

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **February 14, 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: Angie Neuwirth, Commissioner  
7 Pledge of Allegiance: Del Ray Gunnell, Commissioner

8 **PRESENT**

**ABSENT**

9 Sharon Call, Chairperson  
10 Ron Anderson, Commissioner  
11 Del Ray Gunnell, Commissioner  
12 Mike Marchbanks, Commissioner  
13 Carolyn Lundberg, Commissioner  
14 Angie Neuwirth, Commissioner  
15 Rob Kallas, Commissioner  
16 Mr. Cowie, Planning Director  
17 Woodworth Mataele, Planner II  
18 Kathryn Moosman, City Recorder

19 The meeting was called to order at 7:02 p.m.

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21 **APPROVAL OF MINUTES** – The minutes of the regular meeting of January 24, 2012  
22 were reviewed.

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25 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
26 OF THE REGULAR MEETING OF JANUARY 24, 2012 AS CORRECTED OR  
27 AMENDED. COMMISSIONER KALLAS SECONDED THE MOTION. ALL  
28 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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30 **PUBLIC COMMENT** –

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.

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35 **CURRENT BUSINESS** –

- 36  
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38 **1. Public Hearing** – *Zone Change – Old Town Square – 873 West Center Street.*  
39 This is a request by Scott Larsen with Old Town Square for approval of a zone  
40 change for two parcels located at 873 West Center Street from R1-20 (Residential  
41 Low) to LI (Light Industrial) to accommodate future land use. The subject  
42 properties are currently on the border of the R1-20 and LI zones.  
43 Recommendations from the Planning Commission will be forwarded to the City  
44 Council for final approval.

2 COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC HEARING.  
3 COMMISSIONER GUNNELL SECONDED THE MOTION. ALL PRESENT VOTED  
4 IN FAVOR. THE MOTION CARRIED.

6 Mr. Mataele opened the discussion by inviting the applicant, Scott Larsen with  
7 “Old Town Square” forward. Mr. Mataele stated that the applicant has requested  
8 approval of a zone change to two parcels located at 873 West Center Street. He further  
9 explained that both lots are currently zoned R1-20 (Residential Low). Mr. Mataele noted  
10 that both lots immediately border the LI (Light Industrial) zone, and what the applicant is  
11 proposing is to change the zone from from R1-20 to LI (Light Industrial). Mr. Mataele  
12 added that one parcel currently houses a single family home, with the other parcel being  
13 completely vacant. He went on to say that the applicant is proposing to change their  
14 current designation from R1-20 to LI to accommodate future land use development. Mr.  
15 Mataele stated that this application is strictly a proposal for a zone change only at this  
16 time.

17 Mr. Mataele then showed an aerial photo of the proposed site and the parcels in  
18 question. He further explained that Mr. Larsen currently owns and operates an industrial  
19 business on the neighboring industrial lots to the south and west of the subject parcels.  
20 He noted that he applicant’s intent is to possibly develop, at a future date, a large portion  
21 of his land in to self-storage units, which is only permitted within the LI (Light Industrial)  
22 and MC (Mixed Commercial) zones. Mr. Mataele then showed some photos of the  
23 residential home that is currently on one of the parcels and also photos of the LDS  
24 cannery which is just north of the subject property. He also pointed out the location of  
25 the S&L industrial business which is west of the property. He reiterated that this is  
26 strictly a proposed zone change that will be forwarded to the city council as a  
27 recommendation from the planning commission.

28 Mr. Mataele also noted that if the applicant’s proposal is approved, and he decides  
29 to develop an industrial business at a future date, that is permitted within the zone, some  
30 requirements would be triggered at that time as follows:

- 31 1. Property Line adjustment/Subdivision
- 32 2. Site Plan
- 33 3. Landscaping
- 34 4. Parking
- 35 5. Fencing/screening
- 36 6. Architectural Standards
- 37 7. 40’ Setback

38 Chairperson Call then asked the applicant if he had any comments to add to the  
39 discussion. Mr. Larsen commented that as was mentioned, he may put in some storage  
40 units on the property sometime in the future. Chairperson Call asked Mr. Larsen what his  
41 estimated time line may be to develop the property if the zone change is approved. Mr.  
42 Larsen stated that it would be incremental from that point, but it would depend on the  
43 market and financing etc., but could possibly be sometime this summer.

