

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **October 23, 2012** beginning at 7:00 p.m. in the Lindon City Center, City Council  
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Sharon Call, Chairperson  
6 Invocation: Del Ray Gunnell, Commissioner  
7 Pledge of Allegiance: Rob Kallas, Commissioner

8 **PRESENT**

**ABSENT**

9 Sharon Call, Chairperson  
10 Ron Anderson, Commissioner – arrived 7:10 pm  
11 Del Ray Gunnell, Commissioner  
12 Carolyn Lundberg, Commissioner  
13 Mike Marchbanks, Commissioner – arrived 7:05 pm  
14 Rob Kallas, Commissioner  
15 Adam Cowie, Planning Director  
16 Kathryn Moosman, City Recorder

17 The meeting was called to order at 7:00 p.m.

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20 **APPROVAL OF MINUTES** – The minutes of the regular meeting of September 25,  
21 2012 were reviewed.

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24 COMMISSIONER GUNNELL MOVED TO APPROVE THE MINUTES OF  
25 THE REGULAR MEETING OF SEPTEMBER 25, 2012. COMMISSIONER  
26 LUNDBERG SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
27 THE MOTION CARRIED.

28 **PUBLIC COMMENT** –

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31 Chairperson Call called for comments from any audience member who wished to  
32 address any issue not listed as an agenda item. Adam Cowie, Planning Director,  
33 introduced the newly hired Associate Planner, Hugh Van Wagenen at this time. He noted  
34 that Mr. Van Wagenen has a Masters Degree in Public Administration and is highly  
35 qualified for the position. Mr. Cowie added that the Planning Department is very happy  
36 to have Mr. Van Wagenen on their team and he will be a great asset to the department.  
37 Chairperson Call also welcomed Scout Troop 1180 that were in attendance to observe a  
38 Planning Commission meeting. There were no further public comments.

39 **CURRENT BUSINESS** –

- 40  
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42 **1. PLAT AMENDMENT:** *Lindon Gateway II, 217 South 800 West.* This is a  
43 request by Lindon City Planning Department for approval of a plat  
44 amendment necessary to show amended subdivision lot boundaries after  
45 portions of lots have been purchased by the City to accommodate the west  
46 phase of the Lindon Heritage Trail. The new subdivision plat will be titled

2 'Lindon Gateway II'. The subject property is located in the Single Family  
Residential Zone (R1-20) zone. Recommendations will be forwarded to the  
4 City Council after review by the Planning Commission.

6 Hugh Van Wagenen, Associate Planner, opened the discussion by stating he will  
be presenting an overview of the next three agenda items as they are all similar and all  
8 related to the Heritage Trail Project. He went on to say that this item is a request by the  
Lindon City Planning Department for approval of a plat amendment necessary to show  
10 amended subdivision lot boundaries after portions of lots have been purchased by the  
City to accommodate the west phase of the Lindon Heritage Trail. He noted that the  
12 new subdivision plat will be titled "Lindon Gateway II". Mr. Van Wagenen stated that  
the subject property is located in the Single Family Residential (R1-20) zone. He then  
14 showed aerial photos of the subject property and the portion that the city is purchasing.  
He noted that the contract has been awarded and construction will begin on the trail no  
16 later than April 15, 2013 and should be completed within 90 days. He added that the  
plans have been reviewed by JUB Engineers and they have no concerns. Mr. Van  
Wagenen added that recommendations will be made to the City Council at their next  
18 available meeting. Mr. Van Wagenen asked if there were any questions.

20 Commissioner Kallas asked for clarification on where the trail is going in  
relationship to the piece of property being purchased by the city. Mr. Cowie stated that  
the trail will come down 800 west and cross at 200 south which will facilitate an ADA  
22 ramp. Commissioner Marchbanks inquired if homeowners are in agreement with what  
is proposed. Mr. Cowie confirmed that the City has previous agreements for all three  
24 of the plat amendments on the agenda.

26 Chairperson Call asked if there were any further questions or comments from the  
commissioners. Hearing none she called for a motion.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE PLAT  
AMENDMENT FOR LINDON GATEWAY II AND RECOMMEND APPROVAL TO  
30 THE CITY COUNCIL. COMMISSIONER GUNNELL SECONDED THE MOTION.  
THE VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL AYE  
COMMISSIONER ANDERSON AYE  
34 COMMISSIONER GUNNELL AYE  
COMMISSIONER KALLAS AYE  
36 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER LUNDBERG AYE  
38 THE MOTION CARRIED UNANIMOUSLY.

- 40 2. **PLAT AMENDMENT:** *Freeway Business Park II, 1060 West 200 South.*  
This is a request by Lindon City Planning Department for approval of a plat  
42 amendment necessary to show amended subdivision lot boundaries after  
portions of lots have been purchased by the City to accommodate the west  
44 phase of the Lindon Heritage Trail. The new subdivision plat will be titled  
'Freeway Business Park II'. The subject property is located in the Light

Industrial (LI) zone. Recommendations will be forwarded to the City Council after review by the Planning Commission.

