

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **September 25, 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: Ron Anderson, Commissioner
7 Pledge of Allegiance: Carolyn Lundberg, 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 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 September 11,
21 2012 were reviewed.

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24 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
25 REGULAR MEETING OF SEPTEMBER 11, 2012. COMMISSIONER GUNNELL
26 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
27 CARRIED.

28 **PUBLIC COMMENT** –

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

33 **CURRENT BUSINESS** –

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36 **1. Public Hearing:** *Ordinance Amendment: LCC 17.18, 17.46, 17.48, 17.49,*
37 *and 17.50.* This is a city initiated change to standardize fencing requirements
38 throughout Lindon City Code, specifically LCC Chapters 17.18, 17.46, 17.48,
39 17.49, and 17.50. Recommendations will be made to the City Council at their
40 next available meeting.

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

2 Adam Cowie, Planning Director, opened the discussion by stating this city
initiated item is a continued public hearing to review an ordinance amendment to LCC
4 Chapters 17.18, 17.46, 17.48, 17.49, and 17.50. Mr. Cowie noted the proposed changes
will help to clarify and standardize the fencing requirements throughout the city code,
6 specifically the chapters listed above. He went on to say, these updates are similar to
previous changes that were made to other fencing standards in the R & B zone.
Recommendations will be made to the City Council at their next available meeting.

8 He noted that after reviewing the chapters listed above, staff noted that there are
several sections that have varying heights, and after looking at them more closely, some
10 of them may be appropriate. Mr. Cowie further noted that staff took some of the similar
language approved on the R&B zone, which was basically from the commercial zone that
12 listed the option where the Planning Commission can make and approve exceptions to the
fencing standards, so the waiver or flexibility will be consistent throughout all of the
14 sections.

16 Mr. Cowie noted at their last discussion they talked about the 6' high fencing
requirement and also the 7' masonry fencing around non-residential developments, (not to
exceed 8' in height). Mr. Cowie voiced his concerns that it is his hope that there is some
18 consistency for the application of fencing heights. There was then some lengthy
discussion between Mr. Cowie and the commission regarding the following sections and
20 proposed changes in the ordinance draft.

- 22 • Section 17.18.080 (Parking Lot Maintenance and Design).
- 24 • Section 17.46.060 (R2 Project Design Criteria).
- Section 17.48.040 (Fencing and Screening, Commercial Zones).
- 26 • Section 17.48.050 (Storage and Merchandise, Commercial Zones).
- Section 17.48.100 (Planned Commercial Zone).
- 28 • Section 17.49.060 (Landscaping and Fencing, Industrial Zones).
- Section 17.49.080 (Development Standards, Industrial Zones).
- 30 • Section 17.50.050 (Fencing, Mixed Commercial).
- Section 17.50.110 (Storage of Merchandise, Mixed Commercial).

32 Chairperson Call asked if there were any public comments or further discussion or
comments from the Commissioners. Being no further comments she called for a motion.
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36 COMMISSIONER KALLAS MOVED TO APPROVE ORDINANCE
AMENDMENTS TO LCC TITLE 17.18, 17.46, 17.48, 17.49, AND 17.50 AS
DISCUSSED AND RECOMMEND APPROVAL TO THE CITY COUNCIL.
38 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL AYE
COMMISSIONER ANDERSON AYE
42 COMMISSIONER GUNNELL AYE
COMMISSIONER KALLAS AYE
44 COMMISSIONER MARCHBANKS AYE
COMMISSIONER LUNDBERG AYE
46 THE MOTION CARRIED UNANIMOUSLY.

2 **2. Public Hearing:** *General Plan Change: Street Master Plan Map.* This is a
3 public hearing to review a city initiated changer to the General Plan,
4 specifically the Lindon City Street Master Plan Map, to designate a portion of
5 Center Street between 725 East and 900 East as a minor collector instead of a
6 major collector. Recommendations will be made to the City Council after
7 review by the Planning Commission.

