

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **February 10, 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.**

6  
7 Conducting: Steve Johnson, Chairperson  
8 Invocation: Jared Schauers, Commissioner  
9 Pledge of Allegiance: Rob Kallas, Commissioner

10 **PRESENT**

**EXCUSED**

11 Steve Johnson, Chairperson  
12 Scott Thompson, Commissioner  
13 Rob Kallas, Commissioner  
14 Sharon Call, Commissioner  
15 Jared Schauers, Commissioner  
16 Karen Danielson, Commissioner  
17 Ryan Done, Commissioner  
18 Michael Florence, Community Dev. Director  
19 Brittany Wilde, City Planner  
20 Brian Haws, City Attorney  
21 Britni Laidler, Recorder

Mike Marchbanks, Commissioner

22  
23  
24 **1. CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

25  
26 **2. APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning  
27 Commission meeting of January 13, 2026 were reviewed.

28  
29 COMMISSIONER KALLAS MOVED TO APPROVE MINUTES OF THE REGULAR  
30 MEETING OF JANUARY 13, 2026. COMMISSIONER CALL SECONDED THE MOTION.  
31 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32  
33 **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  
35 public comments.

36  
37 **CURRENT BUSINESS-**

38  
39 **4. Public Hearing - General Plan Amendment - MS Properties.** MS Properties has  
40 applied to amend the Lindon City General Plan Street Master Plan Map to remove  
41 portions of 1200 W. and 200 N. from the Streets Master Plan Map to allow roadway  
42 alignments to be determined at the time of future development.

43  
44 Michael Florence, Community Development Director, presented the application from  
45 MS Properties to amend the Lindon City General Plan Street Master Plan Map by removing  
46 portions of 1200 W and 200 N. Currently, these streets don't connect, and the applicant wants the  
future road alignments to be flexible and determined at the time of property development, rather

2 than being locked into the existing master plan. The discussion began with questions from the  
commission about how this change would impact emergency vehicle access. Staff assured the  
4 commission that after discussions with the city engineer, they identified no circulation concerns.

6 Martin Snow, representing MS Properties as the applicant, elaborated on the reasoning  
for the application, emphasizing that he owns various industrial buildings in the region. He  
8 shared how the city had previously approached him regarding providing property for the  
construction of 1400 West, which initiated discussions about the removal of the planned roads  
10 from the current master plan. Mr. Snow stated that there would be no immediate advantage to  
having the 1200 West road go through existing industrial areas. This proposal seeks to reimagine  
12 the road layout to better fit with future developments of these properties.

14 Reflecting on historical agreements, Mr. Snow mentioned that in 2008, the city had  
entered into a development agreement concerning a future road. At that time, bond money was  
16 posted for securing the road's construction, and this money has remained with the city since then.  
Approval of the current application would result in the release of that bond money.

18 Chairperson Johnson asked for any further questions or comments from commission.  
20 Hearing none he called for a motion to open the public hearing.

22 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

24 Chairperson Johnson asked for any public comments. The following comments were  
26 made:

28 Jim Dain – questioned the future of the currently existing road stub. Staff noted that utility  
services would be maintained in that area through existing easements. Further, Jim Dain inquired  
30 whether a turnaround or a vacating of the street might be necessary for the stub, considering that  
the utilities could still be accessed. The staff explained that while leaving the road stub might  
32 invite questions about future connectivity, the primary concern was maintaining utility access  
and accommodation for future development layouts, rather than immediately removing it from  
34 the map.

36 Staff noted that utility services would be maintained in that area through existing  
easements. Moreover, despite the planned removal of roads from the master plan, future  
38 development phases would still hold opportunities for aligning roadways as development  
requires. The commission deliberated over the issue, with Commissioner Thompson voicing  
40 concerns about preserving the intent of the master plan. Staff underscored their commitment to  
flexibility, explaining that the properties would still have options for future road alignments upon  
42 eventual redevelopment.

