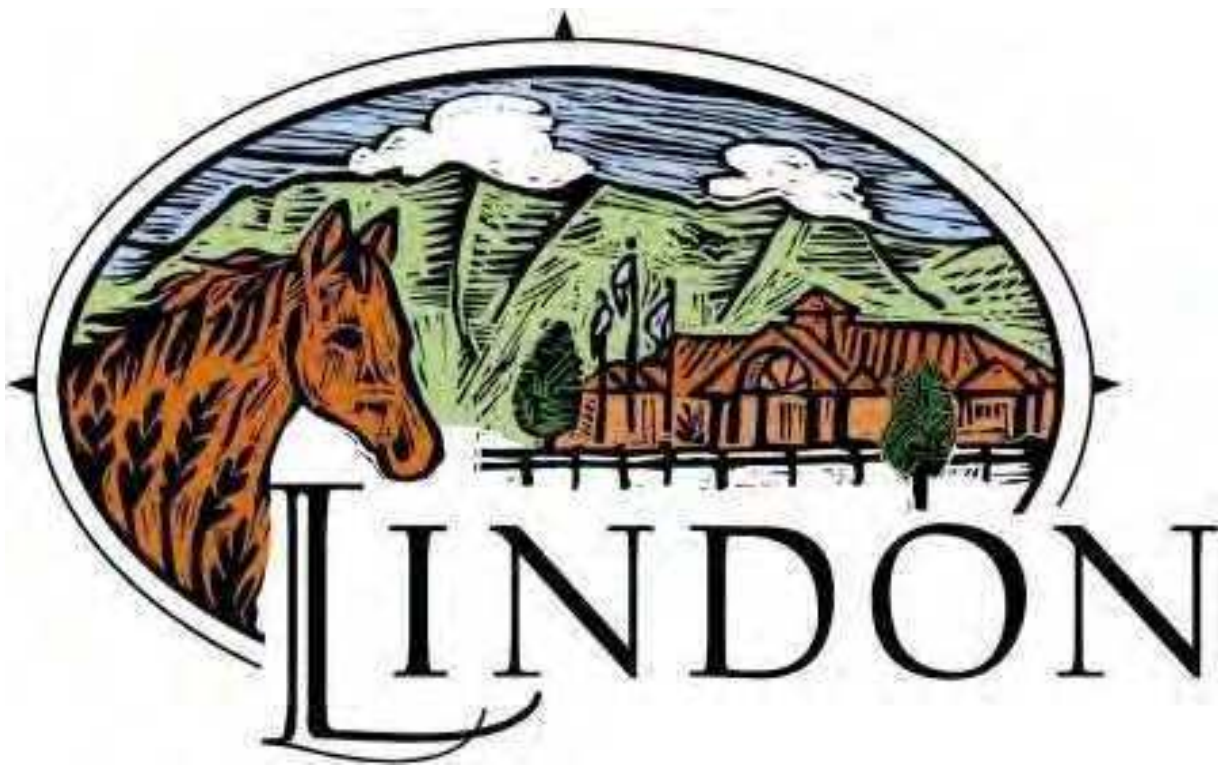


Lindon City Planning Commission Staff Report



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. 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. 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 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



Item 1 – Call to Order

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

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, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Ryan Done, Commissioner
Pledge of Allegiance: Steve Johnson, Chairperson

PRESENT

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

EXCUSED

Sharon Call, 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 25, 2025 were reviewed.

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

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.

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

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 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.

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

CURRENT BUSINESS –

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

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 the property owners and Jonathan Flores, the project designer, were present at the meeting. Ms. 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).

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 decades and they were proceeding with responsible development. He described how the current 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.

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 clarified that while the easement itself was not being relocated, the storm drain would require 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.

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

COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR MINOR SUBDIVISION APPROVAL AT APPROXIMATELY 500 N GENEVA ROAD (PARCEL 14:064:0150) WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. 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; 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
13 **5. Site Plan Approval - Lindon Washburn Building 2 - Parcel: 14:064:0150 CIR**

14 Engineering, on behalf of the property owner, requests site plan approval for one
15 office/warehouse building at Parcel: 14:064:0150

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

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

30
31 The Commission inquired about the "pop out" panels, which Mr. Flores explained were
32 standalone panels that enhance the entry feature and help meet architectural requirements while
33 adding visual interest to the tilt-up concrete building.

34
35 Chairperson Johnson called for any further comments or discussion from the
36 Commission. Hearing none he called for a motion.

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

LANDSCAPE REQUIREMENTS ARE MET; AND 5. ALL ITEMS OF THE STAFF REPORT.
COMMISSIONER DONE SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

6. Public Hearing - Development Agreement Amendment between Jason Brown and Lindon City Jason Brown requests an amendment to the August 2024 approved 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.

