions, so they don't stop good development options from happening.

Ultimately, the commission focused on finding a balance that respects the city's goals and the current market conditions. This way, Lindon can be a place that both residents and potential developers find attractive.

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

COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE AMENDMENT 2025-17-O AS PRESENTED. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	NAY
COMMISSIONER KALLAS	NAY

COMMISSIONER THOMPSON AYE
COMMISSIONER SCHAUERS AYE
COMMISSIONER DANIELSON AYE
COMMISSIONER CALL AYE
COMMISSIONER MARCHBANKS AYE
THE MOTION CARRIED 5 to 2.

Commissioners Kallas and Johnson indicated their dissenting votes were due to concerns about being too restrictive, particularly regarding new car dealerships and assisted living facilities.

6. Presentation and Discussion of Lindon City Commercial Landscape Strip

Michael Florence, Community Development Director, presented information on the city's commercial landscape strip requirement stating that current code requires a 3-foot high, 20-foot wide landscaped berm maintained in a living, growing condition on all public street frontages, unless otherwise approved by the Planning Commission. Director Florence showed examples of various commercial properties along State Street and 700 North, noting that newer developments have moved away from traditional berms toward flatter landscaping with rocks and water-wise plantings.

The Commission discussed the practicality of berms in the context of water-wise landscaping, with several commissioners noting that rocks on bermed areas tend to roll down and create maintenance issues. There was general consensus that a 2-foot berm was more practical than a 3-foot berm, and that water conservation considerations should be incorporated into landscape standards. The Commission advised Director Florence to tell developers to plan for a 2-foot berm in accordance with the ordinance, but that developers could request alternatives during the site plan approval process if they had good reasons for different approaches.

7. Community Development Director Report

- Next meeting December 9th
- Upcoming agenda items
- Christmas Luncheon on December 8th

ADJOURN –

COMMISSIONER DANIELSON MOVED TO ADJOURN THE MEETING AT 7:47 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, December 9, 2025

Steven Johnson, Chairperson

2

4

Michael Florence, Community Development Director