

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **February 26, 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: 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 February 12, 2013
21 were reviewed.

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24 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
25 REGULAR MEETING OF FEBRUARY 12, 2013. COMMISSIONER
26 MARCHBANKS 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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33 **CURRENT BUSINESS** –

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36 **1. PRESENTATION:** *Salt Lake Aqueduct.* The Planning Commission will hear
37 a presentation originally given by the Metropolitan Water District of Salt Lake
38 and Sandy (MWDSS) regarding the Salt Lake Aqueduct. The purpose of the
39 presentation is to raise awareness of the Salt Lake Aqueduct (SLA) that runs
40 through Lindon City.

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42 Hugh Van Wagenen, Planning Director, opened the discussion by stating this
43 presentation was originally given to the City Council by Ammon Allen, Project Manager
44 for MWDSS. Mr. Van Wagenen then provided an overview of the history of the
45 Metropolitan Water District which includes four facilities. He also reviewed the layout
46 of the aqueduct system, which was built by the Bureau of Reclamation in 1937 but is now
owned by the Metropolitan District.

Mr. Van Wagenen explained the right-of-way consists of an easement, fee title and an 1890's easement with widths that vary from 50 ft. to 250 ft. Mr. Van Wagenen then referenced current activities of the District as follows:

Survey Program:

1. Surveyed:
 - Tracts 210 to 216 in Lindon which are 1.6 miles long , survey completed in the fall of 2012.
2. Not yet surveyed:
 - one access road easement (214) and one blow off easement (216).
3. Markings:
 - Aqueduct centerline (on full corridor) and the boundary (on district-owned land).

Encroachment Program:

1. Program Goals:
 - Maintain proper access to aqueduct corridor.
 - Provide for reasonable constructability.
 - Avoid litigation.
 - Minimize exposure to liability claims.
 - Provide adequate security.
 - Enter into written agreements to outline the obligations.
2. Annual pamphlet
 - More than 60 properties.
3. Individual contact typically occurs after survey.
 - No priority areas.
 - Three active approved uses.
4. District desires to license acceptable uses.
5. May require removal of some existing uses.
6. Five developing areas of interest.

Blow off Assessment:

1. Blow offs are used to drain the aqueduct.
2. Two are located in Lindon City.
3. Staff is working to determine the rate at which the pipe may be safely drained at each blow-off. This is based on:
 - Surrounding development
 - Natural drainage patterns.

Aqueduct Inspection:

1. Regular above-ground inspection
 - Watch for new development and improvements.
2. Annual internal inspection.
 - Drain and inspect pipe interior.
 - Schedule 2015 from Orem to Cedar Hills.

Mr. Van Wagenen noted that existing blow off valves for the aqueduct have flowed through natural drainage and into the Murdock Canal. The canal enclosure project has made this system unworkable, and requires the District to reevaluate and

reroute any blow off flow into the City drainage system. Mr. Van Wagenen stated that the District will maintain open communication with the City and property owners regarding encroachments. There was then some general discussion regarding the current activities of the District. Chairperson Call asked if there were any further discussion or comments from the Commissioners. Hearing none she moved on to the next agenda item.

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.

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

Hugh Van Wagenen, Planning Director, opened the discussion by explaining that this is a continued 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 gave an overview from the previous meeting, stating because of questions by the Commission on how to regulate primary and secondary signage, he spoke with City Attorney, Brian Haws, and received feedback regarding secondary and primary signage. Mr. Van Wagenen noted because of the feedback from Mr. Haws there is currently some new language included in the draft.

Mr. Van Wagenen then discussed the changes on the draft as follows:

1. Marquee Signs: Definition changed and is now prohibited. After some discussion it was agreed that Mr. Van Wagenen will look further into the issue of Marquee signs.
2. Removed signboard and added changeable copy sign language.
3. The Lindon City Logo has been inserted into the draft to show how the area of the sign will be measured as to be clear and defined.
4. Clarification of language regarding public right of ways as to be more defined (Paragraph 4).
5. Clarification of Primary signage language, meaning a business name or logo, per City Attorney. Term “Entity” and commercial or non commercial was recommended (Paragraph 5).
6. Language as where the primary sign can be located (Paragraph 6).
7. Clarification of language added (Paragraph 7).
8. Clarification of language added (determined by the Planning Director). Primary and secondary surfaces (graphic inserted) (Paragraph 8).
9. Added awning and sign material (Paragraph 9).

2 Mr. Van Wagenen stated that he will take the suggestions from the Commission
and clarify some of the language on Marquees and come back with a clean version to the
4 next meeting. Chairperson Call asked if there were any public comments or discussion
from the Commission. Hearing none she called for a motion.

6 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE
ORDINANCE AMENDMENT TO LINDON CITY CODE TITLE 18, SIGNS.
8 COMMISSIONER LUNDBERG SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

10 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
12 COMMISSIONER ANDERSON AYE
COMMISSIONER LUNDBERG AYE
14 COMMISSIONER MARCHBANKS AYE
COMMISSIONER GUNNELL AYE
16 THE MOTION CARRIED UNANIMOUSLY.

- 18 **3. PUBLIC HEARING (CONT.):** *Ordinance Amendment, LCC Appendix A.*
20 This is a continued item of a city initiated change. This ordinance is still
under revision and will be continued. The commission will consider revisions
22 to Lindon City Code Appendix A – Standard Land Use Table. Appendix A
concerns permitted land uses within the various zones in the city. The
“Services” portion of the Table will be reviewed.

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26 Mr. Van Wagenen opened the discussion by explaining the updates to Appendix
A are necessary to come into accordance with other sections of the city code. He stated
that some changes to the permitted uses will also add clarity to the existing ordinances.
28 He noted that staff has included pages of the Standard Land Use Table with the hope that
the uses covering “Services” can be reviewed at this meeting. Mr. Van Wagenen
30 commented that it is anticipated that Appendix A revisions will occur over several
meetings. He added that final recommendations from the Planning Commission will be
32 made to the City Council. He noted that there will be more questions from staff as time
goes by.

34 Mr. Van Wagenen then reviewed the “Services” section of Appendix A page by
page. There was then some lengthy discussion regarding uses in the “Services” portion of
36 the Appendix. After review, the following uses were discussed at length for possible
changes as follows:

- 38 ● Check Cashing and Other Payday Loans
Or Similar Credit Services
40 ● House Cleaning
● Beauty & Barber Shops
42 ● Massage Therapy
● Disinfecting & Exterminating
44 ● News Syndicate
● Equipment Rental & Leasing
46 Automobile & Pickup Truck Rental
(No Large Vehicles, Cargo Vans, Semis, etc.)
48 ● Medical & Dental Laboratories, Veterinarian Services,

- Proposed fireworks restriction above the canal.
- CUP reviews next meeting.
- The Commission reviewed the Project Tracking List.
 - Lindon Pointe Estates
 - Lindon Treasure
 - Highlands at Bald Mountain
- Cullimore Property.
- Patch's Majestic Metals.
- Direct Deposit.
- Bike Steering Committee volunteer from Commission.
- Utah APA Conference in Logan, UT
 - Friday, April 19, 2013.

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

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ADJOURN –

COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE MEETING AT 9:55 P.M. COMMISSIONER LUNDBERG SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – March 12, 2013

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director