44 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER DANIELSON SECONDED THE MOTION. THE MOTION CARRIED.

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

4  
6 COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE  
2026-02-O TO AMEND THE LINDON CITY GENERAL PLAN STREET MASTER PLAN  
MAP WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE STAFF REPORT.  
8 COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

10 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
12 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
14 COMMISSIONER CALL AYE  
COMMISSIONER DONE AYE  
16 COMMISSIONER THOMPSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

18  
20 **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.

22  
24 Michael Florence, Community Development Director, presented this item and noted that  
Jeremiah Larson from Avenue Consultants was present of behalf of Mark MacDougal to answer  
any questions the commission may have. Director Florence noted that this is for preliminary  
26 approval of Bylund Farms Phase 2, a four-lot single-family residential subdivision.

28 Director Florence explained that the property includes wetland and floodplain areas, with  
the wetlands requiring preservation. The Army Corps of Engineers has issued a permit to pipe  
30 and fill a ditch area, while preserving other wetland areas. The subdivision plan shows four lots,  
with one larger lot (43,000 sq ft) that includes floodplain area but has a buildable area outside the  
32 floodplain. He also noted that a remnant parcel would need to be either put into an HOA or  
otherwise disposed of.

34  
36 Director Florence elaborated on a narrow section of 200 North, which is necessary for  
accessing the subdivision. He stated that the road is especially narrow in certain areas, with an  
asphalt width of only about 20 feet. This condition has raised safety concerns among the  
38 residents and commissioners since it impacts the ease with which vehicles, including large  
construction vehicles, can pass safely. Staff indicated that widening this stretch of 200 North  
40 could not be a condition imposed on the developer, as it would involve costs and land that are  
beyond the developer's control and responsibility. This particular stretch of road was not initially  
42 developed to accommodate the current level of traffic, which is primarily because the residential  
development in this area evolved over time. As several residents and commissioners pointed out,  
44 the existing conditions of the road often make it challenging for vehicles to maneuver,  
particularly when cars are parked on the roadside. Some commissioners expressed that  
46 addressing this issue might require an intervention at the city level, such as examining other

2 ways to improve road safety without placing an undue burden on the developer responsible  
solely for the subdivision.

4  
6 Commissioner Schauers inquired about potential uses within the floodplain areas of the  
properties. Staff explained that the city's ordinance allows certain activities and constructions  
8 within floodplain areas, provided specific criteria are met. For instance, landowners can engage  
in grazing activities in the floodplain. Additionally, outbuildings are permitted, but they require  
10 proper designs to adhere to safety codes. These designs include flood-proof venting strategies,  
allowing water to flow through or around the structure without causing significant damage. Also,  
12 utilities like electrical outlets need to be elevated to avoid flood risks. However, it was  
emphasized that in the designated wetland areas, strict protections are in place. No structures or  
14 activities can encroach upon these wetlands to ensure their ecological integrity is preserved.  
These protections align with the permit conditions issued by the Army Corps of Engineers,  
16 emphasizing that any development will maintain the necessary buffer zones to safeguard these  
environmentally sensitive areas.

18 Mr. Larson, explained that the developer would pipe water through the property, moving  
the discharge point for an existing culvert. This alteration involves relocating the headwater,  
20 which is a natural spring currently feeding into the ditch. He noted that by redirecting the  
culvert's path to the end of the road on their property, it is anticipated that the source of moisture  
22 for the wetland area will be shifted downstream, as additional parts of the current seepage  
corridor are piped. This change is expected to dry up certain elevated sections of the existing  
24 wetland, moving the point at which water surfaces further down the stream, primarily affecting  
the distance between the present discharge location and the new one.

26  
28 Chairperson Johnson called for any questions or comments from the public that were  
present. The following comments were made:

30 Karl Jensen – whose property is adjacent to the proposed road development, expressed worry  
about the narrowness of 200 North. He noted that the road was originally designed to  
32 accommodate 12 half-acre lots but is now serving 16 residences, and any additional development  
would exacerbate existing safety issues. With the addition of more houses, the increased traffic  
34 could significantly impede safety and accessibility. His historical insight mentioned that the city  
should have invested in widening efforts when previous property ownership changes occurred.

