

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **March 22, 2011** beginning at 7:00 p.m. in the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Matt Bean, Chairperson

6 Invocation: Gary Godfrey

7 Pledge of Allegiance: Sharon Call

8 **PRESENT**

ABSENT

10 Matt Bean, Chairperson

Debra Cullimore, City Recorder

12 Ron Anderson, Commissioner

Christian Burton, Commissioner

14 Sharon Call, Commissioner

Gary Godfrey, Commissioner

16 Mark Johnson, Commissioner

Angie Neuwirth, Commissioner

18 Adam Cowie, Planning Director

Woodworth Mataele, Assistant Planner

20 The meeting was called to order at 7:00 p.m.

22 **APPROVAL OF MINUTES** – The minutes of the meeting of March 8, 2011 were
24 reviewed.

26 COMMISSIONER BURTON MOVED TO APPROVE THE MINUTES OF THE
28 MEETING OF MARCH 8, 2011. COMMISSIONER CALL SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 **PUBLIC COMMENT** –

32 Chairperson Bean called for comments from any audience member who wished to
34 address an issue not listed as an agenda item. There was no public comment.

36 **CURRENT BUSINESS** –

- 38 1. **Conditional Use Permit** – *CSB Nutrition Corporation – 500 West 500 South.*
40 This is a request by CSB Nutrition Corporation for approval of a Conditional Use
42 Permit through the ‘Compatibility Standard’ for a wholesale manufacturer of
44 nutritional supplements located in the RB (Research & Business) zone. The
applicant is currently in operation within the LI (Light Industrial) zone in Lindon
and is looking to relocate to the proposed location. Recommendations from the
Planning Commission will be forwarded to the City Council for final action.

46 Norberto Perez was present as the representative for this application. Mr. Mataele
explained that this is a request for approval of a Conditional Use Permit based on the

2 Compatibility Standard process, due to the fact that this specific use is not listed as a
3 permitted or conditional use in the Standard Land Use Table. The applicant must
4 demonstrate through the Compatibility Standard that the proposed use is compatible in
5 the proposed location. CSB Nutrition is a wholesale manufacturer of nutritional
6 supplements currently located in Lindon in the LI zone. The new proposed location
7 originally housed Modus Media, and is located on 500 South just east of Home Depot.

8 The Compatibility Standard addresses potential impacts of the proposed use to
9 neighboring uses. The proposed use employs approximately 90 people, and operates
10 Monday through Friday from 6:00 a.m. to midnight, with occasional Saturday operations.
11 The proposed location is in the Research and Business (R&B) zone. The current location
12 is near residential uses. Several noise complaints were submitted by neighboring
13 property owners at the current location. The business subsequently installed sound walls
14 around dust collection filters to mitigate the concerns. No further complaints have been
15 received. In addition to Compatibility Standards listed in the Ordinance, staff
16 recommends a condition of approval that any outdoor air compressors or dust collectors
17 have a sound wall to reduce noise emanating to the neighboring properties.

18 Mr. Mataele presented photographs of the proposed site. Loading docks are
19 located on the northwest side of the building. Chairperson Bean invited Mr. Perez to
20 present any additional information to the Commission. Mr. Perez noted that complaints
21 received at the current location were addressed by the company without the involvement
22 of the City. He explained that the business has been in operation in the LI zone for
23 approximately 19 years, and that the complaints were received after new homes were
24 constructed in the area adjacent to the business.

25 Commissioner Call inquired as to whether the move to the new facility was to
26 accommodate expansion of the business. Mr. Perez stated that the current facility is
27 approximately 30,000 square feet, and the new facility is approximately 90,000 square
28 feet.

29 Chairperson Bean inquired as to the location of the sound wall at the new
30 location. Mr. Perez stated that if a sound wall is necessary, it will be constructed on the
31 west side of the building. He stated that the compressors are not expected to create more
32 noise than the nearby air conditioning units.

33 Commissioner Call inquired as to whether the other two units on the site which
34 will not be occupied by this business are currently occupied. Mr. Perez stated that the
35 other units are currently vacant.

