

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **November 13, 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: Rob Kallas, Commissioner
7 Pledge of Allegiance: Ron Anderson, Commissioner

8 **PRESENT**

ABSENT

9 Sharon Call, Chairperson
10 Ron Anderson, Commissioner
11 Del Ray Gunnell, Commissioner
12 Carolyn Lundberg, Commissioner
13 Mike Marchbanks, Commissioner
14 Rob Kallas, Commissioner
15 Adam Cowie, Planning Director
16 Hugh Van Wagenen, Assistant Planner
17 Kathryn Moosman, City Recorder

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

19 **APPROVAL OF MINUTES** – The minutes of the regular meeting of October 23, 2012
20 were reviewed.

21 COMMISSIONER ANDERSON MOVED TO APPROVE THE MINUTES OF
22 THE REGULAR MEETING OF OCTOBER 23, 2012. COMMISSIONER
23 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
24 THE MOTION CARRIED.

25 **PUBLIC COMMENT** –

26 Chairperson Call called for comments from any audience member who wished to
27 address any issue not listed as an agenda item. There were no public comments.

28 **CURRENT BUSINESS** –

- 29 1. **CONDITIONAL USE PERMIT:** *Patino Sports Training, 1418 West 70*
30 *South.* This is a request by Joshua Patino for approval of a conditional use
31 permit to operate an indoor youth soccer training facility for team practices
32 only. No league games/events will occur at the site. The property is located
33 within the Light Industrial (LI) zone.

34 Adam Cowie, Planning Director, opened the discussion by stating this is a request
35 by Josh Patino for approval of a conditional use permit to operate an indoor soccer
36 training facility for team practices only. Mr. Cowie noted that to league games or
37 events will occur at the site. He added that the property is located in the Light
38 Industrial (LI) zone. Mr. Cowie explained that the Standard Land Use Table lists

2 “Indoor Soccer Facilities” as a Conditional Use in the LI zone. He added that the
proposed hours of operation are Monday through Friday from 4:30 pm to 9:00 pm and
Saturday from 8:00 am to 12:00 pm.

4 Mr. Cowie further explained that off street parking requirements for “Indoor
Soccer Facilities” according to the SLU Table are found in LCC 17.18.070 which
6 states, “One (1) per three and one-half (3 ½) person capacity in the building or facility,
based on maximum use of all facilities at the same time.” Mr. Cowie noted that
8 although the assigned number of tenant spaces may not meet code requirements, broad
flexibility is granted to the city when determining adequate parking for a use. Mr.
10 Cowie then showed photos of the site facility and parking.

12 Mr. Cowie stated that staff has inspected the site during the proposed hours of
operation and the available spaces appear to be sufficient for the intended “practice
only” uses as proposed in the building. He also noted that additional business
14 descriptions and a presentation have been provided by the applicant. Mr. Cowie stated
that the use at this facility has started prior to this review and it appears compatible with
16 other businesses and staff has no recommended conditions for approval. Mr. Patino
then presented a slideshow of the proposed facility. There was then some general
18 discussion regarding the parking, lighting issues and the general use of the facility.

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

22 COMMISSIONER KALLAS MOVED TO APPROVE THE CONDITIONAL
USE PERMIT FOR PATINO SPORTS TRAINING FACILITY FOR TRAINING
24 ONLY WITH THE FOLLOWING CONDITION IF THE PARKING DEMAND
BECOMES SUFFICIENTLY GREATER OR UNSAFE THAT THE APPLICANT
26 WILL BE REQUIRED TO COME BACK TO THE PLANNING COMMISSION
AND THE CONDITIONAL USE PERMIT COULD BE REVOKED.

28 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

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

- 38 2. **PUBLIC HEARING:** *Ordinance Amendment, LCC 17.44.050.* This is a city
initiated change to LCC 17.44.050 to reduce the minimum frontage
40 requirements for lots accessed from a hammerhead turn-around.
Recommendations will be made to the City Council at their next available
42 meeting.

44 COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER GUNNELL SECONDED THE MOTION. ALL PRESENT VOTED
46 IN FAVOR. THE MOTION CARRIED.

2 Hugh Van Wagenen, Associate Planner, opened the discussion by explaining that
3 this item is a city initiated change to LCC 17.44.050 to reduce the minimum frontage
4 requirement for lots accessed from a hammerhead turn-around. Mr. Van Wagenen
5 explained that currently, city code does not specifically address lot frontage for lots
6 accessed from a hammerhead turnaround, and by default would require 50' of frontage.
7 He noted that in the original design of the hammerhead turnaround, it is apparent that this
8 issue was overlooked as 50' of frontage does not appear to be feasible if multiple lots
9 access the same turnaround. Mr. Van Wagenen added that after discussion on the issue
10 with the city engineer, staff is recommending that a 20' minimum frontage be approved
11 for lots accessing hammerhead turnarounds. He then referenced the attached draft. He
12 also noted that recommendations will be made to the City Council at their next available
13 meeting. There was then some lengthy discussion regarding the proposed frontage for
14 lots accessing hammerhead turn-arounds.