Agenda item removed at the request of the applicant.

7. Community Development Director Report

- Next meeting January 13th
- Upcoming agenda items
- Misc. City Updates

ADJOURN –

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

Approved, January 13, 2026

Steven Johnson, Chairperson

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:

Required	Compliant
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.

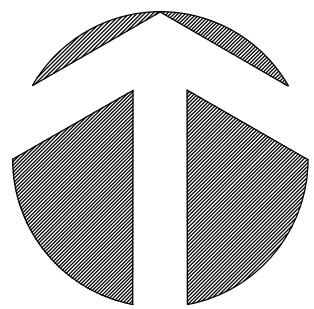
Exhibits

1. Aerial image
2. Subdivision Plat

Aerial Image



Subdivision Plat

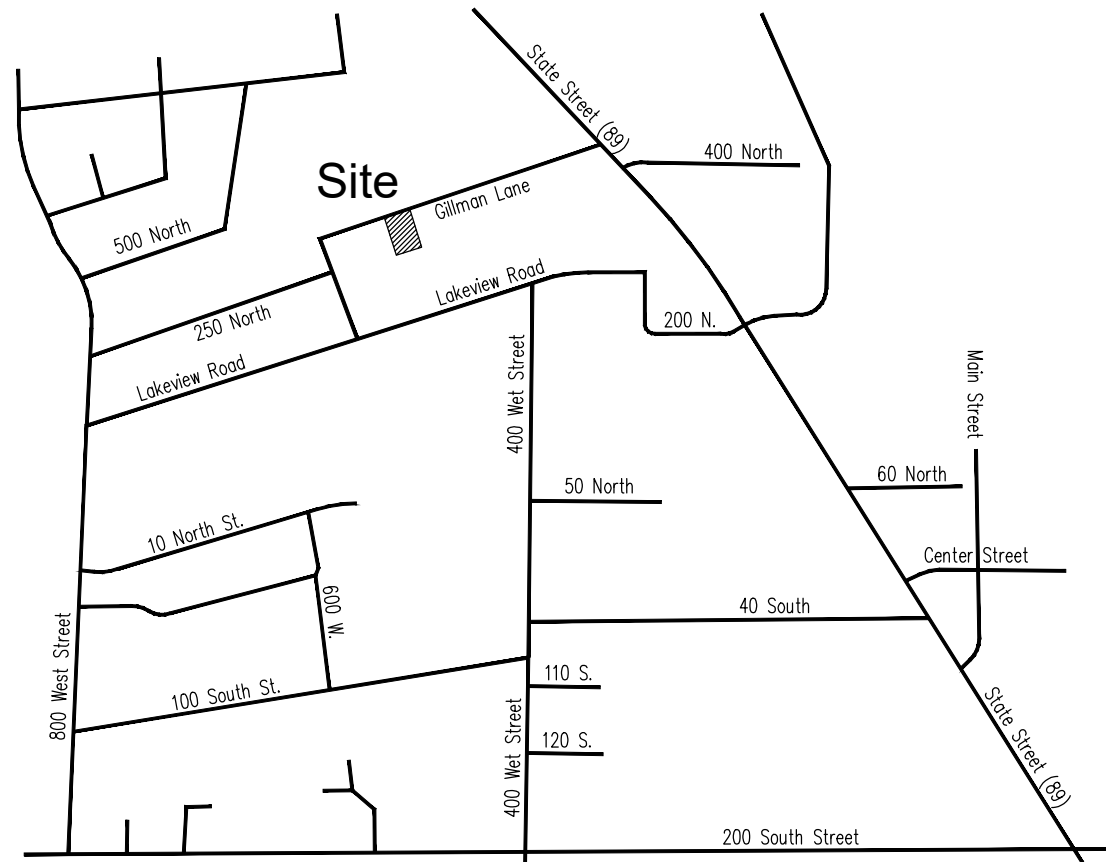
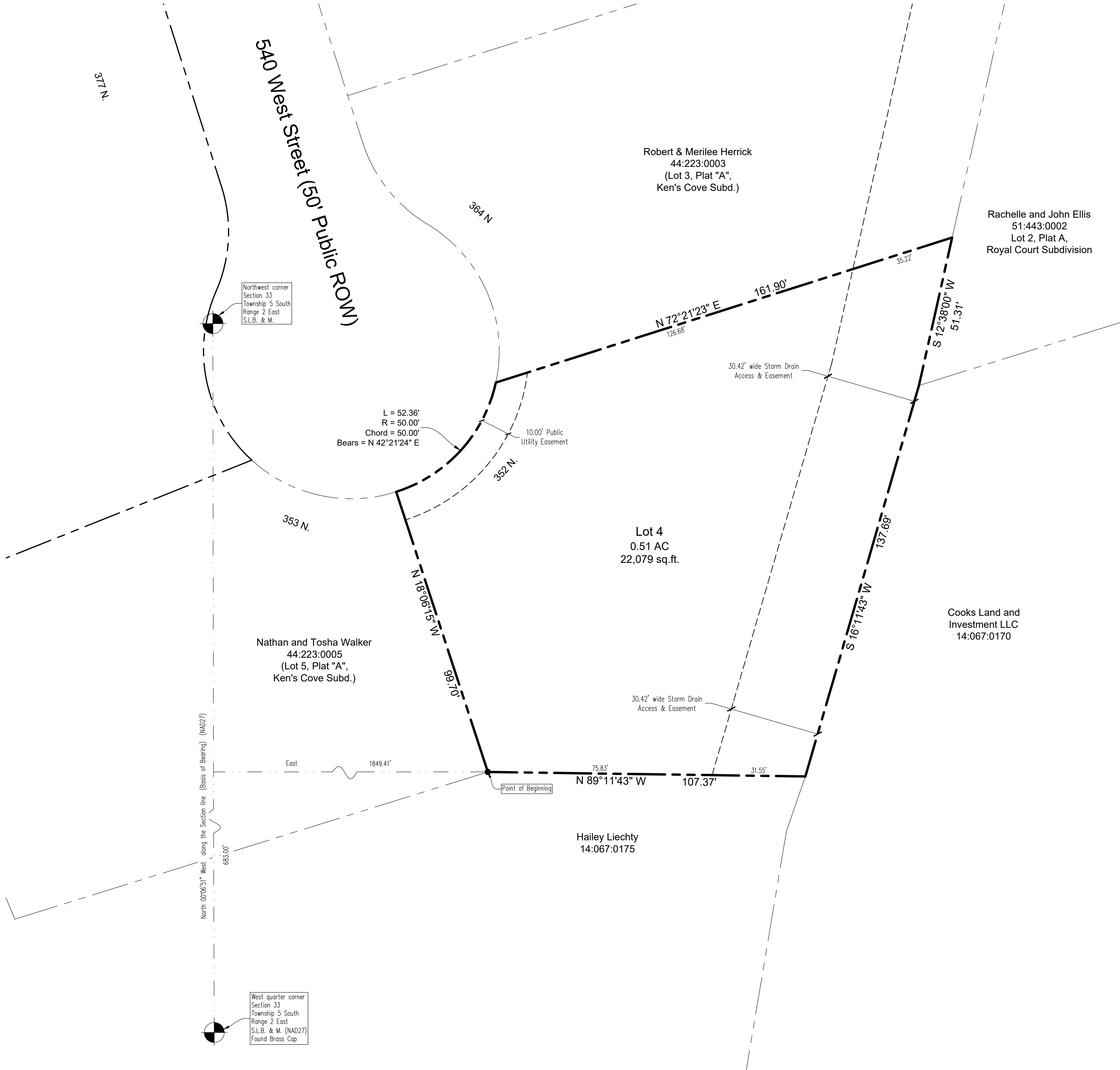


