

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, March 29, 2022 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: Sharon Call, Chairperson
Invocation: Steve Johnson, Commissioner
Pledge of Allegiance: Scott Thompson, Commissioner

PRESENT

Sharon Call, Chairperson
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Steven Johnson, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Mike Florence, Community Development Director
Mary Barnes, Planner II
Kathryn Moosman, City Recorder

EXCUSED

Renee Tribe, 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 February 22, 2022 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 22, 2022 AS AMENDED.
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. PUBLIC COMMENT – Chairperson Call 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 – Wal Mart Fueling Station – 585 N. State St.

The applicant requests site plan approval for an eight-pump fueling station in the Wal Mart parking lot. (#45:371:0021)

Mary Barnes, Planner II, led this agenda item by explaining for site plan approval, the planning commission will be evaluating whether the site plan and building meet Title 17 development regulations and commercial design standards. She noted Ryan Alvarez, the applicant is in on a conference call to address any questions or comments tonight.

Ms. Barnes then gave an overview stating the applicant is proposing to construct an eight-pump fueling station and small walk-up and check-out building in the Walmart

2 parking lot. She noted the subject property is located at 585 North State Street, and is
4 directly north of the existing Walmart building. She noted this site plan will take out 77
6 existing Walmart parking stalls. She then referenced a table showing a breakdown of the
8 requirements. She noted no customers will be entering the small walk-up building;
10 therefore, parking is only needed for the employees; 2 parking spaces have been provided
12 in the existing Wal Mart parking lot.

8 Ms. Barnes explained the access to the subject property will be from 700 N., State
10 St., and 785 West. A gasoline price sign will be erected on State Street, and another to
12 the northwest of the development on an existing landscape island. She pointed out there
14 is adequate vehicle circulation within the lot and around the fuel stations. She noted
16 UDOT has required that the applicant update the existing Walmart access permit for State
18 Street and this requirement has been added to the conditions of approval.

14 Ms. Barnes further explained the existing Wal Mart landscaping appears to have
16 been altered or changed since 2003 when the landscaping was approved. A condition of
18 approval for the construction of this fueling station will be for the entire lot to comply
20 with the previously approved landscaping or current landscape standards. Ms. Barnes
22 stated this lot is 25.9 acres or 1,128,204 sq ft, which meets the minimum lot size
24 requirement of 20,000 sq ft. At the closest point, this fueling station will be 90 ft. away
26 from the vacant lot to the west, which is zoned for single family residential and all other
28 building setback requirements are met. The canopy and the building will be lit, and three
30 new parking lot lights will be added to the existing parking lot, surrounding the new
development.

24 Ms. Barnes pointed out that buildings in the Commercial General zone are
26 required to meet the Lindon Commercial Design Standards. Under the commercial design
28 standards, commercial development should pick one of three building forms: one-part
30 commercial block, two-part commercial block, and central block buildings. The fueling
station building closely aligns with the one-part commercial block building. She then
referenced the standards for these types of buildings in the Commercial Design
Standards.

32 Ms. Barnes noted the City Engineer is working through technical issues related to
34 the site plan and will conduct a final review if the planning commission grants final site
36 plan approval. Ms. Barnes commented that City staff believes that this development will
38 be an amenity to Lindon City. As adding a fueling station will increase sales tax
production for the city and directly serve the residents of Lindon and Walmart customers.
She noted the Planning Commission will need to evaluate the design requirements in the
Commercial Design Standards and how they should be applied to this type of
development.

40 Ms. Barnes indicated this type of commercial site plan is unique in Lindon, it is
42 designed for a primarily vehicle-customer use rather than the more typical pedestrian-
44 customer use. Instead of having a store front and inside space for customers, this building
46 will be for employees only with a walk-up window for customers. As such, some of the
48 pedestrian oriented design elements in the Commercial Design Standards do not fit. For
example, canopies and awnings over the employee and bathroom doors that could
encroach into the drive area for vehicles at this gas station does not work. Also, having a
60% fenestration requirement would not fit with a small, employee only, walkup, and
vehicle-focused building. Staff believes that modifying some of the more pedestrian-
focused design standards will help this development work better in its unique sphere.

2 Ms. Barnes then presented an Aerial photo, Site plan, Building Elevations and
Previous Wal Mart landscaping plan followed by discussion.

4 There was then some discussion including the possible concerns of lighting
flooding into the residential and surrounding properties. Mr. Florence suggested adding a
6 condition that a photometric study be provided or shielding done as needed to address the
lighting as the canopy can be very bright to ensure there are not any adverse effects.