8 Mr. Cowie opened the discussion by explaining this item is a public hearing to
9 review a city initiated change to the General Plan, specifically the Lindon City Street
10 Master Plan Map, to designate a portion of Center Street between 725 East and 900 East
11 as a minor collector (50 ft. wide) instead of a major collector (66 ft. wide). He added the
12 changed in width will have less of an impact to properties on the south side of Center
13 Street along this section of roadway (when it is built in the future) and will cost the city
14 less to install and maintain, while still providing adequate width for the estimated traffic
15 volumes. Mr. Cowie noted that recommendations will be made to the City Council at
16 their next available meeting.

17 Mr. Cowie noted that this is basically technicality as the City Council has
18 approved the Center Street crossing at the Murdock Canal. Mr. Cowie then showed a
19 slide presentation showing the portion of Center Street for discussion. He further noted
20 that construction started yesterday on the project and will be completed with curb, gutter,
21 and sidewalk on the north side on the segment between 725 East and the Murdock Canal.
22 Mr. Cowie stated that staff has reviewed the traffic volumes and the master plan map. He
23 then presented the master plan map for discussion. There was then some lengthy
24 discussion regarding the general plan change and the street master plan and the issue of
25 the 50 ft. vs. the 66 ft. street width.

26 Chairperson Call asked if there were any public comments or further discussion or
27 comments from the Commissioners. Being no further comments she called for a motion.
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29 **COMMISSIONER KALLAS MOVED TO LEAVE THE STREET MASTER**
30 **PLAN AT THE CURRENT 66 FOOT WIDTH. COMMISSIONER GUNNELL**
31 **SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:**

32 CHAIRPERSON CALL AYE
33 COMMISSIONER ANDERSON AYE
34 COMMISSIONER GUNNELL AYE
35 COMMISSIONER KALLAS AYE
36 COMMISSIONER MARCHBANKS AYE
37 COMMISSIONER LUNDBERG AYE
38 **THE MOTION CARRIED UNANIMOUSLY.**

39 **COMMISSIONER GUNNELL MOVED TO CLOSE THE PUBLIC HEARING.**
40 **COMMISSIONER LUNDBERG SECONDED THE MOTION. ALL PRESENT**
41 **VOTED IN FAVOR. THE MOTION CARRIED.**

42 **NEW BUSINESS** – Reports by Commissioners.
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Chairperson Call called for any new business or reports from the Commissioners.
2 Commissioner Gunnell asked for an update on the acquisition on the trail property. Mr.
4 Cowie stated that the city has not obtained the property yet, but noted the city does have
6 the right to enter and construct. He added that there are still a couple of properties that
have liens. Mr. Cowie further noted that UDOT has given the go ahead and the bid
opening on the trail to Pioneer Lane is next Tuesday.

Chairperson Call asked if there were any other new business or discussion. Being
8 none she moved on to the next agenda item.

10 **PLANNING DIRECTOR'S REPORT** –

Mr. Cowie reported on City Council updates as follows:

- 12 ● The Commission reviewed the Project Tracking List.
- 14 ● The Billboard Ordinance was continued to October 16, 2012.
- 16 ● The Animal Ordinance public hearing had a large turnout for the first
hearing. There are no official changes made yet. The item was continued
to October 16, 2012, for additional review
- 18 ● The General Plan change has been advertised for street width
modifications.
- 20 ● Associate Planner Position – Updated the Commission on the selection
process.
- 22 ● The Regional Transportation and Community Planning Open House will
24 be held on October 24, 2012 at the Orem Senior Center, 93 N 400 E., from
4:30 p.m. to 7:00 p.m.

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

30 **ADJOURN** –

32 COMMISSIONER ANDERSON MADE A MOTION TO ADJOURN THE
MEETING AT 9:20 P.M. COMMISSIONER MARCHBANKS SECONDED THE
34 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 23, 2012

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Sharon Call, Chairperson

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Adam Cowie, Planning Director