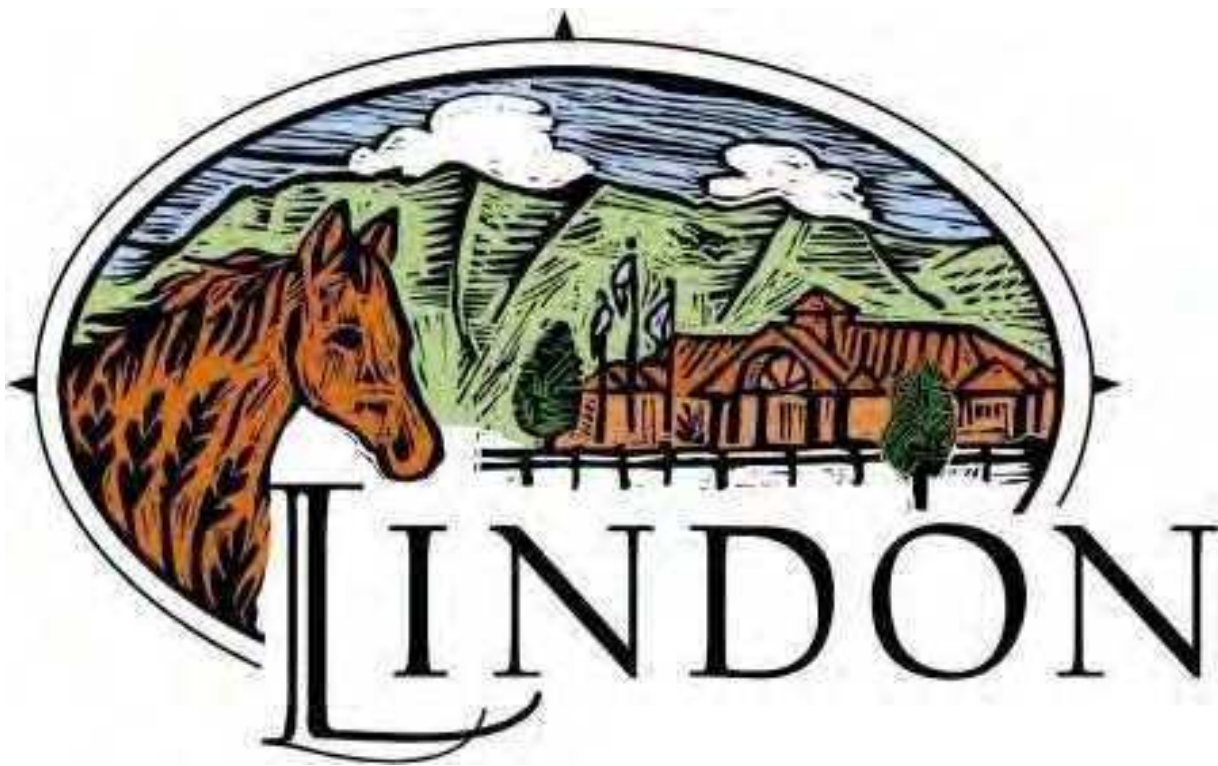


# **Lindon City Planning Commission Staff Report**



**May 26, 2026**

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, May 26, 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](http://www.youtube.com/LindonCity). The agenda will consist of the following items:

### Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation

#### 1. Call to Order

#### 2. Approval of minutes - Planning Commission 05/12/2026

#### 3. Public Comment

#### 4. Minor Subdivision – Lindon Harbor Industrial Park

Deny Farnworth is proposing a minor subdivision to divide the property located at 1283 W 300 S into two (2) lots. **This item will be continued to the June 23, 2026, planning commission meeting.**

#### 5. 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. (15 minutes)

#### 6. 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](http://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](http://www.lindon.gov) websites.

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

**Posted By:** Britni Laidler, City Recorder

**Date:** 05/22/2026 **Time:** 5:00 pm

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



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

**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, May**  
3 **12, 2026 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North  
4 State Street, Lindon, Utah.

