

Lindon City Planning Commission Staff Report



May 12, 2026

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, May 12, 2026**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

1. Call to Order

2. Approval of minutes - Planning Commission 04/14/2026 and 04/28/2026

3. Public Comment

4. Public Hearing – General Plan Future Land Use Map Amendment.

Jake Tate with AWA Engineering has made an application to amend the Lindon City General Plan Future Land Use Map designation for the property located at 500 S 400 W (Parcel 17:015:0141) from Flex Office to General Commercial. (20 minutes)

5. Public Hearing – Zoning Map Amendment.

Jake Tate with AWA Engineering has made an application to amend the Lindon City Zoning Map designation on the property located at 500 S 400 W (Parcel 17:015:0141) from Research & Business (R&B) to Planned Commercial 1 (PC-1). (20 minutes)

6. Major Subdivision – Greyhaven Commons

Jake Tate with AWA Engineering is proposing a major subdivision to divide the property located at 500 S 400 W into five (5)- lots. (Parcel 17:015:0141) (10 minutes)

7. Public Hearing – Lindon City Development Manual Amendment

Lindon City is proposing an amendment to development standard 8a for standard cul-de-sacs to bring the design standard into compliance with the International Fire Code. **This item and the public hearing will be continued to the May 26, 2026, planning commission meeting.**

8. Community Development Director Report - General City Updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindon.gov. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Britni Laidler at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindon.gov websites.

**The duration of each agenda item is approximate only*

Posted By: Britni Laidler, City Recorder

Date: 05/08/2026 Time: 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson
Ryan Done

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, April**
4 **14, 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: Rob Kallas, Chairperson
8 Invocation: Karen Danielson, Commissioner
10 Pledge of Allegiance: Scott Thompson, Commissioner

12 **PRESENT**

12 Rob Kallas, Chairperson
14 Mike Marchbanks, Commissioner
16 Scott Thompson, Commissioner
18 Steve Johnson, Commissioner
20 Sharon Call, Commissioner
22 Jared Schauers, Commissioner
24 Karen Danielson, Commissioner
26 Ryan Done, Commissioner
28 Michael Florence, Community Dev. Director
30 Brittany Wilde, City Planner
32 Britni Laidler, Recorder

EXCUSED

Brian Haws, City Attorney

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 March 24, 2026, were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE MINUTES OF THE
REGULAR MEETING OF MARCH 24, 2026. COMMISSIONER CALL SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Kallas 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. **Public Hearing Ordinance Amendment Water Source Protection.** An amendment to
Lindon City Code Chapter 13.30 Drinking Water Source Protection to align source
protection standards with current Utah Division of Drinking Water requirements,
address permitted and conditional uses, incorporate best practices, require 3rd party
review within a source protection zone, and establish administrative requirements.

Community Development Director, Michael Florence, presented an amendment to
Lindon City Code Chapter 13.30 Drinking Water Source Protection. Director Florence explained

2 that the city engineer and city attorney had collaborated on this ordinance to protect wellhead
4 areas and springs where the city obtains its water supply. He noted that the amendment was
6 prompted by work on the new Well #5 at the cemetery and the cemetery expansion, with the
state recommending updates to align with current regulations.

8 Director Florence then displayed maps showing the city's five wells located east of State
10 Street, which provide the majority of Lindon's culinary water, along with springs in Dry Canyon.
12 He explained the three protection zones around each well: Zone 1 (100-foot radius), Zone 2
(250-day groundwater travel time), and Zone 3 (3-year groundwater travel time). The maps also
showed potential contamination sources identified in a 2009 drinking water study, represented by
stars on the map.

14 Commissioner Marchbanks inquired about water sources, noting that his own private
16 springs had recently gone dry for the first time in 75 years despite having water rights dating to
18 1909. He asked about the percentage of city water coming from wells versus springs, and
20 whether the city receives any water from other municipalities. Director Florence confirmed that
Lindon provides its own water supply, though there are limited shared agreements with Pleasant
Grove for residents near the border. He also clarified that water from the Metropolitan Pipeline
goes only to the pressurized irrigation system, not for culinary use.

22 Chairman Kallas asked about private wells within the city. Director Florence confirmed
24 there are a few residents with private wells, primarily in the foothills area, and explained that
private well owners would need to cap their wells if they develop their property into subdivisions
26 where city water is available. The discussion turned to cemetery requirements within the
protection zones. Director Florence explained that the ordinance now requires reinforced
28 concrete vaults for all burials within Zones 1 and 2 around wellheads, following state best
practices for municipal cemetery expansions. Commissioner Marchbanks noted that Lindon's
newer cemetery sections already require concrete vaults for all burials.

30 Director Florence described how the ordinance would affect the city's review process for
32 conditional uses, business licenses, and development applications. Staff would more
conscientiously review businesses for their storage and handling practices, particularly for auto
34 repair shops and their oil storage and floor drain systems. Public works would continue
providing education materials to businesses about wellhead protection and emergency contacts.

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

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

42 COMMISSIONER DANIELSON MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE MOTION CARRIED.

2 Following general discussion regarding water shares and water levels, Chairperson Kallas
4 called for any further comments or discussion from the Commission. Hearing none, he called for
a motion.

6 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2026-05-O AS PRESENTED. COMMISSIONER
8 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

10 CHAIRPERSON KALLAS	AYE
COMMISSIONER JOHNSON	AYE
12 COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
14 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER CALL	AYE
16 COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

18
6. Community Development Director Report

- 20 • Next Meeting April 28, 2026 – Joint Meeting followed by regular meeting
- General City Updates

22 **New Business**

24 Commissioner Call inquired about the 4 buildings in the canopy district and whether the
City Council had reviewed the updated concepts. Director Florence presented the updated
26 renderings that are going before the Council at their next meeting. Commissioner Call then stated
she had noticed the flower baskets hanging on the light post on Center Street and stated they look
28 nice.

30 **ADJOURN** –

32 COMMISSIONER CALL MOVED TO ADJOURN THE MEETING AT 6:47 PM.
COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN
34 FAVOR. THE MOTION CARRIED.

36 Approved, April 28, 2026

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Rob Kallas, Chairperson

Michael Florence, Community Development Director

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, April**
3 **28, 2026 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
4 State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

7 Conducting: Scott Thompson, Vice Chairperson
8 Invocation: Ryan Done, Commissioner
9 Pledge of Allegiance: Anthony Wilde
10

12 **PRESENT**

13 Scott Thompson, Vice Chairperson
14 Mike Marchbanks, Commissioner
15 Steve Johnson, Commissioner
16 Sharon Call, Commissioner
17 Jared Schauers, Commissioner
18 Karen Danielson, Commissioner
19 Ryan Done, Commissioner
20 Michael Florence, Community Dev. Director
21 Brittany Wilde, City Planner
22 Aubrie Ivie, Deputy Recorder
23 Britni Laidler, Recorder
24

12 **EXCUSED**

13 Rob Kallas, Chairperson
14 Brian Haws, City Attorney

25 1. **CALL TO ORDER** – The meeting was called to order at 7:10 p.m.

26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
27 Commission meeting of April 14, 2026, were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE APPROVAL OF
29 THE MINUTES APRIL 14, 2026 TO THE NEXT MEETING. COMMISSIONER JOHNSON
30 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

31 3. **PUBLIC COMMENT** – Vice Chairperson Thompson called for comments from any
32 audience member who wishes to address any issue not listed as an agenda item. There
33 were no public comments.
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35 **CURRENT BUSINESS-**

36 4. **Site Plan Approval – Alexander’s Office Warehouse** Nate Reiner of CIR has
37 submitted application seeking site plan approval for the property located at 377 S. 800
38 W. The applicant proposes to develop a 53,509-square-foot office/warehouse.