44 Commissioner Lundberg asked Mr. Larsen if the residential home is occupied.  
45 Mr. Larsen replied that the residential home on the property is currently rented, and that  
46

2 he also owns the home. Commissioner Gunnell asked Mr. Larsen what his affiliation is  
4 with the S & L Corporation. Mr. Larsen replied that he owns S & L Corporation along  
6 with his brother. Commissioner Gunnell asked if the applicant bought the property from  
8 Clark Hansen. Mr. Larsen stated that he did not, he was a subsequent owner.  
10 Commissioner Gunnell also inquired when S & L Corporation was formed. Mr. Larsen  
12 replied that it was approximately 6 or 7 years ago and they bought the neighboring home  
14 soon after with potential development in mind. He went on to say that the property was  
16 zoned Light Industrial when they bought the piece, and noted that they do not need any  
18 more space. Mr. Larsen added that they would develop the property incrementally to see  
20 how it worked out. Commissioner Gunnell voiced his concern regarding the commercial  
22 and residential lines, and noted that when he moved to Lindon in 1986, he was told that  
24 the zoning lines would never change between residential and industrial, and it has  
26 changed.

28 Commissioner Gunnell asked Mr. Cowie if it was zoned LI (Light Industrial)  
30 when Mr. Larsen bought the property. Mr. Cowie replied that they applied in 2001 and  
32 received approval in 2002 under a Conditional Use Permit, and it was already zoned  
34 Light Industrial. Commissioner Neuwirth asked what the height difference is between  
36 residential and industrial. Mr. Cowie replied that residential zone height is 35' and Light  
38 Industrial is 48'.

40 Chairperson Call asked Mr. Larsen what S & L Corporation does. Mr. Larsen  
42 replied that they operate a construction company with parking behind the building, along  
44 with storage areas and a fueling station. Mr. Larsen noted that the building is mainly  
shop space with 4 bays. Commissioner Neuwirth asked where the frontage for the  
parcels is located. Mr. Cowie replied that the parcels appear to be landlocked.  
Commissioner Kallas inquired about the screening/fencing code requirements. Mr.  
Cowie replied that at the time a project develops and if it is adjacent to a residential use  
or a residential zone, the developer is required to install a 7' masonry wall. Mr. Cowie  
noted that the planning commission can make some exceptions with other types of  
fencing and landscaping, or no screening if appropriate, so there is some flexibility, but  
the standard is the 7' masonry wall. Mr. Larsen replied that currently there is fencing  
there. Mr. Cowie also noted that fencing would be required along with a 40' required  
setback.

Chairperson Call then asked Mr. Cowie to review some of the uses that are  
allowed in a LI (Light Industrial) zone. Mr. Cowie replied that there are dozens of uses  
in the Standard Land Use Table. He then reviewed some of the more general uses in the  
Light Industrial zone from the Land Use Table. Commissioner Kallas commented that  
some of the uses may seem offensive to residential areas. Commissioner Anderson  
commented that the concern is that the building is nice looking on the front, but once it is  
zoned industrial, the owner could technically demolish the house and put a dirt screen  
and storage there, and that would not look good to the neighbors, and that is what the  
Commission has to look at and consider. Commissioner Anderson also noted that it is a  
small piece, but also a high impact piece. Chairperson Call stated that her biggest  
concern is that without a site plan to review, she is concerned about changing the zoning.  
Mr. Larsen asked if the commission would rather he come back with a development plan  
for review and do the zone change and the site plan simultaneously.