Mr. Van Wagenen opened the discussion by explaining that this item is similar to the previously approved plat amendment. He further explained that this item is also a request by the Lindon City Planning department for approval of a plat amendment necessary to show amended subdivision lot boundaries after portions of lots have been purchased by the City to accommodate the west phase of the Lindon Heritage Trail. He noted that the new subdivision plat will be titled "Freeway Business Park II". Mr. Van Wagenen stated that the subject property is located in the Light Industrial (LI) Zone. He went on to say the plans have been reviewed by JUB Engineers and they have no concerns. He noted that recommendations will be made to the City Council at their next available meeting. Commissioner Anderson asked where the trail will go in relationship to the train tracks. Mr. Cowie noted that it will run west of the hedge on the Alexander's Printing property.

Chairperson Call asked if there were any questions or comments. Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE THE PLAT AMENDMENT FOR FREEWAY BUSINESS PARK II AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER LUNDBERG	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 3. PLAT AMENDMENT:** *Lindon Harbor Industrial Park II, 1297 West 300 South.* This is a request by Lindon City Planning Department for approval of a plat amendment necessary to show amended subdivision lot boundaries after portions of lots have been purchased by the City to accommodate the west phase of the Lindon Heritage Trail. The new subdivision plat will be titled 'Lindon Harbor Industrial Park II'. The subject property is located in the Light Industrial (LI) zone. Recommendations will be forwarded to the City Council after review by the Planning Commission.

Mr. Van Wagenen opened the discussion by stating that as with the previous plat amendments this is also a request by Lindon City Planning Department for approval of a plat amendment necessary to show amended subdivision lot boundaries after portions of lots have been purchased by the City to accommodate the west phase of the Lindon Heritage Trail. He noted that as with the previous two plat amendments the owners are in agreement with the city to purchase the land and construct the trail. He went on to say the plans have been reviewed by JUB Engineers and they have prepared the plat amendment

2 and they have no concerns. Mr. Van Wagenen stated that the new subdivision plat will  
4 be titled "Lindon Harbor Industrial Park II". He also noted that the subject property is  
6 located in the Light Industrial (LI) zone. Mr. Van Wagenen added that recommendations  
8 will be made to the City Council at their next available meeting. Commissioner Kallas  
10 inquired how the price was negotiated on the property acquisitions. Mr. Cowie stated  
12 that there was an independent appraisal performed on each land purchase, and as part of  
14 the project funding that aspect of the property negotiations were included and all paid for  
16 as part of the project amounts. He added that with the process the city was awarded some  
18 grant funding (approximately 3.2 million) which was primarily federal transportation  
20 grant funds that were allocated to trails. Mr. Cowie added that this amount of funding  
22 will get the trail to the Power Plant (Pioneer Lane). He further explained that the ultimate  
24 goal is to connect the Bonneville Shoreline Trail and the Murdock Canal Trail out to  
26 Utah Lake.

28 Chairperson Call asked if there were any questions or comments. Hearing none  
30 she called for a motion.

32 COMMISSIONER LUNDBERG MOVED TO APPROVE THE PLAT  
34 AMENDMENT FOR LINDON HARBOR INDUSTRIAL PARK II AND  
36 RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER  
38 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

40 CHAIRPERSON CALL AYE  
42 COMMISSIONER ANDERSON AYE  
44 COMMISSIONER GUNNELL AYE  
46 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
COMMISSIONER LUNDBERG AYE  
THE MOTION CARRIED UNANIMOUSLY.

48 **4. PUBLIC HEARING:** *Ordinance Amendment: Title 18- Sign Ordinance.*

50 This is a public hearing to review a city initiated change to Title 18 – Sign  
52 Ordinance, specifically amending the 'Purpose and Scope' section of the Title.  
54 Recommendations will be forwarded to the City Council after review by the  
56 Planning Commission.

58 COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC HEARING.  
60 COMMISSIONER GUNNELL SECONDED THE MOTION. ALL PRESENT VOTED  
62 IN FAVOR. THE MOTION CARRIED.

64 Adam Cowie, Planning Director, opened the discussion by explaining this item is  
66 a public hearing to review a city initiated change to Title 18 – Sign Ordinance,  
68 specifically amending the "Purpose and Scope" section of the Title. He noted that  
70 recommendations will be made to the City Council at their next available meeting. Mr.  
72 Cowie referenced the attached draft that reflects minor changes to the "purpose and  
74 scope" section of the ordinance. He also referenced a letter from the City Attorney, Brian  
76 Haws, regarding these issues. Mr. Cowie explained that there was also some discussion

2 with the City Council that these items would be better suited to the purpose section of the ordinance instead of in the sections being considered for approval under the electronic sign and billboard sign codes.

4 Mr. Cowie noted that after several reviews of an application by Terry Reid the City Council had some concerns with illumination standards and also on what was  
6 termed “Community Standards” as far as displays on the electronic billboards that would be appropriate for our community morals and values, which becomes a sensitive topic in  
8 regards to first amendment rights. Mr. Cowie noted that it was suggested to simply reference some illumination and community standards, and moral principles in the  
10 purpose and scope section of the ordinance. Mr. Cowie further noted that the City Attorney felt that the mentioning of that is enough to give the City leeway to regulate  
12 those types of things under the nuisance ordinance, if it were to become a problem. He added that the City Council continued the ordinance review until the next meeting in  
14 November.

