

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, September 29, 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: Jared Schauers, Commissioner

PRESENT

Rob Kallas, Chairperson
Sharon Call, Commissioner
Jared Schauers, Commissioner
Karen Danielson, Commissioner
Mike Marchbanks, Commissioner
Steve Johnson, Commissioner (*arrived at 6:29 p.m.*)
Ryan Done, Commissioner
Michael Florence, Community Dev. Director
Brittany Wilde, City Planner
Whitney Hatfield, Deputy Recorder
Aubrie Ivie, Deputy Recorder

EXCUSED

Scott Thompson, Commissioner

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 September 15, 2026, were reviewed.

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 15, 2026 AS PRESENTED. COMMISSIONER DANIELSON 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. **Major Subdivision – Stringtown Grove Subdivision, Plat A** Scott Anderson is requesting major subdivision approval for a 4-lot single family residential development.

City Planner, Brittany Wilde, presented the request from applicant, Scott Anderson, for major subdivision approval for a four-lot single-family residential development located at 385 North 135 West, within the R-1-20 zone, on approximately 1.8 acres. It was confirmed that each of the four proposed lots meets the minimum 20,000 sq. ft. lot size requirement, provides required buildable areas, has frontage on a public street, and that the proposed street layout is

2 consistent with the planned right-of-way for the area. The subdivision will include required
sidewalks, curbs, gutters, underground utilities, and sanitary sewer improvements.

4 City Planner Wilde also referenced three large utility poles located along 400 North and
135 West; because the approved sidewalk route must curve around those poles, sidewalk
6 easements or dedications will need to be included on the plat at each of the three locations.

8 Community Development Director, Michael Florence, explained that the City Engineer
is still refining the 135 West right-of-way alignment, as the existing 70-ft. right-of-way exceeds
the planned 50-ft. local street cross-section, potentially leaving about 835 sq. ft. of surplus
10 property subject to City Council review. He also noted that a conceptual mini-roundabout at 400
North and 135 West may require a small corner dedication. The Commissioners were informed
12 that a neighboring property owner had expressed interest in purchasing five to ten ft. from one
proposed lot, and the Commission indicated that any such adjustment must remain compliant
14 with city code and could be handled through final staff review. The applicant stated that the
existing home would remain on the property while the other lots are developed.

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

18 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR PRELIMINARY APPROVAL OF THE STRINGTOWN GROVE, PLAT A
20 MAJOR SUBDIVISION, WITH THE CONDITIONS AS NOTED IN THE STAFF REPORT AND
WITH THE PROVISION THAT ANY FINE-TUNING REMAINING WITHIN ORDINANCE
22 REQUIREMENTS BE HANDLED BY STAFF: 1. THE APPLICANT WILL CONTINUE TO
WORK WITH THE CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO THE
24 ENGINEERING DOCUMENTS AND PLAT FOR RECORDING; 2. PRIOR TO PLAT
RECORDING, THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR
26 TO INCLUDE NOTARIZED SIGNATURES OF OWNER'S CONSENT TO DEDICATION,
AND OBTAIN SIGNATURE OF ALL ENTITIES INDICATED ON THE ATTACHED
28 SUBDIVISION PLAT; 3. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT
COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY
30 ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4.
SIDEWALK EASEMENTS OR DEDICATION ON THE PLAT WILL BE PROVIDED TO
32 LINDON CITY FOR THE THREE AREAS WHERE THE SIDEWALK GOES AROUND THE
UTILITY POLES; 5. FOR SETTING THE ALIGNMENT OF 135 W., IF THERE IS SURPLUS
34 RIGHT-OF-WAY THAT WILL GO TOWARDS THE APPLICANTS DEVELOPMENT,
THEN THE APPLICANT WILL WORK WITH THE CITY COUNCIL FOR OBTAINING
36 THE ADDITIONAL PROPERTY; 6. ALL PLANS AND THE PLAT SHALL COMPLY WITH
THE LINDON CITY DEVELOPMENT MANUAL AND SUBDIVISION ORDINANCE; AND
38 7. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DONE SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON KALLAS AYE
COMMISSIONER CALL AYE
42 COMMISSIONER SCHAUERS AYE

2 COMMISSIONER DANIELSON AYE
COMMISSIONER MARCHBANKS AYE
4 COMMISSIONER DONE AYE
THE MOTION CARRIED UNANIMOUSLY.

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8 **5. Amended Site Plan – Fortem Building Expansion** Lauren Weldon is requesting amended site plan approval to construct a new 28,489 square-foot warehouse addition to an existing office building.

