

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **April 9, 2013** beginning at 7:00 p.m. in the Lindon City Center, City Council Chambers,
4 100 North State Street, Lindon, Utah.

5 Conducting: Ron Anderson, Vice Chairperson
6 Invocation: Mike Marchbanks, Commissioner
7 Pledge of Allegiance: Carolyn Lundberg, Commissioner

8 **PRESENT**

9 Ron Anderson, Commissioner
10 Del Ray Gunnell, Commissioner
11 Carolyn Lundberg, Commissioner
12 Mike Marchbanks, Commissioner
13 Rob Kallas, Commissioner
14 Vaughan Austin, Commissioner
15 Hugh Van Wagenen, Planning Director
16 Kathryn Moosman, City Recorder

8 **ABSENT**

9 Sharon Call, Chairperson

- 17
- 18 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
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 - 20 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of March 26,
21 2013 were reviewed.

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23 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
24 OF THE REGULAR MEETING OF MARCH 26, 2013. COMMISSIONER KALLAS
25 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
26 CARRIED.

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28 3. **PUBLIC COMMENT** –

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

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34 **CURRENT BUSINESS** –

- 35
- 36 4. **PUBLIC HEARING**: *Ordinance Amendment: LCC Title 18 Signs*. This is a
37 continued item of a city initiated change. The commission will consider revisions
38 to Title 18 of the Lindon City Code to allow signage on marquees (previously
39 defined as awnings). Currently such signage is prohibited. Recommendations
40 will be made to the City Council after review by the Planning Commission.

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42 COMMISSIONER LUNDBERG MOVED TO OPEN THE PUBLIC HEARING.
43 COMMISSIONER GUNNELL SECONDED THE MOTION. ALL PRESENT VOTED
44 IN FAVOR. THE MOTION CARRIED.

2 Mr. Van Wagenen opened the discussion by stating this is a continuation of the
3 review of awning signs. He noted that after a thorough review of awning signs, the
4 Commission requested that some provisions for the allowance of marquee signs be
5 considered. Staff researched various other city codes regarding marquee signs and they
6 have drafted some rough code language to be the basis for the commissions review. Staff
7 believes, similar to the awning sign discussion that further changes will need to be made
8 to the marquee sign language before it is recommended to the City Council. Mr. Van
9 Wagenen added that because this item is a continuation of the awning sign discussion, the
10 marquee language has been placed in the same ordinance draft. He noted that any new
11 additions from the last draft are highlighted in yellow.

12 Mr. Van Wagenen then referenced page #4 of the draft (marquee signs) and read
13 the definition as it pertains to the ordinance as follows:

14 *Marquee Sign: A sign attached to any permanent roof-like structure projecting*
15 *beyond a building or wall of the building, as to a theater or hotel, often bearing a*
16 *changeable copy sign.*

18 Mr. Van Wagenen noted that in addition to the new marquee sign language, there
19 are six items for review on page #5 of the draft as follows:

20 Marquee Signs:

- 22 1. Marquee signs require a sign permit from the City.
- 23 2. Marquee signs shall only be allowed over a building entrance.
- 24 3. The structure of the marquee shall not extend more than six (6) feet from the
25 wall/building to which it is attached and have a clearance of at least eight (8)
26 feet above the sidewalk.
- 27 4. Any marquee sign projecting into the public right of way shall obtain an
28 additional easement agreement subject to approval by Lindon City.
- 29 5. The vertical face height of the marquee shall not exceed three (3) feet.
- 30 6. The sign shall not be wider than 80% of the total width of the surface of the
31 marquee and, shall not exceed more than 50% of the surface area of the
32 marquee.

34 Commissioner Kallas brought up two points for discussion as follows:

- 36 1. Does the language define the purpose of a marquee sign?
- 37 2. Is the clearance limit of 8 feet high enough (perhaps increase to 9 or 10 feet)?

38 Mr. Van Wagenen stated that the language of the purpose can be reviewed.
39 Commissioner Marchbanks mentioned that he doesn't have the same concerns because of
40 cost issues; stating that marquee's are a lot more expensive than awning's so it takes care
41 of itself and he would like to keep it simple. Commissioner Kallas stated that it is
42 important to keep in mind that if the language is written in such a way the owner would
43 have the option to build a marquee sign instead of an awning to be able to get the sign out
44 further. Mr. Van Wagenen noted that if this is a concern there are two issues to consider
45 that might mitigate any advantageous person.

- 46 1. Language could be added that the sign has to match the architectural
47 standards and compatibility of the existing building.

2. Must provide shelter from the weather.

There was then some lengthy general discussion regarding the points mentioned above. After some discussion it was agreed to increase the clearance height limit from eight (8) feet to nine (9) feet on marquee signs. Councilmember Marchbanks noted that anything impacted by a public right of way has been covered, but questioned if it would be beneficial to add another line in the draft that addresses that a private project could be reviewed on a case by case basis if it has no impact on a public right of way. There was then some discussion regarding public vs. private right of ways. Mr. Van Wagenen clarified the point stating that he feels it really doesn't matter what depth the owner wants to put on the marquee (if it is coming into the city's right of way) because it is city property and an easement does not have to be granted. He added that he feels there is not a need to distinguish between public and private right of way. Councilmember Bean suggested using the same projection from the wall for both awning and marquee signs. Commissioner Lundberg noted that the reason for limiting awnings to three (3) feet was because they are made from a temporary material whereas marquee signs are a permanent, solid architectural feature to a building. Mr. Van Wagenen then re-read the definition of marquee sign for clarification. After some further discussion it was agreed to have awning and marquee structures not project more than 36 inches from the wall to which it is attached.