8 The applicant, Mr. Alvarez stated they will follow all city codes and they would
be happy to provide a photometric study plan if need be; he pointed out there is already
10 existing lighting there. He added the kiosk will be open the same hours as the store and
the fuel stations will be open 24/7. Mr. Florence pointed out the property next to where
12 the fuel station will be located is zoned Lindon Village. He also agrees the lighting
should be reviewed by staff and to add that condition into the motion.

14 Following some additional discussion, the Commission was in agreement to
approve this request for site plan approval with the conditions as listed in the motion with
16 the added condition to require that the applicant work with staff to ensure that suitable
lighting requirements are met with either a photometric study or shielding.

18 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion.

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22 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING
CONDITIONS: 1. THE EXISTING LANDSCAPING FOR THE WALMART LOT
24 WILL COME INTO FULL COMPLIANCE WITH THE ORIGINAL LANDSCAPE
PLAN OR CURRENT COMMERCIAL LANDSCAPE REQUIREMENTS; 2. THE
26 APPLICANT WILL UPDATE THE EXISTING WALMART ACCESS PERMIT FOR
STATE ST. WITH UDOT; 3. THE APPLICANT WILL CONTINUE TO WORK WITH
28 THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE
ENGINEERING DOCUMENTS; 4. THE PLANS WILL MEET DEVELOPMENT
30 SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL;
5. FINAL DESIGN WILL MEET THE PROPOSED DESIGN MODIFICATIONS
32 FOUND IN THIS STAFF REPORT; 6. THE APPLICANT WILL COMPLY WITH ALL
BONDING REQUIREMENTS, IF APPLICABLE; 7. APPLICANT WILL WORK
34 WITH STAFF TO ENSURE SUITABLE LIGHTING REQUIREMENTS ARE MET
AND; 8. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER JOHNSON
36 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
38 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
40 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
42 COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY

4. Planning Commission Chair and Vice-Chair 2022 Re-election.

2 Mr. Florence led this agenda item by explaining the Commission will vote to elect
4 both a chair and vice-chair for the 2022 calendar year. He noted the current Chairperson
is Sharon Call and the current Vice-Chair is Steven Johnson.

6 Following a brief discussion, the Commission was in agreement to keep Sharon
Call as Chairperson and Steve Johnson as Vice-Chair for the 2022 calendar year.

8 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion.

10 COMMISSIONER KALLAS MOVED TO APPROVE SHARON CALL AS
12 THE 2022 PLANNING COMMISSION CHAIR AND STEVEN JOHNSON AS VICE
CHAIR. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

14 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
16 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
18 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE

20 THE MOTION CARRIED UNANIMOUSLY

22 **5. New Business: Reports by Commissioners** – Chairperson Call called for any
24 new business or reports from the Commissioners.

26 Chairperson Call mentioned she has been notified of several homes in the city that
have two accessory apartments. Mr. Florence said to email him the information and they
will check into the issue. Commissioner Johnson asked about the meeting time of the
28 council meetings and if they have discussed changing it to a later time so the public can
attend easier. Mr. Florence stated that issue was discussed by the council and they were
30 in agreement to keep the current time schedule as residents can now watch the meetings
online. Commissioner Johnson also thanked Ms. Barnes for following up on enforcement
32 issues on the new development on State Street.

34 **6. Planning Director Report** – General City Updates.

36 Mr. Florence mentioned that there will be a joint meeting held with the City
Council on Thursday, April 28th at 6pm. He noted there are two big projects they will be
38 working on. They have contracted with Landmark Designs on the general plan; he noted
they have a lot of experience. Mr. Florence also reported there will be three upcoming
40 joint meetings in April, August and December.

42 Mr. Florence noted the other project is with CRSA who will update the Lindon
Commercial Design Standards. He also reported he will be working on a new
landscaping ordinance. He also asked the commissioners who would like to be on the
44 general plan committee. Chairperson Call and Commissioner Schauers stated they would
like to be on the committee. Mr. Florence also spoke on the concept plan presented to the
46 council at the last meeting.

2 Chairperson Call called for any further comments or discussion from the
commission. Hearing none she called for a motion to adjourn.

4 **ADJOURN** –

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8 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 7:20 PM. COMMISSIONER THOMPSON SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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12 Approved – April 12, 2022

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Sharon Call, Chairperson

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Michael Florence, Planning Director