39 Community Development Director, Michael Florence, presented the staff report for the
40 proposed office/warehouse development at 377 South 800 West. The applicant, Nate Reiner of
41 CIR Engineering, was also in attendance along with property owner, Nick Alexander.
42

2 Director Florence provided background noting that the property's zoning had been
amended in August 2025 from Research and Business to Regional Commercial, with a
4 corresponding General Plan designation change to Flex Commercial. The proposed building is a
53,509-square-foot concrete tilt-up structure with an overall height of approximately 44 feet,
6 well within the 80-foot maximum permitted in the Regional Commercial zone.

8 Director Florence reported that the site plan is in full compliance with applicable
standards, including the required 115 parking stalls (met exactly), 9 bicycle parking stalls, 27%
10 landscaping coverage (exceeding the 25% minimum), and all 30-foot setbacks. The building
elevations feature 60% fenestration at pedestrian levels—including glass overhead garage
12 doors—canopies over entrances, decorative cornice treatments, a board-form concrete wood-
look finish, and stone texturing, all consistent with Regional Commercial design requirements.
14 Director Florence then noted that the city previously installed trees along the property frontage as
part of an RDA project area and recommended retaining those trees in lieu of meeting the
16 evergreen tree requirement. Director Florence identified one outstanding condition regarding the
location and screening of mechanical equipment, to be resolved prior to final approval.

18
20 On the matter of site safety, the city engineer collaborated with the applicant's engineers
to address traffic speeds at the property's corner location. The agreed solution involves
22 narrowing the roadway at two points near the access drives to reduce vehicle speeds and improve
sight lines for exiting traffic, while also protecting the adjacent bike lane.

24 Nick Alexander confirmed that Alexander Printing would initially occupy approximately
30,000–35,000 square feet of the building, with the remaining units intended for small tenants in
26 the 5,000–7,000 square foot range. He clarified that this facility is primarily for storage and light
use, and that truck traffic associated with the company's printing operations is handled at a
28 separate facility on 200 South.

30 Commissioners were uniformly supportive of the project. Commissioner Call noted that
the project appeared compliant with every applicable standard and described the building as
32 attractive. Commissioner Marchbanks remarked that Alexander Printing has been a longtime
neighbor in Lindon and expressed enthusiasm for the development. Commissioner Johnson
34 commented positively on the water-conscious landscaping design. The Commission concurred
that the bollards and roadway narrowing would contribute to traffic calming on the corner.

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38 Vice Chairperson Thompson called for further comments or discussion from the
Commission. Hearing none, he called for a motion.

40 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 377 S. 800
42 W. WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO
WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE
44 ENGINEERING PLANS; 2. THE PLANS WILL MEET ZONING AND DEVELOPMENT
SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. IF
46 GROUND LEVEL MECHANICAL EQUIPMENT IS PROPOSED, THOSE AREAS WILL BE
SCREENED TO MEET THE REQUIREMENTS OF THE REGIONAL COMMERCIAL

2 ZONE; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE REQUIREMENTS OF
THE REGIONAL COMMERCIAL ZONE AND APPLICABLE DEVELOPMENT
4 REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY CODE; AND 5. ALL
ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE
6 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

7	COMMISSIONER JOHNSON	AYE
8	COMMISSIONER SCHAUERS	AYE
	COMMISSIONER DANIELSON	AYE
10	COMMISSIONER MARCHBANKS	AYE
	COMMISSIONER CALL	AYE
12	COMMISSIONER THOMPSON	AYE
	COMMISSIONER DONE	AYE
14	THE MOTION CARRIED UNANIMOUSLY.	

16 **5. Concept Plan Review – Dunn’s Cove – 564 W 550 N** Wayne Corbridge of Segoe
Homes has applied for a concept plan review to receive general feedback for future
18 development of the property located at 564 W 550 N.

20 Applicant, Wayne Corbridge, spoke to the intent behind the project, framing it within the
broader context of Utah's housing affordability crisis. He noted that the average Lindon home
22 price is approximately \$735,000, and that this project would offer 17 homes priced around
\$375,000—with a range up to \$450,000 for the largest 1,675-square-foot floor plan—with the
24 goal of enabling first-time buyers to build equity. Mr. Corbridge referenced a similar product the
company has built at Daybreak in South Jordan since 2002, which was recognized by the
26 National Home Builders Association as the best affordable home in the nation. He argued that
the site's unique characteristics—triangular shape, commercial surroundings on two sides, and
28 longstanding difficulty attracting commercial development—make it an appropriate candidate
for a zone change. He acknowledged the density is higher than what Lindon has historically
30 approved but contended that lower density makes affordability impossible.

Spencer Corbridge added that the company held a neighborhood meeting, inviting 15
32 nearby residents, though only one attended. That neighbor indicated he was not opposed to
townhomes but was concerned about privacy and views from his front porch. Spencer noted the
34 site plan was designed so that building entrances rather than decks would face that neighbor's
property. Spencer also shared buyer survey data from Songbird Cove indicating that 89% of
36 buyers were from Utah County, and that the largest purchasing demographic was age 51 and
older—frequently parents assisting young adult children with a first home purchase. He
38 mentioned the company had approached Walmart about a shared parking agreement, which was
not accepted, and that a new bus stop is planned nearby on State Street.

40 Commissioner Johnson, who walks Songbird Cove regularly, expressed concern that
parking overflow is already a visible problem in comparable Lindon townhome
42 communities, with cars parked on every available surface. He questioned how this
project—with several units lacking driveway parking—would avoid the same outcome,
44 especially given that Utah households typically own multiple vehicles and teenagers are

2 expected to have cars. Vice Chairperson Thompson echoed these concerns, noting that
4 garages in young households often become storage spaces rather than parking, and that
units with no driveway parking presented a particular risk for spillover.

Vice Chairperson Thompson raised a concern from his traffic background that residents
6 leaving the site heading south would likely route through the adjacent residential neighborhood
rather than turning onto State Street, effectively generating cut-through traffic past
8 Pheasantbrook Park and impacting a broader area than the immediately surrounding homes.

Commissioner Schauers stated he could support townhomes on the site—noting he had
10 championed Songbird Cove and Tilia Court as transitional zones between commercial and
residential—but that he would expect two-car garages and two-story buildings rather than the
12 proposed product. Commissioner Call expressed difficulty with the departure from existing
ordinances, the three-story height, and the location near the heart of the city. Vice Chairperson
14 Thompson noted that he continues to hear from residents who question whether the 10-unit-per-
acre density already approved elsewhere in the city was appropriate, and that 23 units per acre
16 was a significant further step.

Commissioner Marchbanks acknowledged that the location—given its commercial
18 surroundings and long commercial vacancy—does justify a harder look, and that the product
quality is evident. He suggested that one way to address the garage-storage problem observed in
20 other projects would be to include a crawl space or storage area below units so residents have a
dedicated place for belongings. Commissioner Johnson acknowledged the site's walkability
22 advantages given its proximity to Walmart, restaurants, and a planned bus stop, but noted that
Lindon lacks the transit infrastructure—specifically frequent bus service or Bus Rapid Transit on
24 State Street—that would meaningfully reduce car dependency for residents. Commissioner Done
expressed appreciation for the creative approach but said the three-story height relative to
26 surrounding structures was a concern he needed to think through further. He also speculated that
increased residential density could benefit nearby struggling commercial tenants.

Vice Chairperson Thompson suggested that Lindon's desirability as a community would
28 likely push actual sale prices above the \$375,000–\$450,000 range quoted for comparable
30 Daybreak units, potentially undermining the affordability goal even if the development is
otherwise approved. Commissioner Call raised concerns about units being purchased as
32 investment properties and converted to rentals. Wayne Corbridge acknowledged this is difficult
to control in perpetuity but noted that the company's practice is to sell only to primary owner-
34 occupants through signed disclosures, and that their HOA at Songbird Cove enforces a rental
cap.