10 City Planner, Brittany Wilde, presented the request from applicant Lauren Weldon on behalf of property owner WICP for amended site plan approval to construct a 28,489 square-foot warehouse addition to the existing Fortem building at 1855 West 500 North, located within the Mixed Commercial zone on approximately 4.66 acres. Because the proposed addition results in an overall building square footage increase of approximately 55%, exceeding the 30% threshold, the property is required to come into substantial compliance with applicable city codes and receive Planning Commission approval through an amended site plan.

18 Planner Wilde reported that the site complies with major development standards except for two perimeter landscaping deficiencies: approximately three feet of landscaping is provided along part of the west elevation where five feet is required, and a small section on the east elevation near the loading dock provides none. The plan includes 192 parking stalls, exceeding the 182 required, and approximately 75,065 square feet of landscaping, well above the 30,437 square feet required. Staff also confirmed that vehicle circulation, the screened northeast loading area, building height, and setbacks all comply. Given the substantial excess of overall landscaping, the Commission was comfortable allowing flexibility for the two deficient perimeter areas.

26 Planner Wilde also noted that a current sewer easement will need to be adjusted to the north and along the east side of the building, and remaining engineering issues are to be resolved prior to final approval. The Commission was also advised that a landscape plan verifying the required number of parking lot trees had been requested from the applicant.

30 Applicant Lauren Weldon provided context on the urgency of the project, explaining that Fortem—a drone manufacturer serving military clients and credited with providing security coverage at World Cup soccer matches—is headquartered at this location and employs approximately 150 to 200 people. She noted that without the expansion, the company would likely need to seek space elsewhere. Commissioner Marchbanks noted the potential for sales tax revenue given the corporate headquarters designation.

36 Commissioner Call raised concern about past parking issues at the site, which Director Florence clarified were associated with a previous call center tenant rather than Fortem. The applicant confirmed the addition is primarily for drone storage and production, not additional staff. The Commission was also reassured that adjacent properties to the north, under related ownership, could provide overflow parking if needed.

Commissioner Johnson arrived during this presentation and confirmed he had been briefed.

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 THE AMENDED 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. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE MIXED COMMERCIAL ORDINANCE AND LANDSCAPE REQUIREMENTS; 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

6. Ordinance Amendment – R-4 Planned Residential Overlay Zone (R-4 PD) Amend the city ordinance to create a new residential overlay zone, R-4 Planned Development Overlay Zone (R-4 PD) for a 25-lot residential townhome development.

Director Florence presented both items 6 and 7 together, as they are interrelated, while noting that separate public hearings would be held for each.

Director Florence explained that Sego Homes submitted two land use applications relating to a proposed 25-unit townhome development at 564 West 550 North, a property currently zoned General Commercial. Because no existing city ordinance adequately addressed this type of development, the existing Planned Residential Development (PRD) overlay requires either a site under one acre or a commercial component for larger sites. The city drafted a new ordinance called the R-4 Planned Development Overlay Zone, modeled on the Anderson Farms Planned Development ordinance. The R-4 PD would require a development agreement, submission of a detailed development plan, a minimum of one acre, and would attach a site-specific map as part of the ordinance so that it is not universally applicable. Density, setbacks, building heights, open space, landscaping, buffering, and architectural design would all be established through the development agreement. Director Florence also noted that this item had been previously discussed at concept review stages in April and May.

2 Applicant, Wayne Corbridge, of Sego Homes presented the proposed Quail Cove
townhome development at 564 West 550 North and explained that the plan had been revised
4 over approximately eight months in response to feedback from neighbors, the Planning
Commission, and the City Council, moving from an initial 34-unit concept to 26 units and then
6 to the current 25-unit proposal. He stated that the project is intended to provide owner-occupied,
for-sale housing rather than rentals, with anticipated sale prices generally in the \$450,000 to
8 \$550,000 range, and said the homes are meant to address a relative affordability gap by allowing
families to purchase and build equity.

10 Mr. Corbridge described the property as a triangular parcel that has remained vacant for
about 23 years, is currently zoned General Commercial, and is bordered on two sides by
12 commercial uses. He stated that changing market conditions, including increased remote work
and online retail activity, have made commercial development less viable on the site, and argued
14 that the proposed residential use would activate the property, generate tax revenue, and support
nearby businesses. He explained that the proposed site plan includes 25 townhome units with
16 two-car garages, with all but one unit also providing a two-car driveway, along with six visitor
parking stalls distributed throughout the site. He said the buildings would range from two to four
18 stories, with two-story units placed along 550 North to better relate to the homes across the
street, and more intense portions of the project stepped down into the site toward the commercial
20 side near Walmart. He also described proposed amenities and design features including
pedestrian walkways, small fenced yards, dog waste stations, and architecture prepared by Urban
22 Design Associates of Pennsylvania.