36  
38 Jim Dain – emphasized the importance of the water source in the Hollow. He highlighted the  
shift in water infrastructure, where the city abandoned delivering secondary water through the  
North Union Canal. As a result, the hollow's water source is becoming increasingly crucial for  
40 the city since it's now serves as a primary source, necessitating careful planning and preservation  
efforts.

42  
44 Greg Lupus – raised concerns about the impact of the subdivision on his property, which  
includes a pond that depends on water from the area in question. He expressed frustrations about  
longstanding issues with utilities and the perceived lack of clarity around the temporary  
46 easement for utilities on his land. He worried that recent changes could disrupt the flow of water  
to his pond, affecting its viability.

2 In addition to individual concerns, multiple residents highlighted the broader safety issues  
4 presented by the narrow road conditions on 200 North. They mentioned how the street's poor  
6 condition makes navigation difficult, and the road barely accommodates two passing cars  
8 without parked vehicles. This challenge is compounded for larger construction vehicles that  
10 would be necessary for the new development, raising further concerns about traffic congestion  
12 and safety hazards during and after the construction phase.

14 Chairperson Johnson called for any further comments or discussion from the  
16 Commission.

18 The Commission engaged in extensive discussion about their authority regarding the  
20 application. Several residents expressed concerns about the subdivision's impact, specifically  
22 around issues such as the road's narrowness on 200 North and the potential loss of water  
24 affecting nearby ponds and irrigation systems. Other worries included increased traffic and the  
26 potential for flooding and safety hazards. Various commissioners raised questions on how the  
28 floodplain would be managed, with Director Florence explaining the city's floodplain ordinance's  
30 requirements and criteria for building in such areas. Concerns were also raised about potential  
32 liabilities for the city should flooding occur after approving the subdivision. City Attorney, Brian  
34 Haws, clarified that if an application meets code requirements, denial solely based on potential  
36 safety issues without clear evidence could result in legal challenges. He emphasized that liability  
38 for floods typically rests with engineering compliance and adherence to city ordinances rather  
40 than the approval process itself. Ultimately, the Commission was advised by Prosecutor Haws  
42 that the application met the city's code requirements, and they had a legal obligation to approve it  
44 if it conformed to code, as denying it without substantiated evidence of non-compliance or  
46 immediate safety risks could lead to legal ramifications for the city, potentially resulting in a  
constitutional taking claim against their decision.

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

COMMISSIONER DONE MOVED TO APPROVE THE APPLICANT'S REQUEST  
FOR PRELIMINARY APPROVAL OF THE BYLUND FARMS PHASE 2 MAJOR  
SUBDIVISION WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL  
CONTINUE TO WORK WITH THE CITY STAFF TO MAKE ALL FINAL CORRECTIONS  
TO THE ENGINEERING DOCUMENTS AND PLAT FOR RECORDING; 2. THE PHASE 2  
PLAT WITH LOT LAYOUTS IS PRELIMINARILY APPROVED AS PROPOSED; 3. PRIOR  
TO PLAT RECORDING, THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT  
MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNER'S CONSENT TO  
DEDICATION, AND OBTAIN SIGNATURE OF ALL ENTITIES INDICATED ON THE  
ATTACHED SUBDIVISION PLAT; 4. A DEED RESTRICTION SHALL BE RECORDED  
WITH THE PLAT FOR LOT 10 PROHIBITING DEVELOPMENT OR FILL WITHIN THE  
IDENTIFIED WETLANDS AREA; 5. COMPLETE (OR POST AN ADEQUATE  
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED  
WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE  
IMPROVEMENTS; 6. ALL PLANS AND THE PLAT SHALL COMPLY WITH THE  
LINDON CITY DEVELOPMENT MANUAL AND SUBDIVISION ORDINANCE; 7. PUBLIC

