The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 23, 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.

Conducting: Rob Kallas, Chairperson
Invocation: Karen Danielson, Commissioner
Pledge of Allegiance: Steve Johnson, Commissioner

PRESENT	**EXCUSED**
Rob Kallas, Chairperson	Brian Haws, City Attorney
Sharon Call, Commissioner – *Appeared Virtually*	Jared Schauers, Commissioner
Karen Danielson, Commissioner	Scott Thompson, Commissioner
Mike Marchbanks, Commissioner	Ryan Done, Commissioner
Steve Johnson, Commissioner	
Michael Florence, Community Dev. Director	
Brittany Wilde, City Planner	
Britni Laidler, Recorder	

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

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of June 9, 2026, were reviewed.

COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 9, 2026 AS PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Kallas called for comments from any audience member who wishes to address any issue not listed as an agenda item. The following comments were made:

Mark Weldon – representing WI Commercial Properties (WICP), addressed the Commission regarding a longstanding commitment made by UDOT and the City of Lindon to install a traffic signal near his company's properties on Pleasant Grove Boulevard, west of the freeway. Mr. Weldon described a persistent pattern of dangerous traffic conditions at the intersection, including multiple serious accidents, heavy cut-through traffic, and school bus speeding. He noted that WICP had voluntarily funded roadway improvements during construction of the Wilson Tech 5 building and had offered soft money contributions toward a signal, but that UDOT and American Fork City had not advanced the project despite promises made as far back as 2018.

Mr. Weldon urged the Commission to advocate for interim safety measures — such as painted speed bumps, lane markings, cautionary signage, and speed reductions — if installation of a full traffic signal remained delayed, and called on the city's leadership to apply stronger pressure on UDOT and American Fork City.

Community Development Director Michael Florence acknowledged the issue, noting that UDOT's regional leadership had recently been directed to prioritize the project. Progress had been made in securing right-of-way from the LDS Church and beginning the relocation of utility poles on the Lindon side; however, obtaining cooperation and right-of-way dedication from American Fork City remained the primary obstacle. The Commission acknowledged the concern and agreed to continue pressing the matter through appropriate channels.

<u>CURRENT BUSINESS</u> –

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.

Director Florence presented the request for minor subdivision approval at 1279 West 300 South (Parcel 45-241:0026). He reminded the Commission that this property had appeared on a prior agenda, at which time a conflict was identified with a city ordinance restricting lot length-to-width ratios. The City Council subsequently approved an amendment to that ordinance, clearing the path for the current plat to proceed. The proposed subdivision would create two lots, each just over one acre in size. One building has already been constructed on the eastern lot. The surrounding area is light industrial.

Director Florence noted that the original site plan, dating to approximately 2017, contemplated two buildings on either side of a central parking area, and that the proposed eastern lot remains buildable with adequate parking, fire access, landscaping, and turnaround area. He noted that staff identified cross-access easements for shared parking as a key condition to accompany approval.

The applicant's representative, Lyle Lamoraux, briefly explained the property's history. He mentioned that they initially planned four lots but faced issues with utility lines. A gas line wasn't placed where they expected, and a power line was not moved as promised, which affected progress. He also noted they sold some land to the city for a trail project near the drainage area.

Chairperson Kallas noted that while he did not recall a prior formal Commission approval for four buildings, he appreciated the context. Commissioners found the proposal straightforward and in order.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR MINOR SUBDIVISION APPROVAL AT 1279 W 300 S. (PARCEL 45:241:0026) WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL

CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE PLAT; 2. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. THE PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; AND 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DANIELSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **Minor Subdivision – Blackhurst Manor.** Brook Blackhurst is requesting minor subdivision approval to create a one-lot subdivision.

City Planner Brittany Wilde presented the request by applicant Brook Blackhurst for minor subdivision approval to create a one-lot subdivision and plat amendment at Parcel 45-182:004. The subject lot is approximately 0.484 acres (21,073 square feet), and the applicant intends to construct a single-family home on the newly created lot. Staff confirmed that all applicable subdivision requirements had been met.

