

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, December 10, 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: Rob Kallas, Vice-Chairperson
Invocation: Sharon Call, Commissioner
Pledge of Allegiance: Mike Marchbanks, Commissioner

PRESENT

Rob Kallas, Vice-Chairperson
Scott Thompson, Commissioner
Mike Marchbanks, Commissioner
Karen Danielson, Commissioner
Sharon Call, Commissioner
Ryan Done, Commissioner
Michael Florence, Community Dev. Director
Brittain Corbett, City Planner
Britni Laidler, City Recorder

EXCUSED

Steve Johnson, Chairperson
Jared Schauers, 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 November 26, 2024 were reviewed.

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 26, 2024 AS PRESENTED. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Vice-Chairperson Kallas 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. **Development Agreement Amendment – WICP West Orem 4 LLC – 625 N. 2800 W.**
WICP Commercial requests and amendment to their development agreement that was entered into with Lindon City on June 13, 2024 (#67:013:0004)

Mike Florence, Community Development Director, presented this item and noted the applicant Mark Weldon was present. He began by reminding the commission that in February the Lindon City Council approved a zone change for the property located at 625 N. 2800 W. from CG-A8 to Mixed Commercial, and the development agreement that was approved in February was signed in June. He noted that the development agreement signed at that time was approved with the following conditions:

- The building had specific design and material standards as shown in the agreement exhibit.
- The site plan was approved as per the layout in the development agreement
- Sufficient grease traps be installed to adequately support potential restaurant use.

Mr. Florence then presented the rendering of the approved building design to the commission and stated that the applicant is here to amend the building design, and then presented the amended building design. He noted that the approved building layout allows for 4 semi-truck loading docks on the west side of the building, and the purpose of the proposed amendment is to add three additional docks on the north side of the building while reducing the west side loading docks to three. Mr. Florence then turned the time over to the applicant to give more insight into the proposed changes. General discussion followed.

Mr. Florence asked the commission if they would like to clarify any requirements such as awning so he can make sure to have the development agreement written correctly. Vice-Chairperson Kallas asked if there were any public comments. The following comment was made:

Joseph Ogden – stated he is the CEO of American Art Enterprise and said his current building is in Pleasant Grove where they hold events there such as major puzzling competitions. He then noted that he has been talking with the applicant about this being a potential location for them to move to.

Following general discussion, it was agreed amongst the commission that awnings of some sort would need to be added to give a more pedestrian feel to the building.

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

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND THE APPROVAL OF RESOLUTION 2024-35-R TO AMEND THE OREM WEST 4 DEVELOPMENT AGREEMENT WITH NOTED ATTENTION THAT APPLICANT CONTINUES TO WORK WITH STAFF ON AWNINGS AND OTHER MATTERS. COMMISSIONER DONE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COMMISSIONER KALLAS	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Community Development Director Report

- Misc. City Updates

ADJOURN –

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

6 Approved, January 28, 2025

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Rob Kallas, Vice-Chairperson

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Michael Florence, Community Development Director