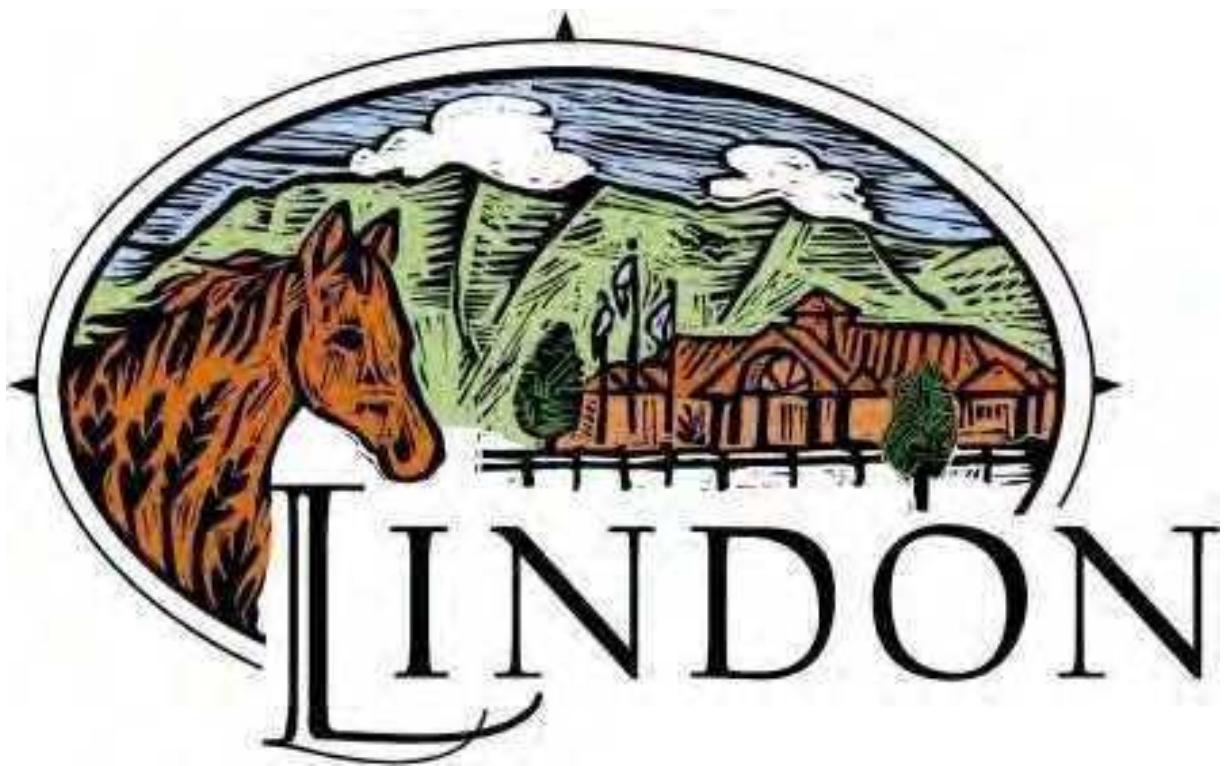


# **Lindon City Planning Commission Staff Report**



**January 13, 2026**

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, January 13, 2026**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at [www.youtube.com/LindonCity](https://www.youtube.com/LindonCity). The agenda will consist of the following items:

### Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to  
download agenda & staff  
report materials.

#### 1. Call to Order

#### 2. Approval of minutes - Planning Commission 12/09/2025

#### 3. Public Comment

#### 4. Plat Amendment Approval – 352 N 540 W - Ken's Cove Plat “C”, Parcel: 44:223:0004

Benton Crane has made an application for a plat amendment to incorporate the additional property that will be purchased from Parcel 14:067:0175 into his existing lot. (10 minutes)

#### 5. Open and Public Meetings Training

#### 6. Community Development Director Report - General City Updates

### Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City website found at [www.lindon.gov](http://www.lindon.gov). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Britni Laidler at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City [www.lindon.gov](http://www.lindon.gov) websites.