2 Chairperson Call then called for any public questions or comments from any  
audience members. Boyce Hansen, neighboring resident to the subject property,  
4 approached the Commission. Mr. Hansen voiced his opinion that he is against the  
proposed zone because of the encroachment of industry near his property. He added that  
6 Mr. Larsen bought the property as a residential area and expressed that it needs to stay  
residential. Mr. Hansen further commented that Mr. Larsen broke the law twice when he  
8 rented the single family home and allowed renters to put a landscaping business in  
without a business license. Mr. Hansen further discussed that he now has a view of  
10 industry with a lot of noise, equipment and dust. He went on to say that if the City  
allows this change industry will keep cutting into the residential zone and the residents  
12 are not going to have a vote. Mr. Hansen also stated that the rental house is a disaster,  
and it has been rented to families with 15 or more people living there, with Mr. Larsen's  
knowledge, which violates city code.

14 Christine Curley, another neighboring resident to the subject property, approached  
the Commission. Mrs. Curley noted that she agrees with everything said by Mr. Hansen.  
16 Mrs. Curley stated that she moved to her residence in 1997 and that they all love the  
neighborhood and they try to maintain it and keep it safe; and the neighbors all love a  
18 care for each other. Mrs. Curley further discussed that the noise from the LDS Cannery  
and the dump trucks and heavy machinery from S&L Corporation starts at 5 a.m. and that  
20 does not bode well in a neighborhood. Mrs. Curley noted that the large trucks and semi-  
trucks come up Center Street all of the time and the road is too narrow and can't take  
22 anymore traffic. She also stated that safety is a big concern with the amount of traffic,  
and it would not be right to allow the zone change. Mrs. Curley stated that when they  
24 bought their property they were told it was zoned residential, and she noted that it should  
stay residential.

26 James and Lisa Hansen, neighboring residents approached the Commission. Mrs.  
Hansen stated that they own property to the east of the subject property which is right on  
28 the line, and they have lived there for 10 years. She noted that multiple families have  
been living in the rental home and also noted that a landscaping company was operating  
30 out of the home also. Mrs. Hansen brought up the fact that S & L has a lot of debris and  
big machines stored behind the building and noted that it is a mess. Mrs. Hansen  
32 approached S & L Corporation about putting in a retaining wall; she was told that they  
would not put in the wall, only a chain link fence. Mr. Larsen commented that he would  
34 put up solid fencing. Mrs. Hansen further explained that they have horses next to their  
property, and 3 little kids and they just don't like the thoughts of big equipment and the  
36 noise and dust and did not think that they would be dealing with this when they bought  
their home, and it has not been a good experience, and they do not want to deal with it  
38 anymore.

Mr. Hansen voiced his concerns and inquired if the zone change would lower  
40 their property values. He further commented that at least 50 people have come through  
the rental house just this past year, and asked what this will do to the property values in  
42 the neighborhood. Mr. Hansen concluded by stating that people take pride in living in  
Lindon and like the open space and the horses etc., and the sooner the City lets it all go to  
44 industrial the sooner Lindon goes away. Mr. Larsen reiterated that they would put in a  
masonry wall all along the edge of the property.

2 Chairperson Call thanked the residents for their comments and noted that the  
3 Commission understands their concerns. Commissioner Lundberg commented that one  
4 of the reasons there is a MC (Mixed Commercial) zone in the General Plan is that there  
5 are some things that are more palatable to residential areas in a mixed commercial zone,  
6 that excludes some of the less desirable light industrial uses, and depending on the  
7 decision that is decided upon, why not explore educating those who are here the  
8 difference between light industrial and mixed commercial, and maybe mixed commercial  
9 would be a more palatable middle of the road option. Mr. Cowie noted that there is a  
10 limited scope of uses with mixed commercial and it tends to be manufacturing uses and  
11 are mainly indoor uses only, like warehouses or limited outside storage. He went on to  
12 say that the MC (Mixed Commercial) was designed be used as a buffer between  
13 industrial and other zones, and mixed commercial does have higher architectural  
14 standards on the buildings along with higher landscaping requirements. He added that  
the fencing and screening is the same as industrial zones.