**REGULAR SESSION – 6:00 P.M.**

6 Conducting: Rob Kallas, Chairperson  
8 Invocation: Sharon Call, Commissioner  
9 Pledge of Allegiance: Steve Johnson, Commissioner

**PRESENT**

12 Rob Kallas, Chairperson  
13 Scott Thompson, Commissioner  
14 Steve Johnson, Commissioner  
15 Sharon Call, Commissioner  
16 Jared Schauers, Commissioner  
17 Karen Danielson, Commissioner  
18 Ryan Done, Commissioner  
19 Michael Florence, Community Dev. Director  
20 Brittany Wilde, City Planner  
21 Britni Laidler, Recorder

**EXCUSED**

Mike Marchbanks, Commissioner  
Brian Haws, City Attorney

22 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning  
26 Commission meeting of April 14, 2026 & April 28, 2026, were reviewed.

28 COMMISSIONER DANIELSON MOVED TO APPROVE MINUTES OF THE  
REGULAR MEETING OF APRIL 14, 2026. COMMISSIONER CALL SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 COMMISSIONER THOMPSON MOVED TO APPROVE MINUTES OF THE  
REGULAR MEETING OF APRIL 28, 2026. COMMISSIONER DONE SECONDED THE  
32 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

34 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.

36 **CURRENT BUSINESS-**

38 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  
40 17:015:0141) from Flex Office to General Commercial

2 Brittany Wilde, City Planner, presented this item. She noted that she would be presenting  
agenda items #4, #5 and #6 during this presentation as all three relate to the same property  
4 located at 500 South 400 West (Parcel 17:015:0141). She stated that the applicant, Jake Tate of  
AWA Engineering, is requesting an amendment to the Lindon City General Plan Future Land  
6 Use Map to change a portion of the property's designation from Flex Office to General  
Commercial, specifically limited to the frontage pad sites along 1600 North. The rear portion of  
8 the property would retain the existing Flex Office designation. City Planner Wilde noted the  
property's strong visibility and accessibility, its proximity to the ongoing 1600 North widening  
10 project, and its potential to strengthen the city's tax base and commercial services for Lindon  
residents.

12  
14 Applicant, Jake Tate, addressed the commission, confirming that Lots 1 through 4 are  
designed as retail pad sites intended for commercial food users and drive-through tenants, with  
16 Lot 1 planned as a multi-tenant building. Lot 5, comprising approximately 16.7 acres, would  
remain in its current warehouse use and is the parcel reserved for longer-term development,  
including the possibility of a grocery store, which was referenced in prior commission  
18 discussions. Mr. Tate indicated that the back portion of the property would likely not be  
developed for another three to five years due to existing leases.

20  
22 Commission discussion touched on development timing, with Commissioner Johnson  
expressing a general concern about approving zone changes ahead of knowing the exact site  
24 configuration, though he acknowledged the applicant's stated intent to move quickly toward  
construction documents. Chair Kallas raised a concern about preserving adequate view corridors  
for a potential future grocery store, noting that such tenants typically require strong visibility.  
26 Mr. Tate acknowledged the concern and indicated that a master sign package would be critical at  
that time, given the site's existing elevation constraints. Commissioner Call noted that the  
28 applicant's current approach aligns with recommendations previously made by the commission.  
UDOT access matters were also briefly discussed; Mr. Tate confirmed that UDOT has indicated  
30 both existing access points will be retained, though they must be upgraded to current UDOT  
standards as part of site plan approval.

32  
34 COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

36 Chairperson Kallas 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 DANIELSON SECONDED THE MOTION. THE MOTION CARRIED.

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

42  
44 COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL 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

2 COMMERCIAL WITH THE FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE STAFF  
4 REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
6 COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
8 COMMISSIONER DANIELSON	AYE
COMMISSIONER CALL	AYE
10 COMMISSIONER THOMPSON	AYE
COMMISSIONER DONE	AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 **5. Public Hearing – Zoning Map Amendment.** Jake Tate with AWA Engineering has  
16 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  
18 Planned Commercial 1 (PC-1).

*This agenda item was presented in agenda item #4.*

20  
22 City Planner Wilde noted no additional staff comments beyond those presented under  
Item 4. The requested zoning map amendment would rezone the same frontage area from  
24 Research & Business (R&B) to Planned Commercial 1 (PC-1), consistent with the general plan  
amendment recommended under Item 4. Planner Wilde highlighted that the PC-1 zone carries  
26 higher design standards than standard commercial zoning, including an 85% glass or brick  
facade requirement compared to the typical 60%, consistent with the design quality seen at  
28 nearby developments such as the Honda and Kia dealerships. Commissioner Johnson asked for  
clarification on why PC-1 was the appropriate designation rather than general commercial; staff  
30 confirmed it is consistent with the surrounding area's standards and that compliance would be  
addressed at the site plan approval stage.

