

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, May**
4 **12, 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: Sharon Call, Commissioner
Pledge of Allegiance: Steve Johnson, Commissioner

PRESENT

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

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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.

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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.

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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.

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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
REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS
4 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
made an application to amend the Lindon City Zoning Map designation on the property
16 located at 500 S 400 W (Parcel 17:015:0141) from Research & Business (R&B) to
Planned Commercial 1 (PC-1).

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

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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
nearby developments such as the Honda and Kia dealerships. Commissioner Johnson asked for
28 clarification on why PC-1 was the appropriate designation rather than general commercial; staff
confirmed it is consistent with the surrounding area's standards and that compliance would be
30 addressed at the site plan approval stage.

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

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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.

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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.

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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

Rob Kallas, Chairperson

Michael Florence, Community Development Director