

The Lindon City Planning Commission held a regularly scheduled meeting on Tuesday, September 15, 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: Steve Johnson, Commissioner
Pledge of Allegiance: Ryan Done, Commissioner

PRESENT

Rob Kallas, Chairperson
Sharon Call, Commissioner
Mike Marchbanks, Commissioner (*arrived at 6:05 PM*)
Steve Johnson, Commissioner
Jared Schauers, Commissioner
Scott Thompson, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
Whitney Hatfield, Deputy Recorder

EXCUSED

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 August 26, 2026, were reviewed.

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 26, 2026 AS PRESENTED. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

4. **Site Plan Approval Use Permit – Cottonwood Healthcare Headquarters.** The applicant, Brian Swendsen, is requesting a site plan approval to construct a 46,609-square-foot office building as their corporate headquarters. Phase 2 of the development will be constructed behind the proposed corporate headquarters building.

Brittany Wilde, City Planner, presented the proposed project located at 1530 West 700 North on a 3.99-acre lot within the Lindon Village Commercial Zone. The proposed Phase 1 building totals 46,609 square feet, a second-phase building is planned for the rear of the property

2 but was not under consideration at this meeting. City Planner Wilde stated that the site plan
meets all applicable requirements, including:

- 4 • **Parking:** 134 stalls provided (including 5 ADA stalls), meeting the minimum
requirement. Twelve bicycle stalls are provided where 11 are required.
- 6
- 8 • **Circulation:** A single 40-foot-wide drive access from 700 North, with 26-foot-wide drive
aisles. Staff noted that cross-access easements were recorded with the subdivision plat,
enabling future connectivity as adjacent lots develop.
- 10
- 12 • **Landscaping:** Interior and perimeter parking lot landscaping meets the required 5,360
square feet (at 40 sq. ft. per stall), composition ratios, and tree-to-stall ratios. City Planner
Wilde identified two items for correction: tree spacing along 700 North exceeding the
14 required 30-foot on-center spacing, and the need to plant specified tree species (Zelkova
and Hackberry) at designated locations per the city's 700 North corridor plan. The
16 applicant was informed of these requirements.
- 18 • **Building Height:** The proposed building height is approximately 48.7 feet, well within
the 80-foot maximum permitted along the north side of 700 North.
- 20
- 22 • **Architecture:** The building meets the required 60% pedestrian-level fenestration along
the primary façade, incorporates brick, metal, and large storefront windows, and features
recessed balconies, awnings, and changes in material and building height at
24 approximately 15–20-foot intervals. Four color variations were proposed, all within the
Lindon City color palette.

26 David Mahrt, of Cottonwood Healthcare, was present on behalf of the applicant, Brian
Swendsen. Mr. Mahrt provided background on Cottonwood Healthcare, a skilled nursing facility
28 operator with properties in Utah, Colorado, Montana, Nevada, and Nebraska. The company's
owners are Utah natives who have operated for approximately 15 years, most recently
30 headquartered in American Fork. He noted that due to significant growth the company has
outgrown its current office space. The new headquarters is intended to consolidate
32 approximately 80 corporate employees initially, with the expectation of growing into the full
building within the first year or two of occupancy. The applicant indicated there is no intention
34 of leasing any portion of the building to outside tenants.

Commissioners and the project architect, Kory Harris, discussed the decorative parapet
36 requirement. Mr. Harris explained that the building's canopy treatments and trim details near the
roofline were intentionally designed to serve the same architectural purpose as a traditional
38 cornice, and that adding further elements would make the facade overly busy. Commissioners
agreed that the existing design met the spirit of the code and supported approval of the roof as
40 designed, with the understanding that this level of articulation should be referenced as the
benchmark for future applicants.

42 Chairperson Kallas noted there is currently a single point of egress from 700 North. Staff
confirmed that the recorded subdivision plat includes cross-access easements, and that additional

circulation will be established as adjacent lots (Lots 1 and 2) are developed. Commissioner Danielson raised concern about left-turn access from 700 North. Engineer, David Peterson, confirmed that the access point is positioned between existing turn pockets and permits full movement in and out of the site.

