

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, August 13, 2024 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: Steve Johnson, Chairperson
Invocation: Scott Thompson, Commissioner
Pledge of Allegiance: Jared Schauers, Commissioner

PRESENT

Steve Johnson, Chairperson
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Sharon Call, Commissioner
Mike Marchbanks, Commissioner
Michael Florence, Community Development Director
Brittain Corbett, City Planner
Britni Laidler, City Recorder

EXCUSED

Karen Danielson, Commissioner
Rob Kallas, 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 July 9, 2024 were reviewed.

COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 9, 2024 AS PRESENTED. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

4. **Site Plan Approval – Mountain Tech North 4 — 625 N 2800 W WICP is requesting site plan approval from the Lindon City Planning Commission to construct a new 61,000 square foot building (Parcel 67:013:0004)**

Mike Florence, Community Development Director presented this item noting that the applicant Mark Weldon was present to answer any questions the commission may have. Mr. Florence then gave some history on the development stating the applicant received a zone change for this property on February 5, 2024 and stated on February 5, 2024 Lindon City and the applicant entered into a development agreement with the city.

Mr. Florence then presented renderings of the site to the commission addressing setbacks, parking and landscaping requirements. He then noted that the development is required to provide

2 a minimum of 118 parking stalls but is providing 94. However, during the development
agreement and zone change amendments the applicant discussed using shared parking with the
4 other adjoining properties owned by the applicant. The two office buildings to the east are
required to have 485 parking stalls but the owner constructed 568 stalls (difference of 83 stalls)
6 noting that staff has counted stalls on the property on two different occasions and there is
typically over 200 stalls that are not being used by the tenants.

8
Architectural renderings were then presented, Mr. Florence noted that exterior materials
10 will be a combination of architectural metal panel and a natural aggregate stucco finish which
will be like the finish on the two office buildings across the street to the south. He noted that the
12 proposed building has significant fenestration at both the ground level and upper level on three
sides of the building stating the building design provides for storefront windows to the ground,
14 canopies over entry ways and windows, parapet cornice treatments and structural column
features that provide architectural variety to the facades.

16
Commissioner Thompson asked about the tenants the applicant stated they had lined up.
18 Mr. Weldon stated that those tenants backed out due to the sewer smell, and voiced frustration
with the sewer with general discussion following. Commissioner Call stated that she likes the
20 appearance of the building with the windows and elevations, noting it doesn't look like a
warehouse. She then voiced understanding for the frustration with the sewer situation and hopes
22 that Mr. Weldon has success in his quest to change the standards there to mitigate the smell
impact. Commissioner Johnson stated that he also really likes the look of the building and
24 inquired if the Vineyard Connector will have any potential impact on his property. General
discussion followed.

26 Chairperson Johnson called for any further comments or discussion from the
Commission. Hearing none he called for a motion.

28
COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
30 REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 625 N. 2800
W. WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO
32 WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE
ENGINEERING PLANS; 2. THE PLANS WILL MEET ZONING AND DEVELOPMENT
34 SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. IF
REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION
36 ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE FOR ALL
REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4. FINAL BUILDING AND
38 SITE DESIGN WILL MEET THE AGREED UPON REQUIREMENTS OF THE
DEVELOPMENT AGREEMENT; 5. PEDESTRIAN SIDEWALKS AND CONNECTIONS
40 WILL BE PROVIDED FROM THE SHARED PARKING AREAS TO THE BUILDING AT
LOCATED 625 N. 2800 W. AT PER LINDON CITY CODE 17.18.077; 6. A DETAILED SITE
42 PLAN SHOWING THE LOCATION AND NUMBER OF PARKING SPACES THAT ARE
BEING SHARED WILL BE PROVIDED. IF NOT ALREADY RECORDED, SHARED
44 ACCESSES AGREEMENTS WILL BE RECORDED TO ENSURE THAT SHARED
PARKING CAN BE USED BETWEEN PARCELS IDENTIFIED AS FOLLOWS: 67:013:0004,

67:013:0003, 46:960:0002, AND 46:960:0001; 7. EIGHT BICYCLE PARKING SPACES SHALL BE PROVIDED AS PER LINDON CITY CODE 17.18; AND 8. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Planning Director Updates

- Bank of America project update
- Asked for Alternate Commission Member input
- General City Updates

New Business

Commissioner Call inquired about the Center Street roundabout, and Mr. Florence gave an update on that progress. Chairperson Johnson stated he had been approached by a few residents with concern about the safety of children with the roundabout and how it will be managed during school time. Mr. Florence stated he would get information on the presentation the city engineers gave to City Council to Commission members to help get those questions answered.

ADJOURN –

COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT 7:00 PM. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, September 10, 2024

Steven Johnson, Chairperson

Michael Florence, Community Development Director