

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 9,**
3 **2026 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
4 State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

7 Conducting: Rob Kallas, Chairperson
8 Invocation: Jared Schauers, Commissioner
9 Pledge of Allegiance: Scott Thompson, Commissioner

10 **PRESENT**

11 Rob Kallas, Chairperson
12 Sharon Call, Commissioner
13 Mike Marchbanks, Commissioner
14 Steve Johnson, Commissioner
15 Jared Schauers, Commissioner
16 Scott Thompson, Commissioner
17 Ryan Done, Commissioner
18 Michael Florence, Community Dev. Director – *Appeared virtually*
19 Brittany Wilde, City Planner
20 Whitney Hatfield, Deputy Recorder

10 **EXCUSED**

11 Brian Haws, City Attorney
12 Karen Danielson, Commissioner

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
27 Commission meeting of May 26, 2026, were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE
29 REGULAR MEETING OF MAY 26, 2026 AS PRESENTED. COMMISSIONER CALL
30 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

34 **CURRENT BUSINESS** –

35 4. **Conditional Use Permit – D/R Programming Car Solution.** Jhon Duran with D/R
36 Programming Car Solution is requesting a conditional use permit to operate an auto
37 servicing business specializing in vehicle diagnostics, programming, and calibration
38 services.

39 City Planner, Brittany Wilde, presented the application on behalf of Jhon Duran of D/R
40 Programming Car Solution, who was accompanied by his daughter serving as interpreter. The
applicant is requesting a conditional use permit to operate an auto servicing business at 525

2 North Geneva Road, located within the Mixed Commercial Zone, she noted that per city code, all
auto servicing businesses in this zone require a conditional use permit.

4 City Planner Wilde explained that the business specializes in vehicle diagnostics,
programming, key programming, and calibration services for modern vehicles which is primarily
6 electronics-based work rather than traditional mechanical repairs. Through the interpreter, the
applicant, Mr. Duran, confirmed that all work would be performed entirely indoors, with outdoor
8 space used only for employee and customer parking or temporary vehicle storage. Mr. Duran
noted that he had previously worked for several dealerships and was now opening his own
10 business.

12 Chairperson Kallas asked clarifying questions to confirm the scope of the business. It was
confirmed that the work does not include engine rebuilding or fluid-intensive mechanical
services, and that the applicant would occupy a single subdivided suite within a larger building at
14 the address. City Planner Wilde clarified that the conditional use permit is issued per applicant,
and any future tenant at the same address performing the same type of use would be required to
16 submit a new application. Commissioners were satisfied that the proposed conditions adequately
addressed any potential concerns, noting that the conditional use permit framework was the
18 appropriate mechanism for managing this type of use in the zone.

20 Chairperson Kallas called for further comments or discussion from the Commissioners.
Hearing none, he called for a motion.

22 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY
24 LOCATED AT 525 N GENEVA RD FOR AN AUTO SERVICING BUSINESS, WITH THE
FOLLOWING CONDITIONS: 1. VEHICLES MAY NOT BE STORED OUTDOORS FOR
26 LONGER THAN 72 HOURS UNLESS THE OWNER IS WAITING ON DELIVERY OF
PARTS; 2. NO VEHICLE PARTS WILL BE STORED OUTSIDE OF THE BUILDING;
28 3. NO PARKING OF VEHICLES WAITING TO BE SERVICED OR FOR PICK-UP IN UDOT
RIGHT OF WAY; 4. IF THE APPLICANT BUSINESS INCLUDES CHANGING FLUID, THE
30 APPLICANT WILL SUBMIT A FLUID WASTE STORAGE AND
MANAGEMENT PLAN; 5. THE APPLICANT WILL COMPLY WITH ALL THE MIXED
32 COMMERCIAL SPECIAL PROVISIONS REQUIREMENTS FOUND IN
SECTION 17.50.120 OF THE LINDON CITY CODE; AND 6. ALL ITEMS OF THE STAFF
34 REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

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

44

2 **5. Site Plan Approval – Battle Creek Plaza.** Troy Dana with Westland Development is
4 requesting site plan approval to develop four office/warehouse buildings totaling 53,509
 square feet.

6 City Planner Wilde presented the site plan application for Battle Creek Plaza, submitted
7 by Troy Dana of Westland Development, with James Bullington appearing on behalf of the
8 applicant, Mr. Dana. The project involves four office and warehouse buildings totaling
9 approximately 92,600 square feet on three parcels located at 231 South 800 West, 345 South 800
10 West, and 338 South 670 West, within the Regional Commercial zone, which is designated as
 flex commercial in the general plan.

