

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, February 10, 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



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staff report materials.

1. Call to Order

2. Approval of minutes - Planning Commission 01/13/2026

3. Public Comment

4. Public Hearing - General Plan Amendment - MS Properties

MS Properties has applied to amend the Lindon City General Plan Street Master Plan Map to remove portions of 1200 W. and 200 N. from the Streets Master Plan Map to allow roadway alignments to be determined at the time of future development. (20 minutes)

5. Major Subdivision Approval – Bylund Farms Phase 2

Jeremiah Larson from Avenue Consultants, on behalf of Mark MacDougal, is seeking preliminary major subdivision approval for Bylund Farms Phase 2 of a four lot single-family residential development.

(20 minutes)

6. Public Hearing - Development Agreement – Westland Development

Troy Dana requests approval and amendment to the 2025 Development Agreement to propose changes to the building design for the properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. The original development agreement was never signed by the developer and the developer is now requesting to amend and continue the original agreement. (20 minutes)

7. Public Hearing - Ordinance Amendment – Timpanogos Special Service District (TSSD)

Timpanogos Special Service District (TSSD) requests an amendment to the Regional Commercial (RC) zoning ordinance to allow above-ground utility facilities and associated buildings, and to modify lot size, frontage, landscaping, and architectural requirements for utility sites. (20 minutes)

8. Public Hearing - Amended Development Agreement – Nutricost Athletic Center

Jason Brown requests an amendment to the 2024 Development Agreement to reduce the lot open space landscaping requirement from 20% to 15%. (20 minutes)

9. Site Plan Approval – Nutricost Athletic Center (continued)

Jason Brown requests site plan approval for the site plan review that was continued by the Planning Commission on September 23, 2025. (20 minutes)

10. Minor Subdivision Approval – Nutricost Athletic Center (continued)

Jason Brown requests a minor subdivision approval for a two-lot subdivision at approximately 1200 W. 700 N. and was continued by the Planning Commission on September 23, 2025. (20 minutes)

11. Community Development Director Report - General City Updates

Adjourn

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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: 02/06/2026 **Time:** 5:00 pm

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