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

17 COMMISSIONER MARCHBANKS MOVED TO APPROVE ORDINANCE
18 AMENDMENT LCC 17.44.050 TO REDUCE THE MINIMUM FRONTAGE
19 REQUIREMENT FOR LOTS ACCESSED FROM A HAMMERHEAD
20 TURNAROUND BE APPROVED SUBJECT TO A 25 FT. MINIMUM BE INSERTED
21 WHERE THE 20 FT. EXISTS IN THE ORDINANCE AND RECOMMEND
22 APPROVAL TO THE CITY COUNCIL BASED ON THE LISTED CHANGE.

23 COMMISSIONER ANDERSON SECONDED THE MOTION. THE VOTE WAS
24 RECORDED AS FOLLOWS:

25 CHAIRPERSON CALL AYE

26 COMMISSIONER ANDERSON AYE

27 COMMISSIONER GUNNELL AYE

28 COMMISSIONER KALLAS AYE

29 COMMISSIONER MARCHBANKS AYE

30 COMMISSIONER LUNDBERG AYE

31 THE MOTION CARRIED UNANIMOUSLY.

- 32
- 33 **3. PUBLIC HEARING:** *Ordinance Amendment LCC 17.32; 17.58; and*
34 *17.66.020 Regarding Subdivisions.* This is a city initiated change for
35 comprehensive updates to LCC 17.32 – Subdivisions, 17.58 – Dedication of
36 Subdivisions and 17.66.020 – Subdivision Recordation. Proposed changes
37 include allowance of phased subdivision developments. This is a first draft of
38 the amendment and it is anticipated that additional public hearings will be
39 held before a final draft is considered. Final recommendations will be made
40 to the City Council after review by the Planning Commission.

41 Mr. Cowie opened the discussion by stating that this is a city initiated change for
42 comprehensive updates to LCC 17.32 – Subdivisions, and 17.58 – Dedications of
43 Subdivisions, and 17.66.020 – Subdivision Recordation. He added that the proposed
44 changes include allowance of phased subdivision developments. Mr. Cowie explained
45 that the attached draft is the first draft of the amendment and it is anticipated hat
46 additional public hearings will be held before a final draft is considered. He noted that

the highlighted sections have yet to be updated and staff does not expect any significant review of these sections until a future date. He went on to say that there may be a discussion on the general overview of the residential design to make sure the current standards are leading the City down a path of what is truly envisioned for the future of development in Lindon City. Mr. Cowie added that recommendations will be made to the City Council after review by the Planning Commission. There was then some lengthy discussion regarding the proposed updates to the above listed code sections regarding subdivisions.

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

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

COMMISSIONER LUNDBERG MOVED TO CONTINUE ORDINANCE AMENDMENT LCC 17.32;17.58; AND 17.66.020 REGARDING SUBDIVISIONS. COMMISSIONER KALLAS 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.

- 4. DISCUSSION ITEM:** *Bicycle Master Plan Study.* The city has appropriated funds through Mountainland Association of Governments to develop a Bicycle Master Plan. Several cities within the county have developed or are developing bicycle master plans. Lindon's study is anticipated to begin in early spring of 2013 and will help complete the regional bicycle network. An overview of similar completed plans will be given.

Mr. Van Wagenen opened the discussion by explaining the city has appropriated funds through Mountainland Association of Governments to develop a Bicycle Master Plan. He noted that several cities within the county have developed or are developing a bicycle master plan. Mr. Van Wagenen discussed that bicycle master plans include not only route designations, but street and safety designs as well. He added that Lindon's study is anticipated to begin in the early spring of 2013 and will help to complete the regional bicycle network. Mr. Van Wagenen noted that the attached Alternative Transportation Master Plan Map will serve as the foundation for the bicycle master plan. There was then some general discussion regarding the proposed bicycle master plan.

Chairperson Call asked if there were any comment or discussion from the commission. Hearing none she moved on to the next agenda item.

NEW BUSINESS – Reports by Commissioners.

2 Chairperson Call called for any new business or reports from the Commissioners.
3 Chairperson Call inquired if it is now legal to cross the canal at the center street crossing.
4 Mr. Cowie stated that per the Provo Reservoir the crossing is still under construction,
5 however, the crossing should be open this week. Chairperson Call asked if there were any
6 other new business or discussion. Being none she moved on to the next agenda item.

7 **PLANNING DIRECTOR'S REPORT** –

8 Mr. Cowie reported on City Council updates as follows:

9 The Commission reviewed the Project Tracking List.

10 • City Council Items:

- 11 • Billboards Ordinance – Item was continued to November 20th to
12 gather more information on possible adoption of illumination
13 standards.
14 • Animal Ordinance –Item was continued to November 20th
15 meeting for additional review.
16 • Subdivision plats for Heritage Trail – to be reviewed by the City
17 Council in December.
18 • Center Street – planned to open for through-traffic week of
19 November 12, 2012.

20 • Land Use Training seminars available.

21 • Annual Tree Lighting Ceremony – December 3, 2012 at 6:30 pm at
22 Community Center.

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

25 **ADJOURN** –

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

29 Approved – November 27, 2012

30 _____
31 Sharon Call, Chairperson

32 _____
33 Adam Cowie, Planning Director