

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, July 14, 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:	Mike Marchbanks, Commissioner
Pledge of Allegiance:	Scott Thompson, Commissioner

PRESENT

Rob Kallas, Chairperson
Sharon Call, Commissioner
Jared Schauers, Commissioner
Karen Danielson, Commissioner
Scott Thompson, Commissioner
Mike Marchbanks, Commissioner
Steve Johnson, Commissioner
Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
Britni Laidler, Recorder
Aubrie Ivie, Deputy Recorder

EXCUSED

Ryan Done, Commissioner
Brian Haws, City Attorney

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 23, 2026, were reviewed.

COMMISSIONER DANIELSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 23, 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. There were no comments.

CURRENT BUSINESS

4. **Public Hearing - Amendment and Termination of the Development Agreement - Lindon City and MS Industrial Properties.** MS Industrial Properties, LLC is requesting approval of an ordinance amending and terminating the Development Agreement between Lindon City and MS Industrial Properties, LLC.

Community Development Director Michael Florence presented the item. He provided background on the 2008 Development Agreement between Lindon City and MS Industrial

2 Properties, LLC (Martin Snow), which was originally established in connection with a planned
extension of 1200 West. At the time, the road was not yet continuous to the south, so rather than
4 accept a dedication of the road, the city entered into an agreement requiring MS Industrial to
construct the road segment, place funds in escrow, and dedicate the road to the city at a future
6 date.

8 Director Florence explained that the City Council had since removed the southward
extension of that road segment from the Street Master Plan, eliminating the basis for the original
agreement. With the road no longer planned as a public through-street, the development
10 agreement can now be terminated. He confirmed that the road as built serves as a functional
driveway between the buildings on the 10.3-acre property, that fire access to all buildings is
12 maintained, and that utility easements—including sewer, storm drain, and water—will be
preserved as part of a related settlement agreement to be considered by the City Council. The
14 settlement also addresses a dispute regarding the alignment of Anderson Lane relative to the
adjacent property boundary.

16
COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.
18 COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

20 Chairperson Kallas called for Any public comment. Hearing none, he called for a motion
to close the public hearing.

22 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
24 THE MOTION CARRIED.

Commissioners asked clarifying questions about the looping of utilities. Director
26 Florence confirmed that the storm sewer connects to Anderson Lane, that the water line serves
the buildings without looping, and that public works had determined no looping was required.

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

30 COMMISSIONER DANIELSON MOVED TO RECOMMEND APPROVAL OF
ORDINANCE NO. 2026-13-O AMENDING AND TERMINATING THE DEVELOPMENT
32 AGREEMENT BETWEEN LINDON CITY AND MS INDUSTRIAL PROPERTIES, LLC,
THAT WAS RECORDED WITH THE UTAH COUNTY RECORDER'S OFFICE ON JUNE
34 16, 2008. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

36 CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
38 COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
40 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE

2 COMMISSIONER THOMPSON AYE
THE MOTION CARRIED UNANIMOUSLY.

4
5. **Public Hearing - Zone Amendment North Pointe Solid Waste Special Service .**

6 District North Pointe Solid Waste Special Service District is requesting to amend the
Lindon City Zoning Map from Regional Commercial (RC), Light Industrial (LI), and
8 Light Industrial West Overlay (LI-W) to General Commercial.

City Planner Brittany Wilde presented the application from North Pointe Solid Waste
10 Special Service District, represented by Neil Schwendiman, requesting an amendment to the
Lindon City Zoning Map. The affected parcels are located west of I-15 near 2000 West and are
12 currently zoned Regional Commercial (RC), Light Industrial (LI), and Light Industrial West
Overlay (LI-W). The applicant requests that all parcels be rezoned to Commercial General (CG).

14 Planner Wilde noted that one parcel—the Light Industrial West Overlay parcel—was
inadvertently omitted from the public notice mailing, though it was included in both the
16 application and the staff report.

