

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **September 12, 2023 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers,  
4 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 6:00 P.M.**

6 Conducting: Sharon Call, Chairperson  
8 Invocation: Scott Thompson, Commissioner  
9 Pledge of Allegiance: Steven Johnson, Commissioner

10 **PRESENT**

**EXCUSED**

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

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

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning  
26 Commission meeting of August 22, 2023 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF AUGUST 22, 2023 AS PRESENTED. COMMISSIONER KALLAS  
30 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

**CURRENT BUSINESS** –

34 4. **Public hearing for a recommendation to the Lindon City Council for an**  
36 **amendment to Lindon City Zoning Code Title 17.44.080 to reduce the side yard**  
38 **setback continuous to a street in the R1-12 zone.** John Bodine is requesting an  
amendment to the setback code to reduce the corner side setback from 30' to 25' in the  
R1-12 zone.

40 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN  
42 FAVOR. THE MOTION CARRIED.

2 Mike Florence, Community Development Director presented this item. The applicant is  
3 John Bodine, who resides at 44 N. 1200 E. Mr. Bodine submitted the application to petition the  
4 planning commission and city council to amend the corner side yard setback requirement that is  
5 contiguous to a street for the R1-12 Zone. Currently R1-12 and R1-20 corner properties are  
6 required to have a 30' front setback and a 30' side yard setback that is contiguous to a street.

8 Mr. Florence stated this neighborhood is a little unique due to most neighborhoods in  
9 Lindon not having a park strip like this one does. The proposed amendment by the applicant is to  
10 decrease the side yard setback requirements that is contiguous to a street from 30' to 25', to  
11 accommodate a garage addition for their existing home. Mr. Florence explained the site plan that  
12 was previously submitted with the building plans stated a 30' side yard street setback from the  
13 proposed garage to the property line. He noted that it was approved due to meeting city setback  
14 requirements. However, when the building inspector went out for the footing inspection, he  
15 noticed that that the setback was only 17'. In researching the issue, the architect who drew the  
16 site plan measured the property line at the wrong location.

18 Mr. Florence indicated the city has worked with the Bodine's on other potential options  
19 that they could do, however it has been found that this option for amendment is the only one that  
20 they are able to do. Mr. Florence presented an aerial view of the property in discussion. The  
21 property owner is proposing to decrease the size of the planned garage from a two car down to a  
22 one car garage, which could be accommodated if the city approves the ordinance setback  
23 amendment. Mr. Florence noted that this ordinance amendment would only apply to the setback  
24 requirements of the R1-12 zones and would provide additional flexibility to existing  
25 homeowners if they are looking to add an addition onto their home. He stated there are several  
26 R1-12 properties with very large corner side yards contiguous to a street that could additionally  
27 benefit from this amendment, then went over what the terms of the amendment would change to  
28 the ordinance.

30 Commissioner Kallas asked for clarification on why a variance wasn't possible in this  
31 situation. Mr. Florence clarified why the city couldn't do this situation not meeting variance  
32 guidelines. Commissioner Johnson voiced that he finds a 30-foot setback a little invasive and  
33 stated personal issues he also has had to deal with on his corner lot. Commissioner Marchbanks  
34 stated that in his profession he has found it is the norm of a corner lot having either have a front  
35 set back of 20' with a side set back of 30'; or a front setback of 30' with a side setback of 20'. He  
36 stated he would be inclined to change the R1-12 zone with park strips to have this 30' 20' option.

38 Mr. Florence stated he would like to have more clarification on those terms if we were to  
39 do this. Commissioner Call then inquired why Commissioner Marchbanks was so set on a  
40 setback of 20'. Commissioner Marchbanks explained his stance being due to it being a standard  
41 in most of the state of Utah. Mr. Florence then presented the side and front setback requirements  
42 of corner lots in other cities in Utah.

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

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

5 The commission discussed the potential of making a recommendation to the city council  
6 of either a 20' or 25' side setback requirement within the R1-12 zone. Commissioner Call voiced  
7 her thoughts on this and stated she feels comfortable with going with a 25' since other properties  
8 in the R1-12 have had to keep the 30' setbacks. Mr. Florence voiced an option of making  
9 recommendations of 25' noting that staff is to get more information on the potential negative  
10 impact of doing a 20' side setback option.

