

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 10, 2023 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers,
4 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

6 Conducting: Sharon Call, Chairperson
8 Invocation: Jared Schauers, Commissioner
9 Pledge of Allegiance: Rob Kallas, Commissioner

PRESENT

12 Sharon Call, Chairperson
13 Rob Kallas, Commissioner
14 Mike Marchbanks, Commissioner
15 Steven Johnson, Commissioner
16 Scott Thompson, Commissioner
17 Jared Schauers, Commissioner
18 Michael Florence, Community Development Director
19 Mary Barnes, Associate Planner
20 Britni Laidler, Deputy Recorder

EXCUSED

Karen Danielson, Commissioner

22 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
25 Commission meeting of September 26, 2023 were reviewed.

26 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
27 REGULAR MEETING OF SEPTMEBER 26, 2023 AS PRESENTED. COMMISSIONER
28 THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
29 MOTION CARRIED.

30 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any audience
31 member who wishes to address any issue not listed as an agenda item. There were no
32 public comments.

CURRENT BUSINESS –

34 4. **Plat Amendment Approval – Vigoren Consolidation – 51 W. and 63 W. 600 N.** The
35 applicant requests a plat amendment to combine two contiguous lots at 51 W. and 63 W.
36 600 N

38 Mary Barnes, Associate Planner presented this item noting that the applicant Ron
39 Vigoren was present. Ms. Barnes stated the applicant owns the two lots located at 51 West and
40 63 West on 600 North and is petitioning for plat amendment approval to combine the two lots
41 into one single lot. The reason the applicant is wanting to do this is so that if needed they could
42 add onto the current house without having to worry about a property line and side setback.

2 **5. Public hearing for a recommendation to the Lindon City Council to amend the**
4 **clear view code (17.04.290).** Lindon City requests a recommendation to the Lindon City
 Council to add requirements for driveway clear view.

6 COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.
7 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
8 FAVOR. THE MOTION CARRIED.

10 Ms. Barnes presented this item starting with an overview of what the clear view or vision
11 area is. She explained it is the area that needs to be clear of obstructions on a corner to preserve a
12 safe sight distance for automobile drivers that enter intersections. She noted that currently, our
13 code has a 40' clear view triangle requirement for corner lots, meaning that corner lots are not
14 permitted to have sight-obstructing materials like fences or dense landscaping on the corner of
15 their lot. However, something Lindon has not addressed is the clear view vision pertaining to
16 driveways noting as homeowners back out of their driveway they need to have adequate time to
17 see pedestrians on the street. She added this is also a safety measure for any active transportation
18 vehicles or motor vehicles that use the sidewalk, such as bikes, e-bikes, skateboards, etc. Ms.
19 Barnes pointed out that ensuring the automobile drivers have a clear view area would help to
20 increase the safety of pedestrians and decrease the likelihood of an accident.

22 Ms. Barnes noted that currently staff have been using a 15' clear view for driveways for a
23 while as a best practice when confronted with questions about sight-obscuring fencing next to
24 driveways. She noted that this ordinance amendment would codify the requirement. Ms. Barnes
25 stated that city engineers have worked closely with the planning staff on what the clear view
26 distance should be. She pointed out that although some other cities measure their clear view
27 triangle from the edge of pavement or curb, city staff believes that Lindon's driveway clear view
28 areas should be measured from the property line/street right-of-way line. This will ensure a
29 larger clear view area on the property, which will increase the likelihood of seeing a pedestrian
30 on the sidewalk. She also went over how this requirement would look in commercial zones. She
31 did let the commission know however, that this would only apply for new construction.

32 Ms. Barnes stated that this ordinance amendment would help to ensure that any fences,
33 landscaping, or other view-obstructing materials or objects will not obstruct the view from a
34 driveway. She noted that many other cities do have this requirement, although there isn't a clear
35 consensus on what the clear view area should be, or where it should be measured from. She then
36 stated that staff believes that the proposed driveway clear view area would help to increase the
37 chance of a driver seeing pedestrians or other vehicles on the road, as the driver is pulling out of
38 their driveway. This ordinance amendment will work to improve safety and caution on Lindon's
39 roads and driveways.

42 Commissioner Thompson then asked if residents will be notified on this amendment,
43 even if they are grandfathered in, to let them know for hopes of them bringing themselves into
44 compliance for safety. Mr. Florence stated that is something the city could and would be doing.

46 Following some general discussion, Chairperson Call called for any public comments or
 discussion. Hearing none she called for a motion to close the public hearing.

2 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.
3 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
4 FAVOR. THE MOTION CARRIED.