15 Commissioner Kallas asked what staff's opinion is as to what is going to happen  
16 between 800 west and Geneva road, as the Geneva Road development finishes in the next  
17 few years, and if they see it shifting from more of an industrial use to a commercial use.  
18 Mr. Cowie replied that is the long term vision in the General Plan that the long term  
19 traffic on Geneva Road will increase, and UDOT projected that they would have to widen  
20 the road to a 7 land corridor in 2030. Mr. Cowie further noted that with that level of  
21 transportation, it would be ideal as a commercial corridor with a retail emphasis because  
22 of the visibility, and that over time the thought was to fade out the industrial uses as  
23 people see the benefit of visibility.

24 Chairperson Call commented that perhaps MC (Mixed Commercial) could serve  
25 as a buffer between residential and other uses. Mr. Cowie stated that the two biggest  
26 factors are the architectural standards and types of uses between LI and MC, and there are  
27 a lot of similar uses in both zones.

28 Chairperson Call asked if there were any further public comment. Being none she  
29 called for a motion to close the public hearing.

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31 COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC  
32 HEARING. COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL  
33 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.  
34

35 Commissioner Kallas expressed his opinion that the proposed zone change should  
36 be denied with the suggestion of coming back with a MC (Mixed Commercial) zone and  
37 a development plan that could be looked at before approval with the need to be a mixed  
38 commercial zone to act as a buffer between the industrial and residential use.

39 Commissioner Lundberg stated that one advantage of approving a mixed commercial  
40 zone would be that the commission would have the ability to put more exclusions and  
41 conditions to deny particular uses. Mr. Cowie added that the fee for a zone change is  
42 \$650, and if the commission were to continue this item, he could resubmit without paying  
43 another fee, and if denied it would require him to pay the application fee again. He  
44 further noted that a continuance would be valid for 18 months and if the applicant did not  
move forward it would expire.

2 Commissioner Marchbanks stated that he feels the neighbors need an opportunity  
4 to discuss the issue, and feels there is no sense in arguing light industrial vs. mixed  
6 commercial, and noted that it is on the master plan. He went on to say he feels that if the  
8 applicant wants to put in a storage unit facility, then he should bring the site plan  
10 simultaneously with the zone change to the commission for review so it has been worked  
12 out in advance. He went on to say that it sounds like the storage facility would work in  
14 the mixed commercial zone, and because of the uniqueness of the property and with a  
16 homeowner on the same level we need to treat this a little bit differently. He concluded  
18 by stating he feels he could not approve the zone change as it is now without looking at a  
20 plan.

22 Chairperson Call asked if there were any further questions or comments from the  
24 commission. Being no further comments she called for a motion.

26 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE ZONE  
28 CHANGE FOR OLD TOWN SQUARE AND RECOMMEND CONTINUANCE TO  
30 THE CITY COUNCIL. COMMISSIONER KALLAS SECONDED THE MOTION.  
32 THE VOTE WAS RECORDED AS FOLLOWS:

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

2. **Conditional Use Permit:** *Aquatherm Distribution Center – 500 West 500 South.*  
This is a request by Greg Allen with Aquatherm Distribution Center for approval  
of a conditional use permit for a warehouse and distribution facility in the R & B  
(Research and Business) zone. Currently, the Lindon Standard Land Use Table  
requires this type of business/use to acquire a CUP (conditional use permit) in the  
R&B zone. Recommendations from the Planning Commission will be forwarded  
to the City Council for final approval.

The applicant, Greg Allen, with Aquatherm Distribution Center, was in  
attendance for this agenda item. Mr. Mataele explained that Mr. Allen is requesting  
approval of a conditional use permit (CUP) for a warehouse and distribution facility  
located in the R&B (Research and Business) zone. The facility would be used for a  
distribution center for plastic piping systems. Mr. Mataele further noted that currently  
the Standard Land Use Table does not cover this type of use in the R & B zone. He went  
on to say that Aquatherm currently operates within Lindon City's LI (Light Industrial)  
zone and is looking to relocate and occupy a section of the former Modus Media  
complex, where the existing infrastructure and the location is also a major collector road  
which is conducive to the company's operations.

