

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **January 22, 2013** 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
11 Del Ray Gunnell, Commissioner
12 Carolyn Lundberg, Commissioner
13 Mike Marchbanks, Commissioner
14 Rob Kallas, Commissioner
15 Hugh Van Wagenen, 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 January 8, 2013
21 were reviewed.

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24 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
25 OF THE REGULAR MEETING OF JANUARY 8, 2013. COMMISSIONER
26 LUNDBERG SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
27 THE MOTION CARRIED.

28 **PUBLIC COMMENT** –

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

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34 **CURRENT BUSINESS** –

- 35 **1. PUBLIC HEARING (Cont.): Ordinance Amendment, LCC 17.32, 17.58 and**
36 **17.66.020 Regarding Subdivisions.** This is a continued item of a city initiated
37 change for comprehensive updates to LCC 17.32 – Subdivisions, 17.58 –
38 Dedications of Subdivisions, and 17.66.020 – Subdivision Recordation. This
39 hearing will focus mostly on adding final language to accommodate phased
40 development of subdivisions. It is anticipated that additional public hearings
41 will be held to consider other sections of the subdivision ordinance. Final
42 recommendations will be made to the City Council after review by the
43 Planning Commission.

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

2 Hugh Van Wagenen, Planning Director, opened the discussion by explaining this
3 is a continued item of a city initiated change for comprehensive updates to LCC 17.32 –
4 Subdivisions, 17.58 – Dedications of Subdivisions, and 17.66.020 – Subdivision
5 Recordation. Mr. Van Wagenen stated that this hearing will focus mainly on adding final
6 language to accommodate phased development of subdivisions. He added that it is
7 anticipated that this item will be continued to additional public hearings to consider other
8 sections of the subdivision ordinance. Mr. Van Wagenen noted that final
9 recommendations will be made to the City Council after review by the Planning
10 Commission.

11 Mr. Van Wagenen noted the draft included in the packets but there may be more
12 changes in the future. He added that this will provide a temporary ordinance until the
13 whole subdivision ordinance is worked through. He added that he addressed the
14 minimum number of lots and added residential language as requested by the commission.
15 Mr. Van Wagenen stated that he discussed this issue with the City Administrator, Adam
16 Cowie. Mr. Cowie expressed his concerns of the need to differentiate between residential
17 and commercial and if it was necessary, and thought that this issue may need to be
18 revisited along with the issue of the minimum number of lots. Mr. Cowie also felt the city
19 would not be affected if there are additional fees to help compensate the city for the time
20 and resources spent on additional reviews.

21 Mr. Van Wagenen stated that residential and commercial should be differentiated
22 and as the entire ordinance is reviewed the differences for the ordinance language will be
23 long term and definitive in place. Commissioner Kallas asked if the thought is to have
24 one ordinance that applies for both with different requirements. Mr. Van Wagenen noted
25 that the current ordinance does not differentiate. Commissioner Kallas asked which
26 would be easier to administer, one ordinance with two different languages or two
27 different ordinances. Mr. Van Wagenen said for the short term, all this action would do
28 is keep commercial out of phasing, and eventually we would get to the point to include
29 phasing for commercial developments as well. He added that eventually it would be
30 better to have different ordinances for both.

31 Commissioner Anderson inquired if the intent is to keep going through the entire
32 ordinance, or will it depend on when issues come up and if it is anticipated to be
33 completed within the next few months or longer. Commissioner Anderson felt it would
34 be beneficial to include some commercial language in with this ordinance draft so there
35 would be options available as the entire ordinance is reviewed. Commissioner
36 Marchbanks agreed with Commissioner Anderson's statement and he also suggested
37 distinguishing the number of lots at this point. Chairperson Call inquired if the 10 lot
38 minimum is too much to require.

39 Mr. Van Wagenen noted another point to consider is how to make subdividing
40 easier for some of the smaller developers, and phasing may be that option if there isn't a
41 minimum lot requirement or if it is reduced. Commissioner Lundberg raised the question
42 of perhaps using some language that refers to owner occupied development status vs.
43 commercial developers.

44 Mr. Van Wagenen stated that we will work through the phasing section of the
45 ordinance first. Commissioner Marchbanks suggested changing the heading to include
46 residential and commercial development by distinguishing the lot amount on a
47 commercial development to one lot. Mr. Van Wagenen stated that the wording can be
48 changed if needed.

Chairperson Call noted the following suggested changes to the draft:

1. The applicant will present the preliminary phasing plan without minimum number of lots.
- 2, Strike the residential language in ordinance # 2 and #3 and in the ordinance title.
3. Delete letter “C” in section #3.

There was then some additional general discussion regarding the ordinance draft. Chairperson Call asked if there were any public comments or further discussion from the Commissioners. Hearing none she called for a motion.

COMMISSIONER LUNDBERG MOVED TO APPROVE THE ORDINANCE AMENDMENT TO LINDON CITY CODE 17.32.300 WITH CHANGES AS DISCUSSED, AND MOVE TO CONTINUE THE DISCUSSION WITH TITLES 17.58; AND 17.66.020 REGARDING SUBDIVISIONS. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

- 2. PUBLIC HEARING (Cont.): Ordinance Amendment, LCC Title 18 – Signs.**
This is a continued item of a city initiated change. The commission will consider revising Title 18 of the Lindon City Code to allow signage on awnings. Currently, such signage is expressly prohibited. Recommendations will be made to the City Council after review by the Planning Commission.