Planner Wilde explained that the City's General Plan already identifies these properties as
18 Commercial General. The primary rationale for staff's support of the rezone is the property's
strategic location within an area anticipated to experience significant transportation
20 improvements, including new I-15 frontage roads, a new partial Lindon interchange at 2000
West, and the planned Vineyard Connector, an east-west corridor linking Orem, Vineyard,
22 Lindon, Pleasant Grove, American Fork, and Lehi. Staff concluded that Commercial General
zoning better reflects the General Plan's vision for directing commercial development along
24 major transportation corridors.

Representative, Neil Schwendiman addressed the Commission to explain the district's
26 plans. He stated that North Pointe intends to sell the subject property, with proceeds funding a
major capital improvement at their existing transfer station facility—specifically, the
28 construction of a new 70,000 square-foot transfer station building. He described planned phased
improvements including reconstruction of the eastern entrance, a new internal road to separate
30 traffic from the construction zone, an automated commercial scale house system, and plans for
an education area in the new building where tours will be allowed. The full project is estimated
32 to take approximately two to three years to complete. Commissioner Marchbanks and others
expressed appreciation for the overview of North Pointe's operations.

34 COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN
36 FAVOR. THE MOTION CARRIED.

Chairperson Kallas called for any public comment. The following comments were made:

38 Conner and Lauren Weldon – from WICP, a major landowner with about 70 tenants in Lindon,
addressed the Commission without opposing North Pointe's rezoning while raising concerns.
40 They highlighted severe congestion issues, especially at a two-way stop near the interchange,

2 and questioned whether the promised traffic improvements, including the Vineyard Connector,
would be timely. The Weldons mentioned an unfulfilled eight-year-old promise for a traffic
4 signal at 600 North and 2800 West, expressing the need for future development traffic studies.
They described issues where damage over \$2,500 is labeled as civil rather than criminal,
6 suggesting a revisit of these legal thresholds. Additionally, they raised concerns over an
unfavorable land swap that affected adjacent properties managed by UDOT.

8 Commissioners acknowledged concerns. Director Florence explained city progress on
traffic signals, citing delays due to American Fork needing to move power poles, with UDOT
10 urging action to complete by spring. Future traffic studies would be required at development.
The property damage issue is considered a state-level matter but would be communicated to the
12 relevant department.

Chairperson Kallas called for any further public comment. Hearing none, he called for a
14 motion to close the public hearing.

16 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
18 THE MOTION CARRIED.

20 Commissioner Johnson asked why the subject parcels were being rezoned to Commercial
General rather than Regional Commercial, as the surrounding area is primarily zoned RC.
22 Director Florence explained that the city does not generate meaningful sales tax revenue from
Regional Commercial, whereas Commercial General—which reflects a State Street-style retail
24 designation—better positions the interchange area as a commercial gateway and aligns with the
General Plan's goal of fostering retail development at major transportation nodes.

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

30 COMMISSIONER JOHNSON MOVED TO RECOMMEND APPROVAL OF
ORDINANCE NO. 2026-14-O AMENDING THE LINDON CITY ZONING MAP FROM
32 REGIONAL COMMERCIAL (RC), LIGHT INDUSTRIAL (LI), AND LIGHT INDUSTRIAL
WEST OVERLAY TO COMMERCIAL GENERAL (CG), SUBJECT TO THE FOLLOWING
34 CONDITION: 1. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER CALL
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
38 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
40 COMMISSIONER THOMSON	AYE
COMMISSIONER DANIELSON	AYE
42 COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

44 6. Community Development Director Report-

- Alpine School District Bus Yard Proposal
- Upcoming Applications
- Water Share Ordinance Update
- General City Updates

ADJOURN-

COMMISSIONER CALL MOVED TO ADJOURN THE MEETING AT 7:15 PM.
COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

Approved, August 25, 2026

Rob Kallas, Chairperson

Michael Florence, Community Development Director