The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, February 14, 2012** beginning at 7:00 p.m. in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

Conducting: Sharon Call, Chairperson
Invocation: Angie Neuwirth, Commissioner
Pledge of Allegiance: Del Ray Gunnell, Commissioner

**PRESENT**
Sharon Call, Chairperson
Ron Anderson, Commissioner
Del Ray Gunnell, Commissioner
Mike Marchbanks, Commissioner
Carolyn Lundberg, Commissioner
Angie Neuwirth, Commissioner
Rob Kallas, Commissioner
Mr. Cowie, Planning Director
Woodworth Mataele, Planner II
Kathryn Moosman, City Recorder

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

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

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

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

**CURRENT BUSINESS** –

1. **Public Hearing** – Zone Change – Old Town Square – 873 West Center Street.
This is a request by Scott Larsen with Old Town Square for approval of a zone change for two parcels located at 873 West Center Street from R1-20 (Residential Low) to LI (Light Industrial) to accommodate future land use. The subject properties are currently on the border of the R1-20 and LI zones. Recommendations from the Planning Commission will be forwarded to the City Council for final approval.
COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER GUNNELL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

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

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

1. Property Line adjustment/Subdivision
2. Site Plan
3. Landscaping
4. Parking
5. Fencing/screening
6. Architectural Standards
7. 40’ Setback

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

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

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

Chairperson Call asked Mr. Larsen what S & L Corporation does. Mr. Larsen replied that they operate a construction company with parking behind the building, along 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.
Chairperson Call then called for any public questions or comments from any audience members. Boyce Hansen, neighboring resident to the subject property, 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 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 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 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 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.

Christine Curley, another neighboring resident to the subject property, approached the Commission. Mrs. Curley noted that she agrees with everything said by Mr. Hansen. 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 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 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 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 bought their property they were told it was zoned residential, and she noted that it should stay residential.

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 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 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 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 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 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 anymore.

Mr. Hansen voiced his concerns and inquired if the zone change would lower 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 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 industrial the sooner Lindon goes away. Mr. Larsen reiterated that they would put in a masonry wall all along the edge of the property.
Chairperson Call thanked the residents for their comments and noted that the Commission understands their concerns. Commissioner Lundberg commented that one of the reasons there is a MC (Mixed Commercial) zone in the General Plan is that there are some things that are more palatable to residential areas in a mixed commercial zone, that excludes some of the less desirable light industrial uses, and depending on the decision that is decided upon, why not explore educating those who are here the difference between light industrial and mixed commercial, and maybe mixed commercial would be a more palatable middle of the road option. Mr. Cowie noted that there is a limited scope of uses with mixed commercial and it tends to be manufacturing uses and are mainly indoor uses only, like warehouses or limited outside storage. He went on to say that the MC (Mixed Commercial) was designed be used as a buffer between industrial and other zones, and mixed commercial does have higher architectural standards on the buildings along with higher landscaping requirements. He added that the fencing and screening is the same as industrial zones.

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

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

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

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

Commissioner Kallas expressed his opinion that the proposed zone change should be denied with the suggestion of coming back with a MC (Mixed Commercial) zone and a development plan that could be looked at before approval with the need to be a mixed commercial zone to act as a buffer between the industrial and residential use. Commissioner Lundberg stated that one advantage of approving a mixed commercial zone would be that the commission would have the ability to put more exclusions and conditions to deny particular uses. Mr. Cowie added that the fee for a zone change is $650, and if the commission were to continue this item, he could resubmit without paying another fee, and if denied it would require him to pay the application fee again. He further noted that a continuance would be valid for 18 months and if the applicant did not move forward it would expire.
Commissioner Marchbanks stated that he feels the neighbors need an opportunity to discuss the issue, and feels there is no sense in arguing light industrial vs. mixed commercial, and noted that it is on the master plan. He went on to say he feels that if the applicant wants to put in a storage unit facility, then he should bring the site plan simultaneously with the zone change to the commission for review so it has been worked out in advance. He went on to say that it sounds like the storage facility would work in the mixed commercial zone, and because of the uniqueness of the property and with a homeowner on the same level we need to treat this a little bit differently. He concluded by stating he feels he could not approve the zone change as it is now without looking at a plan.

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

COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE ZONE CHANGE FOR OLD TOWN SQUARE AND RECOMMEND CONTINUANCE TO THE CITY COUNCIL. COMMISSIONER KALLAS 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.

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.

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

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
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
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
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
2,000 square feet of manufacturing space, and completely prohibiting anything larger.

Mr. Mataele stated that Dottera 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.

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
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
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
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
related items:

1. Floor plan
2. Bottling
3. Location
4. View of Building

Mr. Fairbanks stated that the facility is a 720 ft. room where the oils are bottled;
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
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
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
are sprinklered. Mr. Mataele noted that issue will be covered through the submitting of
the building permit.

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

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

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

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 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 conformance with the recommendation of the Utah Lake Commission. Mr. Cowie further explained that Lindon City participated with the Utah Lake Commission, along 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 as the Chair to the Utah Lake Commission Regional Board, and Mr. Cowie serves on the Technical Committee.

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 enhancement and focus on details and issues with the lake. It would also create a buffer for public access and trail use.

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 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 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 occurring there and don’t anticipate it.

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

COMMISSIONER LUNDBERG MOVED TO APPROVE ORDINANCE ADDITION LCC SECTION 17.55 UTAH LAKE SHORELINE PROTECTION OVERLAY ZONE AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER ANDERSON 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.

5. **Public Hearing:** *Ordinance Change – Lindon Standard Land Use Table.* This is 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 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.

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 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 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 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 20,000 sq. ft.

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

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

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 review. Mr. Cowie also asked for the commissioners to continue to look over the listed
uses to see if they felt additional clarifications, changes or additions should be made. Mr. Cowie advised the Commission to bring their packet to the next meeting for more discussion.

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

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

COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE ORDINANCE CHANGE TO THE STANDARD LAND USE TABLE. COMMISSIONER GUNNELL 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.

NEW BUSINESS – Reports by Commissioners.

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

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

PLANNING DIRECTOR’S REPORT –

Mr. Cowie reported on City Council updates as follows:

- Project Tracking List – Mr. Cowie noted that the Project Tracking List shows upcoming developments and projects, annual reviews and pending and awarded grants. The list also shows committees, tally’s etc.
● 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 approved without that piece included.

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

**ADJOURN**

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

Approved – February 28, 2012

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Sharon Call, Chairperson

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Mr. Cowie, Planning Director