

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, March**  
4 **24, 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: Sharon Call, Commissioner  
10 Pledge of Allegiance: Jared Schauers, Commissioner

12 **PRESENT**

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

**EXCUSED**

Brian Haws, City Attorney

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  
Commission meeting of March 10, 2026, were reviewed.

28 COMMISSIONER KALLAS MOVED TO APPROVE MINUTES OF THE REGULAR  
MEETING OF MARCH 10, 2026. COMMISSIONER MARCHBANKS SECONDED THE  
30 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32 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.

34 **CURRENT BUSINESS-**

36 4. **Ordinance Amendment – Title 17.62 Flood Damage Prevention.** An amendment to  
Lindon City Code 17.62 updating the Lindon City Flood Damage Prevention ordinance  
and to comply with the requirements of the National Flood Insurance Act, and to adopt  
38 the most recent FEMA Flood Insurance Rate Maps which go into effect on June 23,  
2026 that include the new Coastal High Hazard Areas for Flood Zones V and VE. The  
40 application is made by Lindon City.

42 Community Development Director, Mike Florence, presented this item. He explained that  
FEMA and the State of Utah had been studying wave heights along Utah Lake's 89-mile

2 shoreline over the past couple of years and noted that this study resulted in the creation of a new  
4 VE zone—a floodplain zone based on wave height length that has minimal effect on Lindon  
City.

6 Director Florence described how the base flood elevation is considered the highest point  
of wave height, with any structures required to be built one foot above that elevation. The VE  
8 zones, measured at elevations of 4,500, 4,900, and 4,498 feet, primarily touch wetlands zoned as  
recreational mixed use, mostly owned by the state of Utah, UDOT, and Utah County. He  
10 emphasized that unlike other cities such as Vineyard, American Fork, and Provo where the zones  
affect developable areas, Lindon's VE zones have virtually no impact on developable land.

12 Director Florence noted that FEMA had issued public notices of the new floodplain areas  
last year, allowing property owners to comment. The new maps become effective June 23, 2026,  
14 and Lindon City must adopt this zoning to continue participating in the National Flood Insurance  
Program. He then stated that the ordinance update was largely cleanup language—capitalizing  
16 terms and moving sections—without significant changes to current requirements. He mentioned  
that some areas on the west side actually saw benefits, with certain blue flood zone areas being  
18 reduced to orange areas (2 percent annual flood hazard areas), which don't require flood  
insurance. He then noted that the ordinance was reviewed by both FEMA and the state, who  
provided comments for corrections, mostly related to citation references.

20 Commissioner Kallas asked for clarification about the elevation differences between  
zones, noting that the boat harbor's Zone AE at 4,496 feet is three feet lower than the VE zone's  
22 4,499 feet to the west. Director Florence explained that wave heights would be higher in the lake  
area and dissipate as they come onshore. Commissioner Kallas then inquired about potential  
24 impacts on the planned education center near the harbor. Director Florence confirmed it would  
not be affected as it's not in a flood zone area, noting that the changes only affected the west side  
26 of Lindon.

28 Commissioner Call asked about the broader implications once the ordinance is  
implemented. Director Florence clarified that while the ordinance applies citywide to ensure  
compliance, the new flood maps only affect the specific area near Utah Lake.

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

32 Ryan Done - from the public, asked for clarification about whether the ordinance changes affect  
other flood areas in the city while map changes only apply to the Utah Lake area. Director  
34 Florence confirmed this was correct, and the ordinance applies citywide, but the flood maps only  
affect the lake area.

36 Chairperson Johnson asked if anyone else wished to speak. Hearing none, he called for a  
motion to close the public hearing.

38 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER KALLAS SECONDED THE MOTION. THE MOTION CARRIED.

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

COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 17.62 OF THE LINDON CITY CODE AMENDING THE FLOOD DAMAGE PREVENTION ORDINANCE AND ADOPTING THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS THAT BECOME EFFECTIVE JUNE 23, 2026. COMMISSIONER CALL 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

THE MOTION CARRIED UNANIMOUSLY.

**5. Planning Commission Election 2026– Chair and Vice-Chair**

Community Development Director Florence explained the process for electing the Chair and Vice Chair, noting they were running late on holding the annual election. The commission agreed to proceed with nominations followed by ballot voting. Following general discussion, a ballot vote was conducted and Commissioner Kallas received majority vote for Chair and Commissioner Thompson for Vice Chair.

CHAIRPERSON JOHNSON MOVED TO ELECT COMMISSIONER KALLAS FOR 2026 PLANNING COMMISSION CHAIRPERSON AND COMMISSIONER THOMPSON AS VICE-CHAIRPERSON THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

**6. Community Development Director Report**

- Next meeting April 14, 2026
- Food Truck regulations discussed
- Upcoming agenda items
- General City Updates

**ADJOURN** –

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COMMISSIONER DANIELSON MOVED TO ADJOURN THE MEETING AT 6:44 PM. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, April 14, 2026

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Steven Johnson, Chairperson

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Michael Florence, Community Development Director