Mr. Allen stated that Aquatherm is a distributor of plastic piping systems to  
plumbing wholesalers across the U.S. and Canada. Mr. Allen went on to say that the

proposed location, with its existing warehouse space, would be used as a distribution facility to store and ship product throughout the country and Canada. They will have 18-20 employees and operate from 7 am to 6 pm Monday through Friday.

Mr. Mataele noted that after review by staff, it is determined that there is more than adequate parking stalls associated with this property for the type of land use proposed. Additionally, there are no concerns for odors or noise that may be generated by this land use at this time due to the location and procedures taken by the business to minimize these concerns. Mr. Mataele further explained that this is a request for approval of a conditional use permit through Lindon's Compatibility Standards, therefore if the Commission feels it is necessary, conditions may be imposed to mitigate any concerns for the health, safety, and welfare of the community. Mr. Mataele noted that recommendations from the Planning Commission will go before the City Council. He then showed photos of the proposed location and facility. There was then some discussion between the commissioners regarding the issue of requiring fencing of the outdoor storage of the pipe at the facility.

Chairperson Call asked if there were any further questions or comments. Being no further comments she called for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR AQUATHERM DISTRIBUTION CENTER WITH THE CONDITION OF REQUIRED SCREENED FENCING. THE MOTION FAILED FOR LACK OF A SECOND.

Chairperson Call called for a second motion being that the first motion did not carry due to lack of a second.

COMMISSIONER ANDERSON MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR AQUATHERM DISTRIBUTION CENTER WITH THE CONDITION OF MEETING THE COMPATIBILITY STANDARD AS LISTED IN #3 AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER NEUWIRTH	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER LUNDBERG	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER GUNNELL	AYE

THE MOTION CARRIED UNANIMOUSLY.

**3. Conditional Use Permit: *Doterra Production – 814 North 2800 West.***

This is a request by Jon Fairbanks with Doterra International for approval of a CUP (Conditional Use Permit) for a bottling and packaging business within the MC (Mixed Commercial) zone. Currently, the Lindon Standard Land Use Table

2 requires this type of business/use to acquire a CUP (Conditional Use Permit) in  
the MC (Mixed Commercial) zone.

4 At this time Commissioner Lundberg excused herself from voting on this item  
due to a potential conflict of interest, she did however remain in the meeting and listened  
6 to the discussion, but did not participate. Mr. Mataele began the discussion by inviting  
the applicant Jon Fairbanks, with Doterra International forward. Mr. Mataele noted that  
8 the applicant is requesting approval for a CUP (Conditional Use Permit) for a bottling  
and packaging business in the MC (Mixed Commercial) zone. He further explained that  
10 currently the Standard Land Use Table requires this type of business to acquire a CUP in  
the MC (Mixed Commercial) zone for any general food manufacturing utilizing less than  
12 2,000 square feet of manufacturing space, and completely prohibiting anything larger.

14 Mr. Mataele stated that Doterra has been in operation for 4 years and is looking to  
move from an Orem site. The applicant intends to utilize the subject location and the  
office warehouse space as a production facility to fill glass bottles with essential oils.

16 Mr. Fairbanks stated that they will employ between 17-20 employees and operate  
between the hours of 8:30 am and 5:00 pm. Mr. Mataele further discussed that after staff  
18 review, it was determined that there is adequate parking stalls associated with this  
property for the type of land use proposed and the number of employees. He went on to  
20 say that there are no concerns for odors, dust, or noise that may be generated by this land  
use. Mr. Mataele also stated that the applicant has been working with the Lindon City  
22 Building Official and Orem City's Water Reclamation to comply with all regulation for  
water pretreatment and waste water. Mr. Mataele then showed photos of the following  
24 related items:

- 26 1. Floor plan
- 27 2. Bottling
- 28 3. Location
- 29 4. View of Building

30 Mr. Fairbanks stated that the facility is a 720 ft. room where the oils are bottled;  
32 there is no retail or wholesale activity just bottling, with occasional assembly. The  
Commission asked about potential odors from the facility, but with Mr. Fairbanks  
34 information, determined that the issue of odors would probably not be objectionable. Mr.  
Fairbanks further noted that they did go through the FDA and water reclamation in  
36 regards to grease traps etc. Mr. Fairbanks stated that they have also worked with the Fire  
Marshall and noted that the building is not sprinklered; but none of the units at the facility  
38 are sprinklered. Mr. Mataele noted that issue will be covered through the submitting of  
the building permit.