**\*The duration of each agenda item is approximate only**

**Posted By:** Britni Laidler, City Recorder

**Date:** 01/09/2026 **Time:** 5:00 pm

**Place:** Lindon City Center, Lindon Police Station, Lindon Community Center

**Notice of Meeting**  
***Lindon City Planning Commission***

LINDON

**Item 1 – Call to Order**

Sharon Call  
Mike Marchbanks  
Rob Kallas  
Steve Johnson  
Scott Thompson  
Jared Schauers  
Karen Danielson  
Ryan Done

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, December 9, 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: Ryan Done, Commissioner  
10 Pledge of Allegiance: Steve Johnson, Chairperson

**PRESENT**

12 Steve Johnson, Chairperson  
Mike Marchbanks, Commissioner  
14 Rob Kallas, Commissioner  
Scott Thompson, Commissioner  
16 Jared Schauers, Commissioner  
Karen Danielson, Commissioner  
18 Ryan Done, Commissioner  
Michael Florence, Community Dev. Director  
20 Brittany Wilde, City Planner  
Whitney Hatfield, Deputy Recorder

**EXCUSED**

Sharon Call, Commissioner

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 November 25, 2025 were reviewed.

28 COMMISSIONER THOMPSON MOVED TO APPROVE MINUTES OF THE  
REGULAR MEETING OF NOVEMBER 25, 2025 WITH NOTED CHANGES.  
30 COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
THE MOTION CARRIED.

32 COMMISSIONER KALLAS MOVED AMEND THE AGENDA TO SHOW THAT  
ITEM #6 HAS BEEN REMOVED AT THE REQUEST OF THE APPLICANT.  
COMMISSIONER MARCHBANKS SECONDED. THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** – Chairperson Johnson called for comments from any audience  
36 member who wishes to address any issue not listed as an agenda item. The following  
comments were made:

38 Timothy Goff- addressed the Commission regarding a proposal to use the rodeo grounds on  
Wednesdays for Pakenna (barrel racing and pole bending) activities for horses and handicapped  
40 children. Mr. Goff explained that he and his wife have three children with ADD/handicaps and  
wanted to create hands-on experiences for children with disabilities.

2      Community Development Director Mike Florence advised Mr. Goff to contact Heath Bateman,  
Parks and Recreation Director, to pursue this proposal through the proper channels.

4      **CURRENT BUSINESS –**

6      **4. Minor Subdivision Approval – Washburn Industrial Subdivision Plat B - Parcel:**

10      **14:064:0150** CIR Engineering, on behalf of the property owner, has made an application  
to subdivide Parcel 14:064:0150 for a two-lot subdivision.

8      Brittany Wilde, City Planner, presented the application for a two-lot subdivision at  
approximately 500 North Geneva Road. Ms. Wilde noted that Jeremy Washburn, representing  
10      the property owners and Jonathan Flores, the project designer, were present at the meeting. Ms.  
12      Wilde explained that the applicant was seeking to subdivide the commercial property into two  
lots: Lot 2 (2.368 acres) and Lot 3 (1.048 acres).

14      Mr. Washburn provided background on the family property, explaining that this was part  
of a three-phase development plan. He detailed that the property had been in the family for  
16      decades and they were proceeding with responsible development. He described how the current  
18      tenants, Aquatherm (who manufacture specialized pipe systems) and RE Bikes, had grown with  
their business and would be occupying the new building. He also described the phased approach  
they are using to build new facilities to accommodate growth without completely vacating  
current tenants.

20      During the discussion, Commissioner Thompson brought up a concern about the existing  
storm drain easement and its potential interference with planned building placement. Mr. Flores  
22      clarified that while the easement itself was not being relocated, the storm drain would require  
24      slight repositioning to better align with the truck court. This adjustment had been reviewed with  
the city staff during prior consultations, ensuring compliance with established protocols.