32 COMMISSIONER DONE MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED.

34  
36 Chairperson Kallas asked if anyone else wished to speak. Hearing none, he called for a  
motion to close the public hearing.

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

40  
42 Chairperson Kallas called for any further comments or discussion from the Commission.  
Hearing none, he called for a motion.

44 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL  
ORDINANCE 2026-09-O TO AMEND THE LINDON CITY ZONING MAP FROM  
46 RESEARCH & BUSINESS TO PLANNED COMMERCIAL 1 (PC-1) WITH THE

2 FOLLOWING CONDITIONS: 1. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER  
JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON KALLAS AYE  
COMMISSIONER JOHNSON AYE  
6 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
8 COMMISSIONER CALL AYE  
COMMISSIONER THOMPSON AYE  
10 COMMISSIONER DONE AYE  
THE MOTION CARRIED UNANIMOUSLY.

12  
14 **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)

16 *This agenda item was presented in agenda item #4.*

18 COMMISSIONER JOHNSON MOVED TO APPROVE OF THE APPLICANT’S  
REQUEST FOR PRELIMINARY APPROVAL OF THE GREYHAVEN COMMONS MAJOR  
20 SUBDIVISION WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL  
CONTINUE TO WORK WITH THE CITY STAFF TO MAKE ALL FINAL CORRECTIONS  
22 TO THE ENGINEERING DOCUMENTS AND PLAT FOR RECORDING; 2. PRIOR TO  
PLAT RECORDING, THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT  
24 MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNER’S CONSENT TO  
DEDICATION, AND OBTAIN SIGNATURE OF ALL ENTITIES INDICATED ON THE  
26 ATTACHED SUBDIVISION PLAT; 3. COMPLETE (OR POST AN ADEQUATE  
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED  
28 WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE  
IMPROVEMENTS; 4. ALL PLANS AND THE PLAT SHALL COMPLY WITH THE  
30 LINDON CITY DEVELOPMENT MANUAL AND SUBDIVISION ORDINANCE; 5. PRIOR  
TO FINAL PLAT APPROVAL, THE APPLICANT WILL PROVIDE A COPY OF THE UDOT  
32 ACCESS PERMIT; 6. THE SUBDIVISION APPROVAL IS CONTINGENT ON THE CITY  
COUNCIL APPROVING THE GENERAL PLAN AND ZONING MAP AMENDMENTS;  
34 AND 7. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DONE SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 CHAIRPERSON KALLAS AYE  
COMMISSIONER JOHNSON AYE  
38 COMMISSIONER SCHAUERS AYE  
COMMISSIONER DANIELSON AYE  
40 COMMISSIONER CALL AYE  
COMMISSIONER THOMPSON AYE  
42 COMMISSIONER DONE AYE  
THE MOTION CARRIED UNANIMOUSLY.

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46 **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.

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*This item and the public hearing has been continued to the May 26, 2026, planning commission meeting.*

Staff explained that while the required 30-day public notice had been properly issued, it was subsequently discovered that the city code also contains a specific radius requirement for cul-de-sacs that necessitated a re-notice of the public hearing. As a result, this item and its associated public hearing are continued to the May 26, 2026 Planning Commission meeting.

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

COMMISSIONER JOHNSON MOVED TO CONTINUE THE PUBLIC HEARING.  
COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED.

COMMISSIONER JOHNSON MOVED TO CONTINUE AGENDA ITEM #7 TO MAY 26, 2026. COMMISSIONER DANIELSON SECONDED THE MOTION. THE MOTION CARRIED.

**6. Community Development Director Report**

- General City Updates

**New Business**

Commissioner Call inquired about the old care center on State Street and management of that property. Director Florence gave an update on that property, noting the owners are hoping to demolish property in the next 30 days. Commissioner Thompson inquired about the hair salon coming in and the sports complex. Director Florence gave update on those items. Commissioner Danielson inquired about the grass patch behind dollar store, and who is in charge of maintaining it. Commissioner Johnson asked if the city is doing anything to keep State Street viable as a location for restaurants to keep it from being empty and having excessive turnover.