16 Mr. Cowie stated that the City Attorney also recommended re-advertising the section of the ordinance to address this small wording change and then get it back to the Council. Mr. Cowie explained that there is some state code that was inserted a few years  
18 ago that requires that any signage that adopts an illumination standard can have only a limited amount of foot candles, and can only be so bright from certain distances. He  
20 went on to say that the illumination standard must be applied to all signs, city wide, either public or private. Mr. Cowie stated that the concern is whether to regulate that or not and  
22 to consider the impact it will have on businesses city wide. He added that this will give the Council an option to consider.

24 Commissioner Marchbanks inquired if existing signs could be grand fathered in. Mr. Cowie stated that the City Attorney is looking into that issue. Commissioner Kallas  
26 questioned how the illumination standards are judged. Mr. Cowie stated that it is subjective, and noted that there are industry standards. There was then some additional  
28 general discussion between the commissioners regarding the suggested language in the ordinance draft and the illumination standards.

30 Chairperson Call asked if there were any public comment. An audience member had a question regarding the public and private illumination standards on signs and how it  
32 would relate to or affect private homeowners. Mr. Cowie stated that this is an issue that is still being evaluated by the City Council. He added that the current ordinance does not  
34 regulate temporary seasonal displays, but is listed in the ordinance as a type of signage. Chairperson Call asked if there were any further public comment or discussion from the  
36 commission. Hearing none she called for a motion.

38 COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER LUNDBERG SECONDED THE MOTION. ALL  
40 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42 COMMISSIONER MARCHBANKS MOVED TO APPROVE ORDINANCE AMENDMENT TO LCC TITLE 18 – SIGN ORDINANCE PURPOSE AND SCOPE  
44 AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
46 FOLLOWS:

CHAIRPERSON CALL AYE  
2 COMMISSIONER ANDERSON AYE  
COMMISSIONER GUNNELL AYE  
4 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
6 COMMISSIONER LUNDBERG AYE  
THE MOTION CARRIED UNANIMOUSLY.

8  
5. **ACTION ITEM:** *2013 Public Meeting Schedule.* This is a city initiated item  
10 to have the Planning Commission review the proposed 2013 Public Meeting  
12 Schedule. Recommendations will be forwarded to the City Council after  
review by the Planning Commission.

14 Mr. Cowie opened the discussion by explaining this is a city initiated item to have  
16 the Planning Commission review the proposed 2013 Public Meeting Schedule. He stated  
18 that recommendations will be made to the City Council at their next available meeting.  
Mr. Cowie noted if the Commission sees any dates that conflict with holidays or other  
major events, to let him know so the changes can be made.

20 Chairperson Call asked if there were any comments or discussion from the  
Commissioners. Hearing none she called for a motion.

22 COMMISSIONER KALLAS MOVED TO APPROVE THE 2013 PUBLIC  
MEETING SCHEDULE AND RECOMMEND APPROVAL TO THE CITY COUNCIL.  
24 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

26 CHAIRPERSON CALL AYE  
COMMISSIONER ANDERSON AYE  
28 COMMISSIONER GUNNELL AYE  
COMMISSIONER KALLAS AYE  
30 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER LUNDBERG AYE  
32 THE MOTION CARRIED UNANIMOUSLY.

34 **NEW BUSINESS** – Reports by Commissioners.

36 Chairperson Call called for any new business or reports from the Commissioners.  
38 Chairperson Call confirmed with Mr. Cowie that the next Planning Commission meeting  
will be held on November 13, 2012. Chairperson Call asked if there were any other new  
40 business or discussion. Being none she moved on to the next agenda item.

42 **PLANNING DIRECTOR'S REPORT** –

Mr. Cowie reported on City Council updates as follows:

- 44 ● The Commission reviewed the Project Tracking List.
- 46 ● New Associate Planner, Hugh Van Wagenen, was introduced to the  
Commission.

- City Council Items:
  - Billboard Ordinance – Item was continued to November 20<sup>th</sup> to gather more information on the possible adoption of illumination standards.
  - Animal Ordinance – The Council had a work session and the item was continued to the November 20<sup>th</sup> meeting for additional review.
  - Center Street General Plan width – Approved as minor collector with the narrower width. Mr. Cowie noted that the Council held an on site work session to do measurements on the street width which was followed by a public hearing. There was then some lengthy discussion between Mr. Cowie and the Commission regarding the details and process that occurred at the work session and public hearing with the City Council regarding the Center Street General Plan width.
  - Fencing – Various ordinance changes were approved.
- October 24<sup>th</sup> – Regional Transportation & Community Planning Open House, Orem Senior Center, 93 N 400 E., 4:30 pm to 7:00 pm.

Chairperson Call asked if there were any other comments or discussion. Being none she called for a motion to adjourn.

**ADJOURN** –

COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE MEETING AT 8:25 P.M. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – November 13, 2012

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Sharon Call, Chairperson

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Adam Cowie, Planning Director