Mr. Corbridge addressed Commissioners' concerns about density economics, explaining
24 that each unit removed from the project increases per-home development costs by approximately
\$5,250 to \$6,800, creating a direct impact on housing affordability. In response to concerns about
26 long-term occupancy, he stated that the project's CC&Rs and HOA would limit rentals to 20
percent of the units.

28 COMMISSIONER DANIELSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

30 Chairperson Kallas asked if there was any public present that would like to make a
comment. The following comments were made:

32 Angie Neuwirth- stated that she had submitted a written letter to staff earlier that afternoon and
summarized several of her concerns. She identified parking as a primary concern, noting that the
34 proposal included limited visitor parking and said some units did not appear to provide driveway
parking. She emphasized that the adjacent road to the east is part of the commercial plat rather
36 than a public neighborhood street and said it was designed with the expectation that parking
would be contained on the commercial lots. She described current congestion on that road,
38 including situations where even a single parked vehicle narrows travel and requires drivers to
wait for oncoming traffic, and she expressed concern that the project would create overflow
40 parking on nearby residential streets not designed to absorb it. She also raised concerns about
circulation and safety at the corner of 550 North and 785 West, stating that driveways located
42 close to the corner could reduce practical on-street parking for nearby homes and create conflicts

2 for vehicles backing out, especially those attempting to head east. Ms. Neuwirth further stated
4 that the proposal lacked meaningful amenities and that a density of approximately 17 units per
6 acre was too intense for the site. She referenced parking and enforcement problems in other
communities and said she did not want Lindon to create a similar long-term street parking
problem.

8 Stephen Gibbons- echoed the safety concern, specifically describing the danger posed by
vehicles backing out of the proposed corner driveways onto a street where children frequently
play, including in front of his own home adjacent to the project site.

10 Adam Richins- described the existing difficulty of backing out of his driveway due to limited
12 sight lines at the T-intersection, which he said would be worsened by a driveway placed directly
across from his. He suggested that if residential use is to be allowed, lots should at minimum be
14 quarter-acre and should have their own internal cul-de-sac with off-street parking. He also
proposed that the city consider acquiring the parcel for a park or splash pad amenity for citizens
to use. He raised concerns about existing parking pressure from the adjacent strip mall and noted
16 that left-turn traffic from State Street onto 550 North is already congested.

18 Katelyn Fouz- stated that she was attending the meeting for a school assignment and described
herself as coming from a relatively neutral position. She raised a question about how
20 underground utility service would function if the subdivision were approved and whether a
project of this type would require installation or alteration of sanitary sewer and other utility
infrastructure in the surrounding streets, noting that construction-related traffic would
22 temporarily add to the existing congestion in the area.

24 Morgan McAllister- described recurring parking spillover from a nearby triplex and said
additional overflow from the proposed project would worsen safety conditions for neighborhood
children. He stated that when vehicles are parked along both sides of the road, the street
26 effectively functions as a single lane and creates visibility obstructions that make it harder for
drivers to see children.

28 Amy Robinson- expressed concern that the proposed homes would front onto what functions as a
commercial street, which she felt raised safety concerns for families with children. She also
30 questioned the fairness of allowing this project to use setback arrangements that would not be
permitted for existing single-family homes on corner lots.

32 Skip Dunn- the property owner, provided background on his long ownership history of the
surrounding commercial properties and offered support for the project, noting the difficulty of
34 finding a viable commercial developer for the site over many years and expressing a personal
interest in providing affordable housing options for family members living in the area. He
36 concluded by expressing confidence in the developer's work, referencing the quality of the
Songbird Cove project, and stated that he hoped the city, developer, and surrounding neighbors
38 could continue working together toward a reasonable outcome.

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

2 Following the close of the public hearing, the Commission discussed the proposal's
density, parking, site layout, and compatibility with the surrounding area. Several commissioners
4 referenced ongoing parking challenges at other townhome developments in Lindon, particularly
Songbird Cove, and expressed concern that similar issues could occur here despite HOA rules or
6 rental limitations. Concerns were raised that Lindon is not a walkable community, that residents
would be heavily car-dependent, and that 18-foot driveways may be too short for many vehicles,
8 potentially causing overhang into the street or pedestrian area. Commissioners also questioned
whether six visitor parking stalls would be sufficient for 25 three-bedroom units and noted that
10 larger vehicles such as trucks would be especially difficult to accommodate. Additional concerns
included the jump in density from 10 to 17 units per acre, the challenge of enforcing rental caps
12 over time, the loss of commercially zoned land, and whether the small, triangular parcel could
realistically support the type of community being proposed. While commissioners generally
14 praised the quality of the architectural design and acknowledged the applicant's effort to revise
the plan, they indicated the project would likely need further changes, potentially including
16 longer driveways and a reduction in unit count to address the Commission's concerns and better
align with General Plan transition policies.