12 City Planner Wilde provided background noting that the City Council had amended the
13 general plan and zoning for this property in September 2025, and that both the Planning
14 Commission and City Council approved an amended development agreement in April 2026
 establishing key site design and architectural requirements. The presentation covered parking,
 landscaping, architecture, lighting, and buffering were addressed as follows:

- 16 • Parking and Circulation: The project provides 319 parking stalls, exceeding the
17 minimum requirement of 211. All drive aisles meet or exceed the required 24-foot
18 width at 26 feet. A resident, (whose name was not recorded) raised a concern about
19 the proximity of the 800 West entrance to the stop sign at 200 South, noting the
20 potential for traffic backup during peak hours. Chairperson Kallas and Commissioner
21 Thompson suggested that most traffic would likely approach from the south via 1600
22 North, entering as a right turn. Chairperson Kallas committed to having the city
23 engineer review the entrance location.
- 24 • Architecture: Staff described a high-quality tilt-up concrete construction with
25 significant facade articulation, including board-form and wood-texture concrete
26 finishes, brick entry features, metal canopies, storefront and clerestory windows, and
27 four approved color variations. The roof design incorporates decorative parapets and
28 architectural pop-ups above each tenant space. Commissioner Shauers asked about
29 the glass roll-up doors, and Mr. Bullington explained they are intended for light
30 inventory loading access rather than continuous vehicle traffic, and would include
31 curb cuts. Each unit is approximately 1,500–1,800 square feet, making high-volume
32 loading and unloading unlikely.
- 33 • Residential Buffering: A significant focus of the discussion was the buffer between
34 the development and the adjacent residential neighborhood to the north. A 7-foot
35 masonry wall will be installed along the north side of the existing trail, with
36 landscaping on both sides of the trail corridor. No overhead doors are permitted on
37 the north elevations of buildings A and C, and no outdoor storage is permitted in that
38 area. Clerestory windows, which is a high section of wall containing windows placed
39 above eye level, were incorporated on north-facing elevations per the development
40 agreement, for architectural character rather than overlooking adjacent properties. A
41 neighbor in attendance confirmed that the wall placement on the north side of the trail
42 and the commitment to landscaping at the west end of the path were satisfactory.
43 Staff noted that photometric review is ongoing and that the proposed wall and
44 landscaping are expected to mitigate light spillage onto adjacent residential

2 properties. Mr. Bullington confirmed the project will be condominiumized into units
4 of approximately 1,500–1,800 square feet, with a homeowners association to manage
common areas. The development will proceed in two phases, with buildings A and B
as phase one and buildings C and D as phase two.

6 Several Commissioners noted the quality of the project and acknowledged the applicant's
willingness to work collaboratively with neighboring residents over the past year, observing that
8 the light turnout of neighbors at the meeting reflected that productive engagement.

Chairperson Kallas called for further comments or discussion from the Commissioners.
10 Hearing none, he called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
12 REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 231 S 800
W, 345 S 800 W, 338 S 670 W WITH THE FOLLOWING CONDITIONS: 1. THE
14 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL
FINAL CORRECTIONS TO THE ENGINEERING PLANS; 2. THE PLANS WILL MEET
16 ZONING AND DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY
DEVELOPMENT MANUAL; 3. MECHANICAL EQUIPMENT ON THE GROUND OR
18 ROOF WILL BE SCREENED; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE
REQUIREMENTS OF THE REGIONAL COMMERCIAL ZONE, APPLICABLE
20 DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY
CODE, AND ADOPTED DEVELOPMENT AGREEMENT; 5. ALL ITEMS OF THE STAFF
22 REPORT. COMMISSIONER CALL SECONDED THE MOTION.

THE VOTE WAS RECORDED AS FOLLOWS:

24 CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
26 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SHAUERS	AYE
28 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
30 COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

32 **6. Major Subdivision – Battle Creek Plaza.** Troy Dana with Westland Development is
requesting preliminary major subdivision approval to subdivide the property into two lots
34 and 56 commercial condominium units encompassing four office/warehouse buildings.

City Planner, Brittany Wilde, presented the preliminary major subdivision application for
36 Battle Creek Plaza, also submitted by Troy Dana of Westland Development, with James
Bullington again appearing on behalf of the applicant. The applicant is seeking to subdivide the
38 three combined parcels into one base lot totaling 6.83 acres, incorporating 56 office and
warehouse condominium units across four buildings. Mr. Bullington clarified that the original
40 proposal contemplated two lots, but the application was revised to a single base lot. Phase one
(buildings A and B) will contain 26 units; phase two (buildings C and D) will contain 30 units.

2 Planner Wilde confirmed the property exceeds the minimum lot size requirement and that
the plat incorporates the necessary cross-access, utility, pedestrian, and emergency access
4 easements. Draft CC&Rs and condominium bylaws have been reviewed by both the applicant's
attorney and city staff. Three-dimensional unit descriptions and interior condominium elevations
6 are still being finalized and have been included as a condition of approval.

