

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, 1**  
**January 13, 2026 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers,  
4 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Steve Johnson, Chairperson  
Invocation: Sharon Call, Commissioner  
Pledge of Allegiance: Jared Schauers, Commissioner

12 **PRESENT**

14 Steve Johnson, Chairperson  
Mike Marchbanks, Commissioner  
Rob Kallas, Commissioner  
16 Sharon Call, Commissioner  
Jared Schauers, Commissioner  
18 Karen Danielson, Commissioner  
Ryan Done, Commissioner  
20 Michael Florence, Community Dev. Director  
Brittany Wilde, City Planner  
22 Brian Haws, City Attorney  
Whitney Hatfield, Deputy Recorder

12 **EXCUSED**

14 Scott Thompson, Commissioner

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

26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning  
28 Commission meeting of December 9, 2025 were reviewed.

30 COMMISSIONER KALLAS MOVED TO APPROVE MINUTES OF THE REGULAR  
MEETING OF DECEMBER 9, 2025. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** – Chairperson Johnson called for comments from any audience  
34 member who wishes to address any issue not listed as an agenda item. There were no  
public comments.

**CURRENT BUSINESS-**

36 4. **Plat Amendment Approval – 352 N. 540 W. – Ken’s Cove Plat “C”, Parcel:**  
38 **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.

40 Brittany Wilde, City Planner, presented the application from Benton Crane, who was  
present at the meeting, for a plat amendment to incorporate additional property being purchased

2 from the property owner at 540 Lakeview Road. She explained that the surrounding zones in all  
3 directions (north, east, south, and west) are R120 residential low density.

4 Ms. Wilde outlined that under Utah Code 10-28-11, an applicant may petition the Land  
5 Use Authority to join two or more of the petitioner fee owners' contiguous lots. She presented the  
6 proposed plat amendment that would incorporate a portion of the property located at 540 West  
7 Lakeview Road (parcel 14:067:0175) and consolidate it into Mr. Crane's existing lot. Ms. Wilde  
8 confirmed that the proposed amendment meets all city subdivision and zoning requirements  
9 including:

10 • The lot is not divided by boundary lines, roads, alleys, or other lots  
11 • The residential lot fronts on a public street  
12 • Side lot lines are at right angles to street lines  
13 • There is an 8-foot-wide storm drain access easement at the back of the property and a 10-  
14 foot public utility easement at the front of the property  
15 • The lot meets the 20,000 square foot minimum lot size requirement

16 Ms. Wilde noted that the city engineer had reviewed the plat and was working on final  
17 technical changes. She concluded that city staff supports this subdivision and plat amendment as  
18 it meets all city requirements.

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

21 COMMISSIONER CALL MOVED TO APPROVE THE APPLICANTS REQUEST  
22 FOR PLAT AMENDMENT APPROVAL OF THE KEN'S COVE PLAT "C" WITH THE  
23 FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH  
24 CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE  
25 PLAT PRIOR TO RECORDING; 2. PRIOR TO PLAT RECORDING, THE APPLICANT  
26 WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES  
27 OF; AND OBTAIN SIGNATURES OF OWNERS' CONSENT TO DEDICATION; ALL  
28 ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; AND 3.  
29 ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DONE SECONDED THE  
30 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

31 CHAIRPERSON JOHNSON AYE  
32 COMMISSIONER KALLAS AYE  
33 COMMISSIONER SCHAUERS AYE  
34 COMMISSIONER DANIELSON AYE  
35 COMMISSIONER MARCHBANKS AYE  
36 COMMISSIONER CALL AYE  
37 COMMISSIONER DONE AYE  
38 THE MOTION CARRIED UNANIMOUSLY.

39  
40 **5. Open and Public Meetings Training**

2                   City Prosecutor, Brian Haws, conducted the annual Open and Public Meetings training.  
3                   Mr. Haws showed a training video produced by the State Auditor's Office. The video covered  
4                   key aspects of the Open Meetings Act, including:

- What constitutes an open and public meeting
- Types of meetings (regular meetings, public hearings, electronic meetings, emergency meetings)
- Requirements for closing a meeting, including the two-thirds vote threshold
- Documentation requirements for closed meetings
- Notice requirements for public meetings

6                   After the video, Mr. Haws briefly clarified that for closed meetings discussing litigation,  
8                   the session must be recorded and maintained in case of any challenges to verify compliance with  
10                  the law. However, discussions about security devices or someone's competency do not require  
12                  recording as long as the presiding officer signs a certificate verifying the nature of the discussion.

14                  Commissioner Kallas asked about potential scenarios where the Planning Commission  
16                  might need to hold a closed meeting. Mr. Haws explained that such instances would be rare for  
18                  the Planning Commission, but the City Council occasionally holds closed meetings for litigation  
                        or property acquisition discussions.

## 20                  6. Community Development Director Report

- Next meeting January 27<sup>th</sup>
- Upcoming agenda items
- Misc. City Updates

24                  ADJOURN –

26                  COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 6:52  
27                  PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED  
28                  IN FAVOR. THE MOTION CARRIED.

30                  Approved, February 10, 2026

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34                  Steven Johnson, Chairperson

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38                  Michael Florence, Community Development Director