40 Chairperson Call asked if there were any further questions or comments. Being  
no further comments she called for a motion.

42  
44 COMMISSIONER NEUWIRTH MOVED TO APPROVE THE CONDITIONAL  
USE PERMIT FOR DOTERRA PRODUCTION AND RECOMMENDED APPROVAL  
TO THE CITY COUNCIL. COMMISSIONER KALLAS SECONDED THE MOTION.  
46 THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
2 COMMISSIONER KALLAS AYE  
COMMISSIONER NEUWIRTH AYE  
4 COMMISSIONER ANDERSON AYE  
COMMISSIONER MARCHBANKS AYE  
6 COMMISSIONER GUNNELL AYE  
THE MOTION CARRIED UNANIMOUSLY.

8  
4. **Public Hearing:** *Ordinance Addition – LCC Section 17.55 Utah Lake Shoreline Protection Overlay Zone.* This is a city initiated addition to the Lindon City Code, entitled LCC Section 17.55 – Utah Lake Shoreline Protection Overlay zone. This is a proposal to add a section to the city code to regulate and protect the portions of the City that are associated with Utah Lake in conformance with recommendations by the Utah Lake Commission.

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

20 Mr. Cowie opened the discussion by stating this item is a City initiated addition to the Lindon City Code, entitled LCC Section 17.55, Utah Lake Shoreline Protection  
22 Overlay Zone. He went on to say that this is a proposal to add a section to the city code to regulate and protect the portions of the City that are associated with Utah Lake in  
24 conformance with the recommendation of the Utah Lake Commission. Mr. Cowie further explained that Lindon City participated with the Utah Lake Commission, along  
26 with most Utah County cities and several state agencies, with the goal being to promote and enhance Utah Lake. Mr. Cowie also noted that Mayor Dain recently was appointed  
28 as the Chair to the Utah Lake Commission Regional Board, and Mr. Cowie serves on the Technical Committee.

30 Mr. Cowie stated that the Master plan for the Lake encourages the promotion of Utah Lake and the adoption of an ordinance would provide protection and more  
32 enhancement and focus on details and issues with the lake. It would also create a buffer for public access and trail use.

34 Mr. Cowie further discussed that only one city, American Fork, has adopted this ordinance and the Mayor wants Lindon City to be an example. He went on to say that the  
36 Commission drafted a model ordinance creating a new overlay zone, and the underlying zone is the recreational mixed use, which has very few uses that are allowed. Mr. Cowie  
38 noted that the railroad track is the east boundary and there are not any private land owners in the area. He further stated that they do not see any development proposals  
40 occurring there and don't anticipate it.

42 Mr. Cowie further discussed that the intent of the ordinance is to encourage recreational uses like the Marina, including events that are associated with the Marina.  
44 Mr. Cowie noted things in the park would also be compatible as a recreational use with potential ball fields etc. Chairperson Call commented that it appears that this would  
46 establish a buffer protecting the landscaping resources that are there and providing for a trail, and it seems to set a standard that we put in place for other cities to follow.

2 Chairperson Call asked if there were any further questions or comments. Being  
no further comments she called for a motion.

4 COMMISSIONER LUNDBERG MOVED TO APPROVE ORDINANCE  
6 ADDITION LCC SECTION 17.55 UTAH LAKE SHORELINE PROTECTION  
OVERLAY ZONE AND RECOMMEND APPROVAL TO THE CITY COUNCIL.  
8 COMMISSIONER ANDERSON SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

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

18 **5. Public Hearing:** *Ordinance Change – Lindon Standard Land Use Table.* This is  
20 a City initiated change to the Lindon City Standard Land Use Table. The  
proposals are miscellaneous changes to the Land Use Table, which are tailored to  
22 fit Lindon City’s current and future land use goals. Recommendation from the  
Planning Commission will be forwarded to the City Council for final approval.