Vice Chairperson Anderson asked if there were any further discussion or comments from the Commissioners. Hearing none he called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE PROPOSED CHANGES TO LCC TITLE 18 SIGNS, WITH THE INCLUSION OF THE MARQUEE SIGN LANGUAGE BEING MODIFIED TO INCLUDE THE HEIGHT CHANGE OF 9 FEET ABOVE THE SIDEWALK AND THE SIGN AREA CALCULATIONS SHALL BE INCLUDED AS PART OF THE WALL SIGN CALCULATIONS AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

VICE CHAIRPERSON ANDERSON	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER LUNDBERG	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER AUSTIN	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING: *Ordinance Amendment: LCC Appendix A, Standard Land Use Table.* This is a continued item of a city initiated change. The commission will consider revisions to the introductory sections of Appendix A as well as review previously recommended changes to the Standard Land Use Table. Appendix A concerns permitted land uses within the various zones of the city. Recommendations will be made to the City Council after review by the Planning Commission.

2 Mr. Van Wageningen opened the discussion by explaining that after a lengthy
review of the permitted uses within the Standard Land Use Table, the attached draft
4 shows the changes recommended by the Planning Commission. Mr. Van Wageningen stated
the recommended changes are highlighted in yellow. He noted that additionally some
6 minor additions to the introductory Section II are reflected and describes the purpose and
intent of the zones in the City but were previously lacking any reference to the CG-A,
CG-A8, and CF zones. Mr. Van Wageningen stated that although Sections I an III have not
8 been changed, they have been included for the Planning Commissions review. He added
that if there are no additional changes to LCC Appendix A, Standard Land Use Table, the
10 Planning Commission may recommend approval to the City Council.

12 Clarification and/or changes to Appendix A – Standard Land Use Table were
discussed as follows:

- 14 • 5300 - Direct Selling Organizations – Call Centers. Discussion was made to
put Conditional Use on all call centers dependent on parking
- 16 • 5900 – Second Hand Merchants/No outdoor storage except as CUP in LI
Zone
- 18 • 6200 – House Cleaning
- 6200 – Massage Therapy/Personal Care Health Spa
- 20 • 6300 – Disinfecting & Exterminating
- 6300 – News Syndicate
- 22 • 6300 – Equipment Rental & Leasing Light/Heavy Trucks over 26,000
GVW– addressed a modification in defining heavy equipment leasing
- 24 • 6300 – Automobile & Light Truck – Truck Rental (no large vehicles, cargo
vans, semis, etc.
- 26 • 6500 – Medical & Dental Laboratories
- 6800 – Private, Primary & Secondary Schools
- 28 • 6800 – Driving Schools
- 6911 – Churches, Synagogues & Temples
- 30 • 7100 – Dance Clubs/Music Venues
- 7100 – Tennis Courts/Private
- 32 • 7100 – Bowling Lanes
- 7100 – Health Spas
- 34 • 7100 – Indoor Gun Ranges

36 Vice Chairperson Anderson asked if there were any public comments. Hearing
none he called for a motion to close the public hearing.

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40 COMMISSIONER AUSTIN MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

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44 Vice Chairperson Anderson asked if there were any further discussion or
comments on the Standard Land Use Table from the Commissioners. Hearing none he
called for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE ORDINANCE
2 AMENDMENT TO LCC APPENDIX A OF THE STANDARD LAND USE TABLE
4 WITH CHANGES AS PRINTED AND RECOMMEND APPROVAL TO THE CITY
COUNCIL. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

6 VICE CHAIRPERSON ANDERSON AYE
COMMISSIONER GUNNELL AYE
8 COMMISSIONER LUNDBERG AYE
COMMISSIONER KALLAS AYE
10 COMMISSIONER MARCHBANKS AYE
COMMISSIONER AUSTIN AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 Vice Chairperson Anderson asked if there were any further questions or
comments. Hearing none he moved on the next agenda item.

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18 **6. NEW BUSINESS** – Reports by Commissioners.

Vice Chairperson Anderson called for any new business or reports from the
20 Commissioners. Hearing no comments he moved on to the next agenda item.

22 **7. PLANNING DIRECTOR'S REPORT** –

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

- City Council Items:
 - Questar Gas Subdivision approved.
- Murdock Canal Trail Opening:
 - May 18, 2013 ribbon cutting.
- Cullimore Property.
- Planning Commission Training.
 - Any specific topics/subjects

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34 Vice Chairperson Anderson asked if there were any other comments or discussion
from the Commissioners. Being none he called for a motion to adjourn.

36 **ADJOURN** –

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

42 Approved – May 14, 2013

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Ron Anderson, Vice Chairperson

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Hugh Van Wagenen, Planning Director