

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, January 13, 2026 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: Sharon Call, Commissioner
Pledge of Allegiance: Jared Schauers, Commissioner

PRESENT

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

EXCUSED

Scott Thompson, 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 December 9, 2025 were reviewed.

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.

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. **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.

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

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

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

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

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

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

COMMISSIONER CALL MOVED TO APPROVE 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; AND OBTAIN SIGNATURES OF OWNERS' CONSENT TO DEDICATION; ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; AND 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DONE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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:

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

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

15 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
17 the Planning Commission, but the City Council occasionally holds closed meetings for litigation
18 or property acquisition discussions.

19 **6. Community Development Director Report**

- 20 • Next meeting January 27th
- 21 • Upcoming agenda items
- 22 • Misc. City Updates

23 **ADJOURN** –

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25 COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 6:52
26 PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED
27 IN FAVOR. THE MOTION CARRIED.
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30 Approved, February 10, 2026
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Steven Johnson, Chairperson
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Michael Florence, Community Development Director
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