24 Mr. Cowie opened the discussion by reviewing the proposed recommendations  
for changes or additions in the Standard Land Use Table. He noted that the underlined  
26 language is new or additional. He discussed the listing for food manufacturing  
businesses with the current minimum of 2,000 square feet. He noted that there seemed to  
28 be recurring proposals that were bumping into this limit, but that the city hadn’t been  
informed of any problems with larger sizes of manufacturing facilities. The size for  
30 appropriate food manufacturing uses was discussed. Commissioner Kallas suggested  
setting it at 20,000 sq. ft. and after discussion all commissioners were in agreement on  
32 20,000 sq. ft.

Mr. Cowie and the Commission discussed several of the recommended changes to  
34 the Land Use Table including the following items:

- 36 Page A2 Candle making.
- Page A3 Permanent studios.
- 38 Page A5 General Indoor Warehousing.
- Page A8 Services, non-specific.
- 40 Page A9 Home Occupation for Child Care.
- Page A13 Indoor Gun Ranges.
- 42 Page A14 New CF (Farm Zone).

44 After review of the changes Mr. Cowie advised the Commission that this was just  
a preliminary review of the materials and that the item should be continued for further  
46 review. Mr. Cowie also asked for the commissioners to continue to look over the listed

2 uses to see if they felt additional clarifications, changes or additions should be made. Mr.  
3 Cowie advised the Commission to bring their packet to the next meeting for more  
4 discussion.

5 COMMISSIONER NEUWIRTH MOVED TO CLOSE THE PUBLIC  
6 HEARING. COMMISSIONER KALLAS SECONDED THE MOTION. ALL  
7 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8  
9 Chairperson Call asked if there were any further questions or comments. Being  
10 no further comments she called for a motion.

11 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE  
12 ORDINANCE CHANGE TO THE STANDARD LAND USE TABLE.  
13 COMMISSIONER GUNNELL SECONDED THE MOTION. THE VOTE WAS  
14 RECORDED AS FOLLOWS:

15 CHAIRPERSON CALL AYE  
16 COMMISSIONER KALLAS AYE  
17 COMMISSIONER NEUWIRTH AYE  
18 COMMISSIONER ANDERSON AYE  
19 COMMISSIONER LUNDBERG AYE  
20 COMMISSIONER MARCHBANKS AYE  
21 COMMISSIONER GUNNELL AYE  
22 THE MOTION CARRIED UNANIMOUSLY.

23  
24 **NEW BUSINESS** – Reports by Commissioners.

25  
26 Chairperson Call asked if there were any reports from the Commission.  
27 Commissioner Neuwirth asked Mr. Cowie if he had heard any information regarding the  
28 recent discussions at Vineyard Town. Mr. Cowie replied that he not heard anything  
29 official. Chairperson Call reported that she went to the Legislature with the “Republican  
30 Women” for education etc., and because she was already there, she inquired how the  
31 Senators felt towards billboards on the freeway and noted that it was an interesting  
32 conversation and they feel that billboards should be state regulated.

33 Chairperson Call asked if there was any other new business from the  
34 Commissioners. Being none she moved on to the next agenda item.

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36 **PLANNING DIRECTOR’S REPORT** –

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38 Mr. Cowie reported on City Council updates as follows:

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- 41 • Project Tracking List – Mr. Cowie noted that the Project Tracking List  
42 shows upcoming developments and projects, annual reviews and  
43 pending and awarded grants. The list also shows committees, tally’s etc.  
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- 2 • The Zone Change west of I-15 was approved with one minor difference,  
the Church owned land (PRI) did not want to change the zone. It was still  
4 approved without that piece included.

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

8 **ADJOURN** –

10 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN  
12 THE MEETING AT 10:40 P.M. COMMISSIONER NEUWIRTH SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – February 28, 2012

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Sharon Call, Chairperson

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Mr. Cowie, Planning Director

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