

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **January 8, 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: Mike Marchbanks, Commissioner
7 Pledge of Allegiance: Del Ray Gunnell, 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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19 **APPROVAL OF MINUTES** – The minutes of the regular meeting of December 11,
20 2012 were reviewed.

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22 COMMISSIONER GUNNELL MOVED TO APPROVE THE MINUTES OF
23 THE REGULAR MEETING OF DECEMBER 11, 2012. COMMISSIONER
24 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
25 THE MOTION CARRIED.

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27 **PUBLIC COMMENT** –

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

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32 **CURRENT BUSINESS** –

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34 **1. PUBLIC HEARING:** *Ordinance Amendment, LCC 17.32, 17.58 and*
35 *17.66.020 Regarding Subdivisions.* This is a continued item of a city initiated
36 change for comprehensive updates to LCC 17.32 – Subdivisions, 17.58 –
37 Dedications of Subdivisions, and 17.66.020 – Subdivision Recordation.

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39 COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC HEARING.
40 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
41 VOTED IN FAVOR. THE MOTION CARRIED.

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

7 Mr. Van Wagenen explained that the ordinance draft has not been included in this
8 staff report. The previous copy that was included in the staff report from the December
9 11, 2012 meeting has not been substantially altered at this time. He asked the
10 commission to please refer to that report for a draft of the ordinance. Mr. Van Wagenen
11 then referenced the following discussion points:

- 12 • **Phasing/Timelines/Expirations:** Mr. Van Wagenen stated that he did look up some
13 other ordinances from cities similar in size to Lindon, and Lindon is unique in
14 regards to phasing/timelines/ and expiration dates. There was then some general
15 discussion regarding the phasing of subdivisions including timelines and
16 expirations. Mr. Van Wagenen noted that after discussion, he hears the direction
17 from the commission is a 10 lot minimum per phase to hit milestones with no cap.
18 Mr. Van Wagenen stated that he will hopefully have a draft for review at the next
19 meeting.

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

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24 COMMISSIONER KALLAS MOVED TO CONTINUE THE ORDINANCE
25 AMENDMENT TO LINDON CITY CODE 17.32; 17.58; AND 17.66.020
26 REGARDING SUBDIVISIONS. COMMISSIONER LUNDBERG SECONDED THE
27 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL AYE
29 COMMISSIONER KALLAS AYE
30 COMMISSIONER ANDERSON AYE
31 COMMISSIONER LUNDBERG AYE
32 COMMISSIONER MARCHBANKS AYE
33 COMMISSIONER GUNNELL AYE
34 THE MOTION CARRIED UNANIMOUSLY.

- 35 **2. PUBLIC HEARING:** *Ordinance Amendment, LCC Title 18 – Signs.* The
36 commission will consider revising Title 18 of the Lindon City Code to allow
37 signage on awnings. Currently, such signage is expressly prohibited.

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40 Hugh Van Wagenen, Planning Director, opened the discussion by explaining that
41 this is a public hearing for the Planning Commission to review and consider revising Title
42 18 of the Lindon City Code that would allow signage on awnings. Mr. Van Wagenen
43 went on to say that currently the signage on awnings is expressly prohibited. He further
44 noted that the proposed changes LCC 18.02.050, 08.03.020, and 18.03.030 will permit
45 signage on awnings. He also mentioned some minor wording changes and updates in the
46 ordinance draft. Mr. Van Wagenen stated that final recommendations will be made to the
47 City Council after review by the Planning Commission. There was then some general

discussion regarding signage on awnings and how to regulate awning signs or whether to permit them at all. Mr. Van Wagenen noted two items to consider is how far can they project from the building and if they would need an easement agreement to go into the public right of way. Mr. Van Wagenen noted that he will have photos of different awning signs throughout the city for the next meeting. Chairperson Call noted there are two suggestions to add to the language as follows:

1. The signage can't be over ½ of the width of the awning or 12 inches tall.
2. The text can't exceed more that 50% of the surface or 12 inches in height.

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

COMMISSIONER ANDERSON MOVED TO CONTINUE THE ORDINANCE AMENDMENT TO LINDON CITY CODE TITLE 18, SIGNS. 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.

- 3. PUBLIC HEARING:** *Ordinance Amendment, LCC Appendix A.* The commission will consider revisions to Lindon City Code Appendix A – Standard Land Use Table. Appendix A concerns permitted land uses within the various zones in the city.

Mr. Van Wagenen noted that this agenda item will be continued to the next Planning Commission meeting to be held on January 22, 2013.

COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE ORDINANCE AMENDMENT TO LINDON CITY CODE APPENDIX A TO THE NEXT PLANNING COMMISSION MEETING. COMMISSIONER GUNNELL 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 GUNNELL MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

NEW BUSINESS – Reports by Commissioners.

Chairperson Call called for any new business or reports from the Commissioners.
2 Chairperson Call inquired about the retention basin at 140 North. She mentioned that the
4 recent storms took branches down and the city took out part of the trees, and residents
6 have asked if they will be replaced and suggested they replant a different kind of tree in
those areas. Mr. Van Wagenen stated that he will mention this issue to the Tree Board.

6 Chairperson Call inquired when a new commissioner will be appointed. She
mentioned that she feels the upper east side of the city needs to be represented.
8 Commissioner Lundberg concurred with Chairperson Call. Mr. Van Wagenen stated that
he will check into that issue. Commissioner Kallas commented that citizens have asked
10 him if the height limitations have changed on outbuildings, barns etc. Mr. Van Wagenen
stated that inside of the buildable area the height limit is 35 ft. and the outside of the
12 buildable area the height limit is 20 ft. Mr. Van Wagenen directed Commissioner Kallas
to get the address and he will look into it. Commissioner Lundberg also mentioned a
14 recent resolution passed in Fountain Green that recommends that every household own a
gun. She also mentioned that she was approached by a resident who asked about
16 implementing a community garden. There was then some discussion regarding these
issues. Chairperson Call asked if there any further reports from the commission. There
18 were no further reports from the commissioners.

20 **PLANNING DIRECTOR'S REPORT** –

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

- 24 ● The Commission reviewed the Project Tracking List.
- Land Use Training Handbook Available.
- 26 ● City Council Items:
 - Animal Ordinance passed; copy available on website.
 - 28 ● Creekside Development Agreement Update.
 - Facebook Page – Lindon City (please “Like”).
 - 30 ● Planning Director position update.

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

34 **ADJOURN** –

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38 COMMISSIONER GUNNELL MADE A MOTION TO ADJOURN THE
MEETING AT 8:45 P.M. COMMISSIONER LUNDBERG SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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42 Approved – January 22, 2013

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director