

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.  
34

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.  
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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 Sego  
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

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Rob Kallas, Chairperson

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Michael Florence, Community Development Director