1" = 20'

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 description 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 00°06'51" West along the Section line 683.00 feet and East 1849.41 feet from the West quarter corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 18°06'15" 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 72°21'23" East along Lot 3, Plat "A", Ken's Cove Subdivision 161.90 feet; thence South 12°38'00" West along Ken's Cove Plat "A", 51.31 feet; thence South 16°11'43" West 137.69 feet; thence North 89°11'43" West 107.37 feet to the point of beginning.

Area = 22,079 sq.ft. or 0.51 Acres

Total number of Lots = 1

Basis of Bearing is North 00°06'51" West along the Section line from the West quarter to the Northwest corner of said Section 33. (NAD27)

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 recordation 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

Ken's Cove Plat "C"

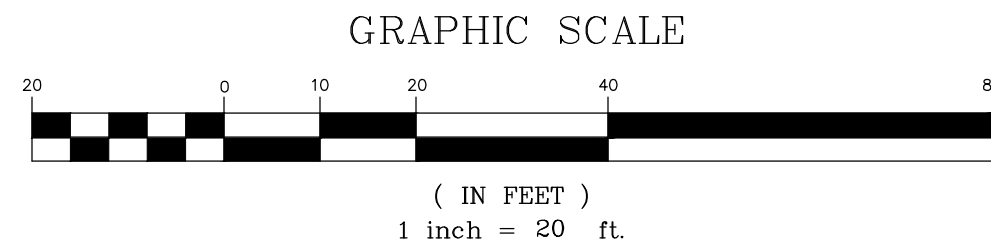
Including a Vacation of Lot 4, Plat "A"
Ken's Cove Subdivision

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

A Geotechnical study was
performed for the Subdivision



Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plat are herby 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.

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