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

28      COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR MINOR SUBDIVISION APPROVAL AT APPROXIMATELY 500 N  
30      GENEVA ROAD (PARCEL 14:064:0150) WITH THE FOLLOWING CONDITIONS:1. THE  
32      APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL  
FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. IF  
34      REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION  
ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED  
36      PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT RECORDING, THE  
APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED  
38      SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES  
40      OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4.  
WATER SHARES OR THE FEE IN LIEU OF SHARES WILL BE SUBMITTED TO THE  
CITY; 5. THE PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER  
APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT

2 MANUAL; AND 6. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DANIELSON  
3 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON JOHNSON AYE  
5 COMMISSIONER KALLAS AYE  
6 COMMISSIONER THOMPSON AYE  
7 COMMISSIONER SCHAUERS AYE  
8 COMMISSIONER DANIELSON AYE  
9 COMMISSIONER MARCHBANKS AYE  
10 COMMISSIONER DONE AYE

11 THE MOTION CARRIED UNANIMOUSLY.

12 **5. Site Plan Approval - Lindon Washburn Building 2 - Parcel: 14:064:0150 CIR**  
13 Engineering, on behalf of the property owner, requests site plan approval for one  
14 office/warehouse building at Parcel: 14:064:0150

15 Brittany Wilde, City Planner, presented this item, noting that applicants, Jonathan Flores  
16 and Jeremy Washburn were present for the meeting. Ms. Wilde reviewed the site plan  
17 application for a 39,502 square foot office/warehouse and manufacturing building on Lot 2  
18 (2.368 acres). She confirmed that Lot 3 would remain vacant for now with no development  
19 proposed. She reviewed the site development standards, noting that the required 76 parking  
20 stalls had been provided, and the project met all landscape requirements including the 20-foot  
21 landscape strip from the back of the sidewalk. She explained that the proposed building would be  
22 concrete tilt-up with architectural features including pop-outs on the southeast and northeast  
23 sides with glass storefront windows.

24 Mr. Washburn explained that the new building would share a truck court with the  
25 existing warehouse to the west, allowing trucks to back trailers into loading docks. He added that  
26 the building would match the architectural style of other buildings in their development.

27 The Commission inquired about the "pop out" panels, which Mr. Flores explained were  
28 standalone panels that enhance the entry feature and help meet architectural requirements while  
29 adding visual interest to the tilt-up concrete building.

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

32 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S REQUEST  
33 FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED APPROXIMATELY AT  
34 500 NORTH GENEVA ROAD WITH THE FOLLOWING CONDITIONS: 1. THE  
35 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL  
36 FINAL CORRECTIONS TO THE ENGINEERING PLANS; 2. THE PLANS WILL MEET  
37 ZONING AND DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY  
38 DEVELOPMENT MANUAL; 3. FINAL BUILDING AND SITE DESIGN WILL MEET THE  
39 REQUIREMENTS OF THE MIXED COMMERCIAL ZONE AND APPLICABLE  
40 DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY  
41 CODE; 4. LANDSCAPE PERCENTAGES WILL BE ADDED TO THE PLAN TO ENSURE

2 LANDSCAPE REQUIREMENTS ARE MET; AND 5. ALL ITEMS OF THE STAFF REPORT.  
4 COMMISSIONER DONE SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:  
6 CHAIRPERSON JOHNSON AYE  
8 COMMISSIONER KALLAS AYE  
10 COMMISSIONER THOMPSON AYE  
12 COMMISSIONER SCHAUERS AYE  
14 COMMISSIONER DANIELSON AYE  
16 COMMISSIONER MARCHBANKS AYE  
18 COMMISSIONER DONE AYE  
20 THE MOTION CARRIED UNANIMOUSLY.

14 **6. Public Hearing - Development Agreement Amendment between Jason Brown and**  
**Lindon City** Jason Brown requests an amendment to the August 2024 approved  
16 development agreement between Jason Brown and Lindon City. The request is to reduce  
the amount of open space required in Lindon City Code 17.48.025 and 17.48.030.

18 *Agenda item removed at the request of the applicant.*

20 **7. Community Development Director Report**

22 • Next meeting January 13<sup>th</sup>  
24 • Upcoming agenda items  
• Misc. City Updates

26 **ADJOURN** –

28 COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 6:51  
PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED  
30 IN FAVOR. THE MOTION CARRIED.

32 Approved, January 13, 2026

34  
36 Steven Johnson, Chairperson

38  
40 Michael Florence, Community Development Director

## Item 4: Plat Amendment – Ken's Cove Plat “C” - 352 N 540 W

**Date:** January 13, 2026

**Applicant:** Benton Crane

**Presenting Staff:** Brittany Wilde

**General Plan:** Low Density

Residential

**Current Zone:** Residential R1-20

**Parcel IDs:**

44:223:0004, 14:067:0175

**Type of Decision:** Administrative

**Council Action Required:** No



### OVERVIEW

- This application is for a plat amendment to incorporate additional land that is being purchased from the property owner at 540 Lakeview Rd..