The Commission's overall feedback indicated receptivity to some form of residential use
36 on the site given its unique commercial context and prolonged vacancy, but clear resistance to
38 the proposed density, height, and parking configuration. Commissioners indicated they could be
more supportive of a lower-density, two-story townhome product with two-car garages and
40 driveway parking more consistent with Lindon's existing residential standards. No formal action
was taken.

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Vice Chairperson Thompson called for any further comments or discussion from the Commission. Hearing none, he moved onto the next agenda item.

6. Community Development Director Report

- General City Updates

ADJOURN –

COMMISSIONER DANIELSON MOVED TO ADJOURN THE MEETING AT 8:12 PM. COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved May 12, 2026

Rob Kallas, Chairperson

Michael Florence, Community Development Director

Item 4: General Plan Future Land Use Map Amendment – 500 S 400 W

Date: May 12, 2026

Project Address: 500 S. 400 W.

Parcels: 17:015:0141

Applicant: Jake Tate - AWA Engineering

Property Owner: ORCHARDS AT 19th LC (ET AL)

General Plan: Flex Office

Current Zone: Research & Business

City File Number: 26-013-6

Type of Decision: Legislative
Council Action Required: Yes

Presenting Staff: Brittany Wilde



Summary of Key Issues

1. Whether to approve a request to amend the Lindon City General Plan Future Land Use Map to change the designation of the subject property from Flex Office to General Commercial.

Overview

- The applicant is requesting an amendment to the General Plan Future Land Use Map to develop the frontage along 1600 N. as retail pad sites.
- The property has a current general plan map designation of Flex Office, and the zoning is Research & Business.
- The applicant is proposing to amend the general plan map designation to General Commercial and amend the zoning map to Planned Commercial 1 (PC-1) for only the pad site along the frontage. The rest of the property will remain zoned as Research and Business with a Flex Office general plan designation.
- The Canopy Business Park was initially set up as a technology and research office park. It is a very well-maintained business park with high commercial design standards.

Motion

I move to recommend (approval, denial, or continue) ordinance 2026-08-O to amend the Lindon City General Plan Future Land Use for the property located at 500 S. 400 W. from Flex Office to General Commercial with the following conditions:

1. All items of the staff report

Surrounding General Plan & Zoning Designations and Land Use

North: Flex Office, Research & Business (RB) – Office parking lot

East: Residential (R1-20) & General Commercial (CG)– Single Family Homes

South: Orem, Planned Development (PD-28) – Office buildings and a convenience store.

West: Planned Commercial 1 (PC-1)– Home Depot

General Plan

The current general plan designation for this area is Flex Office. The general plan states the following for the Flex Office and General Commercial designations:

Flex Office - This category supports a range of commercial, technology and professional office uses within unified and attractive office park settings. Focused in the south end of the city, this district provides a transition between established commercial uses near the 1600 North interchange and surrounding low density residential and light industrial uses. The area should continue to be developed as a well-planned, campus-like office setting and leverage the close proximity of I-15.

General Commercial - This category provides the major shopping and service needs of the city, which are focused along major arterial streets and near freeway interchanges, thereby allowing businesses to capitalize on high-visibility locations and higher traffic volumes. Commercial buildings should generally be limited to four stories in height, with commercial uses encouraged on the ground floors and commercial or office uses above.

Land Use and Community Character

Policy 1.1 - Strike a balance between meeting future growth needs and demands while safeguarding the “Little Bit of Country” sense of place and high quality of life in Lindon

1.1f - Accommodate a full range of land uses in Lindon, including a balanced mix of residential, commercial, industrial, and special uses.

Economic Development Implementation Measures

Policy 1.1 – Promote Lindon as a regional center for technology, commercial, and industrial facilities with excellent accessibility and a high-quality business environment

1.1a - Organize and develop land use areas to take full advantage of Lindon’s strategic location in relation to transportation infrastructure.

Policy 2.1 – Work to diversity commercial business options in the community

2.1a - Expand the range of retail and commercial goods and services available within the community.

2.1b – Attract destination/experiential-based businesses to the community

2.1c - Periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community.

2.1d- Evaluate the quality of potential commercial and retail businesses to ensure that they will have a positive impact on the city

Family Impact Consideration:

The Lindon City Planning Commission and City Council have reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation.

Staff Analysis

- The Canopy Business Park is a well-maintained and attractive office complex in the city
- The allowable uses in the Research & Business zone are limited to office-type uses with secondary packaging or minor assembly.
- The following links provide the allowable uses in both the Planned Commercial 1 (PC-1) and Research and Business Zones
 - Planned Commercial 1 (PC-1) – <https://lindon.municipal.codes/Code/17.48.100>

- Research & Business (see list of uses under R&B in the table) - <https://lindon.municipal.codes/Code/AxA-III>
- The Planned Commercial 1 (PC-1) zone has its own design standards. The projects west of the subject property are located within the Planned Commercial 1 zone. The planning commission should evaluate those developments to see the types of buildings that would be considered if the general plan and zoning map were amended.
- The applicant, Jake Tate with AWA Engineering intends to construct a phased redevelopment for the entire site; the proposed development for phase 1 would consist of the following:
 - commercial retail buildings on four pad sites.
- City staff find that the property located at 500 S 400 W has strong potential to strengthen the City's tax base while providing a meaningful benefit to Lindon residents and the surrounding community
- The ongoing widening of 1600 N. and projected increases in traffic volumes in this area, the subject property is expected to become increasingly important as part of the broader redevelopment of this commercial corridor.

Properties that are zoned PC-1 and PC-2



Exhibits

1. Aerial Photo
2. Current General Plan Map Designation
3. Proposed General Plan Map Designation
4. General Plan Ordinance Amendment

Exhibit 1: Aerial Photo



Exhibit 2: Current General Plan Map Designation

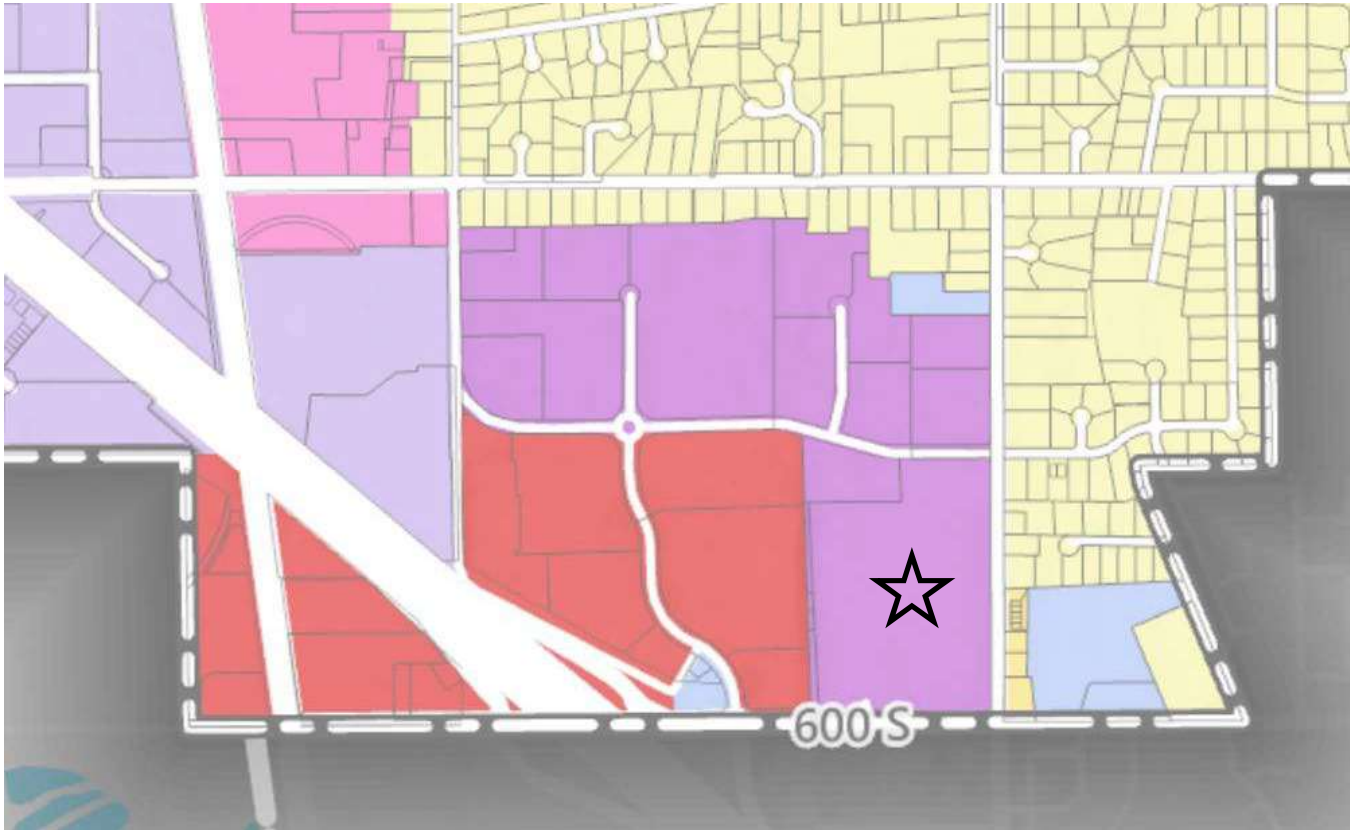
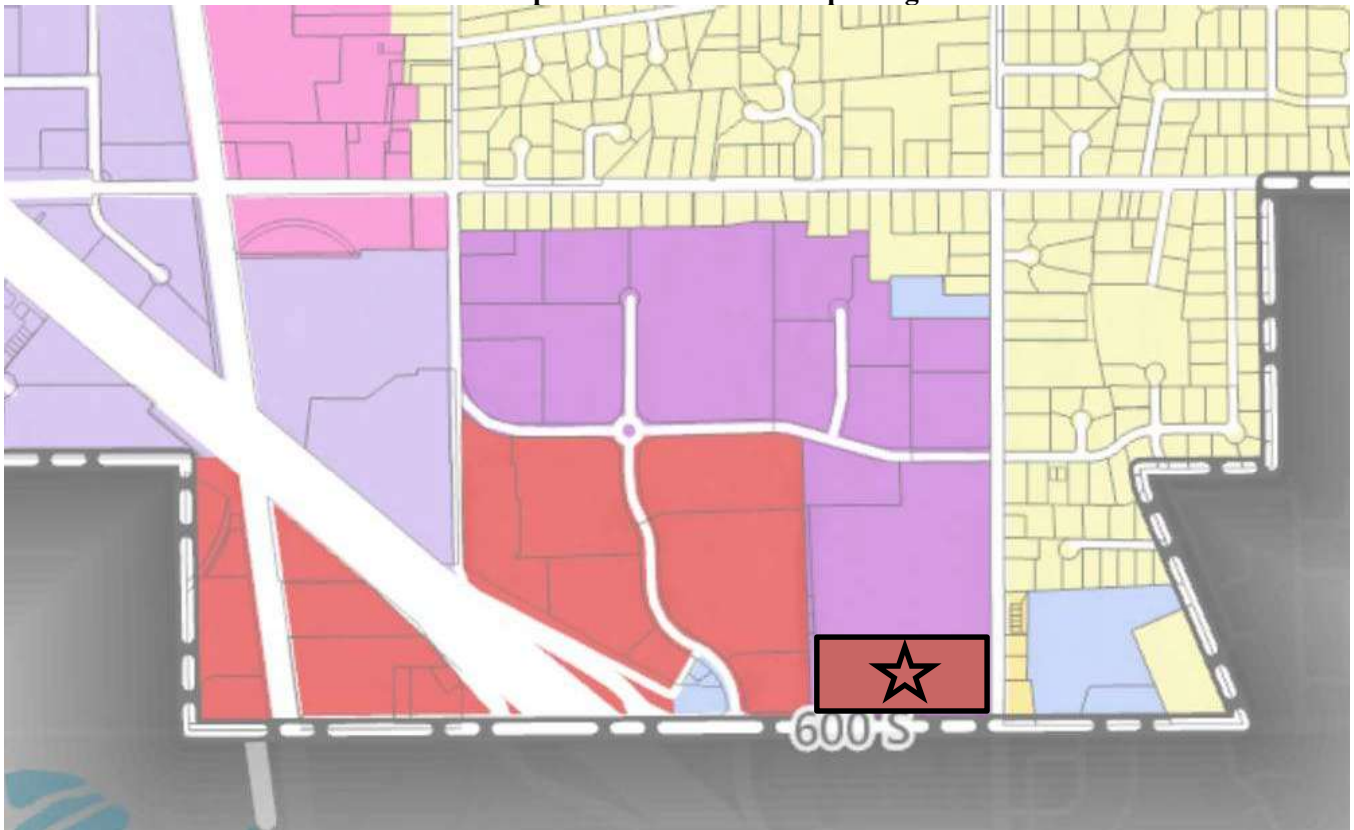


Exhibit 3: Proposed General Plan Map Designation



-  Low Density Residential
-  Medium Density Residential
-  Mixed Density/Residential High
-  Mixed Commercial
-  General Commercial
-  Flex - Commercial
-  Flex - Office
-  Neighborhood Oriented Commercial

-  Commercial Gateway
-  Transit/Commercial Node
-  Light Industrial
-  Heavy Industrial
-  Open Space and Parks
-  Natural Open Space
-  Community Facilities
-  Lindon City Boundary

ORDINANCE NO. 2026-08-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY GENERAL PLAN FUTURE LAND USES MAP ON A PORTION OF THE PROPERTY IDENTIFIED BELOW FROM FLEX OFFICE TO GENERAL COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on April 13, 2026, a land use application was submitted to Lindon City to amend a portion of the Lindon City General Plan Future Land Use Map on parcel 17:015:0141 from Flex Office to General Commercial; and

WHEREAS, on May 12, 2026, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the general plan map amendment, and recommended that the City Council adopt the General Commercial designation for the area highlighted in the maps associated with this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to expand the range of retail and commercial goods and services available within the community; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to organize and develop land use areas to take full advantage of Lindon's strategic location in relation to transportation infrastructure; and

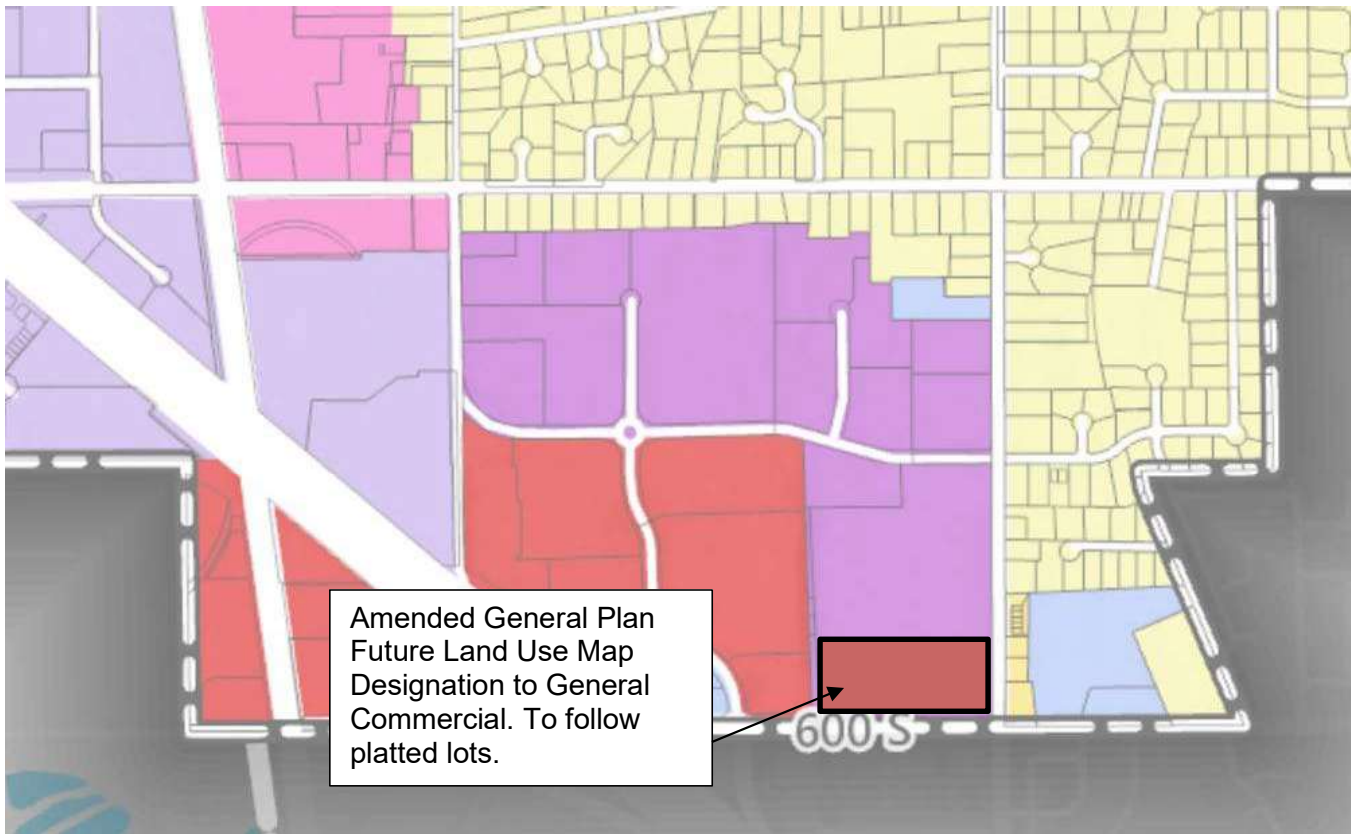
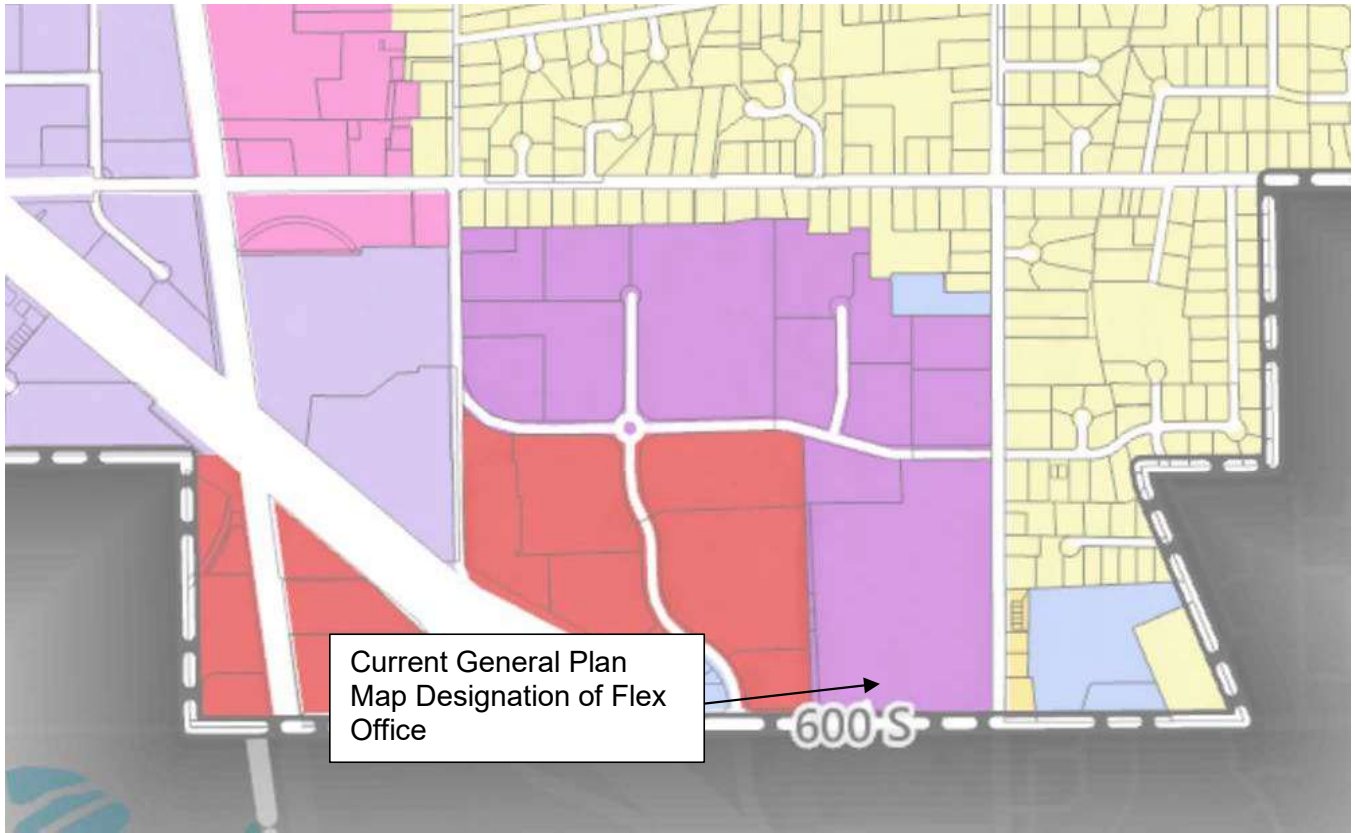
WHEREAS, the Lindon City Council has reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation; and

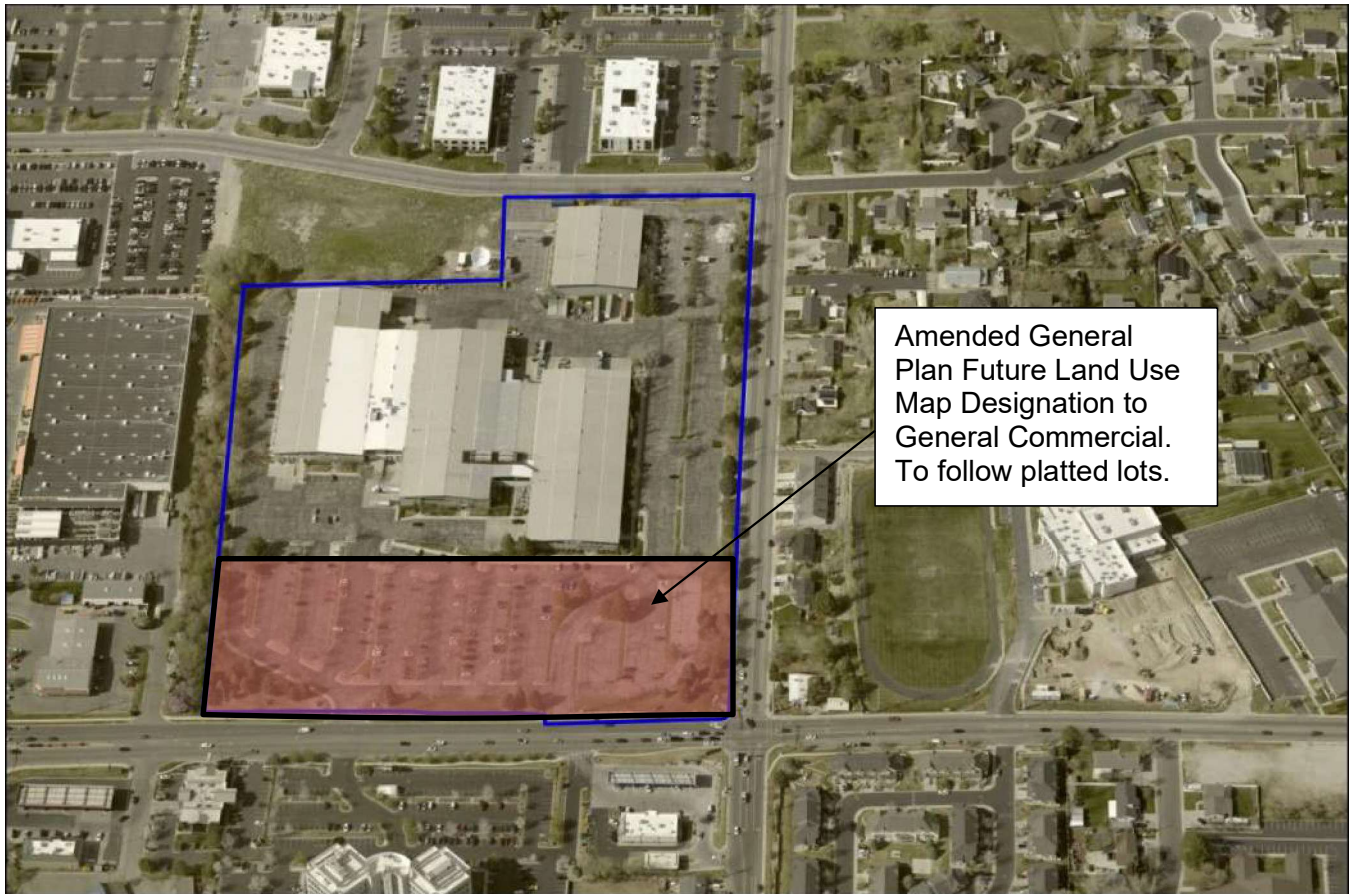
WHEREAS, the Council held a public hearing _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: The Lindon City General Plan Future Land Use Map is hereby amended as follows:

Parcel ID	Property Owner	Address
17:015:0141	ORCHARDS AT 19 th LC (ET AL)	500 S. 400 W.





SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this
_____ day of _____, 2026.

Carolyn O. Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

Item 5: Zoning Map Amendment – Planned Commercial 1 (PC-1)

Date: May 12, 2026

Project Address: 500 S 400 W

Parcels: 17:015:0141

Applicant: Jake Tate – AWA
Engineering

Property Owner: ORCHARDS
AT 19th LC (ET AL)

General Plan: Flex Office
Current Zone: Research &
Business

City File Number: 26-015-3

Type of Decision: Legislative
Council Action Required: Yes

Presenting Staff: Brittany Wilde



Summary of Key Issues

1. Whether to recommend approval of a request to amend the Research & Business zone to Planned Commercial 1 (PC-1).

Overview

The purpose of the request is to:

- Modify the zoning map to Planned Commercial 1 (PC-1) from Research & Business
- support the ongoing widening of 1600 N. and the projected increase in traffic volumes in the area, as the subject property is expected to become increasingly important to the broader redevelopment of this commercial corridor.

Motions

I move to (*approve, deny, or continue*) ordinance 2026-09-O to amend the Lindon City zoning map from Research & Business to Planned Commercial 1 (PC-1) with the following conditions:

1. All items of the staff report

Surrounding Zoning Designations and Land Use

North: Flex Office, Research & Business (RB) – Office parking lot

East: Residential (R1-20) & Commercial General (CG)– Single Family Homes

South: Orem - Planned Development (PD-28) – Office buildings and convenience store.

West: Planned Commercial 1 (PC-1)– Home Depot

General Plan

See general plan goals and policies as found in the General Plan Land Use Map Amendment report for this same property.

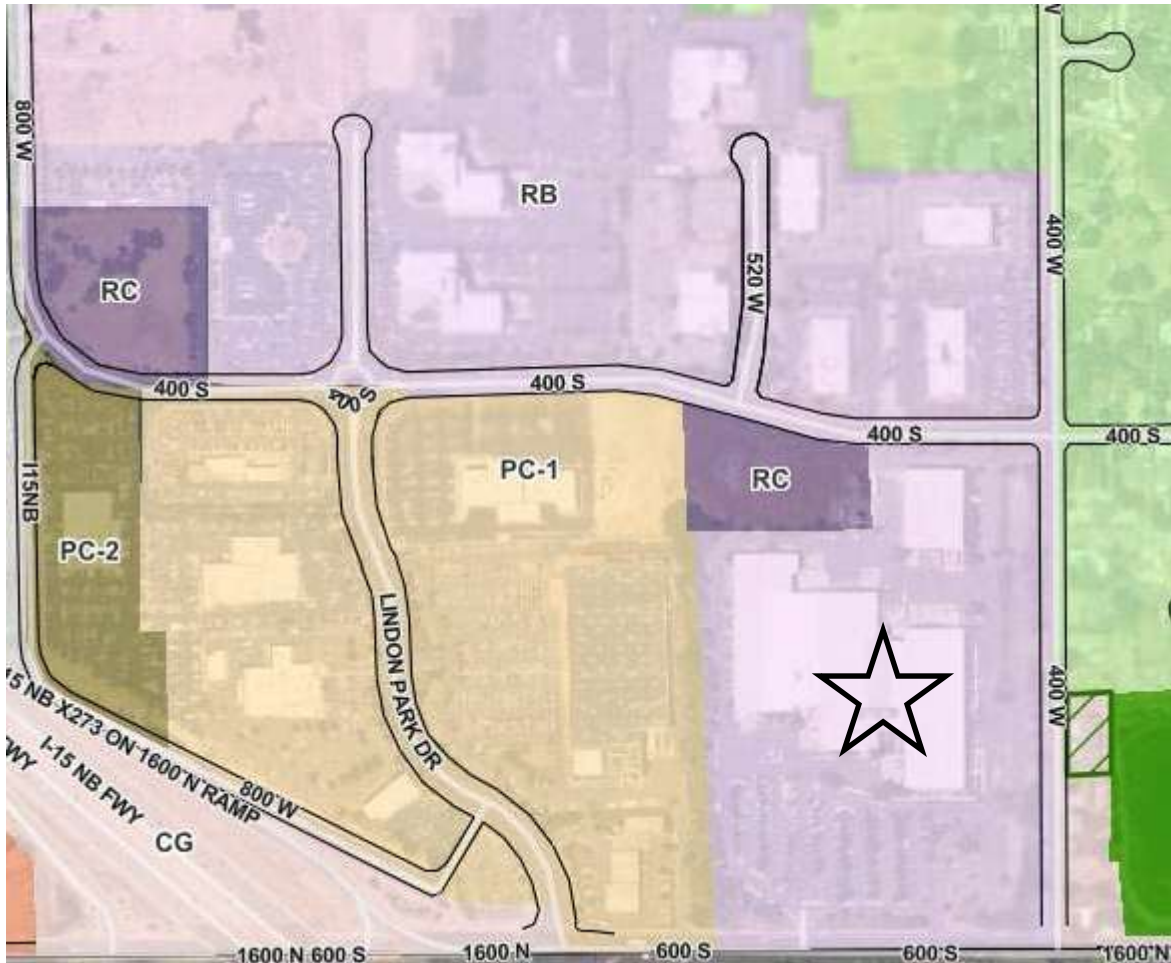
Staff Analysis

- See staff’s analysis as found in the General Plan Land Use Map Amendment report for this same property.