A public comment letter was received from the adjacent Ricks property, located to the rear of the Blackhurst parcel. The Ricks expressed support for the subdivision but noted a desire to ensure future access to their property through the Blackhurst parcel should they ever choose to develop. Commissioner Marchbanks, who identified himself as a neighbor to the property, clarified that the Ricks currently access their property through their own home frontage and have not historically used the Blackhurst land for access. He noted that future drainage considerations — specifically the shallow depth of the sewer main — might pose challenges for any rear development and offered to speak with the Ricks informally. Following some general discussion, the Commission agreed that since access agreements between private landowners are not something the Commission handles, they don't affect the current application.

Discussion arose regarding the technical structure of the approval, specifically that the action would both create a new lot (Lot 1 of Blackhurst Manor) and amend the existing Lupus Estates Plat A from which a portion of the land is being drawn. Once commission members felt comfortable with the wording, Chairperson Kallas called for further comments or discussion from the Commissioners. Hearing none, he called for a motion.

COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR MINOR SUBDIVISION APPROVAL AT PARCEL 45:182:0004 WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE

IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES AND INDIVIDUALS INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 5. ALL ITEMS OF THE STAFF REPORT; 6. THE LUPUS ESTATES PLAT A WILL BE AMENDED IN CONJUNCTION WITH THIS APPROVAL COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. **Site Plan – 7 Brew.** Toth & Associates, Inc. is requesting site plan approval to construct a fast-food drive-thru business located at 706 N. State Street.

City Planner Wilde presented the site plan application by Toth & Associates, Inc. for a 510-square-foot coffee shop with a two-lane drive-through and a 238-square-foot cooler structure, to be located at 706 North State Street. The property is zoned General Commercial. She noted that the proposal involves demolition of the existing structures on site.

Planner Wilde went on to state that the site plan provides 10 parking stalls, which exceeds the minimum requirement of 5; 24 stacking spaces across two drive-through lanes, and a landscaping buffer along State Street ranging from approximately 39 to 53 feet, with existing street trees to remain. She then stated that access to the property is provided from State Street through a shared access easement with the neighboring parcel, both of which are owned by the same family. The primary building material is brick paneling with metal canopies and architectural detailing, with a proposed 7-foot concrete wall along the eastern property line to buffer the adjacent residential property, as required by the ordinance. The building's color palette complies with Lindon's adopted color standards.

Staff noted two architectural considerations for the Commission. Firstly, the current plans lack a projecting window sill, which is mandated by commercial design standards for windows that do not reach ground level. Director Florence likened this feature to the brick course on the nearby Swig building. Secondly, the commercial design standards recommend that primary entrances should face public streets; however, the building's walk-up ordering door is positioned on the south side rather than toward State Street.

The applicant's representative, Timothy Fries, explained that 7 Brew operates as a 99.9% drive-through concept. There is no public lobby; the building is entirely a kitchen and operations facility, he noted that customer service is handled by employees with iPads who take orders at the vehicle or at outdoor picnic tables near the south-side employee entrance. Mr. Fries confirmed the company currently has six locations open and plans to expand to 28 by the end of 2027. He stated the company would comply with any requirements the Commission imposed, while noting that a walk-up window would require reworking internal equipment layouts.

The Commission debated at length whether the walk-up requirement applied and how it should be satisfied. Commissioner Johnson observed that unlike the Swig application — where the walk-up window was required as a substitute for an inaccessible front entrance — the 7 Brew's employee door on the south side is visible from and in close proximity to State Street, and could reasonably be interpreted as meeting the intent of the orientation standard, particularly if outdoor seating tables are provided to create a small plaza-like environment at that entrance. Director Florence advised that the ordinance language calls for primary entrances to be oriented toward streets or public spaces such as plazas, courtyards, or pathways with higher pedestrian activity, and that the Commission could make a finding that the combination of the south-side entrance and outdoor seating satisfies that intent. The Commission accepted this interpretation. The projecting window sill detail was noted as an item to be resolved during final design review with staff.