2 INFRASTRUCTURE IMPROVEMENTS IN THE FLOOD ZONE ARE CONTINGENT UPON  
THE PLANNING COMMISSION AND CITY COUNCIL AMENDING TITLE 17.62 FLOOD  
4 DAMAGE PREVENTION; 8. ALL ITEMS OF THE STAFF REPORT; 9. THE REMNANT  
PARCEL BE DISPOSED OF OR PLACED IN AN HOA PRIOR TO FINAL PLAN APPROVAL BY CITY  
6 STAFF. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

8	CHAIRPERSON JOHNSON	AYE
	COMMISSIONER KALLAS	NAY
10	COMMISSIONER SCHAUERS	AYE
	COMMISSIONER DANIELSON	AYE
12	COMMISSIONER CALL	AYE
	COMMISSIONER DONE	AYE
14	COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

16

*Commissioner Kallas opposing due to unanswered questions about water impacts.*

18

20 **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  
22 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  
24 agreement.

26 Brittany Wilde, City Planner, presented a request from Troy Dana to amend the  
previously approved yet unsigned 2025 Development Agreement concerning properties located  
28 at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. This request involved significant changes to  
the buildings' designs initially approved in 2025. The earlier 2025 renderings illustrated two-  
30 story wood construction for buildings A and B, while buildings C and D were planned as single-  
story concrete tilt-ups. However, the revised 2026 design proposes that all these buildings will  
32 now be single-story concrete tilt-ups, featuring different architectural elements compared to the  
original plans.

34

36 Mr. Dana explained that the original architectural plans, drafted by a previous architect,  
proved infeasible upon further examination. Therefore, Mr. Dana decided to change architects,  
leading to the new design proposals. The updated plans include improvements, such as larger  
38 12x14 glass doors, compared to the previous 10x12 sizes. They also feature larger front windows  
and canopies over the doors, intending to provide both functionality and an aesthetic appeal that  
40 aligns with Lindon's architectural standards. Mr. Dana emphasized that the shift to concrete tilt-  
ups, though more expensive than stick-frame construction as previously planned, was driven by  
42 the desire to provide a higher quality product rather than saving costs. The new designs also aim  
to address resident concerns about potential privacy intrusions, particularly the changes from  
44 second-floor views that could overlook adjacent residential properties.

46 The Commission noted the absence of brick, wood, or form textures in the new tilt-up  
plans, though Mr. Dana clarified that these elements were initially necessary only due to the

2 specific construction style previously proposed. Now, the new design aligns more closely with  
4 established architectural practices for tilt-up buildings in the area. Additional building features  
6 include added pop-outs and score lines, which aim to enhance the project's visual appeal. Mr.  
Dana stressed that the development would remain consistent with prior commitments to local  
residents, ensuring both aesthetic integration and functional coherence within the community.

8 Commissioner Kallas asked about the walking path, which Mr. Dana confirmed would  
10 remain the same. The Commission noted that while the buildings would look different than  
originally approved, the new design appeared attractive and appropriate.

12 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.  
14 COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

16 Chairperson Johnson called for any comments from the public. Hearing none he called  
for a motion to close public hearing.

18 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
20 COMMISSIONER DANIELSON SECONDED THE MOTION. THE MOTION CARRIED.

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

24 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF  
26 RESOLUTION 2026-07-R TO AMEND THE DEVELOPMENT AGREEMENT BETWEEN  
WESTLAND DEVELOPMENT LLC AND LINDON CITY. COMMISSIONER DONE  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON JOHNSON	AYE
COMMISSIONER KALLAS	AYE
30 COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
32 COMMISSIONER CALL	AYE
COMMISSIONER DONE	AYE
34 COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

36  
38 **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  
40 associated buildings, and to modify lot size, frontage, landscaping, and architectural  
requirements for utility sites.