11 Chairperson Call called for any further comments or discussion from the Commission.  
12 Hearing none she called for a motion.  
13  
14

15 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL, OF  
16 ORDINANCE 2023-18-O AS PRESENTED SUGGESTING THAT STAFF PROVIDE INPUT  
17 OF OPTION OF 20" SETBACK. COMMISSIONER MARCHBANKS SECONDED THE  
18 VOTE. THE VOTE WAS RECORDED AS FOLLOWS:

19 CHAIRPERSON CALL	AYE
20 COMMISSIONER JOHNSON	AYE
21 COMMISSIONER THOMPSON	AYE
22 COMMISSIONER SCHAUERS	AYE
23 COMMISSIONER MARCHBANKS	AYE
24 COMMISSIONER KALLAS	AYE
25 COMMISSIONER DANIELSON	AYE

- 26  
27 **5. Public hearing for a recommendation to the Lindon City Council to amend the**  
28 **Lindon City Zone Map for the Property located at 183 N State and add the Senior**  
29 **Housing Facility Overlay zone.** Avalon Senior Living is requesting a zone amendment  
30 to add the SHFO to 183 N State St.

31 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING.  
32 COMMISSIONER SCHAURES SECONDED THE MOTION. ALL PRESENT VOTED IN  
33 FAVOR. THE MOTION CARRIED.  
34

35 Mary Barnes, Associate Planner presented this item. Craig Nielson and Curtis Miner are  
36 present to represent the applicant Avalon Senior Living. Ms. Barnes started with a brief timeline  
37 stating on August 2013, the property to the south was approved for a zone change to Senior  
38 Housing Facility Overlay. In October 2013, the planning commission and the City Council  
39 approved that same property for a senior living facility, Avalon Apartments. Avalon currently  
40 consists of two 4-story buildings with 45 units each, 30% of open space, and 100 parking spaces.  
41 The applicant for this zone change owns the existing Avalon Apartments and is proposing to  
42 extend the SHFO directly north to the subject property.  
43  
44

45 The applicant wants to build a new 3-story, 30-unit senior housing facility at this  
46 location. To be able to do that, a Senior Housing Facility Overlay (SHFO) zone must be adopted  
47 Planning Commission Meeting  
48 September 12, 2023

2 for the property. Therefore, the applicant is petitioning the commission and council for a zone  
 4 map amendment. This new project would be an extension of the current Avalon Senior  
 6 Apartments, which is directly to the south. This project would also be required to be restricted to  
 8 2 people per 1 bedroom unit, and 3 people per 3- bedroom unit. At least one occupant must be 55  
 years of age or older per unit, with all other occupants being at least 18 years old. A deed  
 restriction explaining these occupancy restrictions will be required. All lighting on the property  
 would be required to prevent glare, nuisance, or inconvenience on adjoining streets or properties.

10 Ms. Barnes presented the requirements needed, and noted the applicant is compliant.  
 Those terms are presented below.

12

Requirement	Provided	Compliant?
Project acreage shall be a minimum of 2.5 acres but not larger than 5 acres.	With the possible addition of 183 N State St, the overall Avalon Apartments project could become 4.02 acres.	Yes, pending zone change approval.
Front Setback: 40' Side or rear yard setback when adjacent to a non-residential zone: 20'	The building would meet both setbacks.	Yes
A minimum of thirty percent (30%) of each project shall be maintained in permanent landscaped open space. The Commercial General zone's landscaping code must also be met (17.48.030).	The current concept plan shows 40% of the lot in permanent landscaped open space. Staff will work with the applicant on an official landscaping plan that follows the requirements in 17.48.030 if this zone change is approved.	Yes, pending zone change approval and landscaping plan review.
Seven foot (7') high, site obscuring fencing shall be installed along the perimeter of the property, regardless of whether it abuts existing residential or commercial properties or uses.	A note calling out a 7' fence along the perimeter of the property has been added to the concept plan.	Yes
The facility shall provide off-street parking at a ratio of 1.10 parking stalls per dwelling unit. Parking lot landscaping must also be provided as required in Chapter 17.18.	30*1.1=33 required parking stalls. 34 parking stalls have been provided on the concept plan.  Staff will work with the applicant on an official landscaping plan that follows the requirements in 17.18.085 if this zone change is approved.	Yes, pending zone change approval and landscaping plan review.
The Senior Housing Facility Overlay may have a maximum density of 30 dwelling units per acre if full-time on-site management is	Full-time on-site management will be present in the proposed building, and there will be at least 1 outdoor and 1 indoor common area	Yes

present and one (1) indoor and one (1) outdoor common area/recreation space is provided within the facility.		
The maximum primary building height shall be the same as found within the underlying zone. CG's maximum building height is 48'	This will be a 3-story building, and staff will ensure that the height of the building will stay under 48 ft.	
Minimum dwelling unit size shall be 700 square feet.	Each dwelling unit is currently proposed to be 800 sq ft.	Yes
Architectural design must meet the Commercial Design Standards.	The design of this building is expected to be completely similar to the existing buildings, with the exception of 1 less story. The existing buildings do currently meet the commercial design standards.	Yes, pending zone change approval and a review of the completed renderings.