Staff also noted that an existing drainage ditch along the eastern property line — used by Pleasant Grove City for stormwater — may or may not fall within the development parcel. The applicant was directed to contact Pleasant Grove City to determine the ditch's location; if it is on-site, the ditch must be piped and graded to allow the adjacent property to the south to tie in upon future development. Additionally, the property is located within a floodplain, requiring the applicant to obtain a floodplain development permit prior to final approval.

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

COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT’S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. FINAL EXTERIOR MATERIAL DESIGN IS APPROVED AS PROPOSED AND WILL MEET THE COMMERCIAL DESIGN STANDARDS FOR COMMERCIAL SITES AND BUILDINGS IN ALL OTHER ASPECTS; 4. THE APPLICANT WILL COMPLETE THE FLOODPLAIN DEVELOPMENT PERMIT; 5. PRIOR TO FINAL APPROVAL, THE APPLICANT WILL PROVIDE A COPY OF THE UDOT ACCESS PERMIT; 6. THE APPLICANT WILL WORK WITH LINDON CITY AND PLEASANT GROVE ENGINEERING TO DETERMINE WHETHER THE DITCH ON THE EAST SIDE OF THE PROPERTY IS ON THE DEVELOPMENT SITE AND IF SO, THE DITCH WILL BE PIPED AND DESIGNED TO SLOPE SO THAT THE PROPERTY TO THE SOUTH, WHEN IT DEVELOPS, CAN TIE IN; 7. THE APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS, IF APPLICABLE; 8. TABLES WILL BE PLACED IN THE PLAZA AREA TO MEET THE BUILDING ORIENTATION AND ACCESS REQUIREMENTS OF THE COMMERCIAL DESIGN STANDARDS; AND 9. ALL ITEMS OF THE STAFF

REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **Concept Plan Review – Fortem Building Expansion.** Lauren Weldon is requesting a concept plan review to receive general feedback for a future addition to the building located at 1855 W. 500 N.

Mark Weldon of WI Commercial Properties (WICP) presented a plan to expand the building at 1855 West 500 North, which is currently occupied by Fortem Technologies, a company specializing in military drone manufacturing. Originally serving as an office for Frontier Communications, the 51,000-square-foot building was partially transitioned by Fortem for manufacturing purposes, requiring intricate conditions such as electrostatic-free floors. Fortem has expanded significantly, boosting its revenue by $50 million. As a result, they see the necessity for an enlargement to accommodate their growing operations. The expansion is set to extend into the west side parking lot and could result in the building's ceiling height increasing to approximately 26 feet. The design of the addition will maintain the cohesive aesthetics of the existing structure, ensuring that all four sides have a consistent appearance, although the new sections will be slightly taller.

Weldon informed the Commission that the initial services for the expansion would involve a significant financial investment in the range of $110,000, but the expected outcome is a substantial rise in the building's overall value, potentially reaching $24 million. Surrounding landscaping is more than adequate, and despite the reduction of some parking spaces due to the expansion, parking will remain sufficient thanks to shared agreements with neighboring properties. Mr. Weldon also highlighted the ample parking resources available within the entire development, emphasizing that issues such as over-parking have been strategically addressed. Furthermore, he reassured the Commission that no regulatory difficulties are anticipated in proceeding with the expansion project. The Planning Commission responded favorably, indicating robust support and strongly encouraging Mr. Weldon to advance with submitting a comprehensive construction and site plan proposal. The growth prospect is seen as a positive development for Lindon, as Fortem, a technologically advanced company with military partnerships, continues to strengthen its presence and invest in the community.

Chairperson Kallas called for further comments or discussion from the Commissioners. Hearing none, he moved onto the next agenda item.

8. **Community Development Director Report-**

- Overview of upcoming agenda items
- General City Updates

ADJOURN-

COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 7:32 PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, July 14, 2026

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Rob Kallas, Chairperson

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Michael Florence, Community Development Director