**ADJOURN** –

COMMISSIONER CALL MOVED TO ADJOURN THE MEETING AT 6:53 PM.  
COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved May 26, 2026

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Rob Kallas, Chairperson

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Michael Florence, Community Development Director

## Item 5: - Ordinance Amendment – 17.54 – Regional Commercial Zone

**Date:** May 26, 2026

**Applicant:** Lindon City

**Presenting Staff:** Michael Florence

**Type of Decision:** Legislative

**Council Action Required:** Yes, the planning commission is the recommending body on this application.

### MOTION

I move to recommend (*approval, denial, or continue*) of ordinance amendment 2026-10-O (*as presented, or with changes*).

### Summary of Key Issues

- Lindon City is proposing to amend the residential and commercial cul-de-sac requirements to meet the standards found in the International Fire Code.
- Lindon City will need to amend Lindon City Code Title 17.32.110(7); and
- Lindon City Development Manual Drawing 8A for standard cul-de-sacs.
- The current standard right-of-way cul-de-sac width is 100'. The proposed standard right-of-way cul-de-sac width is 112'.
- Lindon City contracts with Orem City for fire and EMS services. The Orem Fire Department has recommended that Lindon increase its cul-de-sac size to meet the International Fire Code requirements. In addition, with trucks regularly increasing in size, larger radii are needed for proper turnaround.

### Draft Ordinance Amendment Language

*17.32.110(7). Permanent cul-de-sac streets serving no more than fourteen (14) lots, and not more than six hundred fifty feet (650') long, whichever is more restrictive, may be permitted and shall be provided with a right-of-way at the turnaround of ~~fifty-foot (50')~~ fifty-size (56') radius or more.*

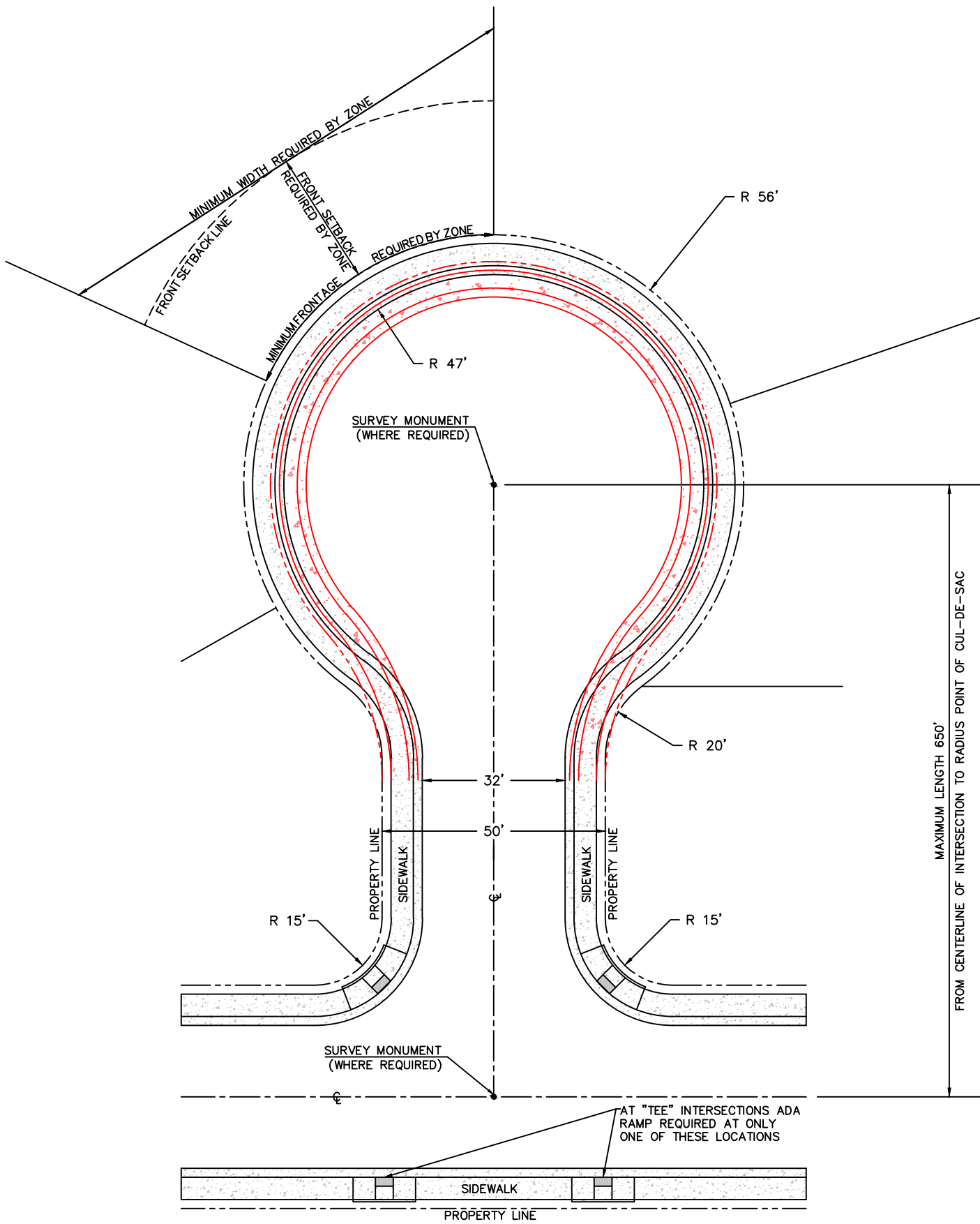
### Family Impact Consideration:

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.

### Exhibits

1. Proposed cul-de-sac drawing overlaid in “red” with current cul-de-sac width.
2. International Fire Code Cul-de-sac Standard
3. Ordinance

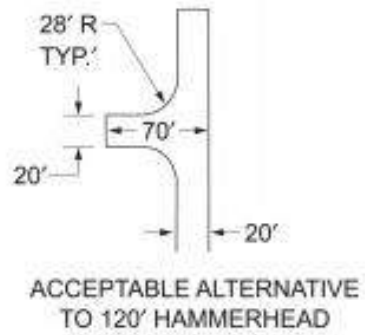
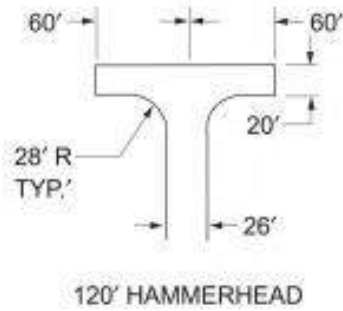
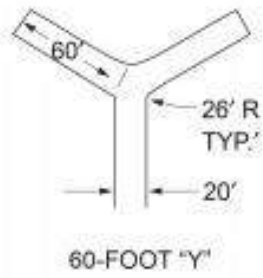
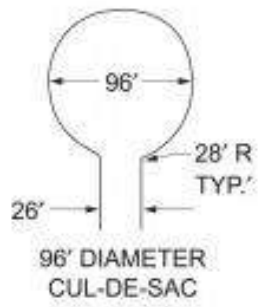
Exhibit 1 - Proposed cul-de-sac drawing overlaid in "red" with current cul-de-sac width.



AT "TEE" INTERSECTIONS ADA RAMP REQUIRED AT ONLY ONE OF THESE LOCATIONS

PROPERTY LINE

Exhibit 2 – International Fire Code



ORDINANCE NO. 2026-10-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING LINDON CITY SUBDIVISION ORDINANCE 17.32.110(7) AND THE LINDON CITY LAND DEVELOPMENT POLICIES, STANDARD SPECIFICATIONS AND DRAWINGS – STANDARD SPECIFICATION 8A AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to continue to plan for future growth and change; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General plan to consider existing development patterns, environmental conditions, infrastructure needs, transportation requirements, and fiscal impacts when planning future land uses; 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 Lindon City Council finds that it is necessary to amend the Lindon City Subdivision ordinance 17.32.110(7) and Specification 8A of the Lindon City Land Development Policies, Standard Specifications and Drawings Manual; and

WHEREAS, on May 26, 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 ordinance amendment and recommended that the City Council adopt the attached ordinance; and

WHEREAS, the Council held a public hearing on \_\_\_\_\_, 2026, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

**SECTION I:** Amend Lindon City Code 17.32.110(7) as follows:

*17.32.110(7). Permanent cul-de-sac streets serving no more than fourteen (14) lots, and not more than six hundred fifty feet (650') long, whichever is more restrictive, may be permitted and shall be provided with a right-of-way at the turnaround of ~~fifty-foot (50')~~ fifty-size (56') radius or more.*

**SECTION II:** Amend Lindon City Specification 8A of the Lindon City Land Development Policies, Standard Specifications and Drawings Manual as follows:



**SECTION III:** 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 IV:** 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 V:** 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