6 Following some general discussion, the commission was in agreement to approve this
7 ordinance amendment as presented by staff. Chairperson Call called for any further comments
8 or discussion from the Commission. Hearing none she called for a motion.

10 COMMISSIONER SCHAUERS MOVED TO RECOMMEND APPROVAL OF
11 ORDINANCE 2023-21-O AS PRESENTED BY STAFF. COMMISSION KALLAS
12 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

13 CHAIRPERSON CALL	AYE
14 COMMISSIONER JOHNSON	AYE
15 COMMISSIONER THOMPSON	AYE
16 COMMISSIONER SCHAUERS	AYE
17 COMMISSIONER MARCHBANKS	AYE
18 COMMISSIONER KALLAS	AYE
19 THE MOTION CARRIED	

20
21 **6. Public hearing for a recommendation to the Lindon City Council for an**
22 **amendment to Lindon City Code 17.02, 17.80, and the Standard Land Use Table to**
23 **allow and adopt regulations for short-term rentals.** Lindon City requests a
24 recommendation to the Lindon City Council to define, allow, and adopt regulations for
25 short-term rentals within Lindon City.

26
27 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING.
28 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN
29 FAVOR. THE MOTION CARRIED.

30
31 Mike Florence, Community Development Director presented this item. He noted that this
32 short-term rental ordinance was presented at the September 12th planning commission meeting
33 and then presented the updates he made to the ordinance per their request at the previous
34 meeting. Those topics included: 1) The allowable occupancy, 2) Parking requirements, 3)
35 Review of the ordinance by the chief of police, 4) Only allow one short-term rental per cul-de-
36 sac, and 5) Notice to surrounding property owners.

37
38 He then asked the commission for input on the topic of occupancy, stating this has been
39 one of the more difficult items to address, noting potential options of 1) not include an
40 occupancy regulation in the ordinance, 2) include an occupancy regulation of 1 person per 500
41 square feet of livable floor area, or 3) include an occupancy restriction of 1 person per 100
42 square feet of bedroom area, 4) or not have occupancy restriction, but focus more on the parking
43 requirements to balance occupancy. Mr. Florence then went over the parking requirements
44 stating the proposed ordinance would require a minimum of 2 parking spaces for up to 6
45 individuals. For every overnight guest occupant over 6, one additional parking space per 4
46 overnight guests would be required.

2 Commissioner Marchbanks stated he feels it might be better to stick with parking
requirements to help control the occupancy situation. Commissioner Thompson commented that
4 making sure that the off-street requirement is in place it helps keep the cars off the street.
Chairperson Call stated in her opinion she has seen where short-term rentals have stated if more
6 parking is needed, they guide the renter to follow the guidelines set forth regarding off street
parking. Some general discussion on the terms of parking followed.

8
10 Chairperson Call stated that her thoughts are that it should be stated that adequate off-
street parking needs to be provided. Commissioner Schauers stated he likes the ordinance
12 requirement of notices being sent to neighbors regarding who to contact if issues do arise with
the short-term rental to reduce the amount of public safety calls. Following general discussion,
14 the commission came to an agreement that the ordinance should state that any overnight guest
must use the provided onsite parking.

16 Following some additional discussion, Chairperson Call called for any public comments
or discussion. Hearing none she called for a motion to close the public hearing.

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

22
24 Chairperson Call called for any further comments or discussion from the Commission.
Hearing none she called for a motion.

26 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF
ORDINANCE 2023-17-O WITH THE FOLLOWING CHANGES: 1) STRIKING
28 OCCUPANCY REQUIREMENT, AND 2) ADDING REQUIEIMENT THAT OVER NIGHT
OCCUPANTS SHALL UTILIZE DESIGNATED PARKING. COMMISSIONER KALLAS
30 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
34 COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
36 COMMISSIONER KALLAS	AYE

THE MOTION CARRIED UNANIMOUSLY.

38
40 **7. Planning Director Updates – General city updates**

- 40 • General City Updates
- 42 • Meeting on October 24th is Commissioner Training from 6-8 pm with Vineyard,
Pleasant Grove, and Highland
- 44 • Ribbon cutting inquiry

46 **NEW BUSINESS**

2 Chairperson Call asked Mr. Florence to give the commission an update on items voted on
4 during the previous city council meeting. Mr. Florence presented an overview of items voted on
during that meeting.

6 **ADJOURN** –

8 COMMISSIONER SCHAUERS MADE A MOTION TO ADJOURN THE MEETING
10 AT 7:50 PM. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

12 Approved, October 24, 2023

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Sharon Call, Chairperson

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Michael Florence, Community Development Director