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

20 *An initial motion to recommend denial was made and seconded, but was retracted before*
a vote to allow the applicant an opportunity to revise the proposal. A new motion was then made
22 *to recommend to continue and seconded.*

24 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO CONTINUE
ORDINANCE AMENDMENT 2026-17-O. COMMISSIONER DANIELSON SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
28 COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
30 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	NAY
32 COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

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36 **7. Zoning Map Amendment – R-4 Planned Residential Overlay Zone (R-4 PD), Quail
Cove** Amend the current zoning from Commercial General (CG) to R-4 Planned
Development Overlay Zone (R-4 PD).

38 Director Michael Florence noted that, because Items 6 and 7 were interrelated, the
preceding general discussion also applied to Item 7. The Commission then proceeded
40 immediately to a motion to open the public hearing, as follows:

42 COMMISSIONER DANIELSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER DONE SECONDED THE MOTION. THE MOTION CARRIED.

2 The following comments were made:

4 **Angie Neuwirth** - addressed the Commission again to clarify that access from 550 North may
6 never have been intended for the commercial parcel and that the traffic concerns associated with
8 commercial development would not be equivalent to residential access given that commercial
traffic would have been directed internally to the Walmart commercial road network. Property
owner Skip Dunn referenced original 2003 plans for a Napa Auto store at the corner that would
have accessed from 550 North, and Director Florence indicated he would research the historical
plat records.

10 **Adam Richins** - reiterated concerns about the existing left-turn congestion from State Street
12 onto 550 North and the compounding effect of additional residential traffic, noting that a traffic
signal at that location is not feasible given proximity to existing signals at Walmart and 4th
South.

14 **Amy Robinson** - noted that a commercial use or park would include a dedicated on-site parking
16 lot that would contain parking demand, which is not comparable for the proposed residential
development.

18 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED.

20 Director Florence confirmed that new public notices would not be required for the
22 continuance, as the public hearings had been formally held this evening. He advised interested
residents to contact him directly for information on when the items would return to the Planning
Commission.

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

26 COMMISSIONER DANIELSON MOVED TO RECOMMEND TO CONTINUE ZONE
MAP AMENDMENT ORDINANCE 2026-18-O. COMMISSIONER CALL SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON KALLAS	AYE
COMMISSIONER CALL	AYE
30 COMMISSIONER SCHAUERS	AYE
COMMISSIONER DANIELSON	AYE
32 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
34 COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

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38 **8. Ordinance Amendment – Lindon City Code §17.08** Amend Lindon City Code §17.08
for planning commission duties, appointment, removal, and procedures.

Director Florence presented proposed amendments to Lindon City Code §17.08, implementing changes required by Utah Senate Bill 284 from the most recent legislative session. The bill added new state code provisions governing planning commissioner appointments, vacancies, removal, and conflict of interest. Staff also performed cleanup language changes, including replacing references to the now-defunct Board of Adjustment with the current administrative law judge structure, and replacing "chairman" with "chair" to reflect existing practice.

Director Florence summarized the new state-mandated grounds for removal of a planning commission member, which include: failure to attend two consecutive meetings without notice (which was already in the city's code); misuse of public funds for unethical purposes; violation of the Employee Ethics Act under Utah Code Title 10, Chapter 3, Section 13; and acting with intent to impermissibly bias a land use decision or appeal. The ordinance clarifies that deliberating on a pending application during a commission meeting with staff, elected officials, or applicants does not constitute grounds for removal. He also noted one change requested by the City Attorney: the conjunction between removal grounds three and four in Section 17.08.040 should be changed from "and" to "or."

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

COMMISSIONER DONE MOVED TO RECOMMEND TO APPROVE ORDINANCE AMENDMENT 2026-19-O AS PRESENTED WITH THE AMENDMENT TO CHANGE THE CONJUNCTION BETWEEN ITEMS THREE AND FOUR IN SECTION 17.08.040 FROM "AND" TO "OR" AS NOTED BY STAFF. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

9. Community Development Director Report-

- General City Updates
- Next meeting October 13th

ADJOURN-

COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 8:33 PM. COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved, October 13, 2026

Rob Kallas, Chairperson

Michael Florence, Community Development Director