2

4 Ms. Barnes noted that the Lindon City General Plan has stated a need for housing options  
6 for different life cycles. She then stated that staff has received many inquiries on this property  
8 from other commercial developments and presented the issues they have found that make it hard  
10 for commercial, which are power poles, easements on the sides, sets-back requirements, and the  
slope of property. Ms. Barnes then directed the attention of the commission to the layout of the  
proposed building and parking for it. She then noted that this does require a zone change, so the  
commission would be recommending approval or denial to the city council and importance of  
this potential zone change.

12 Craig Neilson then addressed the commission on why he wants to do this project. He  
14 stated that current tenants have voiced concern and want to maintain their views, and by building  
16 this building it helps keep those views for the tenants as opposed to what potentially could go  
18 there with a commercial property. The design presented would allow for preservation of the  
current property stating it would be an easy addition, where they already have employees  
present, that would just continue working over in the new building. He then stated that the  
tenants he has there have a love for the community and care for the area where they live.

20 Commissioner Marchbanks inquired how many units it would put on the acre lot. Mr.  
22 Nielson stated it would be 30. Chairperson Call inquired about the traffic in and out of there with  
24 concern with tenants having to exit onto State Street. Chairperson Call then asked about how  
many other properties are SHFO zones. Ms. Barnes presented a map of the other SFHO overlay  
zones that is just off Main Street in Lindon, however all land use applications for that location  
have expired.

26 Commissioner Thompson voiced his input stating he finds it a unique opportunity, where  
28 it is merely an extension of something that is perceived by the community to be of value.  
Commissioner Kallas stated his concern with the density of 30 people per acre for this property.

2 Chairperson Call explained that when the Avalon was presented it said it would have a campus  
feel, however when it came down to it, it wasn't done with that campus feel; and that is what she  
4 is concerned with. She noted she still feels that property could still have potential to be  
commercial.

6  
8 Commissioner Thompson stated his input on this application voicing the difference he  
sees with this this high-density housing being 55 and older, and not just high-density housing.  
10 Most high-density housing areas tend to have high call for service on fire and police calls there,  
where with 55 and older community those service calls are reduced greatly. The applicant  
12 explained how the demographics there are now noting that average age is 65-70 with 65% being  
single, with the remaining being couples. He noted that they currently have 90 cars there, with  
14 109 parking stalls available, so parking is never an issue.

16 Commissioner Thompson then inquired about the option of taking out the extra entrance  
to those buildings to keep it safer pulling out onto State Street safe. Mr. Miner explained why  
18 removing access wouldn't work, due to the potential down the road being subdivided, losing the  
entrance could cause major issues at that time. The potential of making that entrance more  
restricted for only right turns was discussed as a potential option.

20  
22 Commissioner Thompson asked the applicant about the cost of rent, inquiring if it fit into  
moderate income. Mr. Nielson stated rent right now is in the \$1000 range. He then noted that is  
24 seems right now 1 bedroom is what is in demand, and they currently have a waiting list for 1-  
bedroom units.

26 Mr. Florence interjected letting the commission know that issues that they previously had  
there with parking are no longer an issue, stating the number of complaint calls have be reduced  
28 drastically.

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

32  
34 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

36  
38 Commissioner Kallas stated he is for this zone change but does have concern with the  
amount of people on that 1-acre lot. Commissioner Danielson stated she doesn't see an issue  
with 30 units per acre, where other cities have higher amounts, this isn't that concerning to her.  
40 Commissioner Marchbanks voiced that he likes seeing that this place is doing good and is a good  
neighbor to those around them. Chairperson Call also voiced her concern with the idea of 30  
42 units per acre. Commissioner Thompson stated that he thinks these fits with the moderate-  
income housing that is mandated by the state and finds that this isn't going to negatively impact  
44 the city.