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

COMMISSIONER CALL 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 AND CITY CODE; 3. THE LANDSCAPE PLAN WILL MEET CITY CODE REQUIREMENTS FOR THE 700 N CORRIDOR; 4. FINAL EXTERIOR MATERIAL DESIGN WILL MEET THE COMMERCIAL DESIGN STANDARDS FOR COMMERCIAL SITES AND BUILDINGS; 5. THE ROOF DESIGN IS APPROVED AS DESIGNED, INCLUDING THE CORNICE TREATMENT. DUE TO THE DECORATIVE ELEMENTS ON THE BUILDING FRONT, NO ADDITIONAL CORNICE TREATMENT IS REQUIRED; 6. THE APPLICANT WILL COMPLETE ALL REQUIRED UDOT PERMITS; 7. THE APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS, IF APPLICABLE; 8. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. Public Hearing – Lindon City Ordinance Amendment

The Utah Legislature passed Senate Bill 284 (SB 284) during the 2026 Utah Legislative Session, which amended state requirements governing detached accessory dwelling units (ADUs). Provisions of the City's existing ordinance is proposed to be amended as well as other requirements for ADU's.

Community Development Director, Michael Florence, introduced the item, explaining that the Utah Legislature passed Senate Bill 284 (SB 284) during the 2026 legislative session, requiring cities with a population over 5,000 that maintain a moderate income housing plan to allow detached accessory dwelling units (DADUs) on lots of 11,000 square feet or greater. The ordinance amendment must take effect by October 1, 2026.

2 Director Florence outlined the three core requirements imposed by SB 284: (1) allow
detached ADUs on lots larger than 11,000 square feet with single-family dwellings; (2) require
4 detached ADUs to comply with applicable building, health, and fire codes; and (3) include a
process for converting legally constructed accessory structures to detached ADUs, subject to
6 setback requirements. Director Florence also noted several things the city's ordinance may not do
under state law, including requiring a conditional use permit for a detached ADU, requiring more
8 than one parking stall for units under 650 square feet, or imposing design standards conflicting
with state code section 10-20-618.

10 The Commission reviewed the setback requirements for detached ADUs, with Director
Florence clarifying that such units must comply with the same setbacks as primary single-family
12 homes in the zone. Additionally, they need to be 10 feet further back from the street-facing
facade than the home's required setback, creating a 40-foot front setback in standard R-1 areas.
14 Director Florence noted a subtitle error in the draft ordinance, referencing only rear and corner
side setbacks. This would be amended to encompass all setbacks. Updates to graphics showing
16 these requirements were presented to replace an unreadable diagram.

A concern was raised by Chairperson Kallas about a draft ordinance provision mandating
18 a separate sewer connection for ADUs, unlike other utilities. The Commission felt this could
deter ADU developments financially. Building Official, Bryce McConkie, suggested by phone
20 call, that ADUs should share the primary dwelling's sewer line, similar to all other utilities.
Commissioner Marchbanks added personal context regarding the city's preference for combined
22 sewer connections, leading to a consensus to recommend removing the sewer exception, pending
city engineer affirmation. For owner occupancy, the Commission determined the ordinance
24 should mandate the property owner reside in one of the two units which, thus moving from the
draft's requirement for the main house to be the owner's main home. They advocated for
26 adopting the state's "owner occupied" definition minus its "for no less than 5 years" clause,
addressing concerns of practical necessity like downsizing.

28 Commissioner Johnson stressed the importance of defining terms to prevent unauthorized
leasing due to weak enforcement. Commissioner Thompson highlighted the need for occupancy
30 rule enforcement. Director Florence explained the process for converting garages to ADUs and
reviewed size restrictions: 1,500 sq. ft. or 40% of the primary dwelling for detached ADUs, and
32 1,200 sq. ft. or 60% for attached ones. Despite state DADU mandates, the current map
restrictions for internal ADUs in some areas, like Sunbird Cove, remain unchanged.

34 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED.
36

Chairperson Kallas called for any comments from public present. Hearing none, he called
38 for a motion to close the public hearing.

COMMISSIONER DANIELSON MOVED TO CLOSE THE PUBLIC HEARING.
40 COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED.

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

COMMISSIONER JOHNSON MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2026-16-O WITH CHANGES AS DISCUSSED AMONGST
STAFF, INCLUDING THE REQUIREMENT OF AT LEAST ONE OF THE UNITS TO BE
OWNER OCCUPIED. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

6. Community Development Director Report-

•General City Updates

ADJOURN-

COMMISSIONER JOHNSON MOVED TO ADJOURN THE MEETING AT 7:42 PM.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

Approved, September 29, 2026

Rob Kallas, Chairperson

Michael Florence, Community Development Director