### Motion

I move to (*approve, deny, continue*) the applicants request for plat amendment approval of the Ken's Cove Plat “C” with the following conditions:

1. The applicant will continue to work with City staff to make all technical corrections as necessary to the plat prior to recording;
2. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto; and
3. All items of the staff report

### Surrounding Zoning and Land Use

**North:** Residential R1-20

**East:** Residential R1-20 and vacant lot

**South:** Residential R1-20 and vacant lot

**West:** Residential R1-20

### Subdivision Standards

Lindon Minor Subdivision requirements are listed below. In addition, Lindon City Code 17.32.070 references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-20-811, an applicant may petition the Land Use Authority (Planning Commission) to join two or more of the petitioner fee owner's contiguous lots.

### **10-20-811. Vacating, altering, or amending a subdivision plat.**

(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if:

(a) the petition seeks to:

(i) join two or more of the petitioner fee owner's contiguous lots;

(ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not

result in a violation of a land use ordinance or a development condition;

(iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;

(iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or

(v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:

(A) owned by the petitioner; or

(B) designated as a common area; and

(b) Notice has been given to adjacent property owners in accordance with any applicable local ordinance.

### **Findings of Fact**

- Benton Crane owns the property at 352 N 540 W. parcel number 44:223:0004.
- The proposed plat incorporates a portion of the property at 540 W. Lakeview Rd. parcel number 14:067:0175, and consolidates it into the existing lot and parcel owned by Mr. Crane.
- The proposed plat amendment is located in the Residential R1-20 zone. The following table review the subdivision and lot requirements for a residential lot in the R1-20 zone:

<b>Required</b>	<b>Compliant</b>
No single lot shall be divided by municipal or county boundary lines, roads, alleys or other lots	Yes
All residential lots shall front on a public street	Yes
Side lot lines shall be at right angles or radial to street lines, except where justified by the subdivider and approved by the Planning Commission	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties	Yes, 30.42' wide Storm Drain Access & Easement is shown on plat at the back of the property line; 10' Public Utility Easement is also located on the plat near the front of the property line
No lot shall be created which is more than three times as long	Yes
Minimum lot size: 20,000 square feet	Yes

### **Engineering Requirements**

The City Engineer has reviewed the plat and is working on any final technical changes

### **Staff Analysis**

The City supports this subdivision and plat amendment. The plat amendment meets the city subdivision and zoning requirements.