42  
44 Michael Florence, Community Development Director, presented the request from  
Timpanogos Special Service District (TSSD) to amend the Regional Commercial zoning  
46 ordinance to allow above-ground utility facilities and buildings, and modify requirements for  
utility sites.

2 Richard Mickelsen from TSSD explained that the district is undergoing major plant  
3 upgrades to accommodate growth and capture odors. The project involves capturing methane  
4 gas and hydrogen sulfide, purifying it, and injecting the methane back into the grid through  
5 Enbridge. The proposed amendment would allow a metering station on a 1.7-acre pad.

6  
7 The proposed amendments would: 1) allow above-ground gas utility lines and associated  
8 buildings; 2) exempt utility sites from the 100-foot frontage requirement while still requiring  
9 access; 3) exempt utility sites from the 25% open space landscaping requirement (except next to  
10 residential areas); and 4) exempt buildings under 800 square feet from architectural  
11 requirements while still requiring block construction.

12  
13 Commissioners expressed concerns about the visual impact of above-ground pipes and  
14 equipment, particularly with the future Vineyard Connector road planned nearby. They  
15 suggested adding a requirement for solid wall screening around the utility pad. TSSD  
16 representatives noted they would need to coordinate with Enbridge regarding security concerns  
17 but were willing to work with the city on screening requirements.

18  
19 COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING.  
20 COMMISSIONER DANIELSON SECONDED THE MOTION. THE MOTION CARRIED.

21  
22 Chairperson Johnson called for any comments from the public. Hearing none he called  
23 for a motion to close public hearing.

24  
25 COMMISSIONER DANIELSON MOVED TO CLOSE THE PUBLIC HEARING.  
26 COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

27  
28 Chairperson Johnson called for any further comments or discussion from the  
29 Commission. Hearing none he called for a motion.

30  
31 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF  
32 ORDINANCE AMENDMENT 2026-1-O AS PRESENTED WITH THE CHANGES OF  
33 ELIMINATING THE 20,000 SQUARE FEET REQUIREMENT AND ADDING  
34 REQUIREMENTS FOR SOLID CONCRETE OR PRECAST CONCRETE WALL  
35 SCREENING. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS  
36 RECORDED AS FOLLOWS:

37 CHAIRPERSON JOHNSON	AYE
38 COMMISSIONER KALLAS	AYE
39 COMMISSIONER SCHAUERS	AYE
40 COMMISSIONER DANIELSON	AYE
41 COMMISSIONER CALL	AYE
42 COMMISSIONER DONE	AYE
43 COMMISSIONER THOMPSON	AYE

44 THE MOTION CARRIED UNANIMOUSLY.

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

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

6           Michael Florence, Community Development Director, presented agenda items 8, 9 and  
10          10 at this time. Director Florence presented Jason Brown's request to amend the 2024  
8          Development Agreement to reduce the open space landscaping requirement from 20% to 15%.  
He explained this amendment would update the site plan exhibit in the development agreement  
10          and confirm that corner treatments and decorative lighting would be included. Director Florence  
12          displayed renderings showing the changes from the original plan to the current design. These  
14          renderings highlighted a shift in architectural emphasis, focusing now entirely on athletics  
without the previously planned warehouse space.

16          Jason Brown, the applicant, mentioned the exciting changes, indicating that the facility is  
likely to be entirely devoted to athletics. This shift away from warehouse space marks a  
18          significant development in the project's scope. Specifically, Mr. Brown mentioned that the  
athletic facility would host a variety of sporting activities, with ample indoor space optimized for  
20          sports such as volleyball, potentially accommodating tournaments and regional athletic events.  
With a stronger focus on athletics, the facility aims to become a key destination for sports  
enthusiasts and participants alike.

22          The commission noted that the updated site plan not only reduces landscaping to 15% but  
24          also includes features like benches and planters, intended to enhance the overall visual appeal  
and functionality of the site. These additions aim to create a welcoming environment for both  
26          athletes and spectators.