36 Commissioner Neuwirth inquired as to whether it would be appropriate to review
37 the Compatibility Standard in detail. Mr. Cowie stated that details review of the
38 Compatibility Standard would not be required. He reviewed previous uses located in the
39 proposed facility. He noted that the warehouse type units which will be occupied by this
40 business are not designed for R&B office/research type uses. The buildings were used by
41 previous occupants, Novell and Modus Media, as warehouse and shipping facilities. He
42 noted that there are no other uses located in close proximity to this site, and that staff
43 does not anticipate any detrimental impacts to other uses in the area. Commissioner
44 Godfrey inquired as to whether there are any other manufacturing uses currently located
45 in the R&B zone. Mr. Cowie stated that there are some other uses which package and
46 ship software, but that there are no other manufacturing type uses in the zone.

Commissioner Call inquired as to whether the installation of the sound walls as a

condition of approval before the company begins operations would be necessary. Mr. Cowie felt that it would be sufficient to impose a condition of approval that if the noise becomes problematic that sound walls will be installed.

Chairperson Bean asked if the Commission had any specific concerns about any of the ten Compatibility Standards. Commissioner Anderson asked if there will be any outdoor storage at the site. Mr. Perez stated that all storage will be indoors other than palettes which may be stacked outside for brief periods of time. Chairperson Bean asked if any dangerous or toxic chemicals are used in the manufacturing process. Mr. Perez stated that there will be no dangerous or toxic chemicals.

Commissioner Call asked if the market for the supplements is through multi-level marketing companies. Mr. Perez explained that CSB is a contract manufacturer that processes and packages supplemental products developed and distributed by several other companies.

Chairperson Bean asked Commissioners if there any concerns that the proposed use may not be compatible and harmonious in the R&B Zone. Commissioner Godfrey expressed concern that the proposed use is not Research or Business related. He noted that the buildings are not conducive to R&B type uses, and that it may be appropriate to consider a zone change to Light Industrial for the subject properties. He expressed concern that approval of this application may result in other manufacturing type uses locating in the R&B zone. Mr. Cowie clarified that Conditional Use approval based on the Compatibility Standard is site specific, and does not change approved uses in the zone. Other Conditional Uses could be approved using the Compatibility Standard process. Commissioner Godfrey agreed that buildings are appropriate for the proposed use, but that the use is not necessarily appropriate for the zone. Mr. Cowie noted that uses that are obviously not compatible in the zone, such as steel manufacturing, are listed as not permitted in the Standard Land Use Table. The Compatibility Standard process allows the City to consider only uses which are not listed as not permitted in the Standard Land Use Table.

Chairperson Bean suggested that the sound wall be required only if complaints are received. He noted that as a Conditional Use, this use is subject to review upon complaint. He called for further concerns, comments or discussion from the Commission. Hearing none, he called for a motion.

COMMISSIONER NEUWIRTH MOVED TO APPROVE THE CSB CORPORATION CONDITIONAL USE PERMIT AND RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE FOLLOWING CONDITION:

1. THAT IF NOISE BECOMES AN ISSUE THAT ANY OUTDOOR AIR COMPRESSORS OR DUST COLLECTORS HAVE A SOUND WALL INSTALLED TO REDUCE NOISE EMANATING TO THE NEIGHBORING PROPERTIES.

COMMISSIONER ANDERSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COMMISSIONER ANDERSON	AYE
CHAIRPERSON BEAN	AYE
COMMISSIONER BURTON	AYE
COMMISSIONER CALL	AYE

COMMISSIONER GODFREY NAY
2 COMMISSIONER NEUWIRTH AYE
THE MOTION CARRIED (5-1) WITH ONE ABSENT.

- 4
2. **Conditional Use Permit** – *Planet Power Toys – 420 North 1200 West, Suite E.*
6 This is a request by Lynn Clingo with Planet Power Toys, LLC for approval of a
Conditional Use Permit to sell scooter, recreation vehicles, and boats in the LI
8 (Light Industrial) zone. The Lindon City Standard land Use Table requires that
this type of operation acquire a Conditional Use Permit to operate within the LI
10 zone.

12 Lynn Clingo was present as the representative for this application. Mr. Mataele
explained that this is an application for approval of a Conditional Use Permit to sell
14 scooters, recreational vehicles and boats in the LI zone. The Lindon City Standard Land
Use Table requires this use to acquire a Conditional Use to operate in this zone. The
16 business is relocating from Orem, where it has been in operation for approximately two
years. Hours will be Monday through Saturday, 9:00 a.m. to 6:00 p.m. with two
18 employees. The applicant has indicated that the majority of sales will be completed on-
line.