46 Commissioner Johnson stated that extending the overlay here makes sense to him, stating  
it is different than other areas, and noted it doesn't back up to any residential, so there would be

2 no impact to any residential areas. Commissioner Marchbanks stated he finds the rent fits a niche  
that is needed and in demand right now. Commissioner Schauers stated he likes the project,  
4 saying that 55 is the new 45, and those people are active, they are out there doing things. He  
states there could be traffic issues but finds them to have a minimal impact to residents in that  
6 area and sees the occupancy staying consistent there.

8 After some general discussion chairperson Call called for any further comments or  
discussion from the Commission. Hearing none she called for a motion.

10  
12 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF  
ORDINANCE 2023-19-O TO AMEND THE LINDON CITY ZONING MAP AND ADD THE  
14 SENIOR HOUSING FACILITY OVERLAY (SHFO) TO THE PROPERTY AT 183 N. STATE  
ST (PARCEL NUMBER 48:358:0011). COMMISSIONER KALLAS SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

16 CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE
18 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
20 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
22 COMMISSIONER DANIELSON	AYE

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

30 COMMISSIONER DANIELSON MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN  
32 FAVOR. THE MOTION CARRIED.

34 Mike Florence presented this item noting that in 2020, Lindon City presented options to the  
city council regarding Short-Term Rental regulations. Short-Term Rentals are defined by the  
36 State of Utah as “a residential unit or any portion of a residential unit that the owner of record or  
the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days. A  
38 short-term rental does not include a bed and breakfast use, bed and breakfast dwelling, bed and  
breakfast farm retreat dwelling or Bed and Breakfast guest room as defined 17.02 and found in  
40 the 17.51 – Commercial Farm zone.” Mr. Florence noted that Short-Term Rentals have become  
an important option for overnight accommodation that many people enjoy. The city currently  
42 does not regulate Short-Term Rentals, so they are permitted without any regulations.

44 Mr. Florence stated there has been an uptick in complaints that has pushed this ordinance  
along. He then presented and clarified the terms of short-term rentals, noting that one home was  
46 being used for wedding receptions and overnight accommodation, with parking and noise that  
were a major concern to the neighbors. The other is a home that is being advertised for rent that

2 states it accommodates 19 individuals as well as recreational vehicle space. This Short-term  
4 Rental is located on a cul-de-sac and causes many parking issues for the other residents on the  
street.

6 Mr. Florence then presented what the proposed ordinance sets forth, with general discussion  
to clarify each point. Those requirements are as follows:

- 8 • Requires a business license for Short-Term Rentals
- General regulations as follows:
  - 10 ○ The residential dwelling shall not be rented to more than one renter at a time.
  - 12 ○ Set a maximum occupancy of 12 related and 4 unrelated individuals.
  - 14 ○ Sets a spacing requirement of 300 feet between Short-Term Rentals on the same  
street and only one per cul-de-sac. Separation distances are measured from the  
property lines.
  - 16 ○ A minimum of two off-street parking spaces for the short-term rental. If more  
vehicles are allowed by the owner, then more off-street parking spaces need to be  
provided by the property owner for overnight accommodation.
  - 18 ○ The property owner designates a responsible individual within the State that can  
respond to complaints within one hour.
  - 20 ○ A nameplate installed by the main entrance with contact information for the  
responsible individual. Inside the Short-Term Rental the owner is required to  
22 provide an information packet with that includes responsible individual contact  
information, parking requirements, garbage pickup if required by the renter, non-  
24 emergency contact information for the Lindon Police Department and maximum  
occupancy of the dwelling.
  - 26 ○ That Short-Term Rentals cannot be used for events, family reunions, weddings,  
receptions, parties or similar activities or operations.
  - 28 ○ Building code requirements for egress, smoke and carbon monoxide detectors are  
met.
  - 30 ○ 11:00 p.m. to 7:00 a.m. time restriction for pools, hot tub, outdoor sports courts
  - 32 ○ The property owner shall be responsible for ensuring that guests or occupants do  
not create a nuisance as found in Lindon City Code 8.20.

34 Mr. Florence reminded the commission that as this ordinance is considered, it is valuable  
to remember that the city is evaluating commercial enterprises in a residential zone. It's  
36 important to balance a property owner's right to rent their property while also protecting  
neighborhoods from commercial uses.

38 Commissioner Kallas asked to discuss the terms of a 12-person of related person's rule.  
40 He stated it might be better to do it by square footage of the rental. Mr. Florence pointed out that  
in other city ordinances that regulates these short term rentals, he found 10 was the highest  
42 number of guest allowed.