28          COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER KALLAS SECONDED THE MOTION. THE MOTION CARRIED.

30          Chairperson Johnson called for any comments from the public. The following comments  
32          were made:

34          Carolyn Lundberg – expressed strong support for the project. She pointed out the potential  
regional draw of the Nutricost Athletic Center, highlighting the enthusiasm from Explore Utah  
36          Valley, the county's PR firm. They are eager to promote the facility and emphasized their  
readiness to book events as soon as the center becomes operational. This expectation of regional  
38          engagement underscores the anticipated economic and community benefits the center is likely to  
bring to Lindon. The discussion also touched upon logistics, such as the ample parking provision,  
40          exceeding minimum requirements, and ensuring that guests would have sufficient space and  
convenience during events. The collaboration between Jason Brown and city planners  
42          demonstrated a shared vision for making the Nutricost Athletic Center a pivotal community  
asset, inspiring active lifestyles and fostering regional connectivity.

44          COMMISSIONER DONE MOVED TO CLOSE THE PUBLIC HEARING.  
46          COMMISSIONER KALLAS SECONDED THE MOTION. THE MOTION CARRIED.

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

4  
6 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF  
RESOLUTION 2026-08-R TO AMEND THE 2024 DEVELOPMENT AGREEMENT  
8 BETWEEN JASON BROWN AND LINDON CITY AS PRESENTED (OR LISTED  
CHANGES). COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

10 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
12 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
14 COMMISSIONER CALL AYE  
COMMISSIONER DONE AYE  
16 COMMISSIONER THOMPSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

18  
20 **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.

22  
24 *Presented in agenda item #8. This item was a continuation from the September 23, 2025  
meeting for site plan approval of the Nutricost Athletic Center.*

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

28  
30 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT’S REQUEST  
FOR SITE PLAN APPROVAL 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; 2. THE PLANS WILL  
MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY  
34 DEVELOPMENT MANUAL; 3. TREES PLANTED ALONG 700 NORTH WILL COMPLY  
WITH THE RECOMMENDATIONS FROM THE TREE BOARD; A TWO LANDSCAPE  
36 BERM WILL BE CREATED FOR THE STREET LANDSCAPING ALONG 700 N.; 4. THE  
APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS, IF APPLICABLE;  
38 5. ALL ITEMS OF THE STAFF REPORT 6. CONDITIONAL UPON APPROVAL IS  
CONTINGENT UPON CITY COUNCIL APPROVAL OF THE DEVELOPMENT  
40 AGREEMENT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE  
WAS RECORDED AS FOLLOWS:

42 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
44 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
46 COMMISSIONER CALL AYE  
COMMISSIONER DONE AYE

2 COMMISSIONER THOMPSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

4  
6 **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.

8  
10 *Presented in agenda item #8. This item was a continuation from the September 23, 2025  
meeting for minor subdivision approval for a two-lot subdivision at approximately 1200 W. 700  
N.*

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

14  
16 COMMISSIONER DONE MOVED TO APPROVE THE APPLICANT’S REQUEST  
FOR MINOR SUBDIVISION APPROVAL AT APPROXIMATELY 1200 W. 700 N.  
(PARCEL 14:050:0051) WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT  
18 WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL  
CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. IF REQUIRED,  
20 COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE),  
WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC  
22 INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT RECORDING, THE  
APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED  
24 SIGNATURES OF OWNERS’ CONSENT TO DEDICATION; AND OBTAIN SIGNATURES  
OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4.  
26 THE PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE  
SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; AND  
28 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DANIELSON SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

30 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
32 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
34 COMMISSIONER CALL AYE  
COMMISSIONER DONE AYE  
36 COMMISSIONER THOMPSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

38  
40 **6. Community Development Director Report**

- Next meeting: February 24<sup>th</sup>
- Misc. City Updates

42  
44 **ADJOURN** –

46 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 9:40 PM.  
COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
THE MOTION CARRIED.

2

Approved, February 24, 2026

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Steven Johnson, Chairperson

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12 Michael Florence, Community Development Director