

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, March**
4 **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 Conducting: Steve Johnson, Chairperson
8 Invocation: Scott Thompson, Commissioner
Pledge of Allegiance: Steve Johnson, Commissioner

PRESENT

12 Steve Johnson, Chairperson
Mike Marchbanks, Commissioner
14 Scott Thompson, Commissioner
Rob Kallas, Commissioner
16 Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
18 Britni Laidler, Recorder

EXCUSED

Sharon Call, Commissioner
Jared Schauers, Commissioner
Karen Danielson, Commissioner
Ryan Done, Commissioner

- 20 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.
22 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
24 Commission meeting of January 12, 2026, and February 24, 2026 were reviewed.

26 COMMISSIONER THOMPSON MOVED TO APPROVE MINUTES OF THE
REGULAR MEETING OF JANUARY 12, 2026, AND FEBRUARY 24, 2026.
28 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

30 COMMISSIONER KALLAS MOVED TO APPROVE MINUTES OF THE REGULAR
MEETING OF FEBRUARY 24, 2026. COMMISSIONER THOMPSON SECONDED THE
32 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

38 **CURRENT BUSINESS-**

40 COMMISSIONER THOMPSON MOVED TO CONTINUE AGENDA ITEM #6 TO
THE NEXT MEETING. COMMISSIONER KALLAS SECONDED THE MOTION. ALL
42 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

- 44 4. **Public Hearing – Ordinance Amendment – Title 5.07 Cell Tower** Amendment of the
46 Lindon City Code related to wireless communication towers. The proposed ordinance
updates requirements for stealth towers, clarifies land use approval authorities, permitted
zoning districts, setbacks, application requirements and general code clean-up.

2 Michael Florence, Community Development Director, presented amendments to the city's
wireless communication tower ordinance and noted that Lindon has a unique approach where
4 cell towers must first be located on city property, so the revenue benefits all residents rather than
individual property owners. He noted that this revenue helps fund public infrastructure like
6 roads. Director Florence then stated that the city currently has four cell towers: three flagpoles
above the junior high, one at city hall, one at the public works building on Center Street, and one
8 at the lift station. He noted that two additional towers are being considered - Verizon wants one
near the animal shelter, and AT&T is evaluating a site near Scotts Lawn Products.

10
12 The current ordinance establishes a priority system: first city property in light industrial,
heavy industrial, or commercial general zones; then school district property with council
approval; finally other non-residential property with council approval.

14
16 Director Florence presented proposed changes to the commission. He noted that the city
proposed adding mixed commercial, regional commercial, public facilities, and PC1 and PC2
zones to the list of areas where city-owned towers could be placed. However, commissioners
18 raised concerns about whether the city owns property in all these zones. Chairperson Johnson
questioned whether the city would ever consider purchasing property specifically for cell tower
20 purposes. Director Johnson indicated this was unlikely due to zoning requirements and minimum
lot sizes.

22
24 The discussion revealed complications with including school district properties, as many
are located in residential neighborhoods. Commissioner Kallas expressed concern about
approving towers in residential areas, even on school property. The commissioners agreed to
26 remove public facilities zoning from the first priority tier and keep it only in the second tier,
which requires council approval.

28
30 Director Florence then presented the proposal of changing the current requirement that all
new towers must be stealth towers, instead giving the city council discretion to waive this
requirement. The presentation included examples of various stealth designs including fake trees,
32 water tanks, silos, and flagpoles. Commissioners agreed this change would allow appropriate
flexibility, particularly for towers in industrial zones where stealth design might be less critical.

34
36 Following general discussion, Chairperson Johnson called for a motion to open the public
hearing.

38 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE MOTION CARRIED.

40
42 Chairperson Johnson called for any comments from public present. Hearing none, he
called for a motion to close the public hearing.

44 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER THOMPSON 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 MARCHBANKS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2026-2-O AS PRESENTED. COMMISSIONER KALLAS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

8 CHAIRPERSON JOHNSON AYE
COMMISSIONER KALLAS AYE
10 COMMISSIONER MARCHBANKS AYE
COMMISSIONER THOMPSON AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 **5. Public Hearing - Ordinance Amendment – Commercial Design Standards Color
Palette** Amend the Commercial Design Standard Color Palette to allow a range of off-
16 white earth tones as approved colors for commercial building exteriors.

18 City Planner, Brittany Wilde, presented a proposed amendment to add off-white earth
tones to the commercial design standards color palette. She explained that staff had received
20 several requests for off-white colors, and recent buildings had demonstrated that these colors
could look aesthetically pleasing. She then presented examples of recent buildings using off-
22 white colors to the commission and then presented physical color swatches since the digital
colors didn't display well on screen. The proposed colors all have tonal qualities rather than
24 being pure white.

26 Commission Kallas expressed that while he wasn't opposed to white colors, he had
concerns about buildings that were entirely white. He felt that white mixed with other colors on a
28 building was acceptable, but a completely white building would be problematic. He referenced
examples of recent buildings that looked good because they incorporated contrasting colors.
30 Commissioner Marchbanks agreed, stating that contrast colors made white acceptable, but when
buildings approached being entirely white, it became more problematic. Commissioner
32 Thompson noted that people often have concerns about all-white buildings.

34 Chairperson Johnson suggested that white could work well when paired with dark trim,
estimating that a building could be 80% white with 20% dark trim and still look appropriate. The
36 commissioners viewed various building examples via Google Maps, noting that buildings with
white combined with brick, brown trim, or other contrasting elements looked attractive, while
38 buildings that were predominantly white appeared stark. The commissioners agreed to approve
the white-colored addition but with a requirement for contrasting elements.

40
42 Following general discussion, Chairperson Johnson called for a motion to open the public
hearing.

44 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED.

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

4
6 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED.

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

10
12 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2026-3-O AS DISCUSSED WITH INCLUDING COLOR OF
14 WHITE TO COLOR PALETTE AND THAT IT HAS A CONTRASTING TRIM OR 30%
COLOR. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

16 CHAIRPERSON JOHNSON AYE
18 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER THOMPSON AYE

20 THE MOTION CARRIED UNANIMOUSLY.

22 **6. Planning Commission Election 2026– Chair and Vice-Chair**

24 *Continued to next meeting per motion at beginning of meeting.*

26 **7. Community Development Director Report**

- Next meeting – March 24, 2026
- Joint City Council Meeting April 28th at 6:00 PM followed by regular Planning
Commission meeting at 7:00 PM
- Misc. City Updates

30 **ADJOURN** –

32
34 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 7:10 PM.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

36
38 Approved, March 24, 2026

40
42 _____
Steven Johnson, Chairperson

44
46 _____
Michael Florence, Community Development Director