20 Mr. Cowie presented site plan drawings. This use will occupy the end unit of the
building. Mr. Cowie reviewed parking, which includes 40 stalls dedicated to the five
22 units in this building. The use meets minimum parking requirements, particularly since
the majority of the business will be conducted online. The applicant does not anticipate
24 any noise, dust or pollution from the use.

26 Chairperson Bean inquired as to the amount inventory which will be stored on
site. Mr. Clingo stated that all storage will be inside the 6,000 square foot warehouse
portion of the unit. Commissioner Call inquired as to whether inventory which is ordered
28 online will be picked up on site. Mr. Clingo stated that most sales are from out of state,
and that a driver will drive the purchased item to the owner. Commissioner Call asked if
30 there is a rental component to the business. Mr. Clingo stated that the business is
exclusively sales.

32 Chairperson Bean asked about the number of size of delivery vehicles which will
come to the site on a weekly basis. Mr. Clingo stated that a flatbed will deliver scooters
34 to the site. Boats are brought to the site using a pick up truck, and motor homes are
driven to the site.

36 Mr. Clingo explained that he became aware of the Conditional Use approval
required for this use when he applied for a business license after he was moved in and
38 ready to open for business. He noted that the previous occupant sold scooters from the
site without proper approval or knowledge of the City.

40 Commissioner Anderson asked if Mr. Clingo anticipates any on street parking of
motor homes. Mr. Clingo stated that all vehicles will be stored inside the facility. Motor
42 homes may be parked outside briefly upon delivery or prior to pick up.

44 Commissioner Anderson noted as a sales facility, that the use will generate sales
tax revenue for the City. Mr. Clingo noted that due to the fact that the majority of sales
are conducted online, sales tax is not always a part of the transaction.

2 Commissioner Call asked if the business has other locations. Mr. Clingo stated
4 that there were a number of other locations, but that due to economic conditions this is
6 the last location in operation. He noted that there has been an increase in scooter sales
8 due to the recent increase in gas prices.

10 Chairperson Bean called for further comments or concerns from the Commission.
12 Hearing none, he called for a motion.

14 COMMISSIONER CALL MOVED TO APPROVE THE PLANET POWER
16 TOYS LLC CONDITIONAL USE PERMIT. COMMISSIONER BURTON
18 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
20 CARRIED.

- 22 3. **Public Hearing** – *LCC 17.1.140 – Temporary Site Plans*. This is a City initiated
24 review of proposed changes to Lindon City’s Temporary Site Plans ordinance
26 section. Recommendations will be forwarded to the City Council at their next
28 available meeting after review by the Planning Commission. Interested parties
30 are invited to attend and make comment.

32 COMMISSIONER GODFREY MOVED TO OPEN THE PUBLIC HEARING.
34 COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT
36 VOTED IN FAVOR. THE MOTION CARRIED.

38 Mr. Cowie explained that during review of the Provo River Constructors
40 Temporary Site Plan application at a previous meeting the Commission determined that it
42 would be reasonable to consider an amendment to the Temporary Site Plans ordinance to
44 allow some flexibility in uses in the industrial zones. He reviewed proposed changes to
46 the ordinance which specify that ‘non-permitted or unlisted uses deemed beneficial to or
furthering the public interest may be considered for temporary site plan approval.’
Proposed language also states that uses approved for a temporary site plan must be
generally consistent with the General Plan and compatible with the zone, but are not
required to be a permitted use in the zone.

Commissioner Godfrey asked if proposed changes could allow approval of other
temporary site plan uses in other zones. Mr. Cowie stated that the intent is to allow some
flexibility in consider uses in any zone.

Chairperson Bean called for public comment. There was no public comment. He
called for further comments or discussion from the Commission. Hearing none, he called
for a motion.

COMMISSIONER GODFREY MOVED TO APPROVE CHANGES TO LCC
17.17.140 – TEMPORARY SITE PLANS, AND RECOMMEND APPROVAL TO THE
CITY COUNCIL. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

2 4. **Continued Temporary Site Plan** – *Provo River Constructors – 190 North 2000*
3 *West*. This item was continued from the March 8, 2011 Planning Commission
4 meeting. This is a request by Greg Neff with Provo River Constructors for
5 approval of a temporary concrete crushing operation location in the LI (Light
6 Industrial) zone. The applicant’s operation is in association with the I-15 Core
7 road expansion and therefore is requesting a twelve (12) month exception to
8 operate until the project is completed. The I-15 Core project extends from Lehi to
9 Spanish Fork.