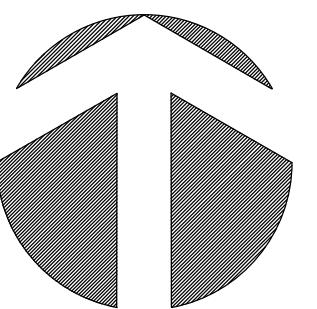
### **Exhibits**

1. Aerial image
2. Subdivision Plat

## Aerial Image



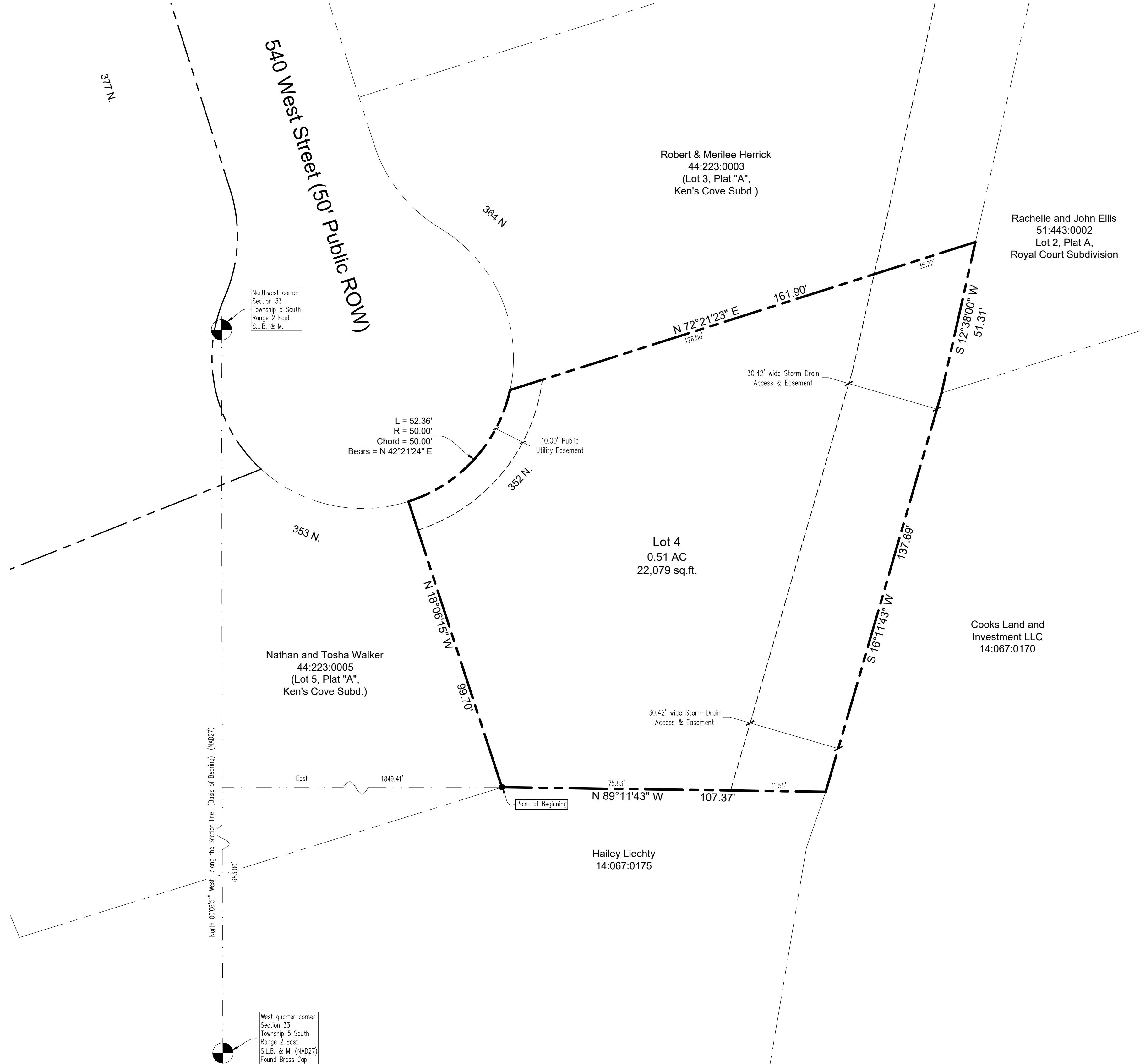
## Subdivision Plat



NORTH  
1" = 20'

# Ken's Cove Plat "C"

Including a Vacation of Lot 4, Plat "A"  
Ken's Cove Subdivision  
Located in the Northwest quarter of Section 33,  
Township 5 South, Range 2 East  
Salt Lake Base and Meridian



Vicinity Map

## Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code that the boundary described below correctly describes the land surface upon which will be constructed PLAT B KEN'S COVE SUBDIVISION. That I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

## Boundary Description

Commencing at the Southwest corner of Lot 4, Plat "A", Ken's Cove Subdivision as shown on file in the office of the Utah County Recorder, Utah County, Utah, said point also located North 000651" West along the Section line 663.00 feet and East 184.91 feet from the West quarter corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 180615" West along Lot 5, Plat "A", Ken's Cove Subdivision 99.70 feet; thence along the arc of a 50.00 foot radius curve to the left 52.36 feet (chord bears North 42°21'24" East 50.00 feet); thence North 722123" East along Lot 3, Plat "A", Ken's Cove Subdivision 161.90 feet; thence South 123800" West along Ken's Cove Plat "A", 51.31 feet; thence South 161143" West 137.69 feet; thence North 891143" West 107.37 feet to the point of beginning.