Hugh Van Wagenen, Planning Director, opened the discussion by explaining that this is a public hearing for the Planning Commission to review and consider revising Title 8 of the Lindon City Code that would allow signage on awnings. Mr. Van Wagenen went on to say that currently the signage on awnings is expressly prohibited. He further noted that the proposed changes LCC 18.02.050, 08.03.020, and 18.03.030 will permit signage on awnings. He also mentioned some minor wording changes and updates in the ordinance draft. Mr. Van Wagenen stated that final recommendations will be made to the City Council after review by the Planning Commission.

Mr. Van Wagenen noted that in the previous meeting, the Commission entertained the language of limiting the size and coverage of signage on awnings. This language has been included in the most recent draft of the ordinance which may still need to be tweaked. Mr. Van Wagenen noted that he did take some photos of awning signs as requested. Mr. Van Wagenen then presented the photos of various awning signs for discussion on how the Commission would like to regulate the signage on awnings. Mr. Van Wagenen noted that he spoke with Phil Brown, Chief Building Official, regarding the differentiating between awnings, and from a building standpoint the definition of an awning is anything that is self supported on the roof that has no columns and does not

2 make a roof structure. There was then some lengthy discussion regarding letter size and
3 coverage of signage.

4 Chairperson Call noted the points of discussion and questions as follows:

- 6 1. The size of a primary sign should not exceed 50% of the surface area.
- 7 2. The size of a secondary sign should not exceed 25% of the surface area.
- 8 3. Lettering on an awning is restricted to the main entrance of the building
9 or street frontage.
- 10 4. Strike the outdoor service area as a possible location of an awning sign.
- 11 5. The signage should not be wider than 75% of the total width of the
12 awning.
- 13 6. No height limit.

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15 Mr. Van Wagenen stated that he will take the suggestions from the Commission
16 and come back with a draft at the next meeting. Chairperson Call asked if there were any
17 public comments or discussion from the commission. Hearing none she called for a
18 motion.

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20 COMMISSIONER KALLAS MOVED TO CONTINUE THE ORDINANCE
21 AMENDMENT TO LINDON CITY CODE TITLE 18, SIGNS. COMMISSIONER
22 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
23 FOLLOWS:

24 CHAIRPERSON CALL	AYE
25 COMMISSIONER KALLAS	AYE
26 COMMISSIONER ANDERSON	AYE
27 COMMISSIONER LUNDBERG	AYE
28 COMMISSIONER MARCHBANKS	AYE
29 COMMISSIONER GUNNELL	AYE
30 THE MOTION CARRIED UNANIMOUSLY.	

- 31
32 **3. PUBLIC HEARING (Cont.): Ordinance Amendment, LCC Appendix A.** This
33 is a continued item of a city initiated change. This ordinance is still under
34 revision and will be continued. The commission will consider revisions to
35 Lindon City Code Appendix A – Standard Land Use Table. Appendix A
36 concerns permitted land uses within the various zones in the city.

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38 Mr. Van Wagenen opened the discussion by explaining the updates to Appendix
39 A are necessary to come into accordance with other sections of the city code. He noted
40 that some changes to permitted uses will also add clarity to the existing ordinances. He
41 noted that staff is still in the process of drafting proposed ordinance language for the
42 Commission to consider. Mr. Van Wagenen noted that it is anticipated that Appendix A
43 revisions will occur over several meetings. He added that final recommendations will be
44 made to the City Council.

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46 Mr. Van Wagenen explained that discussion tonight will cover first 3 pages of the
appendix, and this is just a review and he would like to get through the manufacturing
section tonight. He noted that there will be more questions from staff as time goes by.

Mr. Van Wagenen then reviewed the appendix page by page. There was then some general discussion regarding Appendix A.

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

COMMISSIONER KALLAS MOVED TO CONTINUE THE ORDINANCE AMENDMENT TO LINDON CITY CODE APPENDIX A. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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

4. Review and Action: *Election of Planning Commission Chair and Vice-Chair:*

The Commission will hold elections for the positions of Chair and Vice-chair for the upcoming year.

Mr. Van Wagenen noted that each year the commission needs to vote on the positions of Chair and Vice-chair for the upcoming year. After some general discussion the Commission came to a consensus and voted Sharon Call as the Chairman and Ron Anderson as the Vice-Chair. Chairperson Call asked if there were any further questions or comments. Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO APPOINT SHARON CALL AS CHAIRMAN AND APPOINT RON ANDERSON AS VICE CHAIR ON THE LINDON CITY PLANNING COMMISSION. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS – Reports by Commissioners.

Chairperson Call called for any new business or reports from the Commissioners.

2 Chairperson Call noted a news item that Pleasant Grove is going to increase the security
3 in their schools. They will have a police presence in the 10 public and private schools
4 each day.

4 Chairperson Call asked if there any further reports from the commission. There
5 were no further reports from the commissioners.

6 **PLANNING DIRECTOR'S REPORT** –

8 Mr. Van Wagenen reported on City Council updates as follows:

- 10 ● The Commission reviewed the Project Tracking List.
- 12 ● City Council Items:
 - 14 ● CDA Resolution passed.
 - 14 ● New Commissioner position update.
 - 16 ● New part time clerk starts tomorrow.

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

20 **ADJOURN** –

22 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
23 MEETING AT 9:50 P.M. COMMISSIONER GUNNELL SECONDED THE
24 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26 Approved – February 12, 2013

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director