10
11 Gregg Neff and Adam Merrill were present as representatives for this item. Mr.
12 Cowie stated that this application was continued from the March 8, 2011 meeting, and is
13 a request for approval of a temporary concrete crushing operation associated with the I-
14 15 Core project, located in the LI zone. Mr. Cowie reviewed the site plan submitted by
15 the applicant. He stated that neighboring property owners within 300 feet were noticed
16 by mail, and no responses have been received. Staff has no significant concerns with this
17 temporary use. He noted that approval of this application should be contingent upon
18 approval of ordinance changes to LCC 17.17.140 by the City Council at their next regular
19 meeting.

20 Chairperson Bean noted that the Commission discussed this application at length
21 during the March 8, 2011 meeting, and that the minutes of that meeting reflect that the
22 Commission had no concerns with approving the use, but felt that it was outside the
23 authority of the Commission to approve the application based on ordinance requirements.
24 He observed that based on ordinance changes, it appears that the Commission would have
25 the authority to approve the application.

26 Commission Godfrey observed that the applicant indicated during previous
27 discussion that the site would be restored upon vacation of the property for this use. He
28 stated that it should be restored as per the property owner's requirements, and no
29 reclamation or clean up after the temporary use terminates on the site would be required.
30 Mr. Cowie noted that the site is subject to storm water runoff mitigation requirements.
31 He suggested that the Commission consider requiring bonding for site clean up and soil
32 stabilization after the project ends. Commissioner Neuwirth inquired as to UDOT
33 requirements for clean up of the site at the end of the project. The applicant stated that
34 they will be required to meet all City requirements, and that reclamation of the site is
35 required by UDOT upon vacation of the property. Chairperson Bean inquired as to the
36 property owner’s requirements for reclamation. The applicant stated that the owner
37 intends to develop the property commercially. Due to the adjacent water way, the Army
38 Corp of Engineers will be involved in reclamation, grading and fill on the site.
39 Chairperson Bean asked Mr. Cowie what authority the Commission has to require
40 bonding for reclamation on private property. Mr. Cowie stated that it is within the
41 authority of the Commission to require reclamation of the site and storm water
42 requirements, such as silt fencing, during and after use. The bond amount could be based
43 on an estimate from the contractor as to reclamation and clean up costs.

44 Mr. Cowie read ordinance requirements which clearly allow the Commission to
45 require a bond for clean up and restoration of the site. The applicant also noted that the
46 lease agreement with the property owner requires clean up and restoration of the site.

2 Chairperson Bean noted that it is reasonable for the City to require a bond due to possible
3 impacts to the City's storm drainage system from storm water run off from the site. Mr.
4 Cowie noted that the City meets with UDOT weekly regarding the I-15 Core project, and
5 that there is a good working relationship which will allow any concerns to be resolved.
6 UDOT has a UPDES storm water permit associated with the project, and must comply
7 with the requirements of the permit relative to storm water run off.

8 Chairperson Bean called for further comments or discussion. Hearing none, he
9 called for a motion.

10 COMMISSIONER ANDERSON MOVED TO APPROVE THE PROVO RIVER
11 CONSTRUCTORS TWELVE MONTH TEMPORARY SITE PLAN FOR A
12 CONCRETE CRUSHING OPERATION WITH THE FOLLOWING CONDITIONS:

- 13 1. THAT AMENDMENTS TO LCC 17.17.140, TEMPORARY SITE PLANS, ARE
14 APPROVED BY THE CITY COUNCIL.
- 15 2. THAT A BOND BE POSTED FOR CLEAN UP AND SOIL STABILIZATION
16 ON THE SITE AT THE CONCLUSION OF THE PROJECT.

17 COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS
18 RECORDED AS FOLLOWS:

19 COMMISSIONER ANDERSON	AYE
20 CHAIRPERSON BEAN	AYE
21 COMMISSIONER BURTON	AYE
22 COMMISSIONER CALL	NAY
23 COMMISSIONER GODFREY	AYE
24 COMMISSIONER NEUWIRTH	NAY

25 THE MOTION CARRIED (4-2) WITH ONE ABSENT.

26
27 Commissioner Call and Commissioner Neuwirth explained that they voted against
28 the motion because they felt that due to oversight by UDOT and UPDES permit
29 requirements, a bond for clean up should not be required.