Area = 22,079 sqft. or 0.51 Acres

Total number of Lots = 1

Basis of Bearing is North 000651" West along the Section line from the West quarter to the Northwest corner of said Section 33. (NA027)

DATE

PROFESSIONAL LAND SURVEYOR  
(See seal below)

## Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above-described land hereby certifies that owner has caused a survey to be made of said land and to be prepared for PLAT C KEN'S COVE SUBDIVISION. Owner hereby consents to the concurrent recording of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

Benton Crane

## Acknowledgement

STATE OF UTAH S.S.

COUNTY OF UTAH  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by Benton Crane, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number \_\_\_\_\_ Signed (a Notary Public Commissioned in Utah)

My Commission Expires \_\_\_\_\_ Print name of Notary

## Acceptance by Legislative Body

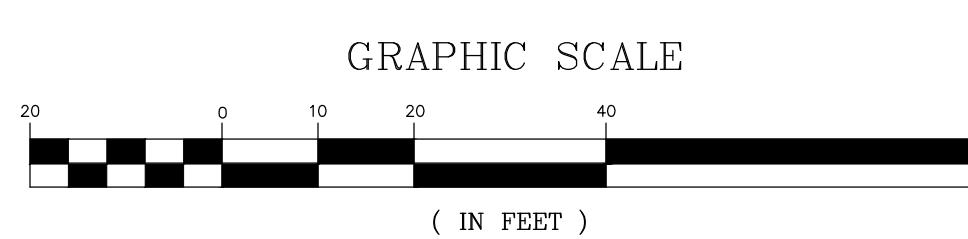
The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated hereon, and hereby accepts the dedication of all streets, easements and other parcels of land intended for perpetual use of the public this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

Mayor \_\_\_\_\_ Planning Commission Chair \_\_\_\_\_

Community Development Director \_\_\_\_\_ City Engineer \_\_\_\_\_

City Attorney \_\_\_\_\_ City Recorder \_\_\_\_\_

## Conditions of Approval



## Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plot are hereby noticed of the Lindon City R2 Overlay Ordinance. Under this ordinance there is potential for small, localized multifamily housing projects in this neighborhood consisting of single family planned unit developments, duplexes, triplexes and accessory apartments. Conditions Covenants and Restrictions (C.C.&Rs) which prohibit this type of housing in specific subdivisions are considered illegal and in violation of Lindon City Code. Please contact the Lindon City Planning Department at (801) 785-7687 for details regarding this Ordinance.

# Ken's Cove Plat "C"

Including a Vacation of Lot 4, Plat "A"  
Ken's Cove Subdivision

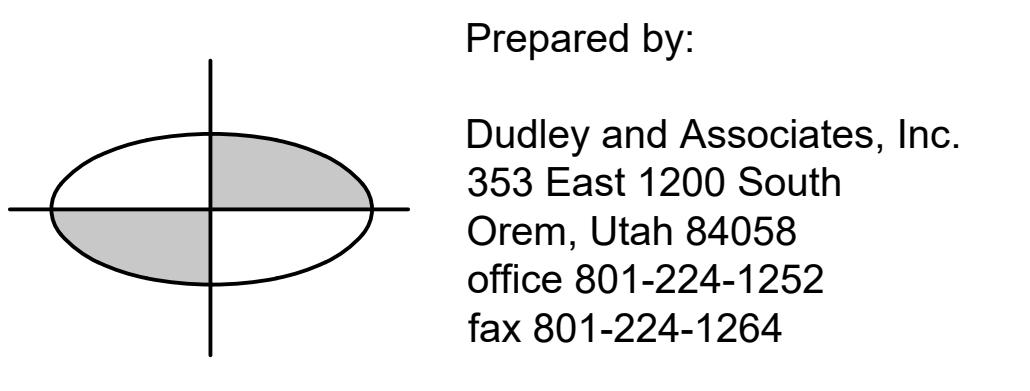
Located in the Northwest quarter of Section 33,  
Township 5 South, Range 2 East  
Salt Lake Base and Meridian

Lindon City, Utah County, Utah

Scale: 1" = 20 Feet

Prepared by:

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264



## Occupancy Restriction Notice

It is unlawful to occupy any building within this subdivision without first having obtained a certificate of occupancy issued by the City.

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER