

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
14 Scott Thompson, Commissioner
16 Steve Johnson, Commissioner
16 Sharon Call, Commissioner
18 Jared Schauers, Commissioner
18 Karen Danielson, Commissioner
20 Ryan Done, Commissioner
20 Michael Florence, Community Dev. Director
22 Brittany Wilde, City Planner
22 Britni Laidler, 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
28 Commission meeting of March 24, 2026, were reviewed.

30 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.

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

CURRENT BUSINESS-

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

42 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
8 state recommending updates to align with current regulations.

10 Director Florence then displayed maps showing the city's five wells located east of State
12 Street, which provide the majority of Lindon's culinary water, along with springs in Dry Canyon.
14 He explained the three protection zones around each well: Zone 1 (100-foot radius), Zone 2
16 (250-day groundwater travel time), and Zone 3 (3-year groundwater travel time). The maps also
18 showed potential contamination sources identified in a 2009 drinking water study, represented by
20 stars on the map.

22 Commissioner Marchbanks inquired about water sources, noting that his own private
24 springs had recently gone dry for the first time in 75 years despite having water rights dating to
26 1909. He asked about the percentage of city water coming from wells versus springs, and
28 whether the city receives any water from other municipalities. Director Florence confirmed that
30 Lindon provides its own water supply, though there are limited shared agreements with Pleasant
32 Grove for residents near the border. He also clarified that water from the Metropolitan Pipeline
34 goes only to the pressurized irrigation system, not for culinary use.

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

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

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

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

70 COMMISSIONER DANIELSON MOVED TO CLOSE THE PUBLIC HEARING.
72 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, May 12, 2026

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Rob Kallas, Chairperson

Michael Florence, Community Development Director