- 30
31 5. **Continued Public Hearing** – *Ordinance Amendments – LCC Section 17.46 – R2*
32 *Overlay*. This item was continued from the February 22, and March 8, 2011
33 Planning Commission meeting. This is a City initiated review of proposed
34 changes to Lindon City's R2-Overlay ordinance section. Recommendations from
35 the Planning Commission will be forwarded to the City Council for final action.

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37 COMMISSIONER BURTON MOVED TO OPEN THE PUBLIC HEARING.
38 COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL PRESENT
39 VOTED IN FAVOR. THE MOTION CARRIED.

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41 Mr. Cowie reviewed proposed changes which have been incorporated since the
42 last review of changes by the Commission. He reviewed changes to landscaped
43 requirements, which require trees, shrubs, lawn or other living ground cover. No parking
44 is permitted in the landscaped areas. He also reviewed proposed requirements for
45 architectural standards. Costs associated with proposed design requirements, such as
46 only one street facing entrance and garage, were discussed with contractors, who

2 indicated that proposed designs would not significantly impact construction costs, with
4 between \$3,000 and \$5,000 overall estimated cost increase. Adjacent garage doors or
6 carports could be permitted if they are at the rear of the building and not visible from the
8 street. Mr. Cowie reviewed possible configurations for duplex and triplex structures
10 which would meet requirements. He presented photographs of a single family home with
12 an accessory apartment and a duplex in Lindon which are built similarly to proposed
14 configuration requirements with only one garage and entry door facing the street.
16 Requirements would be applied only to new construction or existing homes which are
18 structurally altered to create additional dwelling units.

20 The Commission discussed the difference between an accessory apartment and a
22 duplex. Mr. Cowie explained that accessory apartments require owner occupancy of one
24 unit, along with an internal connection which allows access between the units. Duplexes
26 do not require owner occupancy.

28 Commissioner Burton expressed appreciation to staff for their work on the
30 ordinance. Commissioner Godfrey observed that proposed changes seem to be very
32 forward thinking.

34 Mr. Cowie proposed removal of existing language in the ordinance which
36 references utility meters for accessory apartments. Accessory apartments do not require
38 separate metering. Removal of the language results in re-lettering of a section of the
40 ordinance.

42 Commissioner Anderson inquired as to whether house numbering visible from the
44 street would be required for structures with garages and entrances which are not street
46 facing. Mr. Cowie stated that visible house numbering is necessary for emergency
services response. Duplexes and accessory apartments have addresses separate from the
main dwelling or other unit.

Chairperson Bean called for public comment. Councilmember Bayless was
present in the audience, and stated that she is very much in favor of architectural and
design requirements. Chairperson Bean called for further comments or discussion from
the Commission. Hearing none, he called for a motion.

COMMISSIONER GODFREY MOVED TO APPROVE CHANGES TO
LCC 17.46 – R2 OVERLAY ZONE, WITH REVISIONS AS PRESENTED, AND
RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER CALL
SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
CARRIED.

6. **Public Hearing** – *General Plan – Comprehensive Review*. This is a City initiated
review of proposed changes to the General Plan. The Planning Commission will
review a comprehensive update to the new 2011 General Plan, including; Land
Use, Moderate Income Housing, Public Facilities, Parks & Trails, Environmental
and Transportation Elements. Recommendations will be forwarded to the City
Council at their next available meeting after review by the Planning Commission
is complete.

Chairperson Bean noted that the Public Hearing is still open. Mr. Cowie
requested that the Commission retain copies of the General Plan and bring them to

2 meetings until comprehensive review. He explained that the General Plan is reviewed
4 approximately every five years. Last fall citizens had the opportunity to participate in a
6 survey regarding long term vision for Lindon. Mr. Cowie noted that the City received
8 730 responses to the survey. Survey results were presented in an Open House in
November. A General Plan Committee made up of six residents appointed by the Mayor
and City Council have reviewed the General Plan and provided recommendations to the
Planning Commission and City Council. Mr. Cowie noted that review of the General
Plan will take place over several meetings.

10 Mr. Cowie suggested that the Commission begin with review of the Introduction
12 section of the General Plan. He reviewed proposed language changes, updates to
14 population, and the Community Vision statement. The General Plan is typically used as a
20 year planning tool. However, the Committee considered long term planning and goals
for development in the next 50 to 100 years.

14 Commissioner Godfrey commented on the recent earthquake disaster in Japan and
16 the relatively low level of looting and other crimes for personal gain during the aftermath
18 of the disaster. He felt that long term community planning can support a culture of
citizens who are willing to do what is best for the community rather than best for the
individual.

20 Commissioner Neuwirth agreed that a sense of pride in the community could
22 benefit the City as much as future commercial development, and felt that if citizens take
24 responsibility for maintenance, beautification and improvements in the community it
creates a sense of ownership and responsibility for the well being of the community.
Commissioner Godfrey agreed that development of the culture in the community is as
important to the success of the community as economic development.

26 Mr. Cowie encouraged the Commission to review the survey results, which are
28 currently available on the City website. He reviewed responses to several questions
30 related to the General Plan. He reviewed statistical information regarding survey
32 respondents. Sixty nine percent of respondents felt that the slogan "A Little Bit of
34 County" still reflects the community of Lindon. Preservation of open space was
identified as a priority by respondents. The definition of constitutes open space is
unclear, as some respondents felt that large lots would be considered open space, while
others felt that agricultural land or parks would be defined as open space. Seventy five
percent of respondents indicated a willingness to participate financially up to \$1 per
month to help the City preserve open space and fund beautification projects.

36 The Commission will continue review of the General Plan update at future
meetings. Recommendations will then be forwarded to the City Council for review.

38 COMMISSIONER GODFREY MOVED TO CONTINUE THE PUBLIC
40 HEARING. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

42 COMMISSIONER CALL MOVED TO CONTINUE REVIEW OF THE
44 GENERAL PLAN TO THE NEXT MEETING. COMMISSIONER GODFREY
46 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
CARRIED.

2 **NEW BUSINESS** – Reports by Commissioners

4 Commissioners gave no reports at this meeting.

6 **PLANNING DIRECTOR’S REPORT** –

8 Mr. Cowie reported on the following items;

- 10 1. The City Council approved the Lindon Hills Plat G Subdivision preliminary
12 plat application.
- 14 2. Commissioner Godfrey and Commissioner Johnson will be leaving the
16 Commission at the end of their terms. This is the final meeting for
18 Commissioner Godfrey. Commissioner Johnson’s term will end after the last
20 Planning Commission meeting in April. The Mayor and City Council have
22 appointed Carolyn Lundberg to fill Commissioner Godfrey’s position starting
24 with the April 12, 2011 meeting. Del Ray Gunnell will fill Commissioner
26 Johnson’s position starting at the meeting of May 10, 2011. Mr. Cowie
28 recognized Commissioner Godfrey’s service on the Commission for the past
30 nine years. Commissioner Godfrey stated that it has been a pleasure to serve
32 the community. Councilmember Bayless presented Commissioner Godfrey
34 with a plaque in recognition of his service. She expressed appreciation to
36 Commissioner Godfrey for his service on the Commission. Commissioner
38 Godfrey complimented the Commission and staff for their professionalism
and work in behalf of the community.
- 40 3. Commissioner Call and Commissioner Anderson have been reappointed to
serve an additional three year term on the Commission.
- 42 4. The City Council appointed a Community Center Advisory Board to assist in
program planning for the new Community Center.
- 44 5. The Tree Advisory Board is in need of several new members to assist with
urban forestry planning and Arbor Day observance in the community. Mr.
Cowie asked for recommendations from the Planning Commission for
residents who may be willing to participate on that Board.
- 46 6. Mr. Mataele recently attended Conditional Use Permit training presented by
the Utah League of Cities and Towns. He reviewed information he received
during the training relative to Conditional Uses. State law requires approval
of Conditional Uses, unless relevant concerns can not be mitigated with
conditions of approval. The training suggested that Conditional Uses should
be used minimally in the Standard Land Use Table.

40 **ADJOURN** –

42 COMMISSIONER CALL MOVED TO ADJOURN THE MEETING AT 9:20
44 P.M. COMMISSIONER BURTON SECONDED THE MOTION. ALL PRESENT
46 VOTED IN FAVOR. THE MOTION CARRIED.

Approved – April 12, 2011

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Matt Bean, Chairperson

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12 Adam Cowie, Planning Director