

2 The Lindon City Planning Commission held a regularly scheduled meeting on Tuesday, May 26,  
2026 beginning at 6:00 p.m. at the Lindon City Center, City Council Chambers, 100 North State  
4 Street, Lindon, Utah.

**REGULAR SESSION – 6:00 P.M.**

6 Conducting: Rob Kallas, Chairperson  
8 Invocation: Ryan Done, Commissioner  
Pledge of Allegiance: Karen Danielson, Commissioner

**PRESENT**

12 Rob Kallas, Chairperson  
Sharon Call, Commissioner  
14 Mike Marchbanks, Commissioner  
Karen Danielson, Commissioner  
16 Ryan Done, Alternate Commissioner  
Michael Florence, Community Dev. Director  
18 Brittany Wilde, City Planner  
Whitney Hatfield, Deputy Recorder  
20 Aubrie Ivie, Deputy Recorder

**EXCUSED**

Brian Haws, City Attorney  
Steve Johnson, Commissioner  
Jared Schauers, Commissioner  
Scott Thompson, Commissioner

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  
Commission meeting of May 12, 2026, were reviewed.

26 COMMISSIONER DANIELSON MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF MAY 12, 2026 AS PRESENTED. COMMISSIONER DONE  
28 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 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.

32 **CURRENT BUSINESS** –

34 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.

36 COMMISSIONER MARCHBANKS MOVED TO POSTPONE AGENDA ITEM #4:  
MINOR SUBDIVISION – LINDON HARBOR INDUSTRIAL PARK, UNTIL THE MEETING  
ON JUNE 23, 2026. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT  
38 VOTED IN FAVOR. THE MOTION CARRIED.

2           **5. Public Hearing - Lindon City Development Manual Amendment** Lindon City is  
3           proposing an amendment to development standard 8a for standard cul-de-sacs to bring  
4           the design standard into compliance with the International Fire Code.

5           Community Development Director, Michael Florence, presented a proposed amendment  
6           to Development Standard 8a, which governs cul-de-sac turnaround design. The amendment  
7           would bring Lindon City's standard into compliance with the International Fire Code (IFC),  
8           which requires a minimum 56-foot radius for cul-de-sac turnarounds. The current Lindon City  
9           standard calls for a 50-foot outside radius (47-foot interior radius), resulting in a cul-de-sac  
10          approximately 100 feet across from back of sidewalk to back of sidewalk. The new standard  
11          would produce a 96-foot face-of-curb-to-face-of-curb dimension, with a 112-foot total right-of-  
12          way section.

13          Director Florence noted that Orem City, which provides fire and emergency services to  
14          Lindon under contract, initiated this conversation and that the increased dimensions are driven by  
15          the growing size of modern fire apparatus. The amendment would affect both the development  
16          manual drawing and Lindon City Code Section 17.32.110, Subsection 7. A typographical error in  
17          the draft ordinance referencing "50-foot" was identified and confirmed to be corrected to read  
18          "56-foot."

19          Commissioners raised several questions during the discussion. Commissioner  
20          Marchbanks asked whether the larger bulb size could render some properties undevelopable,  
21          particularly in smaller subdivisions. Director Florence acknowledged this was possible but noted  
22          that no active applications would currently be affected, and that the Home Builders Association  
23          had been informed. Chairperson Kallas asked whether a variance could be granted on lot size in  
24          cases of hardship. Director Florence clarified that the fire code minimum is a mandatory  
25          standard, but that alternative turnaround configurations listed in the IFC—such as  
26          hammerheads—could potentially be considered for specific situations. Commissioner Call  
27          confirmed that the 56-foot standard is consistent with what other municipalities following the  
28          IFC are required to implement.

29          Director Florence also noted that Mayor Lundberg has expressed interest in separately  
30          reviewing the city's 650-foot maximum cul-de-sac length standard, as many comparable cities  
31          allow lengths of 850 to 1,000 feet. This item was not noticed for this meeting and would be  
32          brought forward in a future meeting.

33          **COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING.**  
34          **COMMISSIONER DANIELSON SECONDED THE MOTION. THE MOTION CARRIED.**

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

37          **COMMISSIONER DONE MOVED TO CLOSE THE PUBLIC HEARING.**  
38          **COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE MOTION CARRIED.**  
39          **COMMISSIONER DONE MOVED TO CLOSE THE PUBLIC HEARING.**  
40          **COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE MOTION CARRIED.**

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

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6 COMMISSIONER CALL MOVED TO APPROVE OF ORDINANCE AMENDMENT  
2026-10-O AS PRESENTED. COMMISSIONER DANIELSON SECONDED THE MOTION.  
THE VOTE WAS RECORDED AS FOLLOWS:

8 CHAIRPERSON KALLAS AYE

COMMISSIONER CALL AYE

10 COMMISSIONER DONE AYE

COMMISSIONER DANIELSON AYE

12 COMMISSIONER MARCHBANKS AYE

THE MOTION CARRIED UNANIMOUSLY.

14  
16 **6. Community Development Director Report**

- Upcoming agenda items
- General City Updates

18  
20 **ADJOURN** –

22 COMMISSIONER DANIELSON MOVED TO ADJOURN THE MEETING AT 6:31  
PM. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

24  
26 Approved, June 9, 2026

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Rob Kallas, Chairperson

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Michael Florence, Community Development Director