Exhibits

1. Current Zoning Map Designation
2. Proposed Zoning Map Designation
3. Zoning Map Ordinance Amendment

Exhibit 1: Current Zoning Map Designation





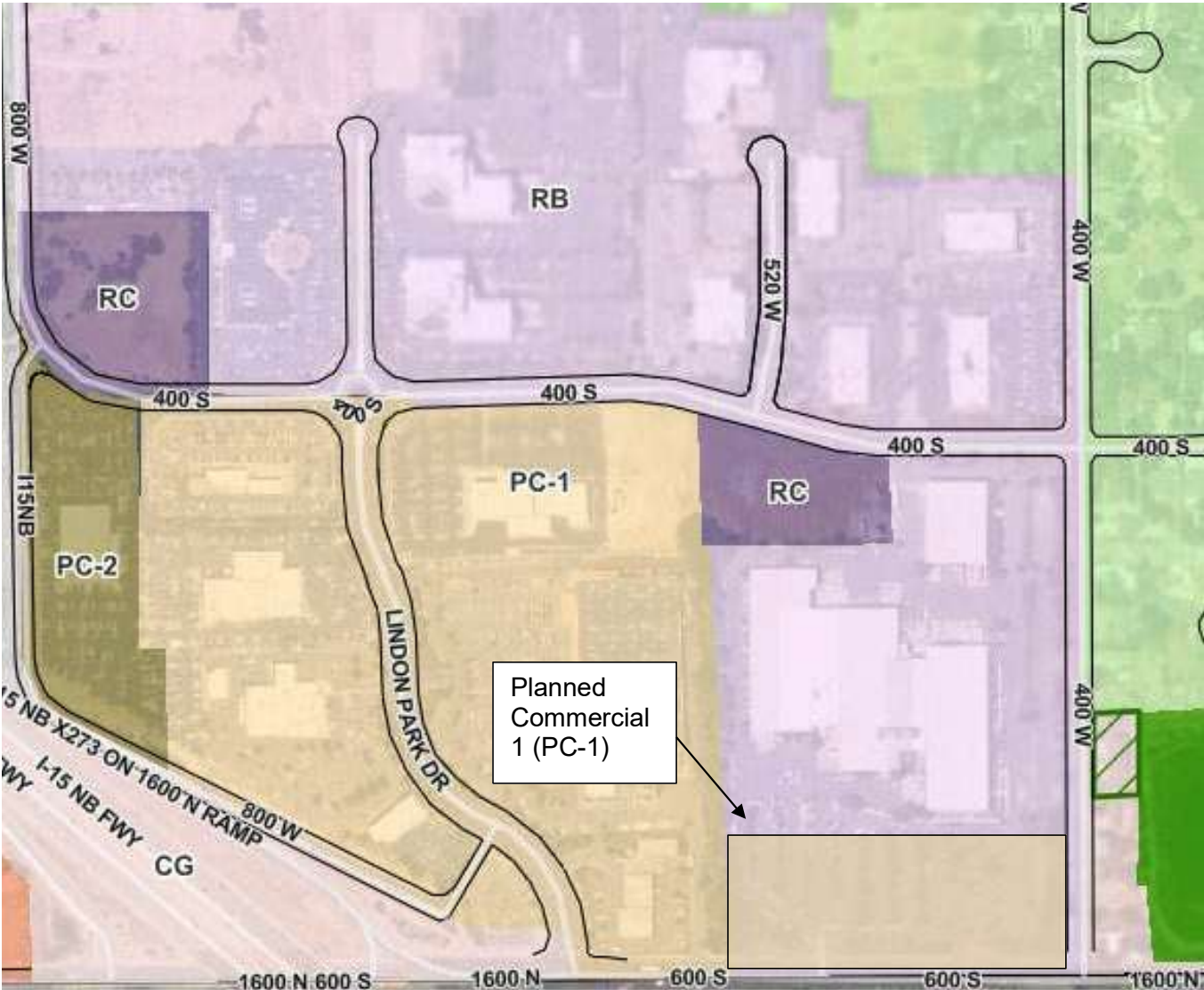
-  Research & Business
-  Planned Commercial 1 (PC-1)

Exhibit 2: Proposed Zoning Map Designation



ORDINANCE NO. 2026-09-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTY IDENTIFIED BELOW FROM RESEARCH & BUSINESS (R&B) TO PLANNED COMMERCIAL ONE (PC-1) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on April 13, 2026, a land use application was submitted to Lindon City to amend the Lindon City Zoning Map from Research & Business to Planned Commercial One for parcel 17:015:0141; and

WHEREAS, on May 12, 2026, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed rezone, and recommended that the City Council adopt the zone map amendment as adopted in this ordinance; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to expand the range of retail and commercial goods and services available within the community; and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the City's general plan goal to organize and develop land use areas to take full advantage of Lindon's strategic location in relation to transportation infrastructure; and

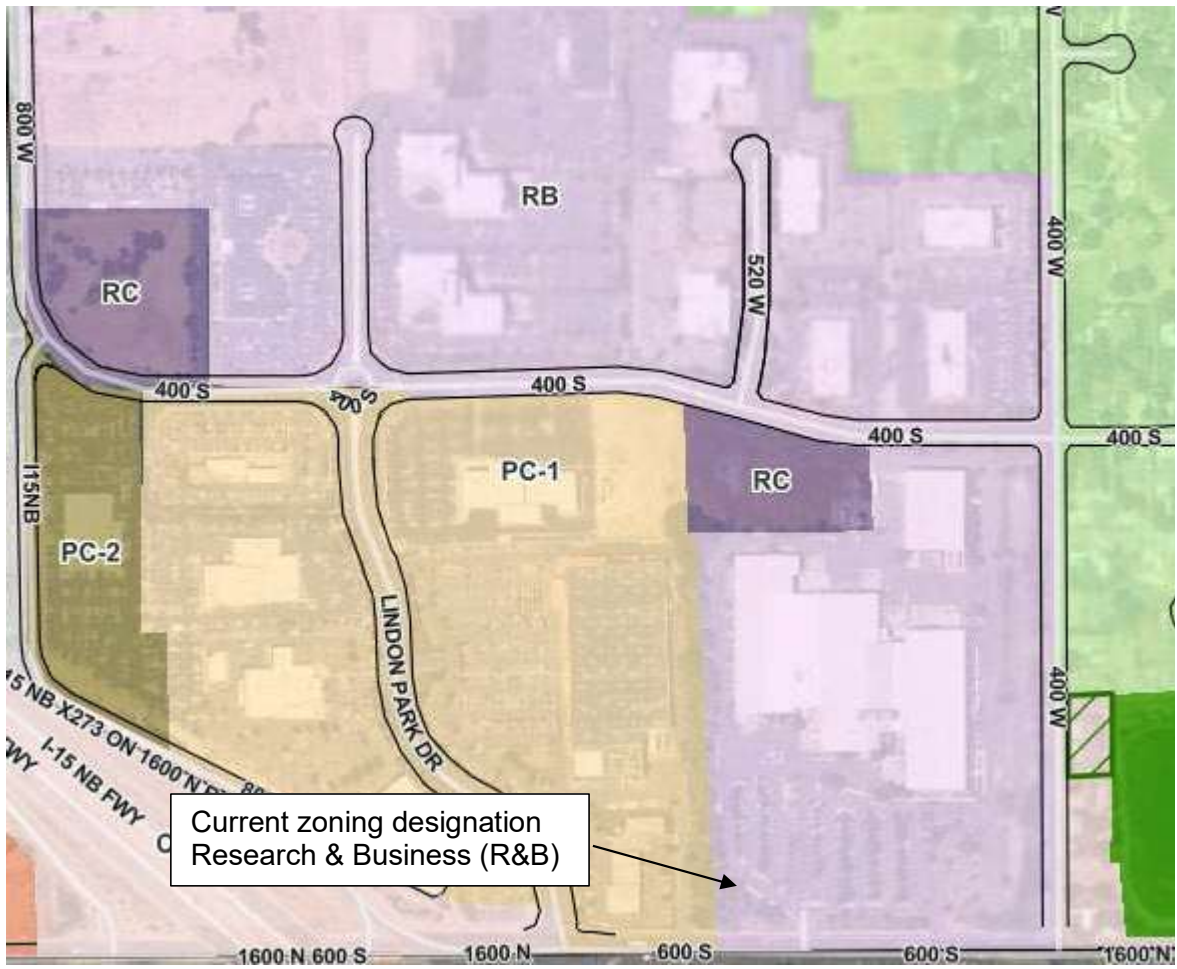
WHEREAS, the Lindon City Council has reviewed and considered the impact that the proposed ordinance may have on family health, stability, and formation; and