8 Commissioner Thompson inquired about the vacation of an existing trail easement shown
on the plat. Mr. Bullington explained that the trail previously routed around a corner parcel, and
that vacating the old easement straightens the trail alignment. He noted that easements with the
10 prior property owner have already been executed, establishing the new trail route. Chairperson
Kallas confirmed that the trail is owned and maintained by the city. Mr. Bullington indicated the
12 applicant intends to break ground before the end of summer 2026.

Chairperson Kallas called for further comments or discussion from the Commissioners.
14 Hearing none, he called for a motion.

16 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR PRELIMINARY APPROVAL OF THE LINDON WESTLAND MAJOR
SUBDIVISION WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL
18 CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO
THE PLAT FOR RECORDING; 2. THE APPLICANT WILL PROVIDE AN INTERIOR
20 ELEVATION FOR EACH UNIT TO BE SUBDIVIDED; 3. PRIOR TO PLAT RECORDING
THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE
22 NOTARIZED SIGNATURES OF OWNER'S CONSENT TO DEDICATION AS IDENTIFIED
ON THE ATTACHED SUBDIVISION PLAT; 4. PRIOR TO RECORDING THE APPLICANT
24 WILL PROVIDE STAFF WITH A FINAL SET OF CC&R'S AND BYLAWS TO INCLUDE
NOTARIZED SIGNATURES FOR RECORDING; 5. THE PLAT WILL MEET THE
26 APPLICABLE REQUIREMENTS AS FOUND IN THE LINDON CITY DEVELOPMENT
MANUAL; 6. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DONE
28 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
30 COMMISSIONER CALL	AYE
COMMISSIONER MARCHBANKS	AYE
32 COMMISSIONER SHAUERS	AYE
COMMISSIONER JOHNSON	AYE
34 COMMISSIONER THOMPSON	AYE
COMMISSIONER DONE	AYE
36 THE MOTION CARRIED UNANIMOUSLY.	

38 **7. Public Hearing – Subdivision Ordinance Amendment.** Lindon City is proposing to
amend ordinance §17.32.090 to modify the requirement that a lot cannot be more than
40 three (3) times as long as it is wide.

42 Community Development Director, Michael Florence, introduced the proposed
amendment, explaining that the existing ordinance prohibits a lot from being more than three
times as long as it is wide. The amendment arose from a specific subdivision application—the
44 Lindon Harbor subdivision submitted by Deny Farnworth—in which splitting a lot would have

2 violated this provision. Upon review, staff found that very few other municipalities still maintain
4 a depth-to-width ratio requirement, with only Price and Duchesne County identified as retaining
6 similar language. Most jurisdictions have replaced such provisions with reliance on zoning
district standards (minimum lot width, minimum frontage, minimum area) combined with a
buildable area analysis.

8 Director Florence stated that under the proposed amendment, lots would continue to be
evaluated against the minimum standards of their respective zoning districts, noting that for
10 residential lots, the buildable area analysis would focus primarily on setback compliance. He
then stated that for commercial lots, a more detailed review would be required, accounting for
12 setbacks, easements, parking, and driveways to confirm the lot remains developable. Director
Florence emphasized that the 100-foot minimum lot width in the light industrial zone would
remain unchanged.

14 Deny Farnworth, whose project prompted the amendment, was present and provided
context. He explained that the property in question, located at 1280 West 300 South, is
16 constrained by a gas line and power poles running through the center, limiting where structures
can be placed. The proposed ordinance change would allow him to split the lot and develop three
18 units on one side and five on the other, consistent with the existing development pattern in the
area.

20 Commissioners discussed the rationale for the change. Commissioner Marchbanks
observed that as Lindon approaches build-out, such situations are likely to become more
22 common and found the amendment reasonable. Mr. Farnworth added that the trend toward
smaller flex office/warehouse units has increased the practical need for narrower, deeper lots.

24 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE MOTION CARRIED.

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

28 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING.
30 COMMISSIONER CALL SECONDED THE MOTION. THE MOTION CARRIED.

32 Chairperson Kallas called for further comments or discussion from the Commissioners.
Hearing none, he called for a motion.

34 COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE
36 AMENDMENT 2026-12-O AS PRESENTED. COMMISSIONER THOMPSON SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

38 CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
40 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SHAUERS	AYE
42 COMMISSIONER JOHNSON	AYE

2 COMMISSIONER THOMPSON AYE
COMMISSIONER DONE AYE
4 THE MOTION CARRIED UNANIMOUSLY.

6 **8. Community Development Director Report-**

- 8 • General City Updates

10 **ADJOURN-**

12 COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 6:57
14 PM. COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

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18 Approved, June 23, 2026

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22 _____
Rob Kallas, Chairperson

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28 _____
Michael Florence, Community Development Director