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46



2 Commissioner Schauers stated that he is in favor of this ordinance, but he would rather  
not have an ordinance in place. He let the commission know that he has a short term rental in  
4 Hurricane and it was the fire department who informed him of how many people could stay at  
that location. Mr. Florence stated that Hurricane does have a limit of 10 guests, but noted the  
6 owner can increase that number with fire department approval. Commissioner Schaures stated that  
there is likely a fee with that, and that should fall upon the owner to pay. He then stated that it  
8 might be good to have a business license, so if there are a lot of complaints, it then gives the city  
the ability to revoke the license.

10  
12 Commissioner Thompson wants to make sure we have an ordinance in place that can be  
enforced. Chairperson Call stated she likes the idea of having an ordinance to protect residents.  
14 Mr. Florence then presented the letter submitted by a resident dealing with a short-term rental in  
their cul-de-sac. The commission discussed how the city could enforce these terms through  
16 complaint driven management, with the potential 3 strike rule, before a business license can be  
revoked. Mr. Florence stated he likes the idea of occupancy being based on square footage of the  
18 residence.

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

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

26 Mr. Florence discussed the terms the commission wanted to change, those terms are as  
follows: 1. Occupancy being based on square footage of home or to discuss with building  
28 officials, 2. No restriction of 300 ft radius with only one short-term rental per cul-de-sac, and 3.  
No on street parking. Chairperson Call stated she liked the idea of have the business license, and  
30 the amount of residents tied to square footage of the home, and looking closer at the related  
versus non-related term. Commissioner Thompson asked that staff sit with the police chief to get  
32 input on this in terms of enforcement.

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

36  
38 COMMISSIONER JOHNSON MOVED TO CONTINUE ORDINANCE 2023-17-O TO  
ALLOW STAFF TO MAKE CHANGES. COMMISSIONER KALLAS SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE
42 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
44 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
46 COMMISSIONER DANIELSON	AYE

2  
4 **7. Public hearing for a recommendation to the Lindon City Council to amend the Standard Land Use Table and add the Anderson Farms Planned Development zone to the residential land use category.** Lindon City requests a recommendation to the  
6 Lindon City Council to add the AFPD to the residential land use category in the  
8 Standard Land Use Table.

10 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.  
12 COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN  
14 FAVOR. THE MOTION CARRIED.

16 Mary Barnes presented this item noting the Planning Commission recommended  
18 approval for ordinance amendment 2023-14-O on August 22, 2023. She stated that since that  
20 recommendation, staff has realized that there is a similar issue with the standard land use table in  
22 Appendix A. Currently, the only residential zones listed in the land use table are R1- 12, R1-20,  
24 and R3. She notes that this update to the 2023-14-O ordinance amendment will essentially add  
26 “AFPD” to the residential land use category in the land use table. This will ensure that the AFPD  
28 code is properly represented in the standard land use table. If recommended for approval, this  
30 small change will be added to the 2023-14-O ordinance amendment for the Single-Family  
32 Residential Chapter update.

34 ~~Commissioner~~ Call called for any public comments or discussion. Hearing none she called for a  
36 motion to close the public hearing.

38 COMMISSIONER JOHNSON MOVED TO CLOSE THE PUBLIC HEARING.  
40 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN  
42 FAVOR. THE MOTION CARRIED.

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

48 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL,  
50 ORDINANCE AMENDMENT 2023- 14-O AS PRESENTED. COMMISSIONER JOHNSON  
52 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 54 CHAIRPERSON CALL AYE
- 56 COMMISSIONER JOHNSON AYE
- 58 COMMISSIONER THOMPSON AYE
- 60 COMMISSIONER SCHAUERS AYE
- 62 COMMISSIONER MARCHBANKS AYE
- 64 COMMISSIONER KALLAS AYE
- 66 COMMISSIONER DANIELSON AYE

- 68 **8. Planning Director Report - General City updates.**
- 70 ○ Mr. Florence let commission know he will not be here for next meeting.
  - 72 ○ Items at next meeting presented for quick overview.

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Chairperson Call called for any further comments or discussion from the commission.  
Hearing none she called for a motion to adjourn.

**ADJOURN** –

COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE MEETING AT  
8:25 PM. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

Approved, September 26, 2023

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Sharon Call, Chairperson

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Michael Florence, Community Development Director