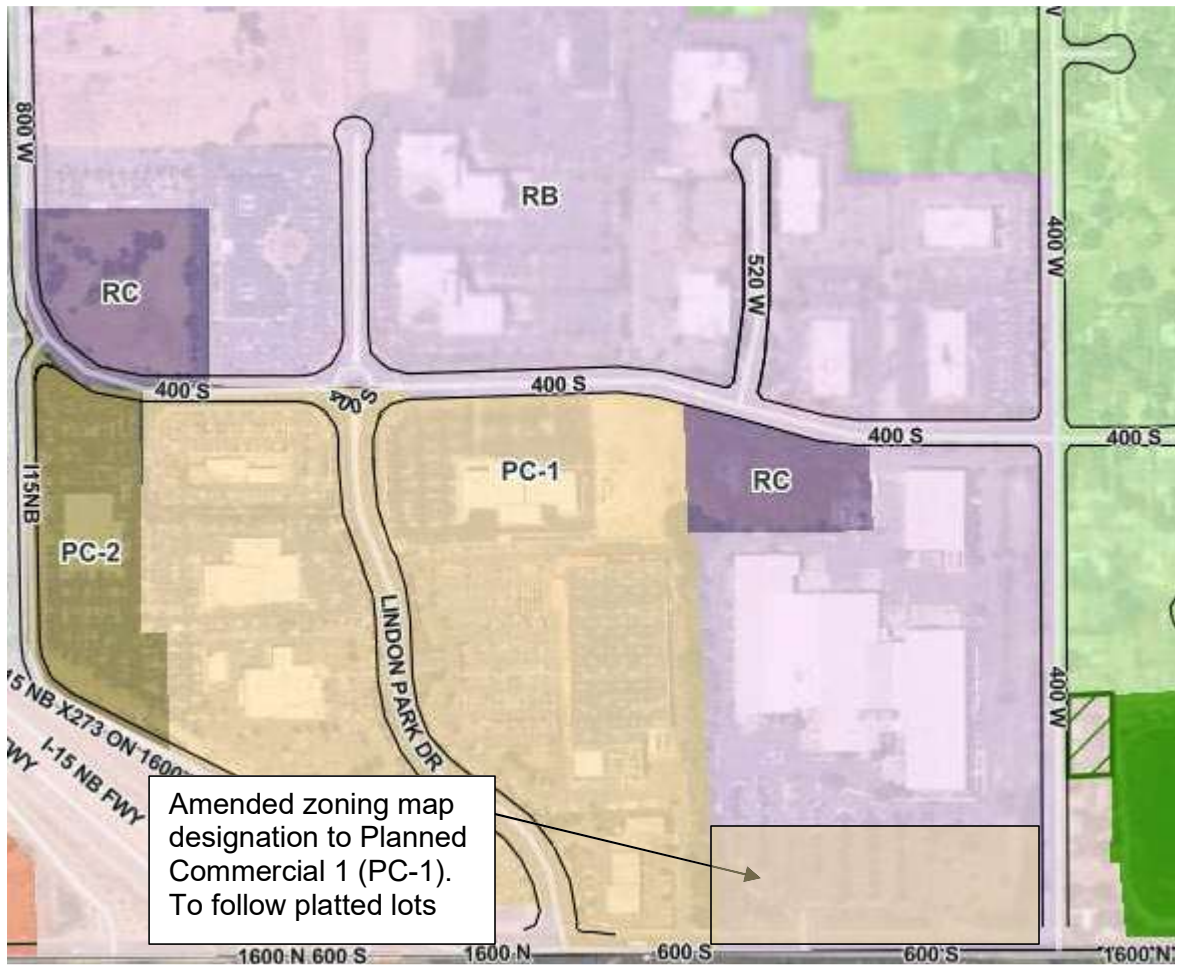
WHEREAS, the Council held a public hearing _____, 20__, to consider the recommendation and the Council received and considered all public comments that were made therein; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: The Lindon City Zoning Map is hereby amended as follows:

Parcel ID	Property Owner	Address
17:015:0141	ORCHARDS AT 19 th LC (ET AL)	500 S 400 W







SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day
of _____, 2026.

Carolyn O. Lundberg, Mayor

ATTEST:

Britni Laidler,
Lindon City Recorder

SEAL

Item 6: Major Subdivision Approval – 500 S 400 W

Date: May 12, 2026

Applicant: Jake Tate
Presenting Staff: Brittany Wilde

General Plan: Flex Office
Current Zone: Research & Business

Property Owners: ORCHARDS
AT 19th LC (ET AL)

Parcel ID(s): 17:015:0141

Type of Decision: Administrative
Council Action Required: No

City File Number: 26-014-0



Summary of Key Issues

1. Jake Tate with AWA Engineering is seeking preliminary major subdivision approval for a five-lot subdivision
2. The proposed development would consist of the following:
 - a. Lots 1-4
 - i. 5.9 acres; each lot is a minimum of one acre in size
 - b. Lot 5
 - i. 16.752 acres

Overview

1. The proposed 5-lot development meets the minimum lot size requirements for the PC-1 zone;
2. All lots in phase 1 of development are for the creation of commercial uses

Motion

I move to (approval, denial, or continuation) of the applicant's request for preliminary approval of the Greyhaven Commons 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. 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;
3. Complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
4. All plans and the plat shall comply with the Lindon City Development Manual and Subdivision Ordinance;
5. Prior to final plat approval, the applicant will provide a copy of the UDOT access permit;
6. The subdivision approval is contingent on the City Council approving the General Plan and Zoning Map Amendments; and
7. All items of the staff report.

Surrounding Zoning and Land Use

North: Flex Office, Research & Business (RB) – Office parking lot

East: Residential (R1-20) & Commercial General (CG)– Single Family Homes

South: Orem- Planned Development (PD-28)

West: Planned Commercial 1 (PC-1)– Home Depot

Lot Requirements – Planned Commercial (PC-1) Zone

Required	Compliant
Minimum lot size: 1 acre	Yes; Phase 1 totals 5.9 acres. Each lot is a minimum one acre in size.

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
Side lot lines shall be at right angles or radial to street lines.	Yes
The street layout shall conform to the master plan	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – The current property has existing sidewalks, curbs and gutters.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of ten feet (10'), apportioned equally in abutting properties.	Yes - There are no easements on the property. Easements will need to be added to the plat
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes
Street lights	Yes. Will be addressed during site plan review

Engineering Requirements

The City Engineer is working through other technical issues related to the plat and civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted.

Staff Analysis:

City staff finds that the property located at 500 S 400 W has strong potential to strengthen the City’s tax base while providing a meaningful benefit to Lindon residents and the surrounding community. With the ongoing widening of 1600 N. and projected increases in traffic volumes in this area, the subject property is expected to become increasingly important as part of the broader redevelopment of this commercial corridor.

EXHIBITS

1. Aerial
2. Phase 1 – Subdivision Plat

Exhibit 1: Aerial



